

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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?	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	Betts, Chris	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	8/1/2022	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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	

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	

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

Name	Maxwell, John	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	8/1/2022	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	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	

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

Name	Staubach, Elizabeth	Nominated By	Local
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	Elected by Board	Confirmed by Senate?	N/A
Term Start Date	12/6/2021	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?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	Yes
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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												X	
Betts, Chris	Board of Directors												X	
Eck, Lee	Board of Directors												X	
Gaddy, Anthony	Board of Directors												X	
Maxwell, John	Board of Directors												X	
Shahinfar, Darius	Board of Directors												X	
Staubach, Elizabeth	Board of Directors												X	

Staff

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$4,240,072.00
	Investments		\$0.00
	Receivables, net		\$27,622.00
	Other assets		\$1,000.00
	Total current assets		\$4,268,694.00
Noncurrent Assets			
	Restricted cash and investments		\$42,704.00
	Long-term receivables, net		\$131,970.00
	Other assets		\$0.00
Capital Assets			
		Land and other nondepreciable property	\$2,650,000.00
		Buildings and equipment	\$4,690.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$2,580.00
		Net Capital Assets	\$2,652,110.00
	Total noncurrent assets		\$2,826,784.00
Total assets			\$7,095,478.00
Liabilities			
Current Liabilities			
	Accounts payable		\$145,936.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$33,125.00
	Deferred revenues		\$42,704.00
	Bonds and notes payable		\$131,970.00
	Other long-term obligations due within one year		\$2,650,000.00
	Total current liabilities		\$3,003,735.00
Noncurrent Liabilities			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

	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			\$3,003,735.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$0.00
	Restricted		\$42,704.00
	Unrestricted		\$4,049,039.00
	Total net assets		\$4,091,743.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$1,269,185.00
	Rental and financing income		\$0.00
	Other operating revenues		\$20,000.00
	Total operating revenue		\$1,289,185.00
Operating Expenses			
	Salaries and wages		\$0.00
	Other employee benefits		\$0.00
	Professional services contracts		\$864,449.00
	Supplies and materials		\$0.00
	Depreciation and amortization		\$938.00
	Other operating expenses		\$4,680.00
	Total operating expenses		\$870,067.00
Operating income (loss)			\$419,118.00
Nonoperating Revenues			
	Investment earnings		\$23,439.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$0.00
	Total nonoperating revenue		\$23,439.00
Nonoperating Expenses			
	Interest and other financing charges		\$0.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$0.00
	Total nonoperating expenses		\$0.00
	Income (loss) before contributions		\$442,557.00
Capital contributions			\$0.00
Change in net assets			\$442,557.00
Net assets (deficit) beginning of year			\$3,649,186.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$4,091,743.00

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

Current Debt

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

New Debt Issuances

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	57,902,664.00	0.00	27,999,110.00	29,903,554.00
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS			0.00	57,902,664.00	0.00	27,999,110.00	29,903,554.00

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

Real Property Acquisition/Disposal List

1.Address Line1	330,338,342 Broadway, 24,22 Dallius Street, 28 Division St, 31,37 &39 Hamilton St
Address Line2	23 Liberty ST AND 69 Green St
City	ALBANY
State	NY
Postal Code	12207
Property Description	Vacant Lot/Undeveloped Land
Fair Market Description	Appraisal
Transaction Date	10/24/2022
Purchaser Organization	Supreme Court of New York
Market Rate(\$/square foot)	
Lease Rate(\$/square foot)	
Seller/Purchaser/Tenant Data	
Address Line1 Seller	16 Eagle Street
State Seller	NY
Plus4 Seller	
Property Type Code	REAL
Address Line2:	23 Liberty ST AND 69 Green St
State	NY
Country	United States
Estimated Fair Market Value	2650000
Transaction Type	ACQUISITION
Purchase Sale Price	\$2,650,000.00
Relation with Authority Ind	No
City Seller	ALBANY
Postal code seller	12207
Country Seller	USA

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

IDA Projects

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 20 02A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	1 Stueben Place, LLC	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 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	\$0.00	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit		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	\$0.00	
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 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	12.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	12.00	
Applicant Name	"1 Steuben Place, LLC"	Project Status		
Address Line1	204 Lafayette Street			
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 01 A				
Project Type	Lease	State Sales Tax Exemption	\$61,204.00		
Project Name	1211 Western Ave Property Assoiicates, LLC	Local Sales Tax Exemption	\$61,204.00		
		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	\$16,032.96		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$35,735,314.00	Total Exemptions	\$138,440.96		
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	\$16,032.96	\$16,032.96
Did IDA took Title to Property	Yes		Total PILOT	\$16,032.96	\$16,032.96
Date IDA Took Title to Property	7/30/2021		Net Exemptions	\$122,408.00	
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	108.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	"1211 Western Ave Property Assoiicates, 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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$2,023.82	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$7,446.53	
Original Project Code		School Property Tax Exemption	\$16,593.82	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,351,500.00	Total Exemptions	\$26,064.17	
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	\$393.13	\$393.13
Not For Profit	No	Local PILOT	\$1,446.49	\$1,446.49
Date Project approved	1/23/2014	School District PILOT	\$3,223.36	\$3,223.96
Did IDA took Title to Property	Yes	Total PILOT	\$5,062.98	\$5,063.58
Date IDA Took Title to Property	6/19/2014	Net Exemptions	\$21,001.19	
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	21.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	4.00	
Applicant Name	132 State Street Properties LLC			
Address Line1	302 Washington Ave Ext.	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$2,817.15	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$10,365.55	
Original Project Code		School Property Tax Exemption	\$23,098.55	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,590,500.00	Total Exemptions	\$36,281.25	
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	\$393.13	\$393.13
Not For Profit	No	Local PILOT	\$1,446.49	\$1,446.49
Date Project approved	1/23/2014	School District PILOT	\$3,223.36	\$3,223.36
Did IDA took Title to Property	Yes	Total PILOT	\$5,062.98	\$5,062.98
Date IDA Took Title to Property	6/19/2014	Net Exemptions	\$31,218.27	
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	40.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	40.00	
Applicant Name	136 State Street Properties LLC			
Address Line1	302 Washington Ave Ext.	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$47,175.23	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$173,578.80	
Original Project Code		School Property Tax Exemption	\$386,802.40	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$30,535,000.00	Total Exemptions	\$607,556.43	
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	\$24,536.78	\$24,536.78
Not For Profit	No	Local PILOT	\$90,281.81	\$90,281.81
Date Project approved	4/1/2017	School District PILOT	\$260,501.10	\$260,501.10
Did IDA took Title to Property	Yes	Total PILOT	\$375,319.69	\$375,319.69
Date IDA Took Title to Property	10/31/2009	Net Exemptions	\$232,236.74	
Year Financial Assistance is Planned to End	2024	Project Employment Information		
Notes	Student Housing. Financial assistance is planned to end in 2025.			
Location of Project		# of FTEs before IDA Status	3.00	
Address Line1	1385 Washington Avenue	Original Estimate of Jobs to be Created	7.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	43,965.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	20,000.00	To: 60,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12203	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	7.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	4.00	
Applicant Name	1385 Washington Avenue Associates			
Address Line1	2711 Centerville Road	Project Status		
Address Line2				
City	WILMINGTON	Current Year Is Last Year for Reporting		
State	DE	There is no Debt Outstanding for this Project		
Zip - Plus4	19808	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$2,646.53	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$9,737.77	
Original Project Code		School Property Tax Exemption	\$21,699.61	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,305,500.00	Total Exemptions	\$34,083.91	
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	\$393.13	\$393.13
Not For Profit	No	Local PILOT	\$1,446.49	\$1,446.49
Date Project approved	1/23/2014	School District PILOT	\$3,223.36	\$3,223.36
Did IDA took Title to Property	Yes	Total PILOT	\$5,062.98	\$5,062.98
Date IDA Took Title to Property	6/19/2014	Net Exemptions	\$29,020.93	
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	8.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	8.00	
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		
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 22 01				
Project Type	Lease	State Sales Tax Exemption	\$122,023.50		
Project Name	1415 Washington Property LLC	Local Sales Tax Exemption	\$122,023.50		
		County Real Property Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00		
Original Project Code		School Property Tax Exemption	\$0.00		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$571,976.00		
Total Project Amount	\$79,945,770.00	Total Exemptions	\$816,023.00		
Benefited Project Amount	\$79,945,770.00	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	9/23/2021	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	4/11/2022	Net Exemptions	\$816,023.00		
Year Financial Assistance is Planned to End	2039	Project Employment Information			
Notes	Student housing. Project under construction.				
Location of Project		# of FTEs before IDA Status	11.00		
Address Line1	1415 Washington Ave	Original Estimate of Jobs to be Created	8.00		
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	30,000.00	To: 60,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12206	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	52.00		
Applicant Information		Net Employment Change	-11.00		
Applicant Name	1415 Washington Property LLC	Project Status			
Address Line1	157 Columbus Ave				
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10023	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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$87,200.26	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$320,848.84	
Original Project Code		School Property Tax Exemption	\$714,978.44	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$46,960,257.00	Total Exemptions	\$1,123,027.54	
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	\$24,748.52
Not For Profit	No		Local PILOT	\$91,060.88
Date Project approved	1/23/2014		School District PILOT	\$373,605.98
Did IDA took Title to Property	Yes		Total PILOT	\$489,415.38
Date IDA Took Title to Property	3/18/2014		Net Exemptions	\$633,612.16
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	101.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	101.00	
Applicant Name	144 State Street LLC			
Address Line1	302 Washington Ave Ext.	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$52,285.88	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$192,383.17	
Original Project Code		School Property Tax Exemption	\$428,705.99	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$27,500,000.00	Total Exemptions	\$673,375.04	
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	\$25,522.03	\$25,522.03
Not For Profit	No	Local PILOT	\$93,907.00	\$93,907.00
Date Project approved	3/19/2015	School District PILOT	\$238,085.26	\$238,085.26
Did IDA took Title to Property	Yes	Total PILOT	\$357,514.29	\$357,514.29
Date IDA Took Title to Property	9/2/2015	Net Exemptions	\$315,860.75	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes	Student Housing.			
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	5.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	5.00	
Applicant Name	1475 Washington Avenue Associates LLC			
Address Line1	1 Winners Circle #140	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12205	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	2/21/2019	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$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 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	2.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	2.00		
Applicant Name	"16 Sheridan Avenue, LLC"	Project Status			
Address Line1	204 Lafayette Street				
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 06 A				
Project Type	Lease	State Sales Tax Exemption	\$95,000.00		
Project Name	191 North Pearl, LLC	Local Sales Tax Exemption	\$95,000.00		
		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	\$1,992.03		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$3,253,735.00	Total Exemptions	\$191,992.03		
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	\$1,992.03	\$1,992.03	
Did IDA took Title to Property	Yes	Total PILOT	\$1,992.03	\$1,992.03	
Date IDA Took Title to Property	10/28/2021	Net Exemptions	\$190,000.00		
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	180.00		
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			
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 09 A				
Project Type	Lease	State Sales Tax Exemption	\$406,006.00		
Project Name	21 Erie Assoc, LLC	Local Sales Tax Exemption	\$406,006.00		
		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	\$485,263.00		
Total Project Amount	\$65,051,119.00	Total Exemptions	\$1,297,275.00		
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	\$1,297,275.00	
Year Financial Assistance is Planned to End	2027	Project Employment Information			
Notes	Project not receiving real property benefits. Project under construction.				
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	23.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	70.00		
Applicant Information		Net Employment Change	-23.00		
Applicant Name	"21 Erie Assoc., LLC"	Project Status			
Address Line1	204 Lafayette Street				
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	121.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	23.00	
Applicant Information		Net Employment Change	121.00	
Applicant Name	351 Diamond Development LLC	Project Status		
Address Line1	18 Computer Drive East			
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 18 01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	363 Ontario Street	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$27,518.88	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$101,254.30	
Original Project Code		School Property Tax Exemption	\$328,782.04	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$16,289,000.00	Total Exemptions	\$457,555.22	
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	\$6,236.96	\$6,236.96
Not For Profit	No	Local PILOT	\$22,948.56	\$22,948.56
Date Project approved	3/1/2018	School District PILOT	\$61,453.23	\$61,453.23
Did IDA took Title to Property	Yes	Total PILOT	\$90,638.75	\$90,638.75
Date IDA Took Title to Property	3/23/2018	Net Exemptions	\$366,916.47	
Year Financial Assistance is Planned to End	2039	Project Employment Information		
Notes				
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	0.00	
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		
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 01				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	39 Columbia Street, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$5,322,264.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$5,322,264.00	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
Not For Profit	No			Local PILOT	\$0.00
Date Project approved	10/17/2019			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$0.00
Date IDA Took Title to Property	4/10/2020			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2025			Project Employment Information	
Notes	Project not receiving real property benefits.				
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		193.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		143.00	
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			
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$16,904.46	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$62,199.07	
Original Project Code		School Property Tax Exemption	\$138,604.19	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$6,250,000.00	Total Exemptions	\$217,707.72	
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	\$5,961.98	\$5,961.98
Not For Profit	No	Local PILOT	\$21,936.80	\$21,936.80
Date Project approved	5/6/2011	School District PILOT	\$47,101.22	\$47,101.22
Did IDA took Title to Property	No	Total PILOT	\$75,000.00	\$75,000.00
Date IDA Took Title to Property		Net Exemptions	\$142,707.72	
Year Financial Assistance is Planned to End	2042	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	49 Sheridan Ave	Original Estimate of Jobs to be Created	1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,750.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	30,750.00	To: 30,750.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12210	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1.00	
Applicant Name	"39 Sheridan Realty, LLC"			
Address Line1	646 Plank Road	Project Status		
Address Line2				
City	CLIFTON PARK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12065	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	11204	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$4,717.52	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$17,357.88	
Original Project Code		School Property Tax Exemption	\$38,680.24	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,750,000.00	Total Exemptions	\$60,755.64	
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	\$1,572.51	\$1,572.51
Not For Profit	No	Local PILOT	\$5,785.96	\$5,785.96
Date Project approved	10/20/2011	School District PILOT	\$17,192.06	\$17,192.06
Did IDA took Title to Property	Yes	Total PILOT	\$24,550.53	\$24,550.53
Date IDA Took Title to Property	2/28/2012	Net Exemptions	\$36,205.11	
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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		\$11,009.91	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$40,510.40	
Original Project Code		School Property Tax Exemption		\$90,273.23	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,953,565.00	Total Exemptions		\$141,793.54	
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	\$2,496.39
Not For Profit	No			Local PILOT	\$9,185.21
Date Project approved	1/23/2014			School District PILOT	\$20,468.29
Did IDA took Title to Property	Yes			Total PILOT	\$32,149.89
Date IDA Took Title to Property	10/9/2014			Net Exemptions	\$109,643.65
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$10,984.36	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$40,416.38	
Original Project Code		School Property Tax Exemption	\$90,063.71	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,032,000.00	Total Exemptions	\$141,464.45	
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	\$3,100.32	\$3,100.32
Not For Profit	No	Local PILOT	\$11,407.48	\$11,407.48
Date Project approved	12/19/2013	School District PILOT	\$25,420.40	\$25,420.40
Did IDA took Title to Property	Yes	Total PILOT	\$39,928.20	\$39,928.20
Date IDA Took Title to Property	5/2/2014	Net Exemptions	\$101,536.25	
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	9.50	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	9.50	
Applicant Name	412 Broadway Realty LLC			
Address Line1	646 Plank Road	Project Status		
Address Line2				
City	CLIFTON PARK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12065	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 21 03 A			
Project Type	Tax Exemptions	State Sales Tax Exemption	\$137,453.50	
Project Name	413 North Pearl Assoc, LLC	Local Sales Tax Exemption	\$137,453.50	
		County Real Property Tax Exemption		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		
Original Project Code		School Property Tax Exemption		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$17,925,000.00	Total Exemptions	\$274,907.00	
Benefited Project Amount	\$17,925,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		
Not For Profit		Local PILOT		
Date Project approved	3/18/2021	School District PILOT		
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	8/9/2021	Net Exemptions	\$274,907.00	
Year Financial Assistance is Planned to End	2026	Project Employment Information		
Notes	Project under construction. Project not receiving real property benefits.			
Location of Project		# of FTEs before IDA Status	12.00	
Address Line1	425 North Pearl 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)	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	60.00	
Applicant Information		Net Employment Change	-12.00	
Applicant Name	"413 North Pearl Assoc, LLC"	Project Status		
Address Line1	204 Lafayette Street			
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 18 10				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	420 Broadway	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,375,553.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$1,375,553.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$0.00
Not For Profit	No			Local PILOT	\$0.00
Date Project approved	4/19/2018			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$0.00
Date IDA Took Title to Property	12/28/2018			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2023			Project Employment Information	
Notes	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		3.85	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		2.85	
Applicant Name	420 Broadway Albany LLC	Project Status			
Address Line1	525 Union Street Suite 101				
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 21 03			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	427 Washington Ave LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$6,486.59	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$23,867.09	
Original Project Code		School Property Tax Exemption	\$53,185.33	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,600,000.00	Total Exemptions	\$83,539.01	
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	\$771.43	\$771.43
Not For Profit	No	Local PILOT	\$2,838.45	\$2,838.45
Date Project approved	11/21/2019	School District PILOT	\$6,325.18	\$6,325.18
Did IDA took Title to Property	Yes	Total PILOT	\$9,935.06	\$9,935.06
Date IDA Took Title to Property	5/15/2020	Net Exemptions	\$73,603.95	
Year Financial Assistance is Planned to End	2040	Project Employment Information		
Notes				
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	0.00	
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 02				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	45 Columbia Street, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$7,000,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$7,000,000.00	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
Not For Profit	No			Local PILOT	\$0.00
Date Project approved	10/17/2019			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$0.00
Date IDA Took Title to Property	2/27/2020			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2025	Project Employment Information			
Notes	Project not receiving real property benefits				
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$25,278.06		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$93,009.31		
Original Project Code		School Property Tax Exemption	\$207,261.62		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$10,000,000.00	Total Exemptions	\$325,548.99		
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	\$3,931.27	\$3,931.27
Not For Profit	No		Local PILOT	\$14,464.90	\$14,464.90
Date Project approved	12/19/2013		School District PILOT	\$32,233.53	\$32,233.53
Did IDA took Title to Property	Yes		Total PILOT	\$50,629.70	\$50,629.70
Date IDA Took Title to Property	2/28/2014		Net Exemptions	\$274,919.29	
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			
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 21 04 A			
Project Type	Lease	State Sales Tax Exemption	\$130,108.50	
Project Name	563 New Scotland Ave, LLC	Local Sales Tax Exemption	\$130,108.50	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$40,485.32	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$37,943,000.00	Total Exemptions	\$300,702.32	
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	\$40,485.32	\$40,485.32
Did IDA took Title to Property	Yes	Total PILOT	\$40,485.32	\$40,485.32
Date IDA Took Title to Property	9/24/2021	Net Exemptions	\$260,217.00	
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	85.00	
Applicant Information		Net Employment Change	-2.00	
Applicant Name	"563 New Scotland Ave, LLC"	Project Status		
Address Line1	PO Box 1366			
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$7,469.41	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$27,483.31	
Original Project Code		School Property Tax Exemption	\$61,243.71	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,640,000.00	Total Exemptions	\$96,196.43	
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	\$5,405.49	\$5,405.49
Not For Profit	No	Local PILOT	\$19,889.24	\$19,889.24
Date Project approved	9/20/2012	School District PILOT	\$49,961.97	\$49,961.97
Did IDA took Title to Property	No	Total PILOT	\$75,256.70	\$75,256.70
Date IDA Took Title to Property		Net Exemptions	\$20,939.73	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes	Project beneficiary failed to report jobs for 2022.			
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	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 02 A				
Project Type	Lease	State Sales Tax Exemption		\$16,433.50	
Project Name	61 North Pearl Partners, LP	Local Sales Tax Exemption		\$16,433.50	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,720,000.00	Total Exemptions		\$32,867.00	
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	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	7/22/2021	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	8/6/2021	Net Exemptions		\$32,867.00	
Year Financial Assistance is Planned to End	2026	Project Employment Information			
Notes	Project under construction/Project not receiving real property benefits				
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)	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	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	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-7.00		
Applicant Name	"61 North Pearl Partnets, LP"	Project Status			
Address Line1	204 Lafayette Street				
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 22 04 A				
Project Type	Lease	State Sales Tax Exemption		\$58,605.48	
Project Name	66 State Street Partners, LP	Local Sales Tax Exemption		\$58,605.48	
		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		\$53,500.00	
Total Project Amount	\$8,116,866.00	Total Exemptions		\$170,710.96	
Benefited Project Amount	\$8,116,866.00	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	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	7/22/2021	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	7/6/2022	Net Exemptions	\$170,710.96		
Year Financial Assistance is Planned to End	2027	Project Employment Information			
Notes	Project under construction. Property not receiving real property benefits.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	66 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)	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	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	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	21.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	66 State Street Partners, LP	Project Status			
Address Line1	204 Lafayette Street				
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$25,592.56	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$94,166.50	
Original Project Code		School Property Tax Exemption	\$209,840.30	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$8,003,500.00	Total Exemptions	\$329,599.36	
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	\$7,135.25	\$7,135.25
Not For Profit	No	Local PILOT	\$26,253.79	\$26,253.79
Date Project approved	1/23/2014	School District PILOT	\$108,949.34	\$108,949.34
Did IDA took Title to Property	Yes	Total PILOT	\$142,338.38	\$142,338.38
Date IDA Took Title to Property	4/10/2015	Net Exemptions	\$187,260.98	
Year Financial Assistance is Planned to End	2030	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	67 Howard Street	Original Estimate of Jobs to be Created	2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	40,000.00	To: 40,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	2.00	
Applicant Name	67 Howard Street LLC			
Address Line1	302 Washington Avenue Ext	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 22 02				
Project Type	Lease	State Sales Tax Exemption	\$103,889.12		
Project Name	705 Broadway Hotel, LLC	Local Sales Tax Exemption	\$103,889.12		
		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	\$120,000.00		
Total Project Amount	\$36,546,517.00	Total Exemptions	\$327,778.24		
Benefited Project Amount	\$36,546,517.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$0.00	\$0.00
Not For Profit	No		Local PILOT	\$0.00	\$0.00
Date Project approved	6/20/2019		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	8/2/2022		Net Exemptions	\$327,778.24	
Year Financial Assistance is Planned to End	2033	Project Employment Information			
Notes	Project under construction.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	705 Broadway	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	25,000.00	To: 85,000.00	
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	279.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	"705 Broadway Hotel, LLC"				
Address Line1	333 West Washington St	Project Status			
Address Line2					
City	SYRACUSE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13202	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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$9,041.92	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$33,269.27	
Original Project Code		School Property Tax Exemption	\$74,137.13	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,141,667.00	Total Exemptions	\$116,448.32	
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	\$3,931.27	\$3,931.27
Not For Profit	No	Local PILOT	\$14,464.90	\$14,464.90
Date Project approved	4/24/2014	School District PILOT	\$32,233.53	\$32,233.53
Did IDA took Title to Property	Yes	Total PILOT	\$50,629.70	\$50,629.70
Date IDA Took Title to Property	8/23/2014	Net Exemptions	\$65,818.62	
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	6.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1.00	
Applicant Name	733 Broadway LLC			
Address Line1	733 Broadway	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12207	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 21 05 A			
Project Type	Lease	State Sales Tax Exemption	\$186,434.00	
Project Name	745 Broadway Apartments, LLC	Local Sales Tax Exemption	\$186,434.00	
		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	\$16,439.10	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$181,600.00	
Total Project Amount	\$22,700,000.00	Total Exemptions	\$570,907.10	
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	\$16,439.10	\$16,439.10
Did IDA took Title to Property	Yes	Total PILOT	\$16,439.10	\$16,439.10
Date IDA Took Title to Property	10/22/2021	Net Exemptions	\$554,468.00	
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	118.00	
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		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12211	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 20 02			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	76 North Pearl, 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	\$36,086,516.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$36,086,516.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	5/16/2019	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	9/30/2019	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2024	Project Employment Information		
Notes	Contains project cost information for 1 Steuben Place LLC (01 01 2002). 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	33.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	33.00	
Applicant Name	"76 North Pearl, LLC"	Project Status		
Address Line1	204 Lafayette Street			
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 18 02			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	760 Broadway	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$58,969.04	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$216,973.50	
Original Project Code		School Property Tax Exemption	\$483,503.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$18,500,000.00	Total Exemptions	\$759,445.54	
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	\$2,948.45	\$2,948.45
Not For Profit	No	Local PILOT	\$10,848.68	\$10,848.68
Date Project approved	10/20/2016	School District PILOT	\$24,175.15	\$24,175.15
Did IDA took Title to Property	Yes	Total PILOT	\$37,972.28	\$37,972.28
Date IDA Took Title to Property	5/7/2018	Net Exemptions	\$721,473.26	
Year Financial Assistance is Planned to End	2036	Project Employment Information		
Notes				
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	0.00	
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		
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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. Board currently pursuing legal action. 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	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	12110	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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 14 17 A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	AMC 391 Myrtle (MOB)	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$16,585.04	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$61,023.80	
Original Project Code		School Property Tax Exemption	\$543,940.87	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$32,121,146.00	Total Exemptions	\$621,549.71	
Benefited Project Amount	\$18,100,265.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$14,919.17
Not For Profit	Yes		Local PILOT	\$54,894.30
Date Project approved	12/16/2021		School District PILOT	\$125,741.00
Did IDA took Title to Property	Yes		Total PILOT	\$195,554.47
Date IDA Took Title to Property	12/10/2014		Net Exemptions	\$425,995.24
Year Financial Assistance is Planned to End	2025	Project Employment Information		
Notes	Pilot modification agreement			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	391 Myrtle 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)	50,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	248.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	248.00	
Applicant Name	Albany Medical Center			
Address Line1	43 New Scotland 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	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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 14 17			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	AMC 391 Myrtle (MOB)	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$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	\$32,121,146.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$18,100,265.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00
Date Project approved	9/18/2014	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	12/10/2014	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2027	Project Employment Information		
Notes	Pilot agreement modification made in 2021. Pilot and real property tax exemptions reported in project 0101 14 17 A.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	391 Myrtle Ave	Original Estimate of Jobs to be Created	20.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Albany Medical Center			
Address Line1	391 Myrtle (MOB)	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	12208	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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		\$1,245.43	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$4,582.48	
Original Project Code		School Property Tax Exemption		\$10,211.58	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,833,500.00	Total Exemptions		\$16,039.49	
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		\$393.13	\$393.13
Not For Profit	No	Local PILOT		\$1,446.49	\$1,446.49
Date Project approved	1/23/2014	School District PILOT		\$3,223.36	\$3,223.36
Did IDA took Title to Property	Yes	Total PILOT		\$5,062.98	\$5,062.98
Date IDA Took Title to Property	4/18/2014	Net Exemptions		\$10,976.51	
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		25.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		25.00	
Applicant Name	Aeon Nexus Corporation				
Address Line1	302 Washington Ave	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12203	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$140,615.20	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$517,386.33	
Original Project Code		School Property Tax Exemption	\$1,152,941.90	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$23,500,000.00	Total Exemptions	\$1,810,943.43	
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	\$38,908.36	\$38,908.36
Not For Profit	No	Local PILOT	\$143,161.30	\$143,161.30
Date Project approved	8/18/2011	School District PILOT	\$307,386.34	\$307,386.34
Did IDA took Title to Property	No	Total PILOT	\$489,456.00	\$489,456.00
Date IDA Took Title to Property		Net Exemptions	\$1,321,487.43	
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	119.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-29.00	
Applicant Name	"Albany Hotel, Inc"	Project Status		
Address Line1	2711 N. Haskell Ave			
Address Line2				
City	DALLAS	Current Year Is Last Year for Reporting		
State	TX	There is no Debt Outstanding for this Project		
Zip - Plus4	75204	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$117,938.07	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$433,947.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$0.00	Total Exemptions	\$551,885.07	
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	\$62,900.30	\$62,900.30
Not For Profit		Local PILOT	\$231,438.40	\$231,438.40
Date Project approved	1/17/2013	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	No	Total PILOT	\$294,338.70	\$294,338.70
Date IDA Took Title to Property		Net Exemptions	\$257,546.37	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes	PILOT terminated in 2022. Project beneficiary failed to report jobs for 2022.			
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	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-201.00	
Applicant Name	"Albany Medical Science Research, LLC c/o Wells Fargo Bank N.A."			
Address Line1	625 MArquette Avenueu	Project Status		
Address Line2				
City	MINNEAPOLIS	Current Year Is Last Year for Reporting	Yes	
State	MN	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	55479	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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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
Not For Profit	No			Local PILOT	\$0.00
Date Project approved	2/16/2017			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$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		17.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		17.00	
Applicant Name	"At Hudson Park, LLC"				
Address Line1	PO Box 9266	Project Status			
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12309	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	79.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	58.00		
Applicant Name	Brighter Choice Charter School	Project Status			
Address Line1	250 Central Avenue				
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	12206	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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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. Bonds refunded in 2022.				
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	Project Status			
Address Line1	411 Johnson Avenue				
Address Line2					
City	FAIRHOPE	Current Year Is Last Year for Reporting	Yes		
State	AL	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	36532	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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	3/15/2007	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$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	Bonds refunded in 2022.				
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"	Project Status			
Address Line1	c/o Albany College of Pharmacy				
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	12208	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$42,054.75	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$154,738.57	
Original Project Code		School Property Tax Exemption	\$344,818.22	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$21,650,371.00	Total Exemptions	\$541,611.54	
Benefited Project Amount	\$21,650,371.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$16,466.10	\$16,466.10
Not For Profit	Yes	Local PILOT	\$60,586.17	\$60,586.17
Date Project approved	3/1/2017	School District PILOT	\$121,279.23	\$121,279.23
Did IDA took Title to Property	Yes	Total PILOT	\$198,331.50	\$198,331.50
Date IDA Took Title to Property	3/1/2017	Net Exemptions	\$343,280.04	
Year Financial Assistance is Planned to End	2022	Project Employment Information		
Notes	Financial assistance is planned to end in 2051. Affordable housing.			
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		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10022	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$18,006.39	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$66,253.58	
Original Project Code		School Property Tax Exemption	\$147,639.25	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$9,050,000.00	Total Exemptions	\$231,899.22	
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	\$14,318.47	\$14,318.47
Not For Profit	No	Local PILOT	\$52,684.06	\$52,684.06
Date Project approved	5/19/2011	School District PILOT	\$122,869.40	\$122,869.40
Did IDA took Title to Property	No	Total PILOT	\$189,871.93	\$189,871.93
Date IDA Took Title to Property		Net Exemptions	\$42,027.29	
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	84.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	84.00	
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	2/21/2002	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$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.	Project Status			
Address Line1	21 Lodge Street				
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	Project Status			
Address Line1	733 Broadway				
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	251.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	63.00		
Applicant Name	Daughters of Sarah Nursing Home Project	Project Status			
Address Line1	180 Washington Ave. Ext				
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$11,322.05	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$41,658.91	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$6,200,000.00	Total Exemptions	\$52,980.96	
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	\$10,229.16	\$10,229.16
Not For Profit	No	Local PILOT	\$37,637.67	\$37,637.67
Date Project approved	12/20/2014	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$47,866.83	\$47,866.83
Date IDA Took Title to Property	4/10/2015	Net Exemptions	\$5,114.13	
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	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	12208	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$2,295.86		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$8,447.50		
Original Project Code		School Property Tax Exemption	\$18,824.38		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$4,472,432.00	Total Exemptions	\$29,567.74		
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	\$2,232.88	\$2,232.88
Not For Profit	No		Local PILOT	\$8,215.78	\$8,215.78
Date Project approved	9/20/2012		School District PILOT	\$18,626.15	\$18,626.15
Did IDA took Title to Property	Yes		Total PILOT	\$29,074.81	\$29,074.81
Date IDA Took Title to Property	9/21/2012		Net Exemptions	\$492.93	
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	54.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	54.00		
Applicant Name	"FC 178WAE, LLC"				
Address Line1	22 Century Hill Drive	Project Status			
Address Line2					
City	LATHAM	Current Year Is Last Year for Reporting			
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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		\$2,017.53	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$7,423.39	
Original Project Code		School Property Tax Exemption		\$16,542.25	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$24,962,668.00	Total Exemptions		\$25,983.17	
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		\$2,017.53	\$2,017.53
Not For Profit		Local PILOT		\$7,423.39	\$7,423.39
Date Project approved	9/16/2010	School District PILOT		\$16,542.25	\$16,542.25
Did IDA took Title to Property	No	Total PILOT		\$25,983.17	\$25,983.17
Date IDA Took Title to Property		Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2022	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	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		32.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		32.00	
Applicant Name	"FC DCI, LLC"	Project Status			
Address Line1	22 Century Hill Drive				
Address Line2					
City	LATHAM	Current Year Is Last Year for Reporting		Yes	
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	12110	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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$49,262.73	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$181,259.66	
Original Project Code		School Property Tax Exemption	\$403,918.40	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$10,000,000.00	Total Exemptions	\$634,440.79	
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	\$21,621.98	\$21,621.98
Not For Profit	No	Local PILOT	\$79,556.95	\$79,556.95
Date Project approved	6/20/2013	School District PILOT	\$177,274.43	\$177,274.43
Did IDA took Title to Property	Yes	Total PILOT	\$278,453.36	\$278,453.36
Date IDA Took Title to Property	2/14/2014	Net Exemptions	\$355,987.43	
Year Financial Assistance is Planned to End	2029	Project Employment Information		
Notes	There are 415 employees with key access to building. Sale of building approved by Board of Directors in 2022.			
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	29.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-71.00	
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 20 03			
Project Type	Lease	State Sales Tax Exemption	\$116,301.50	
Project Name	Harmony Mills South, LLC	Local Sales Tax Exemption	\$116,301.50	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$195,550.00	
Total Project Amount	\$23,135,000.00	Total Exemptions	\$428,153.00	
Benefited Project Amount	\$23,135,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	8/22/2019	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	9/12/2019	Net Exemptions	\$428,153.00	
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	12.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	232.00	
Applicant Information		Net Employment Change	8.00	
Applicant Name	"Harmony Mills South, LLC"	Project Status		
Address Line1	90 State Street			
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 08 A				
Project Type	Lease	State Sales Tax Exemption	\$69,430.50		
Project Name	Holland Ave OZ, LLC	Local Sales Tax Exemption	\$69,430.50		
		County Real Property Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00		
Original Project Code		School Property Tax Exemption	\$18,985.55		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$90,807.00		
Total Project Amount	\$12,107,638.00	Total Exemptions	\$248,653.55		
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	\$18,985.55	\$18,985.55
Did IDA took Title to Property	Yes		Total PILOT	\$18,985.55	\$18,985.55
Date IDA Took Title to Property	12/29/2021		Net Exemptions	\$229,668.00	
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	49.00		
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$31,266.17		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$115,042.24		
Original Project Code		School Property Tax Exemption	\$256,359.73		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$47,838,223.00	Total Exemptions	\$402,668.14		
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	\$6,608.22	\$6,608.22
Not For Profit	No		Local PILOT	\$24,314.59	\$24,314.59
Date Project approved	12/21/2017		School District PILOT	\$48,672.09	\$48,672.09
Did IDA took Title to Property	Yes		Total PILOT	\$79,594.90	\$79,594.90
Date IDA Took Title to Property	6/28/2018		Net Exemptions	\$323,073.24	
Year Financial Assistance is Planned to End	2047	Project Employment Information			
Notes	Affordable housing.				
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			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14604	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$26,668.55	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$98,125.54	
Original Project Code		School Property Tax Exemption	\$218,662.62	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$8,929,746.00	Total Exemptions	\$343,456.71	
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	\$21,727.97	\$21,727.97
Not For Profit	No	Local PILOT	\$79,946.92	\$79,946.92
Date Project approved	7/19/2012	School District PILOT	\$218,662.62	\$218,662.62
Did IDA took Title to Property	Yes	Total PILOT	\$320,337.51	\$320,337.51
Date IDA Took Title to Property	11/23/2012	Net Exemptions	\$23,119.20	
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	117.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	46.00	
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	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	12206	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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$16,118.20	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$59,306.09	
Original Project Code		School Property Tax Exemption	\$132,157.49	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$29,310,000.00	Total Exemptions	\$207,581.78	
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	\$7,787.42	\$7,787.42
Not For Profit	No	Local PILOT	\$28,653.39	\$28,653.39
Date Project approved	9/19/2013	School District PILOT	\$57,357.34	\$57,357.34
Did IDA took Title to Property	Yes	Total PILOT	\$93,798.15	\$93,798.15
Date IDA Took Title to Property	1/14/2014	Net Exemptions	\$113,783.63	
Year Financial Assistance is Planned to End	2044	Project Employment Information		
Notes	Affordable Housing.			
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	3.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	3.00	
Applicant Name	LV Apartments LP			
Address Line1	6 Fanuuil Hall Marketplace	Project Status		
Address Line2				
City	BOSTON	Current Year Is Last Year for Reporting		
State	MA	There is no Debt Outstanding for this Project		
Zip - Plus4	02109	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 20 04			
Project Type	Lease	State Sales Tax Exemption	\$83,377.67	
Project Name	Loughlin Dawn, LLC	Local Sales Tax Exemption	\$83,377.67	
		County Real Property Tax Exemption	\$107,323.64	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$394,891.77	
Original Project Code		School Property Tax Exemption	\$879,975.45	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$51,687,445.00	Total Exemptions	\$1,548,946.20	
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	\$15,367.47
Not For Profit	No		Local PILOT	\$56,543.79
Date Project approved	11/15/2018		School District PILOT	\$126,001.99
Did IDA took Title to Property	Yes		Total PILOT	\$197,913.25
Date IDA Took Title to Property	4/9/2019		Net Exemptions	\$1,351,032.95
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	9.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	193.00	
Applicant Information		Net Employment Change	9.00	
Applicant Name	"Loughlin Dawn, LLC"			
Address Line1	20 Corporate Woods Blvd	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12211	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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
Not For Profit	No			Local PILOT	\$0.00
Date Project approved	3/21/2019			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$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		22.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		22.00	
Applicant Name	Makura Inc.	Project Status			
Address Line1	37 Route 9W				
Address Line2					
City	GLENMONT	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12077	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 22 03				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Man Realty, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$60,640.00	
Total Project Amount	\$8,967,524.00	Total Exemptions		\$60,640.00	
Benefited Project Amount	\$8,967,524.00	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
Not For Profit	No			Local PILOT	\$0.00
Date Project approved	6/16/2022			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$0.00
Date IDA Took Title to Property	7/29/2022			Net Exemptions	\$60,640.00
Year Financial Assistance is Planned to End	2034	Project Employment Information			
Notes	Project under construction.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	244 State Street	Original Estimate of Jobs to be Created		4.00	
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		30,000.00	To: 60,000.00
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		30.00	
Applicant Information		Net Employment Change		2.00	
Applicant Name	"Man Realty, LLC"	Project Status			
Address Line1	482 Empire Blvd				
Address Line2					
City	BROOKLYN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11213	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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 20 06				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Morris Place, LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$17,617.98		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$64,824.45		
Original Project Code		School Property Tax Exemption	\$144,454.58		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$5,382,700.00	Total Exemptions	\$226,897.01		
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	\$2,320.82	\$2,320.82
Not For Profit	No		Local PILOT	\$8,539.35	\$8,539.35
Date Project approved	10/18/2018		School District PILOT	\$19,029.07	\$19,029.07
Did IDA took Title to Property	Yes		Total PILOT	\$29,889.24	\$29,889.24
Date IDA Took Title to Property	5/16/2019		Net Exemptions	\$197,007.77	
Year Financial Assistance is Planned to End	2037	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	105 Morris Street	Original Estimate of Jobs to be Created	2.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	48,000.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	40,000.00	To: 52,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	2.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	2.00		
Applicant Name	Morris Placem LLC				
Address Line1	105 Morris Street	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12208	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	133.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	12.00		
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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
Not For Profit	No			Local PILOT	\$0.00
Date Project approved	12/15/2016			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$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. Board currently pursuing legal action. 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"	Project Status			
Address Line1	298 Troy Schenectady Road				
Address Line2					
City	LATHAM	Current Year Is Last Year for Reporting		Yes	
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	12110	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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$3,813.33	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$14,030.95	
Original Project Code		School Property Tax Exemption	\$31,266.53	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,557,000.00	Total Exemptions	\$49,110.81	
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	\$929.25	\$929.25
Not For Profit	No	Local PILOT	\$3,419.11	\$3,419.11
Date Project approved	6/18/2015	School District PILOT	\$7,619.14	\$7,619.14
Did IDA took Title to Property	Yes	Total PILOT	\$11,967.50	\$11,967.50
Date IDA Took Title to Property	8/28/2015	Net Exemptions	\$37,143.31	
Year Financial Assistance is Planned to End	2036	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	1 Columbia Place	Original Estimate of Jobs to be Created	1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,750.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	30,750.00	To: 30,750.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1.00	
Applicant Name	One Columbia Place Realty LLC			
Address Line1	646 Plank Road Suite 205	Project Status		
Address Line2				
City	CLIFTON PARK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12065	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$19,925.64	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$73,315.35	
Original Project Code		School Property Tax Exemption	\$683,350.90	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$52,583,536.00	Total Exemptions	\$776,591.89	
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	\$14,545.70	\$14,545.70
Not For Profit	No	Local PILOT	\$53,520.13	\$53,520.13
Date Project approved	9/18/2014	School District PILOT	\$147,468.41	\$147,468.41
Did IDA took Title to Property	Yes	Total PILOT	\$215,534.24	\$215,534.24
Date IDA Took Title to Property	3/6/2015	Net Exemptions	\$561,057.65	
Year Financial Assistance is Planned to End	2038	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	New Scotland, Dana Ave, Robin st & Morris St	Original Estimate of Jobs to be Created	11.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	32,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	23,400.00	To: 55,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	9.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	9.00	
Applicant Name	Park South Partners LLC			
Address Line1	255 Washington Ave. Ext	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12205	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$3,608.51		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$13,277.33		
Original Project Code		School Property Tax Exemption	\$29,587.16		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$1,550,000.00	Total Exemptions	\$46,473.00		
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	\$1,375.94	\$1,375.94
Not For Profit	No		Local PILOT	\$5,062.72	\$5,062.72
Date Project approved	9/15/2011		School District PILOT	\$14,333.25	\$14,333.25
Did IDA took Title to Property	Yes		Total PILOT	\$20,771.91	\$20,771.91
Date IDA Took Title to Property	2/13/2012		Net Exemptions	\$25,701.09	
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	205.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	25.00	
Applicant Name	Prime Managemnt	Project Status		
Address Line1	302 Washington Avenue			
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$11,282.74	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$41,514.26	
Original Project Code		School Property Tax Exemption	\$92,510.24	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,183,500.00	Total Exemptions	\$145,307.24	
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	\$2,307.18	\$2,307.18
Not For Profit	No	Local PILOT	\$8,489.16	\$8,489.16
Date Project approved	9/21/2017	School District PILOT	\$18,917.22	\$18,917.22
Did IDA took Title to Property	Yes	Total PILOT	\$29,713.56	\$29,713.56
Date IDA Took Title to Property	1/17/2018	Net Exemptions	\$115,593.68	
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		
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	4/15/1993	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$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	53.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	3.00		
Applicant Name	Rehabilitation Services	Project Status			
Address Line1	2113 Western Avenue				
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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			
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	2/18/1999	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$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	336.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-80.00		
Applicant Name	Sage Colleges				
Address Line1	140 New Scotland Ave	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12208	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$2,516.01	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$9,257.54	
Original Project Code		School Property Tax Exemption	\$20,629.46	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$15,302,400.00	Total Exemptions	\$32,403.01	
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	\$1,900.08	\$1,900.08
Not For Profit	No	Local PILOT	\$6,991.25	\$6,991.25
Date Project approved	12/20/2012	School District PILOT	\$16,589.30	\$16,589.30
Did IDA took Title to Property	Yes	Total PILOT	\$25,480.63	\$25,480.63
Date IDA Took Title to Property	4/15/2014	Net Exemptions	\$6,922.38	
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	12.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-4.00	
Applicant Name	"Sheridan Hollow Enterprises, LLC"			
Address Line1	1201 E. Fayette Street	Project Status		
Address Line2				
City	SYRACUSE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13210	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$8,065.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$29,674.74	
Original Project Code		School Property Tax Exemption	\$66,127.09	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$15,302,400.00	Total Exemptions	\$103,866.83	
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	\$3,285.15	\$3,285.15
Not For Profit	No	Local PILOT	\$12,087.53	\$12,087.53
Date Project approved	12/20/2012	School District PILOT	\$24,196.39	\$24,196.39
Did IDA took Title to Property	Yes	Total PILOT	\$39,569.07	\$39,569.07
Date IDA Took Title to Property	4/15/2014	Net Exemptions	\$64,297.76	
Year Financial Assistance is Planned to End	2036	Project Employment Information		
Notes	Affordable Housing			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Various properties in the Sheridan Hollow neighborhood	Original Estimate of Jobs to be Created	2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	36,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	31,000.00	To: 41,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12210	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	2.00	
Applicant Name	Sheridan Hollow Village LLC			
Address Line1	1201 E. Fayette Street	Project Status		
Address Line2				
City	SYRACUSE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13210	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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		\$8,291.05	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$30,506.47	
Original Project Code		School Property Tax Exemption		\$67,980.52	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$6,500,000.00	Total Exemptions		\$106,778.04	
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		\$786.25	\$786.24
Not For Profit	No	Local PILOT		\$2,892.98	\$2,892.98
Date Project approved	7/19/2012	School District PILOT		\$6,446.71	\$6,446.71
Did IDA took Title to Property	Yes	Total PILOT		\$10,125.94	\$10,125.93
Date IDA Took Title to Property	10/30/2012	Net Exemptions		\$96,652.10	
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"	Project Status			
Address Line1	50 State Street, 6th Floor				
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$58,497.28		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$215,237.71		
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	\$735,878.95		
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	\$794.93	\$794.93	
Not For Profit	Yes	Local PILOT	\$2,924.91	\$2,924.91	
Date Project approved	11/21/2002	School District PILOT	\$6,280.16	\$6,280.16	
Did IDA took Title to Property	Yes	Total PILOT	\$10,000.00	\$10,000.00	
Date IDA Took Title to Property	1/1/2003	Net Exemptions	\$725,878.95		
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			
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$6,776.60	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$24,934.16	
Original Project Code	0101 18 11	School Property Tax Exemption	\$49,188.37	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$0.00	Total Exemptions	\$80,899.13	
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	\$1,682.63	\$1,682.63
Not For Profit	No	Local PILOT	\$6,191.16	\$6,191.16
Date Project approved	9/20/2018	School District PILOT	\$13,293.24	\$13,293.24
Did IDA took Title to Property	Yes	Total PILOT	\$21,167.03	\$21,167.03
Date IDA Took Title to Property	12/20/2018	Net Exemptions	\$59,732.10	
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		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10502	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$37,178.92	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$136,797.89	
Original Project Code		School Property Tax Exemption	\$299,865.59	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$25,160,905.00	Total Exemptions	\$473,842.40	
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	\$7,212.43	\$7,212.43
Not For Profit	No	Local PILOT	\$26,537.78	\$26,537.78
Date Project approved	9/20/2018	School District PILOT	\$53,122.38	\$53,122.38
Did IDA took Title to Property	Yes	Total PILOT	\$86,872.59	\$86,872.59
Date IDA Took Title to Property	12/20/2018	Net Exemptions	\$386,969.81	
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. Affordable housing.			
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	135.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	135.00	
Applicant Name	The Swinburne Building LLC	Project Status		
Address Line1	1055 Saw Mill River Road			
Address Line2				
City	ARDSLEY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10502	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$36,094.95	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$132,809.48	
Original Project Code		School Property Tax Exemption	\$295,952.18	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$21,595,953.00	Total Exemptions	\$464,856.61	
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	\$4,203.96
Not For Profit	No		Local PILOT	\$15,468.24
Date Project approved	8/15/2013		School District PILOT	\$33,212.37
Did IDA took Title to Property	Yes		Total PILOT	\$52,884.57
Date IDA Took Title to Property	11/14/2014		Net Exemptions	\$411,972.04
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	2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-3.00	
Applicant Name	"TMG-NY Albany I, LLC"			
Address Line1	141-07 20th Avenue	Project Status		
Address Line2				
City	WHITESTONE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	11357	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 07 A				
Project Type	Lease	State Sales Tax Exemption		\$82,500.00	
Project Name	TR Hackett, LLC	Local Sales Tax Exemption		\$82,500.00	
		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		\$5,415.23	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$6,797,500.00	Total Exemptions		\$170,415.23	
Benefited Project Amount	\$6,797,500.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	8/19/2021	School District PILOT	\$5,415.23	\$5,415.23	\$5,415.23
Did IDA took Title to Property	Yes	Total PILOT	\$5,415.23	\$5,415.23	\$5,415.23
Date IDA Took Title to Property	12/1/2021	Net Exemptions	\$165,000.00		
Year Financial Assistance is Planned to End	2043	Project Employment Information			
Notes	Project under construction				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	42 & 47 Besch 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	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	100.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	"TR Hackett, LLC"	Project Status			
Address Line1	343 Trenor Drive				
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

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	\$12,776.62		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$47,010.93		
Original Project Code		School Property Tax Exemption	\$104,758.98		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$5,583,500.00	Total Exemptions	\$164,546.53		
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	\$2,543.26	\$2,543.26
Not For Profit	No		Local PILOT	\$9,357.78	\$9,357.78
Date Project approved	6/20/2019		School District PILOT	\$20,852.84	\$20,852.84
Did IDA took Title to Property	Yes		Total PILOT	\$32,753.88	\$32,753.88
Date IDA Took Title to Property	7/2/2019		Net Exemptions	\$131,792.65	
Year Financial Assistance is Planned to End	2039	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	74-86 Dana Ave	Original Estimate of Jobs to be Created	0.50		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	30,000.00	To: 45,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.50		
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 21 04			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	theREP	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	\$9,504,458.00	Total Exemptions	\$0.00	
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	\$0.00	
Year Financial Assistance is Planned to End	2027	Project Employment Information		
Notes	Theater. Correct project code is 0101-20-01			
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	12.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-13.00	
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: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
84	\$20,686,913.35	\$4,998,185.40	\$15,688,727.95	945

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/11/2023

Status: CERTIFIED

Certified Date: 07/11/2023

Additional Comments