

City of Albany Industrial Development Agency

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

Elizabeth Staubach, Chair
Lee Eck, Vice Chair
Darius Shahinfar, Treasurer
Anthony Gaddy, Secretary
Joseph Better
John Maxwell
Christopher Betts

Ashley Mohl, Interim CEO
Andrew Corcione, COO/Interim CFO
Marisa Franchini, Agency Counsel
A. Joseph Scott, Special Counsel

To: Elizabeth Staubach
Lee Eck
Darius Shahinfar
Christopher Betts

Joseph Better
Anthony Gaddy
John Maxwell

CC: Ashley Mohl
Marisa Franchini
Joseph Scott

Andrew Corcione
Cassidy Roberts
Emma Fullem

Date: March 15, 2024

IDA REGULAR BOARD MEETING

A Regular Meeting of the City of Albany Industrial Development Agency will be held on
Thursday, March 21st, 2024 at 12:15 pm at 21 Lodge St. Albany, NY 12207

AGENDA

Roll Call, Reading & Approval of the Minutes of Regular Board Meeting of February 22, 2024

Report of Chief Financial Officer

- A. Financial Report

Unfinished Business

- A. 745 Broadway Apartments, LLC
 - i. Resolution Authorizing Additional Benefits & Amending the Basic Documents

New Business

- A. Forty-Eightcc, LLC (48 Corporate Circle)
 - i. Public Hearing Resolution
- B. Freedom Springs Albany, LLC (64 Colvin Ave)
 - i. Public Hearing Resolution
- C. Annual Reporting
 - i. Review & Accept Draft 2023 Financial Statements & Audit Results
 - ii. Review & Accept Draft 2023 Annual Report
 - iii. Review & Accept Draft 2023 Procurement Report
 - iv. Review & Accept Draft 2023 Investment Report
 - v. Review & Accept Draft 2023 Mission Statement & Performance Measures
 - vi. Review & Accept Management Assessment of the Effectiveness of Internal Controls

Other Business

- A. Agency Update
- B. Compliance Update

Adjournment

City of Albany Industrial Development Agency

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Albany, NY 12207
(518) 434-2532

Elizabeth Staubach, *Chair*
Lee Eck, *Vice Chair*
Darius Shahinfar, *Treasurer*
Anthony Gaddy, *Secretary*
John Maxwell
Chris Betts
Joseph Better

Ashley Mohl, *Interim Chief Executive Officer*
Andy Corcione, *Chief Operating Officer*
Marisa Franchini, *Agency Counsel*
A. Joseph Scott, *Special Counsel*

MINUTES OF THE IDA REGULAR BOARD MEETING

February 22, 2024

Attending: Elizabeth Staubach, Darius Shahinfar, Lee Eck, Joseph Better, Anthony Gaddy and John Maxwell

Absent: Christopher Betts

Also Present: Ashley Mohl, Tom Libertucci, Renee McFarlin, Michael Bohne, Emma Fullem, Cassidy Roberts, Andrew Corcione, Joe Scott, and Chris Canada

Public Present: Michelle Kennedy, Bill Hoblock, Jeff Mirel

Chair Elizabeth Staubach called the Regular Board Meeting of the IDA to order at 12:16 p.m.

Roll Call, Reading and Approval of Minutes of the January 18, 2024, Board Meeting

A roll call of the Board members present was held. Chair Elizabeth Staubach reported that all members were present with the exception of Christopher Betts. Since the minutes of the previous meeting had been distributed to Board members in advance for review, Chair Staubach made a proposal to dispense with reading and approve the minutes of the Regular Board meeting of January 18, 2024. A motion was made by Darius Shahinfar and seconded by Joseph Better to accept the minutes as presented. The motion to accept the minutes as presented was passed with all other members voting aye.

Report of Chief Financial Officer

Staff asked BST to provide the Board with a report on the Agency's cash flow for January 2024, which had been distributed to the board prior to the meeting.

Unfinished Business

None.

New Business

1211 Western Avenue Property Associates, LLC

Staff reviewed the request for the *Resolution Consenting to Refinancing & 2nd Modification of Basic Documents*. The Project, which was approved by the Agency for STE, MRTE and RPTE in 2021, involves the construction of 136 residential market rate apartment units totaling +/- 190,000 SF with parking for +/- 150 cars and approx. 1,800 SF of ground floor retail/commercial space. Staff noted that Project Beneficiary anticipates using the remaining Mortgage Recording tax exemptions that were initially approved for the project with no additional financial assistance being contemplated. A motion to approve the *Resolution*

Consenting to Refinancing & 2nd Modification of Basic Documents was made by Joseph Better and seconded by Darius Shahinfar. A vote being taken, the motion passed unanimously with all members voting aye.

Holland Ave OZ, LLC

Staff reviewed the request for the *Resolution Authorizing Second Modification to the Basic Documents* which was discussed at the previous Finance Committee Meeting. The Project Beneficiary is requesting an additional \$73,000 in sales tax exemptions in order to account for labor and materials cost increases during construction. Agency counsel confirmed that because the requested increase in financial assistance is under the \$100,000 threshold, the Agency is not required to hold a public hearing regarding the request per general municipal law. A project representative was present to answer any questions. A motion to approve the *Resolution Authorizing Second Modification to the Basic Documents* was made by Lee Eck and seconded by John Maxwell. A vote being taken, the motion passed unanimously with all members voting aye.

745 Broadway Apartments, LLC

Staff reviewed the request for the *Resolution Authorizing a Public Hearing with Respect to Additional Benefits* to the Board. The Project Beneficiary has requested an additional \$100,000 in sales tax exemptions to account for unforeseen delays and costs increases during the construction process and an extension of the exemption term to allow for the construction/fit-up of the ground floor commercial space. The Project Beneficiary also requested an additional \$40,000 in mortgage recording tax exemptions. Agency council confirmed that because the requested increase in benefits totals over \$100,000, the Agency is required to hold a public hearing as part of the potential approval process. Elizabeth Staubach noted that she would be abstaining from the vote due to a potential conflict of interest. A motion to approve the *Resolution Authorizing a Public Hearing with Respect to Additional Benefits* was made by Darius Shahinfar and seconded by Anthony Gaddy. The motion was passed with Elizabeth Staubach abstaining and all other members voting aye.

Capitalize Albany Corporation (Liberty Park Acquisition Assistance)

Chair Staubach asked for a motion to enter Executive Session to discuss pending litigation. A motion was made by Darius Shahinfar and seconded by Lee Eck. A vote being taken, the motion passed with all members voting aye. The Board entered Executive Session at 12:24 p.m.

The Board exited Executive Session at 12:30 p.m. with no action having been requested or taken.

Other Business

Agency Update

Staff notified the Board that an Audit Committee Meeting is being scheduled and the invitation would be sent to Audit Committee Members when the Auditors confirm their availability.

Compliance

Staff provided the Board with a detailed report of the 2023 annual compliance submissions of the Agency's straight lease and bond projects with a special focus on the jobs reporting. Staff reported that there were 69 active straight-lease projects reporting to the Agency, with 97% reporting draft results. Staff reported that approx. 80% of the 51 completed projects are reporting at or above the 80% recapture threshold of committed jobs. Staff then conducted a thorough review of each under-reporting project. All jobs reporting responses are expected before the PARIS submission deadline of March 31, 2024.

Staff also reported on the 2023 annual compliance forms submitted and the jobs creation/retention for existing IDA bonds. Any outstanding forms are expected to be received by the PARIS submission deadline of March 31, 2024.

Staff reminded the Board to submit any outstanding conflict of interest/financial disclosure forms.

There being no further business, a motion to adjourn the meeting was made by Darius Shahinfar and seconded by John Maxwell. A vote being taken, the meeting was adjourned at 12:55 p.m.

Respectfully submitted,

Anthony Gaddy, Secretary

February 2024

[illegible]

City of Albany IDA
Fee Detail by Month
February 2024

	Name	Application Fee	Agency Fee	Administration Fee	Modification Fee	TOTAL FEE
<i>January</i>	Midtown Albany		\$ 43,000		\$ -	\$ 43,000
	40 Steuben			500	-	500
		-	-	-	-	-
						-
	TOTAL	\$ -	\$ 43,000	\$ 500	\$ -	\$ 43,500
<i>February</i>	Sheridan Hollow			\$ 10,000	\$ -	\$ 10,000
	324 State Street	-	-	500		500
	413 North Pearl			500		500
	TR Hackett			500		500
	Tamarock	1,500	-	-	-	1,500
	TOTAL	\$ 1,500	\$ -	\$ 11,500	\$ -	\$ 13,000
<i>March</i>		\$ -			\$ -	\$ -
		\$ -		-	-	-
		-			-	-
	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
<i>April</i>		\$ -		\$ -	\$ -	\$ -
		\$ -		-	-	-
		-		-	-	-
	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
<i>May</i>		\$ -	\$ -	\$ -	\$ -	\$ -
					\$ -	\$ -
					-	-
	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
<i>June</i>		\$ -	\$ -	\$ -	\$ -	\$ -
					\$ -	\$ -
					-	-
	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
<i>July</i>					\$ -	\$ -
					\$ -	\$ -
					-	-
	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
<i>August</i>				\$ -	\$ -	\$ -
				-	\$ -	\$ -
				-	-	-
	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
<i>September</i>		\$ -	\$ -	\$ -	\$ -	\$ -
						-
						-
	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
<i>October</i>		\$ -	\$ -	\$ -	\$ -	\$ -
						-
						-
	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
<i>November</i>		\$ -	\$ -	\$ -	\$ -	\$ -
						-
				-	-	-
	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
<i>December</i>		\$ -	\$ -	\$ -	\$ -	\$ -
					-	-
					-	-
	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
	2024 TOTAL	\$ 1,500	\$ 43,000	\$ 12,000	\$ -	\$ 56,500

**RESOLUTION AUTHORIZING ADDITIONAL BENEFITS
AND AMENDING BASIC DOCUMENTS
745 BROADWAY ALBANY, L.L.C. PROJECT**

A regular meeting of City of Albany Industrial Development Agency (the “Agency”) was convened in public session at the office of the Agency located at 21 Lodge Street in the City of Albany, Albany County, New York on March 21, 2024 at 12:15 p.m., local time.

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

PRESENT:

Elizabeth Staubach	Chair
Lee E. Eck, Jr.	Vice Chair
Darius Shahinfar	Treasurer
Anthony Gaddy	Secretary
Joseph Better	Member
Christopher Betts	Member
John F. Maxwell	Member

ABSENT:

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Ashley Mohl	Interim Chief Executive Officer
Andrew Corcione	Chief Operating Officer
Renee McFarlin	Senior Economic Developer, Capitalize Albany Corporation
Michael Bohne	Communications & Marketing Manager, Capitalize Albany Corporation
Emma Fullem	Economic Development Specialist, Capitalize Albany Corporation
Cassidy Roberts	Program Assistant, Capitalize Albany Corporation
Marisa Franchini, Esq.	Agency Counsel
A. Joseph Scott, III, Esq.	Special Agency Counsel

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

Resolution No. 0224-_____

**RESOLUTION AUTHORIZING ADDITIONAL BENEFITS AND THE EXECUTION
BY CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY OF A CERTAIN
MODIFICATION AGREEMENT AND OTHER DOCUMENTS IN CONNECTION
WITH THE 745 BROADWAY ALBANY, L.L.C. PROJECT.**

WHEREAS, City of Albany Industrial Development Agency (the “Agency”) is authorized and empowered by the provisions of Chapter 1030 of 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”) and Chapter 325 of the 1974 Laws of New York, as amended, constituting Section 903-a

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

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

WHEREAS, on or about October 21, 2021 (the “Closing”), the Agency granted certain “financial assistance” within the meaning of the Act (the “Financial Assistance”) in connection with a project (the “Project”) being undertaken by the Agency for the benefit of 745 Broadway Albany, L.L.C. (the “Company”) consisting of the following: (A)(1) the acquisition of an interest in an approximately 1.38 acre parcel of land located at 745 Broadway (currently tax map number 65.83-1-28) in the City of Albany, Albany County, New York (the “Land”), (2) the construction on the Land of an approximately 99,535 square foot, five (5) story building with approximately 90 parking spaces (collectively, the “Facility”) and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the “Equipment”) (the Land, the Facility, and the Equipment being collectively referred to as the “Project Facility”), all of the foregoing to constitute an approximately 80 unit residential apartment building to include approximately 2,400 square feet of commercial/retail space to be owned and operated by the Company and any other directly and indirectly related activities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from sales and use taxes, real property transfer taxes, mortgage recording taxes and real estate taxes (collectively, the “Financial Assistance”); and (C) the lease of the Project Facility to the Company pursuant to the terms of a lease agreement dated as of October 1, 2021 (the “Lease Agreement”) by and between the Company and the Agency; and

WHEREAS, simultaneously with the execution and delivery of the Lease Agreement (A) the Company executed and delivered to the Agency (1) a certain lease to agency dated as of October 1, 2021 (the “Lease to Agency”) by and between the Company, as landlord, and the Agency, as tenant, pursuant to which the Company leased to the Agency a portion of the Land and all improvements now or hereafter located on said portion of the Land (collectively, the “Leased Premises”); (2) a certain license agreement dated as of October 1, 2021 (the “License to Agency”) by and between the Company, as licensor, and the Agency, as licensee, pursuant to which the Company granted to the Agency (a) a license to enter upon the balance of the Land (the “Licensed Premises”) for the purpose of undertaking and completing the Project and (b) in the event of an occurrence of an Event of Default by the Company, an additional license to enter upon the Licensed Premises for the purpose of pursuing its remedies under the Lease Agreement; and (3) a certain bill of sale dated as of October 1, 2021 (the “Bill of Sale to Agency”), which conveyed to the Agency all right, title and interest of the Company in the Equipment; (B) the Company and the Agency executed and delivered (1) certain payment in lieu of tax agreements dated as of October 1, 2021 (collectively, the “Payment in Lieu of Tax Agreement”) by and between the Agency and the Company, pursuant to which the Company agreed to pay certain payments in lieu of taxes with respect to the Project Facility, (2) a certain recapture agreement (the “Section 875 GML Recapture Agreement”) by and between the Company and the Agency, required by the Act, regarding the recovery or recapture of certain sales and use taxes; (C) the Agency and the Company executed and delivered the uniform agency project agreement dated as of October 1, 2021 (the “Uniform Agency Project Agreement”) by and between the Agency and the Company relating to the terms of the granting by the Agency of the Financial Assistance to the Company; (D) the Agency

filed with the assessor and mailed to the chief executive officer of each “affected tax jurisdiction” (within the meaning of such quoted term in Section 854(16) of the Act) a copy of a New York State Board of Real Property Services Form 412-a (the form required to be filed by the Agency in order for the Agency to obtain a real property tax exemption with respect to the Project Facility under Section 412-a of the Real Property Tax Law) (the “Real Property Tax Exemption Form”) relating to the Project Facility and the Payment in Lieu of Tax Agreement; (E) the Agency executed and delivered to the Company a sales tax exemption letter (the “Sales Tax Exemption Letter”) to ensure the granting of the sales tax exemption which forms a part of the Financial Assistance and (F) the Agency filed with the New York State Department of Taxation and Finance the form entitled “IDA Appointment of Project Operator or Agent for Sales Tax Purposes” (the form required to be filed pursuant to Section 874(9) of the Act) (the “Thirty-Day Sales Tax Report”) (collectively with the Lease Agreement, the “Basic Documents”); and

WHEREAS, in connection of the Project, the Company obtained a loan in the principal sum of up to \$18,160,000 (the “Loan”) from Chemung Canal Trust Company (the “Lender”), which Loan was secured by (A) a mortgage and security agreement with assignment of leases and rents dated as of the date of closing on the Loan (the “Mortgage”) from the Agency and the Company to the Lender and (B) an assignment of leases and rents dated as of the date of closing on the Loan from the Agency and the Company to the Lender (the “Assignment of Rents”); and

WHEREAS, by resolution adopted by the members of the Agency on February 22, 2024 (the “Resolution Authorizing Public Hearing With Respect to Additional Benefits”), due to a request (the “Request”) from the Company to provide (A) additional sales tax exemption benefits in the amount of \$100,000, (B) additional mortgage recording tax benefits in the amount of \$40,550 and (C) an extension of the Completion Date (as defined in the Lease Agreement) from March 31, 2024 to December 31, 2025, the Agency (A) authorized a public hearing to be held pursuant to Section 859-a of the Act with respect to the Request and (B) pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the “SEQR Act”) and the regulations (the “Regulations”) adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, “SEQRA”) determined that the Request constitutes a “Type II Action” (as such quoted term is defined under SEQRA), and therefore that no further action with respect to the Request was required under SEQRA; and

WHEREAS, pursuant to the authorization contained in the Resolution Authorizing Public Hearing With Respect to Additional Benefits, the Interim Chief Executive Officer of the Agency (A) caused notice of a public hearing of the Agency (the “Public Hearing”) pursuant to Section 859-a of the Act, to hear all persons interested in the Project and the financial assistance being contemplated by the Agency with respect to the Project, to be mailed on February 28, 2024 to the chief executive officers of the county and of each city, town, village and school district in which the Project Facility is to be located, (B) caused notice of the Public Hearing to be posted on February 28, 2024 on the Agency’s website www.albanyida.com and on a public bulletin board located at the Albany City Hall located at 24 Eagle Street in the City of Albany, Albany County, New York, (C) caused notice of the Public Hearing to be published on March 1, 2024 in Albany Times Union, a newspaper of general circulation available to the residents of the City of Albany, Albany County, New York, (D) conducted the Public Hearing on March 13, 2024 at 12:00 o’clock p.m., local time at the office of the Agency located at 21 Lodge Street in the City of Albany, Albany County, New York, (E) prepared a report of the Public Hearing (the “Public Hearing Report”) fairly summarizing the views presented at such Public Hearing and caused copies of said Public Hearing Report to be made available to the members of the Agency, and (F) caused a copy of the certified Public Hearing Resolution to be sent via certified mail return receipt requested on February 28, 2024 to the chief executive officers of the County and of each city, town, village and school district in which the Project Facility is to be located to comply with the requirements of Section 859-a of the Act; and

WHEREAS, the Agency has given due consideration to the Request, and to representations by the Company that (A) the granting by the Agency of the additional Financial Assistance (the “Additional Financial Assistance”) with respect to the Project will be an inducement to the Company to complete the Project in the City of Albany, New York and (B) the completion of the Project will not result in the removal of a plant or facility of any proposed occupant of the Project Facility from one area of the State of New York to another area in the State of New York and will not result in the abandonment of one or more plants or facilities of any occupant of the Project Facility located in the State of New York; and

WHEREAS, the Agency desires to encourage the Company to preserve and advance the job opportunities, health, general prosperity and economic welfare of the people of City of Albany, New York by undertaking the Project in the City of Albany, New York; and

WHEREAS, in order to consummate the Request and the granting of the Additional Financial Assistance described in the notice of the Public Hearing, the Agency proposes to (A) enter into a modification agreement of the Basic Documents and (B) various related documents and certificates relating to the Request (collectively, the “Additional Financing Documents”);

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

Section 1. All action taken by the Interim Chief Executive Officer of the Agency with respect to the Public Hearing with respect to the Request is hereby ratified and confirmed.

Section 2. The law firm of Hodgson Russ LLP is hereby appointed Special Counsel to the Agency with respect to all matters in connection with the Request. Special Counsel for the Agency is hereby authorized, at the expense of the Company, to work with the Company, counsel to the Company and others to prepare, for submission to the Agency, all documents necessary to effect the transactions contemplated by this Resolution. Special Counsel has prepared and submitted an initial draft of the Additional Financing Documents to staff of the Agency.

Section 3. The Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act;

(B) The Project constitutes a “project,” as such term is defined in the Act;

(C) The Project site is located entirely within the boundaries of the City of Albany, New York;

(D) It is estimated at the present time that the costs of completing the Project Facility (collectively, the “Project Costs”) will be approximately \$24,634,083;

(E) The completion of the Project will not result in the removal of a plant or facility of any proposed occupant of the Project Facility from one area of the State of New York to another area in the State of New York and will not result in the abandonment of one or more plants or facilities of any occupant of the Project Facility located in the State of New York;

(F) Although the Project constitutes a project where facilities or property that are primarily used in making retail sales to customers who personally visit such facilities constitute more than one-third of the total project cost, the Company has represented to the Agency that (i) the Project is located within census tract 11, which is contiguous to census tracts 1, 2, 8 and 25, which are considered to be distressed census tracts, and therefore, is in a “highly distressed area”, as that term is defined in Section 854(18) of the Act, and (ii) completion of the Project will serve the public purposes of the Act by increasing the overall number of permanent, private sector jobs in the State of New York;

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

(H) The Agency has reviewed the Public Hearing Report and has fully considered all comments contained therein;

(I) The Project should receive the Financial Assistance in the form of exemption from sales tax and mortgage recording tax based on the description of expected public benefits to occur as a result of this Project, as described on Exhibit A attached hereto and failure by the Company to meet the expected public benefits will result in a recapture event; and

(J) It is desirable and in the public interest for the Agency to enter into the Additional Financing Documents.

Section 4. Subject to (A) execution and delivery of the Additional Financing Documents, (B) compliance with the terms and conditions in the Basic Documents, (C) evidence of current certificates of insurance acceptable to the Agency and (D) payment by the Company of all fees and expenses of the Agency in connection with the delivery of the Additional Financing Documents, including the administrative fee of the Agency and fees of Special Counsel, the Agency hereby (a) consents to the Additional Financing Documents and (b) determines to enter into the Additional Financing Documents.

Section 5. The form and substance of the Additional Financing Documents (in substantially the forms presented to this meeting) are hereby approved.

Section 6. Subject to the satisfaction of the conditions described in Section 4 hereof, the Chair (or Vice Chair) of the Agency is hereby authorized to execute and deliver the Amended Documents to the Company, and, where appropriate, the Secretary (or Assistant Secretary) of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same, all in substantially the form thereof presented to this meeting, with such changes, variations, omissions and insertions as the Chair (or Vice Chair) shall approve, the execution thereof by the Chair (or Vice Chair) to constitute conclusive evidence of such approval.

Section 7. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Additional Financing Documents, and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing Resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Additional Financing Documents binding upon the Agency.

Section 8. This Resolution shall take effect immediately.

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

Elizabeth Staubach	VOTING	_____
Lee E. Eck, Jr.	VOTING	_____
Darius Shahinfar	VOTING	_____
Anthony Gaddy	VOTING	_____
Joseph Better	VOTING	_____
Christopher Betts	VOTING	_____
John F. Maxwell	VOTING	_____

The foregoing Resolution was thereupon declared duly adopted.

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

I, the undersigned Secretary of City of Albany Industrial Development Agency (the “Agency”), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on March 21, 2024 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of the whole of such proceedings of the Agency and of such Resolution set forth therein so far as the same relates to the subject matters therein referred to.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this _____ day of March, 2024.

Secretary

(SEAL)

EXHIBIT A

**DESCRIPTION OF THE PROJECT EVALUATION
AND EXPECTED ADDITIONAL PUBLIC BENEFITS**

745 BROADWAY ALBANY, L.L.C. PROJECT

Pursuant to the City of Albany Industrial Development Agency's (the "Agency") Uniform Criteria for the Evaluation of Projects Policy, the following general uniform criteria were utilized by the "Agency" to evaluate and select the project for which the Agency can provide financial assistance. In the discussions had between the Project Beneficiary and the Agency with respect to the Project Beneficiary's request for Additional Financial Assistance from the Agency with respect to the Project, the Project Beneficiary has represented to the Agency that the Project is expected to provide the following benefits to the Agency and/or to the residents of the City of Albany, Albany County, New York (the "Public Benefits"):

Description of Evaluation Criteria/Benefit		Applicable to Project (indicate Yes or No)		Criteria Assessment/ Expected Additional Benefit
1.	Estimated value of tax exemptions	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	The additional exemptions have been weighed against the cumulative benefits of the Project. NYS Sales and Compensating Use Tax Exemption: \$100,000 Mortgage Recording Tax Exemption: \$40,550.
2.	Private sector investment	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Project applicant expects to invest over \$24,634,083 of private investment in the Project.
3.	Likelihood of Project being accomplished in a timely fashion	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	High likelihood that Project will be accomplished in a timely fashion.

**PUBLIC HEARING RESOLUTION
FORTY-EIGHTCC LLC PROJECT**

A regular meeting of City of Albany Industrial Development Agency (the “Agency”) was convened in public session at the office of the Agency located at 21 Lodge Street in the City of Albany, Albany County, New York on March 21, 2024 at 12:15 p.m., local time.

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

PRESENT:

Elizabeth Staubach	Chair
Lee E. Eck, Jr.	Vice Chair
Darius Shahinfar	Treasurer
Anthony Gaddy	Secretary
Joseph Better	Member
Christopher Betts	Member
John F. Maxwell, Esq.	Member

ABSENT:

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Ashley Mohl	Interim Chief Executive Officer
Andrew Corcione	Chief Operating Officer
Renee McFarlin	Senior Economic Developer, Capitalize Albany Corporation
Michael Bohne	Communications & Marketing Manager, Capitalize Albany Corporation
Emma Fullem	Economic Development Specialist, Capitalize Albany Corporation
Cassidy Roberts	Program Assistant, Capitalize Albany Corporation
Marisa Franchini, Esq.	Agency Counsel
A. Joseph Scott, III, Esq.	Special Agency Counsel

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

Resolution No. 0324-_____

RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER OF CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY TO HOLD A PUBLIC HEARING REGARDING A PROPOSED PROJECT TO BE UNDERTAKEN FOR THE BENEFIT OF FORTY-EIGHTCC LLC.

WHEREAS, City of Albany Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 325 of the 1974 Laws of New York, as amended, constituting Section 903-a of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, warehousing, research, commercial and industrial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

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

WHEREAS, Forty-Eightcc LLC, a New York State limited liability company (the "Company"), submitted an application (the "Application") to the Agency, a copy of which Application is on file at the office of the Agency, requesting that the Agency consider undertaking a project (the "Project") for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in an approximately 5.49 acre parcel of land located at 48 Corporate Circle (tax map no.: 41.00-2-63) in the City of Albany, Albany County, New York (the "Land"), (2) the construction on the Land of an approximately 93,000 square foot building (the "Facility") and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (the "Equipment") (the Land, the Facility and the Equipment being collectively referred to as the "Project Facility"), all of the foregoing to be owned and operated by the Company as a warehouse facility with the capacity for possible technology, manufacturing, distribution and warehousing industrial uses and any other directly and indirectly related activities; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, pursuant to Section 859-a of the Act, prior to the Agency providing any "financial assistance" (as defined in the Act) of more than \$100,000 to any project, the Agency, among other things, must hold a public hearing pursuant to Section 859-a of the Act with respect to said project; and

WHEREAS, the Agency desires to provide for compliance with the provisions of Section 859-a of the Act with respect to the Project;

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

Section 1. The Agency hereby authorizes the Chief Executive Officer of the Agency, after consultation with the members of the Agency and Special Agency Counsel, (A) to establish the time, date and place for a public hearing of the Agency to hear all persons interested in the Project (the "Public Hearing"); (B) to cause the Public Hearing to be held in a city, town or village where the Project Facility is or is to be located, and to cause notice of such Public Hearing to be given to the public by publishing a notice or notices of such Public Hearing in a newspaper of general circulation available to the residents of the governmental units where the Project Facility is or is to be located, such notice or notices to comply

with the requirements of Section 859-a of the Act; (C) to cause notice of the Public Hearing to be given to the chief executive officer of the county and of each city, town, village and school district in which the Project Facility is or is to be located to comply with the requirements of Section 859-a of the Act; (D) to conduct such Public Hearing; (E) to cause a report of the Public Hearing fairly summarizing the views presented at such Public Hearing (the "Report") to be prepared; (F) to cause a copy of the Report to be made available to the members of the Agency; and (G) to cause this resolution to be sent via certified mail, return receipt requested to the chief executive officer of the County and of each city, town, village and school district in which the Project Facility is to be located to comply with the requirements of Section 859-a of the Act.

Section 2. The Chair, Vice Chair and/or Chief Executive Officer of the Agency is hereby authorized and directed to distribute copies of this Resolution to the Company and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 3. All action taken by the Chief Executive Officer of the Agency in connection with the Public Hearing with respect to the Project prior to the date of this Resolution is hereby ratified and confirmed.

Section 4. This Resolution shall take effect immediately.

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

Elizabeth Staubach	VOTING	_____
Lee E. Eck, Jr.	VOTING	_____
Darius Shahinfar	VOTING	_____
Anthony Gaddy	VOTING	_____
Joseph Better	VOTING	_____
Christopher Betts	VOTING	_____
John F. Maxwell, Esq.	VOTING	_____

The foregoing Resolution was thereupon declared duly adopted.

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

I, the undersigned Secretary of City of Albany Industrial Development Agency (the “Agency”), DO HEREBY CERTIFY that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on March 21, 2024 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution contained therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this _____ day of March, 2024.

Secretary

(SEAL)

**PUBLIC HEARING RESOLUTION
FREEDOM SPRINGS ALBANY, LLC PROJECT**

A regular meeting of City of Albany Industrial Development Agency (the “Agency”) was convened in public session at the office of the Agency located at 21 Lodge Street in the City of Albany, Albany County, New York on March 21, 2024 at 12:15 p.m., local time.

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

PRESENT:

Elizabeth Staubach	Chair
Lee E. Eck, Jr.	Vice Chair
Darius Shahinfar	Treasurer
Anthony Gaddy	Secretary
Joseph Better	Member
Christopher Betts	Member
John F. Maxwell, Esq.	Member

ABSENT:

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Ashley Mohl	Interim Chief Executive Officer
Andrew Corcione	Chief Operating Officer
Renee McFarlin	Senior Economic Developer, Capitalize Albany Corporation
Michael Bohne	Communications & Marketing Manager, Capitalize Albany Corporation
Emma Fullem	Economic Development Specialist, Capitalize Albany Corporation
Cassidy Roberts	Program Assistant, Capitalize Albany Corporation
Marisa Franchini, Esq.	Agency Counsel
A. Joseph Scott, III, Esq.	Special Agency Counsel

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

Resolution No. 0324-_____

RESOLUTION AUTHORIZING THE INTERIM CHIEF EXECUTIVE OFFICER OF CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY TO HOLD A PUBLIC HEARING REGARDING A PROPOSED PROJECT TO BE UNDERTAKEN FOR THE BENEFIT OF FREEDOM SPRINGS ALBANY, LLC.

WHEREAS, City of Albany Industrial Development Agency (the “Agency”) is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”) and Chapter 325 of the 1974 Laws of New York, as amended, constituting Section 903-a of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, warehousing, research, commercial and industrial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

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

WHEREAS, Freedom Springs Albany, LLC, a New York State limited liability company (the “Company”), submitted an application (the “Application”) to the Agency, a copy of which Application is on file at the office of the Agency, requesting that the Agency consider undertaking a project (the “Project”) for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in an approximately 3.66 acre parcel of land located at 64 Colvin Avenue (tax map no.:53.74-2-14) in the City of Albany, Albany County, New York (the “Land”), (2) the construction on the Land of two buildings containing in the aggregate approximately 115,812 square feet of space with associated parking (collectively, the “Facility”) and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (the “Equipment”) (the Land, the Facility and the Equipment being collectively referred to as the “Project Facility”), all of the foregoing to be owned and operated by the Company as mixed use facility to be comprised of 120 multifamily affordable housing units and commercial space and other directly and indirectly related activities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, pursuant to Section 859-a of the Act, prior to the Agency providing any “financial assistance” (as defined in the Act) of more than \$100,000 to any project, the Agency, among other things, must hold a public hearing pursuant to Section 859-a of the Act with respect to said project; and

WHEREAS, the Agency desires to provide for compliance with the provisions of Section 859-a of the Act with respect to the Project;

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

Section 1. The Agency hereby authorizes the Interim Chief Executive Officer of the Agency, after consultation with the members of the Agency and Special Agency Counsel, (A) to establish the time, date and place for a public hearing of the Agency to hear all persons interested in the Project (the “Public Hearing”); (B) to cause the Public Hearing to be held in a city, town or village where the Project Facility is or is to be located, and to cause notice of such Public Hearing to be given to the public by publishing a notice or notices of such Public Hearing in a newspaper of general circulation available to the residents of

the governmental units where the Project Facility is or is to be located, such notice or notices to comply with the requirements of Section 859-a of the Act; (C) to cause notice of the Public Hearing to be given to the interim chief executive officer of the county and of each city, town, village and school district in which the Project Facility is or is to be located to comply with the requirements of Section 859-a of the Act; (D) to conduct such Public Hearing; (E) to cause a report of the Public Hearing fairly summarizing the views presented at such Public Hearing (the "Report") to be prepared; (F) to cause a copy of the Report to be made available to the members of the Agency; and (G) to cause this resolution to be sent via certified mail, return receipt requested to the interim chief executive officer of the County and of each city, town, village and school district in which the Project Facility is to be located to comply with the requirements of Section 859-a of the Act.

Section 2. The Chair, Vice Chair and/or Interim Chief Executive Officer of the Agency is hereby authorized and directed to distribute copies of this Resolution to the Company and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 3. All action taken by the Interim Chief Executive Officer of the Agency in connection with the Public Hearing with respect to the Project prior to the date of this Resolution is hereby ratified and confirmed.

Section 4. This Resolution shall take effect immediately.

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

Elizabeth Staubach	VOTING	_____
Lee E. Eck, Jr.	VOTING	_____
Darius Shahinfar	VOTING	_____
Anthony Gaddy	VOTING	_____
Joseph Better	VOTING	_____
Christopher Betts	VOTING	_____
John F. Maxwell, Esq.	VOTING	_____

The foregoing Resolution was thereupon declared duly adopted.

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

I, the undersigned Secretary of City of Albany Industrial Development Agency (the “Agency”), DO HEREBY CERTIFY that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on March 21, 2024 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution contained therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this _____ day of March, 2024.

Secretary

(SEAL)

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

FINANCIAL STATEMENTS

DECEMBER 31, 2023 AND 2022

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

Independent Auditors' Report

Report on the Audits of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities and the business-type activities of the City of Albany Industrial Development Agency, a Component Unit of the City of Albany (the "Agency"), as of and for the years ended December 31, 2023 and 2022, and the related notes to the financial statements, which collectively comprise City of Albany Industrial Development Agency, a Component Unit of the City of Albany's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and the business-type activities of the City of Albany Industrial Development Agency, a Component Unit of the City of Albany as of December 31, 2023 and 2022, and the respective changes in financial position and, where applicable, cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audits of the Financial Statements section of our report. We are required to be independent of the City of Albany Industrial Development Agency, a Component Unit of the City of Albany and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

Responsibilities of Management for the Financial Statements (Continued)

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Albany Industrial Development Agency, a Component Unit of the City of Albany's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audits of the Financial Statements

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

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audits.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audits in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Albany Industrial Development Agency, a Component Unit of the City of Albany's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Albany Industrial Development Agency, a Component Unit of the City of Albany's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and budgetary comparison information on pages 4 through 7 and Schedule I be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audits of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March __, 2024 on our consideration of the City of Albany Industrial Development Agency, a Component Unit of the City of Albany's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Albany Industrial Development Agency, a Component Unit of the City of Albany's internal control over financial reporting and compliance.

Albany, New York
March __, 2024

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

Management's Discussion and Analysis

The following Management's Discussion and Analysis (MD&A) of the City of Albany Industrial Development Agency's (CAIDA or Agency) activities and financial performance is offered as an introduction and overview of the financial statements of CAIDA for the fiscal years ended December 31, 2023 and 2022. Following this MD&A are the basic financial statements of CAIDA together with the notes thereto which are essential to a full understanding of the data contained in the financial statements. In addition to the notes, this section also presents certain supplementary information to assist with the understanding of CAIDA's financial operations.

OPERATION SUMMARY

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

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

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

FINANCIAL OPERATIONS HIGHLIGHTS

The chart below provides a condensed summary of revenues and expenses for the years December 31, 2023 and 2022:

	<u>2023</u>	<u>2022</u>
Total revenues, gains, and other support	\$ 901,344	\$ 1,312,624
Total expenses	\$ 1,363,972	\$ 870,068
Excess Of Revenues Over Expenses/(Expenses Over Revenues)	\$ (462,628)	\$ 442,556

See independent auditors' report
The accompanying notes are an integral part of these financial statements
(4)

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

Management's Discussion and Analysis

Agency revenues are predominantly derived from a 1% administrative fee paid by applicants for projects that close with a PILOT and a ½% administrative fee for all other projects that close within a given year. As a result, revenues will fluctuate from year to year based on the level of project activity. The following projects that closed in 2023 and paid an administrative fee to the Agency were as follows:

48 North Pearl Street, LLC

This project consists of the renovation of an approximately 21,000 SF commercial building and the additional construction of two new approximately 7,000 SF floors, transforming the property into a 5-story building. When completed, the project will consist of approximately 20 market rate apartments and approximately 14,000 SF of commercial/retail space. This approximately \$8.1 million investment is anticipated to create an estimated 184 permanent jobs and construction jobs.

324 State Street, LLC

The project involves the redevelopment of an approximately 40,000 SF commercial building into approximately 29 market rate apartments. The approximately \$6.5 million project will create an estimated 2 permanent jobs and 20 construction jobs.

Midtown Albany, LLC

The project involves the redevelopment of approximately 28,000 SF commercial office building into approximately 25 market rate apartments. The approximately \$4.3 million investment is anticipated to create 40 construction jobs.

IndusPAD-Flair, LLC

This project consists of the construction of an approximately 75,000 SF structure that will also include 5,000 SF of office space. The structure will serve as a distribution facility for FYE. This approximately \$112 million project will create an estimated 22 permanent jobs and 49 construction jobs, as well as retain 13 permanent jobs.

Clinton Avenue Apartments II, LLC

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

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

Management's Discussion and Analysis

Other Activity

In 2023, the Agency entered into a Lease Agreement with the City School District of Albany relating to the use of the Arbor Hill Community Center. The terms within the Lease Agreement provide for an annual payment. Simultaneously, and as a condition for the Agency to enter into the Lease Agreement, the Agency entered into a Management & Occupancy Agreement with the City of Albany. Under this document, a number of the obligations viewed as 'tenant obligations' under the Lease Agreement have been assigned over to the City of Albany.

A condensed summary of CAIDA's net assets at December 31, 2023 and 2022 is shown below:

	<u>2023</u>	<u>2022</u>
<u>Assets</u>		
Cash and cash equivalents	\$3,610,437	\$4,240,072
Restricted cash	9,925	42,704
Accounts receivable	54,665	27,621
Fixed assets, net	9,596	2,652,111
Intangible lease asset, net	1,365,184	-
Prepaid expenses	1,500	1,000
Mortgage notes receivable	<u>131,970</u>	<u>131,970</u>
TOTAL ASSETS	<u>\$5,183,277</u>	<u>\$7,095,478</u>
<u>Liabilities And Net Assets</u>		
Due to Capitalize Albany Corporation	\$ -	\$2,650,000
Accounts payable	-	145,936
Accrued expenses	35,431	33,125
Unearned income	9,925	42,704
Lease liability	1,376,836	-
Mortgage notes payable	<u>131,970</u>	<u>131,970</u>
Total liabilities	1,554,162	3,003,735
Net assets	<u>3,629,115</u>	<u>4,091,743</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$5,183,277</u>	<u>\$7,095,478</u>

See independent auditors' report
The accompanying notes are an integral part of these financial statements
(6)

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

Management's Discussion and Analysis

FUTURE OPERATIONS

As of December 31, 2023, the following projects have been approved by the CAIDA Board and are expected to close in 2024:

TRPS Lark, LLC

The project proposes to construct an approximately 37,500 SF, 4-story apartment complex containing approximately 40 residential workforce housing units. A portion of the currently vacant project site was previously owned by the Albany Community Development Agency. The estimated \$4.9 million investment is anticipated to create 165 construction jobs.

144 State Street, LLC

The project involves the renovation of the existing Renaissance Hotel by Marriott consisting of improvements to the public spaces and guestrooms. The estimated \$3.5 million new investment is anticipated to retain 91 permanent jobs and create 18 construction jobs.

FINANCIAL STATEMENTS

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

REQUEST FOR INFORMATION

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

City of Albany Industrial Development Agency
Attention: Chief Financial Officer & Assistant Treasurer
21 Lodge Street
Albany, New York 1220

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

Statements Of Net Position

December 31

	<u>2023</u>	<u>2022</u>
<u>Assets</u>		
Current assets:		
Cash and cash equivalents	\$ 3,610,437	\$ 4,240,072
Restricted cash - escrow account (Note 1)	9,925	42,704
Accounts receivable	54,665	27,621
Prepaid expenses	1,500	1,000
	<hr/>	<hr/>
Total current assets	3,676,527	4,311,397
	<hr/>	<hr/>
Mortgage notes receivable (Note 2)	131,970	131,970
Property and equipment, net (Note 3)	9,596	2,652,111
Intangible lease asset - building, net (Note 4)	1,365,184	-
	<hr/>	<hr/>
Total Assets	<u>\$ 5,183,277</u>	<u>\$ 7,095,478</u>
	<hr/>	<hr/>
<u>Liabilities And Net Position</u>		
Current liabilities:		
Due to Capitalize Albany Corporation (Note 8)	\$ -	\$ 2,650,000
Accounts payable	-	145,936
Accrued expenses	35,431	33,125
Deferred revenue	9,925	42,704
	<hr/>	<hr/>
Total current liabilities	45,356	2,871,765
	<hr/>	<hr/>
Lease liability - long term (Note 5)	1,376,836	-
Mortgage payable (Note 6)	131,970	131,970
	<hr/>	<hr/>
Total liabilities	1,554,162	3,003,735
	<hr/>	<hr/>
Net position:		
Net position - unrestricted	3,619,190	4,049,039
Net position - restricted	9,925	42,704
	<hr/>	<hr/>
Total net position	3,629,115	4,091,743
	<hr/>	<hr/>
Total Liabilities And Net Position	<u>\$ 5,183,277</u>	<u>\$ 7,095,478</u>

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

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

Statements Of Revenues, Expenses, And Changes In Net Position

For The Years Ended December 31

	<u>2023</u>	<u>2022</u>
Operating revenues:		
Agency fees	\$ 876,714	\$ 1,289,185
Total operating revenues	<u>876,714</u>	<u>1,289,185</u>
Operating expenses:		
Professional services	1,042,918	614,449
Economic development support	250,000	250,000
Other miscellaneous	7,722	4,681
Depreciation (Note 3)	<u>1,209</u>	<u>938</u>
Total operating expenses	<u>1,301,849</u>	<u>870,068</u>
Operating income (loss)	<u>(425,135)</u>	<u>419,117</u>
Non-operating revenues:		
Interest income	<u>24,630</u>	<u>23,439</u>
Total non-operating revenues	<u>24,630</u>	<u>23,439</u>
Non-operating expenses:		
Lease expenses (Note 5)	45,730	-
Amortization expense (Note 4)	14,986	-
Loss on disposal of property and equipment	<u>1,407</u>	<u>-</u>
Total non-operating expenses	<u>62,123</u>	<u>-</u>
Net income (loss)	(462,628)	442,556
Net position - beginning	<u>4,091,743</u>	<u>3,649,187</u>
Net Position - Ending	<u>\$ 3,629,115</u>	<u>\$ 4,091,743</u>

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

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

Statements Of Cash Flows

For The Years Ended December 31

	<u>2023</u>	<u>2022</u>
Cash flows from (for) operating activities:		
Receipts from fees	\$ 816,891	\$ 1,633,504
Receipts from Capitalize Albany Corporation	-	2,650,000
Payments for land purchase	-	(2,650,000)
Payments for economic development support	(250,000)	(250,000)
Payments for professional services	(1,202,479)	(469,558)
Payments for other expenses	(7,722)	(4,681)
Net cash provided by (used for) operating activities	<u>(643,310)</u>	<u>909,265</u>
Cash flows from investing activities:		
Interest	24,630	23,439
Property and equipment expenditures	(10,101)	-
Net cash provided by investing activities	<u>14,529</u>	<u>23,439</u>
Cash flows for capital and related financing activities:		
Lease expenses	(33,633)	-
Net cash used for capital and related financing activities	<u>(33,633)</u>	<u>-</u>
Net increase (decrease) in cash, cash equivalents and restricted cash	(662,414)	932,704
Balances - beginning of year	<u>4,282,776</u>	<u>3,350,072</u>
Balances - End Of Year	<u>\$ 3,620,362</u>	<u>\$ 4,282,776</u>
Reconciliation of operating income to net cash provided by operating activities:		
Operating income (loss)	\$ (425,135)	\$ 419,117
Adjustments to reconcile operating income to net cash provided by (used for) operating activities:		
Depreciation expense	1,209	938
Changes in assets and liabilities:		
Land	(2,650,000)	2,650,000
Due to Capitalize Albany Corporation	2,650,000	(2,650,000)
Prepaid expenses	(500)	(1,000)
Deferred revenue	(32,779)	(45)
Accounts receivable	(27,044)	344,319
Accrued expenses	(13,125)	-
Accounts payable	<u>(145,936)</u>	<u>145,936</u>
Net Cash Provided By (Used For) Operating Activities	<u>\$ (643,310)</u>	<u>\$ 909,265</u>

See independent auditors' report

The accompanying notes are an integral part of these financial statements

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

Notes To Financial Statements

Note 1: Organization And Summary Of Significant Accounting Policies

Organization

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

Summary of significant accounting policies

(a) Basis of presentation

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

(b) Cash, cash equivalents, and restricted cash

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

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

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

Notes To Financial Statements

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

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

At December 31, 2023, the carrying amount of the Agency's deposits, including cash and a money market account, was \$3,669,237. The insured and collateral status of the year end bank balances are as follows:

Status of bank balances:

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

Agency pursuant to a third party custodian agreement \$ 3,419,237

Covered by federal deposit insurance 250,000

Total Bank Balances \$ 3,669,237

The Agency holds an escrow account as required by an agreement with Capitalize Albany Corporation (CAC). The escrow account balance is reported as restricted cash on the Statements of Net Position and has a balance of \$9,925 at December 31, 2023. These funds are used to pay for eminent domain proceedings and related expenses per the agreement with the CAC.

(c) Statement of cash flows and cash equivalents

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

(d) Mortgage notes and accounts receivable

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

(e) Property and equipment

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

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

Notes To Financial Statements

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

(f) Leases

Leases that have a maximum possible lease term of twelve months or less upon commencement date are considered short-term in nature and are not capitalized. Accordingly, short-term leases are not included on the Statements of Net Position and are expensed on a straight-line basis over the lease term, which commences on the date the Agency has the right to control the property. The Agency categorizes leases with contractual terms longer than twelve months as financing leases. Leases with a term of one month or less are excluded from disclosure in short-term lease expense.

(g) Deferred revenue

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

(h) Net position - restricted

The Agency has a restricted fund balance of \$9,925 that is to be used for eminent domain proceedings and related expenses.

(i) Industrial development revenue bonds

The Agency may issue Industrial Development Revenue Bonds. The Bonds are special obligations of the Agency, payable solely from revenue derived from the leasing, sale, or other disposition of a project. As explained more fully in Note 9, there is no liability to the Agency; therefore, the obligations are not accounted for in the accounts of the Agency.

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

(j) Income taxes

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

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

Notes To Financial Statements

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

(k) Estimates

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

(l) Presentation

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

Note 2: Mortgage Notes Receivable

The Agency's mortgage notes receivable comprise loans which are recorded at cost. The mortgagor is James Housing Development Fund Company, Inc. The original mortgage was signed September 14, 1994.

At December 31, 2023 and 2022 \$131,970 was recorded as a long-term asset as the loan matures on June 30, 2025.

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

Notes To Financial Statements

Note 3: Property And Equipment

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

<u>Item</u>	<u>2023</u>		<u>2022</u>	
	<u>Cost</u>	<u>Accumulated Depreciation</u>	<u>Cost</u>	<u>Accumulated Depreciation</u>
Land (Note 8)	\$ -	\$ -	\$ 2,650,000	\$ -
Equipment	<u>10,101</u>	<u>505</u>	<u>4,691</u>	<u>2,580</u>
	10,101	<u>\$ 505</u>	2,654,691	<u>\$ 2,580</u>
Less: accumulated depreciation	<u>505</u>		<u>2,580</u>	
Total	<u>\$ 9,596</u>		<u>\$ 2,652,111</u>	

Depreciation expense charged to operations for the years ended December 31, 2023 and 2022 was \$1,209 and \$938, respectively.

Note 4: Intangible Lease Asset

Intangible assets, stated on the statements of net position at cost less accumulated amortization, at December 31 consist of:

<u>Item</u>	<u>2023</u>		<u>2022</u>	
	<u>Cost</u>	<u>Accumulated Amortization</u>	<u>Cost</u>	<u>Accumulated Amortization</u>
Leased asset	\$ 1,380,170	\$ 14,986	\$ -	\$ -
	1,380,170	<u>\$ 14,986</u>	-	<u>\$ -</u>
Less: accumulated amortization	<u>14,986</u>		<u>-</u>	
Total	<u>\$ 1,365,184</u>		<u>\$ -</u>	

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

Notes To Financial Statements

Note 5: Leases

The Agency leases a building from an unrelated entity under an operating lease expiring November 2099.

Other information related to leases was as follows for the year ended December 31, 2023:

Lease expense:

Amortization expense by class of underlying asset

Building	\$ 14,986
Total amortization expense	14,986
Interest on lease liabilities	45,730

Total \$ 60,716

Amortization expense charged to operations for the years ended December 31, 2023 and 2022 was \$14,986 and \$-0-, respectively.

	<u>Beginning of Year</u>	<u>Additions</u>	<u>Modifications & Remeasurements</u>	<u>Subtractions</u>	<u>End of Year</u>	<u>Amounts Due Within One Year</u>
Lease Assets						
Building	\$ -	\$ 1,380,170	\$ -	\$ -	\$ 1,380,170	
Total	-	1,380,170	-	-	1,380,170	
Less: accumulated amortization						
Building	-	(14,986)	-	-	(14,986)	
	-	(14,986)	-	-	(14,986)	
Total Intangible Lease Asset - Building, Net	<u>\$ -</u>	<u>\$ 1,365,184</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,365,184</u>	
Lease Liabilities	<u>\$ -</u>	<u>\$ 1,376,836</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,376,836</u>	<u>\$ -</u>

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

Notes To Financial Statements

Note 5: Leases (Continued)

Future minimum lease payments under non-cancellable operating leases as of December 31, 2023 are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total Payments</u>
Year Ending 2024 \$	-	\$ 40,904	\$ 40,904
Year Ending 2025	-	41,518	41,518
Year Ending 2026	-	42,141	42,141
Year Ending 2027	-	42,773	42,773
Year Ending 2028	-	43,414	43,414
5 Years Ending 2033	-	227,038	227,038
5 Years Ending 2038	-	244,584	244,584
5 Years Ending 2043	-	263,487	263,487
5 Years Ending 2048	-	283,850	283,850
5 Years Ending 2053	-	305,788	305,788
5 Years Ending 2058	-	329,420	329,420
5 Years Ending 2063	-	354,879	354,879
5 Years Ending 2068	-	382,305	382,305
5 Years Ending 2073	-	411,851	411,851
5 Years Ending 2078	-	443,681	443,681
5 Years Ending 2083	73,988	403,983	477,971
5 Years Ending 2088	282,273	232,636	514,909
5 Years Ending 2093	388,023	166,680	554,703
5 Years Ending 2098	520,343	77,231	597,574
5 Years Ending 2103	112,209	2,248	114,457
Total Future Payments	<u>\$ 1,376,836</u>	<u>\$ 4,340,411</u>	<u>\$ 5,717,247</u>

Note 6: Mortgage Payable

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

At December 31, 2023 \$131,970 was recorded as a long-term liability as the loan matures on June 30, 2025.

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

Notes To Financial Statements

Note 7: Related Party Transactions

The Agency shares a common board of directors with the City of Albany Capital Resource Corporation, a Component Unit of the City of Albany. For the years ended December 31, 2023 and 2022, the Agency received \$515 and \$14,827, respectively, based on the terms of a contract for services agreement.

Note 8: Eminent Domain

Effective October 24, 2022, and pursuant to an Order of the Supreme Court dated October 21, 2022, the Agency was vested with title to various parcels of land located in downtown City of Albany, New York (the "Liberty Park Land Parcels") pursuant to the provisions of the Eminent Domain Procedure Law of the State of New York (the "EDPL"). Pursuant to Section 302 of the EDPL, the Agency arranged for the preparation of a commercial appraisal of the Land and such appraisal estimated the fair market value of the Liberty Park Land Parcels to be equal to \$2,650,000. In connection with the vesting of such title, the Agency deposited an amount equal to \$2,650,000 with the office of the Albany County Clerk as an advance payment (the "Advance Payment") for the acquisition of the Liberty Park Land Parcels pursuant to a Notice of Deposit with Court dated September 30, 2022.

The actual amount to be paid by the Agency for the acquisition of the Liberty Park Land Parcels is subject to a determination by the Supreme Court pursuant to a proceeding under the EDPL. The Agency and Capitalize Albany Corporation have entered into a Funding Agreement dated as of November 11, 2020 whereby Capitalize Albany Corporation has agreed to pay the purchase price for the Liberty Park Land Parcels. The Agency has authorized the conveyance of the Liberty Park Land Parcels to Liberty Square Development, LLC, a limited liability company formed by the Capitalize Albany Corporation for the purpose of holding title to the Liberty Park Land Parcels. The Agency expects to complete the conveyance of the Liberty Park Land Parcels following the satisfaction of the 90-day public agency notice period required under Section 2897 of the Public Authorities Law. As of December 31, 2023, the conveyance of the Liberty Park Land Parcels has been satisfied.

Note 9: Industrial Development Revenue Bond Transactions

Industrial Development Revenue Bonds issued by the Agency are secured by property which is leased to private companies. The debt is retired by the lease payments. The bonds are not obligations of New York State, the City of Albany, and are not general obligations of the Agency. Accordingly, the Agency does not record related activity in its accounts. The Agency acts as a financing conduit. For providing this service, the Agency receives an administrative fee. Such administrative fee income is recognized immediately upon issuance of bonds. Industrial Development Revenue Bonds outstanding as of December 31, 2023 total \$27,773,332.

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

Notes To Financial Statements

Note 10: Subsequent Events

Subsequent events have been evaluated through March __, 2024, which is the date the financial statements were available to be issued.

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REQUIRED SUPPLEMENTARY INFORMATION

DRAFT

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

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

For The Year Ended December 31, 2023

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues:			
Agency fees	\$ 1,273,594	\$ 876,714	\$ (396,880)
Interest income	<u>25,000</u>	<u>24,630</u>	<u>(370)</u>
Other income:			
Loss on sale of assets	<u>-</u>	<u>(1,407)</u>	<u>(1,407)</u>
Total revenues	<u>1,298,594</u>	<u>899,937</u>	<u>(398,657)</u>
Expenses:			
Management contracts	632,228	631,713	515
Legal expenses	20,000	298,646	(278,646)
Economic development support	250,000	250,000	-
Agency counsel	42,000	42,000	-
Interest expense - lease	-	45,730	(45,730)
Strategic activity	100,000	31,200	68,800
Professional service other	2,000	26,669	(24,669)
Amortization expense - lease	-	14,986	(14,986)
Audits/accounting	7,600	8,200	(600)
Other miscellaneous	21,000	7,722	13,278
Insurance	4,714	4,490	224
Depreciation	1,771	1,209	562
Sub-lease AHCC	75,000	-	75,000
Website maintenance	<u>11,200</u>	<u>-</u>	<u>11,200</u>
Total expenses	<u>1,167,513</u>	<u>1,362,565</u>	<u>(195,052)</u>
Excess Of Revenues Over Expenses	<u>\$ 131,081</u>	<u>\$ (462,628)</u>	<u>\$ (593,709)</u>

See paragraph on supplementary schedules in independent auditors' report

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

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

Independent Auditors' Report

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the business-type activities of the City of Albany Industrial Development Agency, a Component Unit of the City of Albany (the "Agency") as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the City of Albany Industrial Development Agency, a Component Unit of the City of Albany's basic financial statements and have issued our report thereon dated March __, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Albany Industrial Development Agency, a Component Unit of the City of Albany's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Albany Industrial Development Agency, a Component Unit of the City of Albany's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Albany Industrial Development Agency, a Component Unit of the City of Albany's internal control.

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

Report on Internal Control Over Financial Reporting (Continued)

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

Albany, New York
March __, 2024

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/14/2024
Status: UNSUBMITTED
Certified Date: N/A

Governance Information (Authority-Related)

Question		Response	URL(If Applicable)
1.	Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	www.albanyida.com
2.	As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	www.albany.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: 12/31/2023

Run Date: 03/14/2024
Status: UNSUBMITTED
Certified Date: N/A

Governance Information (Board-Related)

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

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Status: UNSUBMITTED
Certified Date: N/A

Board of Directors Listing

Name	Better, Joseph	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	12/6/2021	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	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	

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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	

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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	

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Certified Date: N/A

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	

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Status: UNSUBMITTED

Certified Date: N/A

Staff Listing

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

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Certified Date: N/A

Benefit Information

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

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

Subsidiary/Component Unit Verification

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

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

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

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

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
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Certified Date: N/A

Summary Financial Information
SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$3,610,437.00
	Investments		\$0.00
	Receivables, net		\$186,636.00
	Other assets		\$0.00
	Total current assets		\$3,797,073.00
Noncurrent Assets			
	Restricted cash and investments		\$9,925.00
	Long-term receivables, net		\$0.00
	Other assets		\$1,365,184.00
	Capital Assets		
		Land and other nondepreciable property	\$2,650,000.00
		Buildings and equipment	\$10,101.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$505.00
		Net Capital Assets	\$2,659,596.00
	Total noncurrent assets		\$4,034,705.00
Total assets			\$7,831,778.00
Liabilities			
Current Liabilities			
	Accounts payable		(\$1,500.00)
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$20,000.00
	Deferred revenues		\$0.00
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$2,791,946.00
	Total current liabilities		\$2,810,446.00
Noncurrent Liabilities			

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	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		\$1,392,316.00
	Total noncurrent liabilities		\$1,392,316.00
Total liabilities			\$4,202,762.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$2,659,596.00
	Restricted		\$9,925.00
	Unrestricted		\$959,495.00
	Total net assets		\$3,629,016.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$876,714.00
	Rental and financing income		\$0.00
	Other operating revenues		\$0.00
	Total operating revenue		\$876,714.00
Operating Expenses			
	Salaries and wages		\$0.00
	Other employee benefits		\$0.00
	Professional services contracts		\$1,020,352.00
	Supplies and materials		\$0.00
	Depreciation and amortization		\$16,195.00
	Other operating expenses		(\$812.00)
	Total operating expenses		\$1,035,735.00
Operating income (loss)			(\$159,021.00)
Nonoperating Revenues			
	Investment earnings		\$24,630.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

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	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		(\$1,406.00)
	Total nonoperating revenue		\$23,224.00
Nonoperating Expenses			
	Interest and other financing charges		\$45,730.00
	Subsidies to other public authorities		\$250,000.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$31,200.00
	Total nonoperating expenses		\$326,930.00
	Income (loss) before contributions		(\$462,727.00)
Capital contributions			\$0.00
Change in net assets			(\$462,727.00)
Net assets (deficit) beginning of year			\$4,091,743.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$3,629,016.00

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Current Debt

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

New Debt Issuances

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Status: UNSUBMITTED

Certified Date: N/A

Schedule of Authority Debt

Type of Debt			Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation	State Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation						
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit		Conduit Debt	0.00	29,903,554.00	0.00	2,106,880.00	27,796,674.00
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS			0.00	29,903,554.00	0.00	2,106,880.00	27,796,674.00

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Certified Date: N/A

Real Property Acquisition/Disposal List

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

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Personal Property

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

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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

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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		13.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		13.00	
Applicant Name	"1 Steuben Place, LLC"				
Address Line1	204 Lafayette Street	Project Status			
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12305	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 01 A				
Project Type	Lease	State Sales Tax Exemption		\$50,854.00	
Project Name	1211 Western Ave Property Assoicates, LLC	Local Sales Tax Exemption		\$50,854.00	
		County Real Property Tax Exemption		\$2,007.15	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$7,367.86	
Original Project Code		School Property Tax Exemption		\$15,558.89	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$35,735,314.00	Total Exemptions		\$126,641.90	
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		\$2,007.15	\$2,007.15
Not For Profit	No	Local PILOT		\$7,367.86	\$7,367.86
Date Project approved	9/17/2020	School District PILOT		\$15,555.89	\$15,555.89
Did IDA took Title to Property	Yes	Total PILOT		\$24,930.90	\$24,930.90
Date IDA Took Title to Property	7/30/2021	Net Exemptions		\$101,711.00	
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		105.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	"1211 Western Ave Property Assoicates, LLC"				
Address Line1	100 Wall Street	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10005	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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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	\$2,077.36	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$7,625.60	
Original Project Code		School Property Tax Exemption	\$16,100.07	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,351,500.00	Total Exemptions	\$25,803.03	
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	\$403.53	\$403.53
Not For Profit	No	Local PILOT	\$1,481.27	\$1,481.27
Date Project approved	1/23/2014	School District PILOT	\$5,721.97	\$5,721.97
Did IDA took Title to Property	Yes	Total PILOT	\$7,606.77	\$7,606.77
Date IDA Took Title to Property	6/19/2014	Net Exemptions	\$18,196.26	
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			

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Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 14 02			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	136 State Street Properties LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$2,891.68	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$10,614.81	
Original Project Code		School Property Tax Exemption	\$22,411.25	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,590,500.00	Total Exemptions	\$35,917.74	
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	\$403.53	\$403.53
Not For Profit	No	Local PILOT	\$1,481.27	\$1,481.27
Date Project approved	1/23/2014	School District PILOT	\$6,984.21	\$6,984.21
Did IDA took Title to Property	Yes	Total PILOT	\$8,869.01	\$8,869.01
Date IDA Took Title to Property	6/19/2014	Net Exemptions	\$27,048.73	
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			

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Run Date: 03/14/2024
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 17 03				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	1385 Washington Avenue Associates	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$48,423.36	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$177,752.88	
Original Project Code		School Property Tax Exemption		\$375,292.97	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$30,535,000.00	Total Exemptions		\$601,469.21	
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		\$28,374.80	\$28,374.80
Not For Profit	No	Local PILOT		\$104,158.45	\$104,158.45
Date Project approved	4/1/2017	School District PILOT		\$282,155.26	\$282,155.26
Did IDA took Title to Property	Yes	Total PILOT		\$414,688.51	\$414,688.51
Date IDA Took Title to Property	10/31/2009	Net Exemptions		\$186,780.70	
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				

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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	\$2,716.55	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$9,971.94	
Original Project Code		School Property Tax Exemption	\$21,053.94	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,305,500.00	Total Exemptions	\$33,742.43	
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	\$403.53	\$403.53
Not For Profit	No	Local PILOT	\$1,481.27	\$1,481.27
Date Project approved	1/23/2014	School District PILOT	\$6,712.75	\$6,712.75
Did IDA took Title to Property	Yes	Total PILOT	\$8,597.55	\$8,597.55
Date IDA Took Title to Property	6/19/2014	Net Exemptions	\$25,144.88	
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			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 22 01				
Project Type	Lease	State Sales Tax Exemption		\$651,644.50	
Project Name	1415 Washington Property LLC	Local Sales Tax Exemption		\$651,644.50	
		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	\$79,945,770.00	Total Exemptions		\$1,303,289.00	
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	\$1,303,289.00		
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	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	135.00		
Applicant Information		Net Employment Change	-10.00		
Applicant Name	1415 Washington Property LLC				
Address Line1	157 Columbus Ave	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	10023	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 14 04				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	144 State Street LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$89,507.35	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$328,564.35	
Original Project Code		School Property Tax Exemption		\$491,350.54	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$46,960,257.00	Total Exemptions		\$909,422.24	
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		\$46,771.32	\$46,771.32
Not For Profit	No	Local PILOT		\$171,688.54	\$171,688.54
Date Project approved	1/23/2014	School District PILOT		\$261,312.46	\$261,312.46
Did IDA took Title to Property	Yes	Total PILOT		\$479,772.32	\$479,772.32
Date IDA Took Title to Property	3/18/2014	Net Exemptions		\$429,649.92	
Year Financial Assistance is Planned to End	2031	Project Employment Information			
Notes	PILOT amended in 2024				
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		100.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		100.00	
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				

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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		\$53,669.22	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$197,009.44	
Original Project Code		School Property Tax Exemption		\$415,949.71	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$27,500,000.00	Total Exemptions		\$666,628.37	
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		\$29,418.12	\$29,418.12
Not For Profit	No	Local PILOT		\$107,988.28	\$107,988.28
Date Project approved	3/19/2015	School District PILOT		\$256,296.95	\$256,296.95
Did IDA took Title to Property	Yes	Total PILOT		\$393,703.35	\$393,703.35
Date IDA Took Title to Property	9/2/2015	Net Exemptions		\$272,925.02	
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	7.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	7.00		
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	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	12205	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		
Country	USA				

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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	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$0.00	
		Local Property Tax Exemption		\$0.00	
		School Property Tax Exemption		\$0.00	
		Mortgage Recording Tax Exemption		\$0.00	
		Total Exemptions		\$0.00	
Original Project Code	Construction	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Project Purpose Category	\$21,553,035.00				
Total Project Amount	\$21,553,035.00	Pilot payment Information			
Benefited Project Amount				Actual Payment Made	Payment Due Per Agreement
Bond/Note Amount	\$0.00	County PILOT		\$0.00	\$0.00
Annual Lease Payment		Local PILOT		\$0.00	\$0.00
Federal Tax Status of Bonds	No	School District PILOT		\$0.00	\$0.00
Not For Profit	2/21/2019	Total PILOT		\$0.00	\$0.00
Date Project approved	Yes	Net Exemptions		\$0.00	
Did IDA took Title to Property	4/9/2019	Project Employment Information			
Date IDA Took Title to Property	2024				
Year Financial Assistance is Planned to End	Notes		Project not receiving real property benefits		
Location of Project	Project not receiving real property benefits	# 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		4.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		4.00	
Applicant Name	"16 Sheridan Avenue, LLC"				
Address Line1	204 Lafayette Street	Project Status			
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12305	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 21 06 A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	191 North Pearl, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$249.38	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$915.43	
Original Project Code		School Property Tax Exemption	\$56,856.88	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,253,735.00	Total Exemptions	\$58,021.69	
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	\$249.38	\$249.38
Not For Profit	No	Local PILOT	\$915.43	\$915.43
Date Project approved	8/19/2021	School District PILOT	\$7,425.17	\$7,425.17
Did IDA took Title to Property	Yes	Total PILOT	\$8,589.98	\$8,589.98
Date IDA Took Title to Property	10/28/2021	Net Exemptions	\$49,431.71	
Year Financial Assistance is Planned to End	2042	Project Employment Information		
Notes				
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	0.00	
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			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 09 A				
Project Type	Lease	State Sales Tax Exemption		\$479,282.92	
Project Name	21 Erie Assoc, LLC	Local Sales Tax Exemption		\$479,282.92	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$0.00	
		Local Property Tax Exemption		\$0.00	
		School Property Tax Exemption		\$0.00	
		Mortgage Recording Tax Exemption		\$0.00	
		Total Exemptions		\$958,565.84	
Original Project Code		Total Exemptions Net of RPTL Section 485-b		\$0.00	
Project Purpose Category	Construction	Pilot payment Information			
Total Project Amount	\$65,051,119.00			Actual Payment Made	Payment Due Per Agreement
Benefited Project Amount	\$65,051,119.00				
Bond/Note Amount					
Annual Lease Payment	\$0.00				
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	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		\$958,565.84	
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		24.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		195.00	
Applicant Information		Net Employment Change		-22.00	
Applicant Name	"21 Erie Assoc., LLC"				
Address Line1	204 Lafayette Street	Project Status			
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12305	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 23 04				
Project Type	Lease	State Sales Tax Exemption		\$9,175.00	
Project Name	324 State Street LLC	Local Sales Tax Exemption		\$9,175.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$0.00	
		Local Property Tax Exemption		\$0.00	
		School Property Tax Exemption		\$0.00	
		Mortgage Recording Tax Exemption		\$55,000.00	
Original Project Code	Construction	Total Exemptions		\$73,350.00	
Project Purpose Category	\$6,500,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Total Project Amount	\$6,500,000.00	Pilot payment Information			
Benefited Project Amount				Actual Payment Made	Payment Due Per Agreement
Bond/Note Amount	\$0.00	County PILOT		\$0.00	\$0.00
Annual Lease Payment		Local PILOT		\$0.00	\$0.00
Federal Tax Status of Bonds	No	School District PILOT		\$0.00	\$0.00
Not For Profit	9/21/2023	Total PILOT		\$0.00	\$0.00
Date Project approved	Yes	Net Exemptions		\$73,350.00	
Did IDA took Title to Property	10/19/2023	Project Employment Information			
Date IDA Took Title to Property	2044				
Year Financial Assistance is Planned to End	Notes				
Notes	Project under construction				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	324 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)	50,000.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	45,000.00	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	56.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	324 State Street LLC				
Address Line1	363 Ontario 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				

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Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 18 09				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	351 Diamond Development	Local Sales Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$0.00	
		Local Property Tax Exemption		\$0.00	
		School Property Tax Exemption		\$0.00	
		Mortgage Recording Tax Exemption		\$0.00	
		Total Exemptions		\$0.00	
Original Project Code		Total Exemptions Net of RPTL Section 485-b		\$0.00	
Project Purpose Category	Construction	Pilot payment Information			
Total Project Amount	\$10,175,000.00			Actual Payment Made	Payment Due Per Agreement
Benefited Project Amount	\$10,175,000.00				
Bond/Note Amount					
Annual Lease Payment	\$0.00				
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	5/17/2018	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	6/7/2018	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2023	Project Employment Information			
Notes	Project beneficiary failed to report jobs for 2023. 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		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	351 Diamond Development LLC				
Address Line1	18 Computer Drive East	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting		Yes	
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	12205	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions		Yes	
Country	USA				

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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	\$41,159.86	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$151,089.95	
Original Project Code		School Property Tax Exemption	\$318,999.02	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$16,289,000.00	Total Exemptions	\$511,248.83	
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	\$7,693.26	\$7,693.26
Not For Profit	No	Local PILOT	\$28,240.49	\$28,240.49
Date Project approved	3/1/2018	School District PILOT	\$59,624.67	\$59,624.67
Did IDA took Title to Property	Yes	Total PILOT	\$95,558.42	\$95,558.42
Date IDA Took Title to Property	3/23/2018	Net Exemptions	\$415,690.41	
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			

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Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 01				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	39 Columbia Street, LLC	Local Sales Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$0.00	
		Local Property Tax Exemption		\$0.00	
		School Property Tax Exemption		\$0.00	
		Mortgage Recording Tax Exemption		\$0.00	
		Total Exemptions		\$0.00	
Original Project Code	Construction	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Project Purpose Category	\$5,322,264.00	Pilot payment Information			
Total Project Amount	\$5,322,264.00			Actual Payment Made	Payment Due Per Agreement
Benefited Project Amount	\$0.00	County PILOT		\$0.00	\$0.00
Bond/Note Amount	No	Local PILOT		\$0.00	\$0.00
Annual Lease Payment	10/17/2019	School District PILOT		\$0.00	\$0.00
Federal Tax Status of Bonds	Yes	Total PILOT		\$0.00	\$0.00
Not For Profit	4/10/2020	Net Exemptions		\$0.00	
Date Project approved	2025	Project Employment Information			
Did IDA took Title to Property	Project not receiving real property benefits.				
Date IDA Took Title to Property		# of FTEs before IDA Status	50.00		
Year Financial Assistance is Planned to End		Original Estimate of Jobs to be Created	2.00		
Notes		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	28,500.00		
Location of Project	ALBANY	Annualized Salary Range of Jobs to be Created	19,000.00	To:	38,000.00
Address Line1	NY	Original Estimate of Jobs to be Retained	50.00		
Address Line2	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	45,000.00		
City		Current # of FTEs	184.00		
State	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Zip - Plus4		Net Employment Change	134.00		
Province/Region	"39 Columbia Street Assoc, LLC"				
Country	204 Lafayette Street	Project Status			
Applicant Information					
Applicant Name	SCHENECTADY	Current Year Is Last Year for Reporting			
Address Line1	NY	There is no Debt Outstanding for this Project			
Address Line2	12305	IDA Does Not Hold Title to the Property			
City		The Project Receives No Tax Exemptions			
State	USA				
Zip - Plus4					
Province/Region					
Country					

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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	\$17,351.70	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$63,694.78	
Original Project Code		School Property Tax Exemption	\$134,479.98	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$6,250,000.00	Total Exemptions	\$215,526.46	
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	\$5,924.76	\$5,924.76
Not For Profit	No	Local PILOT	\$21,748.66	\$21,748.66
Date Project approved	5/6/2011	School District PILOT	\$47,326.58	\$47,326.58
Did IDA took Title to Property	No	Total PILOT	\$75,000.00	\$75,000.00
Date IDA Took Title to Property		Net Exemptions	\$140,526.46	
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			

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Certified Date: N/A

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

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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	\$4,842.34	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$17,775.29	
Original Project Code		School Property Tax Exemption	\$37,529.30	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,750,000.00	Total Exemptions	\$60,146.93	
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	\$2,152.26	\$2,152.26
Not For Profit	No	Local PILOT	\$7,900.52	\$7,900.52
Date Project approved	10/20/2011	School District PILOT	\$20,848.77	\$20,848.77
Did IDA took Title to Property	Yes	Total PILOT	\$30,901.55	\$30,901.55
Date IDA Took Title to Property	2/28/2012	Net Exemptions	\$29,245.38	
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	15.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-10.00	
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			

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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		\$11,301.21	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$41,484.56	
Original Project Code		School Property Tax Exemption		\$87,587.12	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,953,565.00	Total Exemptions		\$140,372.89	
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		\$2,562.40	\$2,562.40
Not For Profit	No	Local PILOT		\$9,406.09	\$9,406.09
Date Project approved	1/23/2014	School District PILOT		\$19,859.25	\$19,859.25
Did IDA took Title to Property	Yes	Total PILOT		\$31,827.74	\$31,827.74
Date IDA Took Title to Property	10/9/2014	Net Exemptions		\$108,545.15	
Year Financial Assistance is Planned to End	2035	Project Employment Information			
Notes	PILOT to a new entity at end of 2023.				
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		Yes	
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	12207	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions		Yes	
Country	USA				

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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	\$11,274.98	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$41,388.28	
Original Project Code		School Property Tax Exemption	\$87,383.84	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,032,000.00	Total Exemptions	\$140,047.10	
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	\$3,182.35	\$3,182.35
Not For Profit	No	Local PILOT	\$11,681.79	\$11,681.79
Date Project approved	12/19/2013	School District PILOT	\$27,800.00	\$27,800.00
Did IDA took Title to Property	Yes	Total PILOT	\$42,664.14	\$42,664.14
Date IDA Took Title to Property	5/2/2014	Net Exemptions	\$97,382.96	
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			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 03 A				
Project Type	Tax Exemptions	State Sales Tax Exemption		\$0.00	
Project Name	413 North Pearl Assoc, LLC	Local Sales Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption			
		Local Property Tax Exemption			
		School Property Tax Exemption			
Original Project Code		Mortgage Recording Tax Exemption		\$0.00	
Project Purpose Category	Construction	Total Exemptions		\$0.00	
Total Project Amount	\$17,925,000.00	Total Exemptions Net of RPTL Section 485-b			
Benefited Project Amount	\$17,925,000.00	Pilot payment Information			
Bond/Note Amount				Actual Payment Made	Payment Due Per Agreement
Annual Lease Payment		County PILOT			
Federal Tax Status of Bonds		Local PILOT			
Not For Profit		School District PILOT			
Date Project approved	3/18/2021	Total PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Net Exemptions		\$0.00	
Date IDA Took Title to Property	8/9/2021	Project Employment Information			
Year Financial Assistance is Planned to End	2026				
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	35.00		
Applicant Information		Net Employment Change	-12.00		
Applicant Name	"413 North Pearl Assoc, LLC"				
Address Line1	204 Lafayette Street	Project Status			
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting			
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				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 18 10				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	420 Broadway	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,375,553.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$1,375,553.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	4/19/2018	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	12/28/2018	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2023	Project Employment Information			
Notes	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		3.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		2.00	
Applicant Name	420 Broadway Albany LLC				
Address Line1	525 Union Street Suite 101	Project Status			
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting		Yes	
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	12305	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions		Yes	
Country	USA				

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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	\$6,658.21	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$24,441.02	
Original Project Code		School Property Tax Exemption	\$51,602.78	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,600,000.00	Total Exemptions	\$82,702.01	
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	\$791.84	\$791.84
Not For Profit	No	Local PILOT	\$2,906.70	\$2,906.70
Date Project approved	11/21/2019	School District PILOT	\$6,136.97	\$6,136.97
Did IDA took Title to Property	Yes	Total PILOT	\$9,835.51	\$9,835.51
Date IDA Took Title to Property	5/15/2020	Net Exemptions	\$72,866.50	
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			

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Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 02				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	45 Columbia Street, LLC	Local Sales Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$0.00	
		Local Property Tax Exemption		\$0.00	
		School Property Tax Exemption		\$0.00	
		Mortgage Recording Tax Exemption		\$0.00	
		Total Exemptions		\$0.00	
Original Project Code		Total Exemptions Net of RPTL Section 485-b		\$0.00	
Project Purpose Category	Construction	Pilot payment Information			
Total Project Amount	\$7,000,000.00			Actual Payment Made	Payment Due Per Agreement
Benefited Project Amount	\$7,000,000.00				
Bond/Note Amount					
Annual Lease Payment	\$0.00				
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	10/17/2019	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	2/27/2020	Net Exemptions		\$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				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 23 03				
Project Type	Lease	State Sales Tax Exemption		\$5,415.50	
Project Name	48 North Pearl Street LLC	Local Sales Tax Exemption		\$5,415.50	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$0.00	
		Local Property Tax Exemption		\$0.00	
		School Property Tax Exemption		\$0.00	
		Mortgage Recording Tax Exemption		\$65,200.00	
Original Project Code	Construction	Total Exemptions		\$76,031.00	
Project Purpose Category	\$8,153,044.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Total Project Amount	\$8,153,044.00	Pilot payment Information			
Benefited Project Amount				Actual Payment Made	Payment Due Per Agreement
Bond/Note Amount	\$0.00	County PILOT		\$0.00	\$0.00
Annual Lease Payment		Local PILOT		\$0.00	\$0.00
Federal Tax Status of Bonds	No	School District PILOT		\$0.00	\$0.00
Not For Profit	7/20/2023	Total PILOT		\$0.00	\$0.00
Date Project approved	Yes	Net Exemptions		\$76,031.00	
Did IDA took Title to Property	7/31/2023	Project Employment Information			
Date IDA Took Title to Property	2045				
Year Financial Assistance is Planned to End	Notes		Project under construction		
Location of Project	Project under construction	# of FTEs before IDA Status	0.00		
Address Line1	48 North Pearl Street	Original Estimate of Jobs to be Created	18.00		
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	25,000.00	To: 75,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	40.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	48 North Pearl Street LLC				
Address Line1	363 Ontario 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				

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Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 14 07			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	488 Broadway Arcade LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$25,946.85	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$95,245.92	
Original Project Code		School Property Tax Exemption	\$201,094.48	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$10,000,000.00	Total Exemptions	\$322,287.25	
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	\$4,035.28	\$4,035.28
Not For Profit	No	Local PILOT	\$14,812.74	\$14,812.74
Date Project approved	12/19/2013	School District PILOT	\$31,274.41	\$31,274.41
Did IDA took Title to Property	Yes	Total PILOT	\$50,122.43	\$50,122.43
Date IDA Took Title to Property	2/28/2014	Net Exemptions	\$272,164.82	
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			

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Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 04 A				
Project Type	Lease	State Sales Tax Exemption		\$124,498.99	
Project Name	563 New Scotland Ave, LLC	Local Sales Tax Exemption		\$124,498.99	
		County Real Property Tax Exemption		\$5,633.25	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$20,678.59	
Original Project Code		School Property Tax Exemption		\$88,037.48	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$37,943,000.00	Total Exemptions		\$363,347.30	
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		\$1,859.46	\$1,859.46
Not For Profit	No	Local PILOT		\$6,825.71	\$6,825.71
Date Project approved	1/16/2020	School District PILOT		\$14,411.24	\$14,411.24
Did IDA took Title to Property	Yes	Total PILOT		\$23,096.41	\$23,096.41
Date IDA Took Title to Property	9/24/2021	Net Exemptions		\$340,250.89	
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"				
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				

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Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 13 02			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	581 Livingston Avenue LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$7,667.03	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$28,144.21	
Original Project Code		School Property Tax Exemption	\$59,421.39	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,640,000.00	Total Exemptions	\$95,232.63	
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	\$6,960.86	\$6,960.86
Not For Profit	No	Local PILOT	\$25,551.98	\$25,551.98
Date Project approved	9/20/2012	School District PILOT	\$48,475.33	\$48,475.33
Did IDA took Title to Property	No	Total PILOT	\$80,988.17	\$80,988.17
Date IDA Took Title to Property		Net Exemptions	\$14,244.46	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	581 Livingston Avenue	Original Estimate of Jobs to be Created	1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	40,000.00	To: 70,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12206	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	55,000.00	
Province/Region		Current # of FTEs	4.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	4.00	
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	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			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 02 A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	61 North Pearl Partners, LP	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,720,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$4,720,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	7/22/2021	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	8/6/2021	Net Exemptions		\$0.00	
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		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		40.00	
Applicant Information		Net Employment Change		-8.00	
Applicant Name	"61 North Pearl Partnets, LP"				
Address Line1	204 Lafayette Street	Project Status			
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting			
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				

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Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 22 04 A				
Project Type	Lease	State Sales Tax Exemption		\$15,796.06	
Project Name	66 State Street Partners, LP	Local Sales Tax Exemption		\$15,796.06	
		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	\$8,116,866.00	Total Exemptions		\$31,592.12	
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	
Not For Profit	No	Local PILOT	\$0.00	\$0.00	
Date Project approved	7/22/2021	School District PILOT	\$0.00	\$0.00	
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	
Date IDA Took Title to Property	7/6/2022	Net Exemptions	\$31,592.12		
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	47.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	"66 State Street Partners, LP"				
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				

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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	\$26,269.67	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$96,430.94	
Original Project Code		School Property Tax Exemption	\$203,596.44	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$8,003,500.00	Total Exemptions	\$326,297.05	
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	\$13,639.25	\$13,639.25
Not For Profit	No	Local PILOT	\$50,067.06	\$50,067.06
Date Project approved	1/23/2014	School District PILOT	\$105,707.52	\$105,707.52
Did IDA took Title to Property	Yes	Total PILOT	\$169,413.83	\$169,413.83
Date IDA Took Title to Property	4/10/2015	Net Exemptions	\$156,883.22	
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			

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Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 22 02				
Project Type	Lease	State Sales Tax Exemption		\$286,757.72	
Project Name	705 Broadway Hotel, LLC	Local Sales Tax Exemption		\$286,757.72	
		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	\$36,546,517.00	Total Exemptions		\$573,515.44	
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		\$573,515.44	
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		25.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		402.00	
Applicant Information		Net Employment Change		25.00	
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				

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Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 14 08			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	733 Broadway LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$9,281.14	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$34,069.30	
Original Project Code		School Property Tax Exemption	\$71,931.15	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,141,667.00	Total Exemptions	\$115,281.59	
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	\$4,035.28	\$4,035.28
Not For Profit	No	Local PILOT	\$14,812.74	\$14,812.74
Date Project approved	4/24/2014	School District PILOT	\$31,274.41	\$31,274.41
Did IDA took Title to Property	Yes	Total PILOT	\$50,122.43	\$50,122.43
Date IDA Took Title to Property	8/23/2014	Net Exemptions	\$65,159.16	
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			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 05 A				
Project Type	Lease	State Sales Tax Exemption		\$232,305.73	
Project Name	745 Broadway Apartments, LLC	Local Sales Tax Exemption		\$232,305.73	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$2,057.99	
		Local Property Tax Exemption		\$7,554.50	
		School Property Tax Exemption		\$18,139.16	
		Mortgage Recording Tax Exemption		\$0.00	
		Total Exemptions		\$492,363.11	
Original Project Code		Total Exemptions Net of RPTL Section 485-b		\$0.00	
Project Purpose Category	Construction	Pilot payment Information			
Total Project Amount	\$22,700,000.00			Actual Payment Made	Payment Due Per Agreement
Benefited Project Amount	\$22,700,000.00				
Bond/Note Amount					
Annual Lease Payment	\$0.00				
Federal Tax Status of Bonds		County PILOT		\$2,057.99	\$2,057.99
Not For Profit	No	Local PILOT		\$7,554.50	\$7,554.50
Date Project approved	10/22/2020	School District PILOT		\$18,139.16	\$18,139.16
Did IDA took Title to Property	Yes	Total PILOT		\$27,751.65	\$27,751.65
Date IDA Took Title to Property	10/22/2021	Net Exemptions		\$464,611.46	
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	227.00		
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				

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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		43.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		43.00	
Applicant Name	"76 North Pearl, LLC"				
Address Line1	204 Lafayette Street	Project Status			
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12305	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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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	\$60,529.20	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$222,191.10	
Original Project Code		School Property Tax Exemption	\$469,116.21	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$18,500,000.00	Total Exemptions	\$751,836.51	
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	\$3,026.46	\$3,026.46
Not For Profit	No	Local PILOT	\$11,109.56	\$11,109.56
Date Project approved	10/20/2016	School District PILOT	\$23,455.81	\$23,455.81
Did IDA took Title to Property	Yes	Total PILOT	\$37,591.83	\$37,591.83
Date IDA Took Title to Property	5/7/2018	Net Exemptions	\$714,244.68	
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			

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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		\$68,095.35	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$249,964.99	
Original Project Code		School Property Tax Exemption		\$527,755.74	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$32,121,146.00	Total Exemptions		\$845,816.08	
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		\$15,313.89	\$15,313.89
Not For Profit	Yes	Local PILOT		\$56,214.35	\$56,214.35
Date Project approved	12/16/2021	School District PILOT		\$125,312.67	\$125,312.67
Did IDA took Title to Property	Yes	Total PILOT		\$196,840.91	\$196,840.91
Date IDA Took Title to Property	12/10/2014	Net Exemptions		\$648,975.17	
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		250.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		250.00	
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				

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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	\$1,278.38	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$4,692.68	
Original Project Code		School Property Tax Exemption	\$9,907.73	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,833,500.00	Total Exemptions	\$15,878.79	
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	\$403.53	\$403.53
Not For Profit	No	Local PILOT	\$1,481.27	\$1,481.27
Date Project approved	1/23/2014	School District PILOT	\$4,483.50	\$4,483.50
Did IDA took Title to Property	Yes	Total PILOT	\$6,368.30	\$6,368.30
Date IDA Took Title to Property	4/18/2014	Net Exemptions	\$9,510.49	
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	31.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	31.00	
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			

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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		\$144,335.51	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$529,828.01	
Original Project Code		School Property Tax Exemption		\$1,118,635.75	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$23,500,000.00	Total Exemptions		\$1,792,799.27	
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		\$40,598.75	\$40,598.75
Not For Profit	No	Local PILOT		\$149,030.25	\$149,030.25
Date Project approved	8/18/2011	School District PILOT		\$324,300.00	\$324,300.00
Did IDA took Title to Property	No	Total PILOT		\$513,929.00	\$513,929.00
Date IDA Took Title to Property		Net Exemptions		\$1,278,870.27	
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		136.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		-12.00	
Applicant Name	"Albany Hotel, Inc"				
Address Line1	2711 N. Haskell Ave	Project Status			
Address Line2					
City	DALLAS	Current Year Is Last Year for Reporting			
State	TX	There is no Debt Outstanding for this Project			
Zip - Plus4	75204	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 18 04				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	At Hudson Park	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$11,500,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$11,500,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	2/16/2017	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	5/25/2018	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2023	Project Employment Information			
Notes	Project not receiving real property benefits				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	160 Myrtle Avenue	Original Estimate of Jobs to be Created		2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		40,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created		30,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12202	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		3.16	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		3.16	
Applicant Name	"At Hudson Park, LLC"				
Address Line1	PO Box 9266	Project Status			
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting		Yes	
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	12309	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions		Yes	
Country	USA				

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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	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$43,167.41	
		Local Property Tax Exemption		\$158,459.29	
		School Property Tax Exemption		\$334,558.04	
		Mortgage Recording Tax Exemption		\$0.00	
		Total Exemptions		\$536,184.74	
Original Project Code		Total Exemptions Net of RPTL Section 485-b		\$0.00	
Project Purpose Category	Other Categories	Pilot payment Information			
Total Project Amount	\$21,650,371.00			Actual Payment Made	Payment Due Per Agreement
Benefited Project Amount	\$21,650,371.00	County PILOT		\$15,745.86	\$15,745.86
Bond/Note Amount		Local PILOT		\$57,800.03	\$57,800.03
Annual Lease Payment	\$0.00	School District PILOT		\$117,135.52	\$117,135.52
Federal Tax Status of Bonds		Total PILOT		\$190,681.41	\$190,681.41
Not For Profit	Yes	Net Exemptions		\$345,503.33	
Date Project approved	3/1/2017	Project Employment Information			
Did IDA took Title to Property	Yes				
Date IDA Took Title to Property	3/1/2017				
Year Financial Assistance is Planned to End	2022				
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	2.50		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.50		
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				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 23 01				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Clinton Avenue Apartments II 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	\$31,316,428.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$31,316,428.00	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	1/21/2021	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	1/27/2023	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2053	Project Employment Information			
Notes	Affordable Housing. Project under construction				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	Various properties on Clinton Avenue	Original Estimate of Jobs to be Created		17.00	
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		30,000.00	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		4.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		119.00	
Applicant Information		Net Employment Change		4.00	
Applicant Name	Home Leasing				
Address Line1	700 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				

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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	\$18,482.79	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$67,846.79	
Original Project Code		School Property Tax Exemption	\$143,246.20	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$9,050,000.00	Total Exemptions	\$229,575.78	
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	\$15,381.88	\$15,381.88
Not For Profit	No	Local PILOT	\$56,463.94	\$56,463.94
Date Project approved	5/19/2011	School District PILOT	\$124,519.08	\$124,519.08
Did IDA took Title to Property	No	Total PILOT	\$196,364.90	\$196,364.90
Date IDA Took Title to Property		Net Exemptions	\$33,210.88	
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	89.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	89.00	
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	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			

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

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

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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	\$2,356.60	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$8,650.64	
Original Project Code		School Property Tax Exemption	\$18,264.26	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$4,472,432.00	Total Exemptions	\$29,271.50	
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	\$2,248.98	\$2,248.98
Not For Profit	No	Local PILOT	\$8,255.58	\$8,255.58
Date Project approved	9/20/2012	School District PILOT	\$18,168.09	\$18,168.09
Did IDA took Title to Property	Yes	Total PILOT	\$28,672.65	\$28,672.65
Date IDA Took Title to Property	9/21/2012	Net Exemptions	\$598.85	
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	47.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	47.00	
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			

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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		\$50,566.09	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$185,618.44	
Original Project Code		School Property Tax Exemption		\$391,899.68	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$10,000,000.00	Total Exemptions		\$628,084.21	
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		\$22,194.04	\$22,194.04
Not For Profit	No	Local PILOT		\$81,470.07	\$81,470.07
Date Project approved	6/20/2013	School District PILOT		\$172,009.28	\$172,009.28
Did IDA took Title to Property	Yes	Total PILOT		\$275,673.39	\$275,673.39
Date IDA Took Title to Property	2/14/2014	Net Exemptions		\$352,410.82	
Year Financial Assistance is Planned to End	2029	Project Employment Information			
Notes	Relocation of a major tenant and the preparation for and anticipation of the sale of the facility.				
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	13.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-87.00		
Applicant Name	Fuller Road Management Corp				
Address Line1	257 Fuller Road	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting	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				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 20 03				
Project Type	Lease	State Sales Tax Exemption		\$162,209.25	
Project Name	Harmony Mills South, LLC	Local Sales Tax Exemption		\$162,209.25	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$27,238.14	
		Local Property Tax Exemption		\$99,986.00	
		School Property Tax Exemption		\$211,102.29	
		Mortgage Recording Tax Exemption		\$0.00	
Original Project Code		Total Exemptions		\$662,744.93	
Project Purpose Category	Construction	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Total Project Amount	\$23,135,000.00				
Benefited Project Amount	\$23,135,000.00	Pilot payment Information			
Bond/Note Amount				Actual Payment Made	Payment Due Per Agreement
Annual Lease Payment	\$0.00	County PILOT		\$27,238.14	\$27,238.14
Federal Tax Status of Bonds		Local PILOT		\$99,986.00	\$99,986.00
Not For Profit	No	School District PILOT		\$217,576.35	\$217,576.35
Date Project approved	8/22/2019	Total PILOT		\$344,800.49	\$344,800.49
Did IDA took Title to Property	Yes	Net Exemptions		\$317,944.44	
Date IDA Took Title to Property	9/12/2019	Project Employment Information			
Year Financial Assistance is Planned to End	2039				
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	21.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	308.00		
Applicant Information		Net Employment Change	17.00		
Applicant Name	"Harmony Mills South, LLC"				
Address Line1	90 State Street	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12207	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 08 A				
Project Type	Lease	State Sales Tax Exemption		\$196,998.66	
Project Name	Holland Ave OZ, LLC	Local Sales Tax Exemption		\$196,998.66	
		County Real Property Tax Exemption		\$2,376.78	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$8,724.70	
Original Project Code		School Property Tax Exemption		\$18,420.63	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$12,107,638.00	Total Exemptions		\$423,519.43	
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	\$2,376.78	\$2,376.78
Not For Profit	No		Local PILOT	\$8,724.70	\$8,724.70
Date Project approved	10/21/2021		School District PILOT	\$18,420.63	\$18,420.63
Did IDA took Title to Property	Yes		Total PILOT	\$29,522.11	\$29,522.11
Date IDA Took Title to Property	12/29/2021		Net Exemptions	\$393,997.32	
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		137.00	
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				

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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		\$32,093.39	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$117,808.68	
Original Project Code		School Property Tax Exemption		\$249,244.57	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$47,838,223.00	Total Exemptions		\$399,146.64	
Benefited Project Amount	\$47,838,223.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$2,458.67	\$2,458.67
Not For Profit	No	Local PILOT		\$9,003.42	\$9,003.42
Date Project approved	12/21/2017	School District PILOT		\$37,147.40	\$37,147.40
Did IDA took Title to Property	Yes	Total PILOT		\$48,609.49	\$48,609.49
Date IDA Took Title to Property	6/28/2018	Net Exemptions		\$350,537.15	
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		7.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		5.00	
Applicant Name	Clinton Avenue Apartments Housing Development Fund Corporation				
Address Line1	180 Clinton Square	Project Status			
Address Line2					
City	ROCHESTER	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14604	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 23 02				
Project Type	Lease	State Sales Tax Exemption		\$124,415.00	
Project Name	IndusPAD-Flair, LLC	Local Sales Tax Exemption		\$124,415.00	
		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		\$89,175.00	
Total Project Amount	\$11,206,638.00	Total Exemptions		\$338,005.00	
Benefited Project Amount	\$11,206,638.00	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	3/16/2023	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	6/6/2023	Net Exemptions		\$338,005.00	
Year Financial Assistance is Planned to End	2028	Project Employment Information			
Notes	Project not receiving real property benefits. Project under construction				
Location of Project		# of FTEs before IDA Status		22.00	
Address Line1	42 Corporate Circle	Original Estimate of Jobs to be Created		13.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		32,240.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created		31,000.00	To: 34,000.00
State	NY	Original Estimate of Jobs to be Retained		22.00	
Zip - Plus4	12203	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		33,000.00	
Province/Region		Current # of FTEs		22.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		58.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	"IndusPAD-Flair, LLC"				
Address Line1	46 Stafford Street	Project Status			
Address Line2					
City	LAWRENCE	Current Year Is Last Year for Reporting			
State	MA	There is no Debt Outstanding for this Project			
Zip - Plus4	01841	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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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		\$16,544.65	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$60,732.23	
Original Project Code		School Property Tax Exemption		\$128,225.10	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$29,310,000.00	Total Exemptions		\$205,501.98	
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		\$7,559.18	\$7,559.18
Not For Profit	No	Local PILOT		\$27,748.30	\$27,748.30
Date Project approved	9/19/2013	School District PILOT		\$56,233.73	\$56,233.73
Did IDA took Title to Property	Yes	Total PILOT		\$91,541.21	\$91,541.21
Date IDA Took Title to Property	1/14/2014	Net Exemptions		\$113,960.77	
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		2.80	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		2.80	
Applicant Name	LV Apartments LP				
Address Line1	6 Fanuuil Hall Marketplace	Project Status			
Address Line2					
City	BOSTON	Current Year Is Last Year for Reporting			
State	MA	There is no Debt Outstanding for this Project			
Zip - Plus4	02109	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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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			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 20 04				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Loughlin Dawn, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$43,903.85	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$161,162.61	
Original Project Code		School Property Tax Exemption		\$853,791.50	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$51,687,445.00	Total Exemptions		\$1,058,857.96	
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		\$15,774.05	\$15,774.05
Not For Profit	No	Local PILOT		\$57,903.51	\$57,903.51
Date Project approved	11/15/2018	School District PILOT		\$122,252.76	\$122,252.76
Did IDA took Title to Property	Yes	Total PILOT		\$195,930.32	\$195,930.32
Date IDA Took Title to Property	4/9/2019	Net Exemptions		\$862,927.64	
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		0.00	
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				

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

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 22 03				
Project Type	Lease	State Sales Tax Exemption		\$15,000.00	
Project Name	Man Realty, LLC	Local Sales Tax Exemption		\$15,000.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$8,967,524.00	Total Exemptions		\$30,000.00	
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	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	6/16/2022	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	7/29/2022	Net Exemptions		\$30,000.00	
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	141.00		
Applicant Information		Net Employment Change	2.00		
Applicant Name	"Man Realty, LLC"				
Address Line1	482 Empire Blvd	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	11213	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 23 05				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Midtown Albany LLC	Local Sales Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$0.00	
		Local Property Tax Exemption		\$0.00	
		School Property Tax Exemption		\$0.00	
		Mortgage Recording Tax Exemption		\$35,000.00	
		Total Exemptions		\$35,000.00	
Original Project Code		Total Exemptions Net of RPTL Section 485-b		\$0.00	
Project Purpose Category	Construction	Pilot payment Information			
Total Project Amount	\$4,315,000.00			Actual Payment Made	Payment Due Per Agreement
Benefited Project Amount	\$4,315,000.00				
Bond/Note Amount					
Annual Lease Payment	\$0.00				
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	11/16/2023	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	12/27/2023	Net Exemptions		\$35,000.00	
Year Financial Assistance is Planned to End	2045	Project Employment Information			
Notes	Project under construction				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	102 Hackett Boulevard	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	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Midtown Albany LLC				
Address Line1	PO Box 3919	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				

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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	\$18,084.11	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$66,383.29	
Original Project Code		School Property Tax Exemption	\$140,156.29	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,382,700.00	Total Exemptions	\$224,623.69	
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	\$2,382.23	\$2,382.23
Not For Profit	No	Local PILOT	\$8,744.70	\$8,744.70
Date Project approved	10/18/2018	School District PILOT	\$18,462.85	\$18,462.85
Did IDA took Title to Property	Yes	Total PILOT	\$29,589.78	\$29,589.78
Date IDA Took Title to Property	5/16/2019	Net Exemptions	\$195,033.91	
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			

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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	135.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	14.00	
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			

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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	\$3,914.22	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$14,368.36	
Original Project Code		School Property Tax Exemption	\$30,336.18	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,557,000.00	Total Exemptions	\$48,618.76	
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	\$953.83	\$953.83
Not For Profit	No	Local PILOT	\$3,501.33	\$3,501.33
Date Project approved	6/18/2015	School District PILOT	\$7,392.43	\$7,392.43
Did IDA took Title to Property	Yes	Total PILOT	\$11,847.59	\$11,847.59
Date IDA Took Title to Property	8/28/2015	Net Exemptions	\$36,771.17	
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			

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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	\$89,849.54	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$329,820.47	
Original Project Code		School Property Tax Exemption	\$719,962.03	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$52,583,536.00	Total Exemptions	\$1,139,632.04	
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	\$15,206.65	\$15,206.65
Not For Profit	No	Local PILOT	\$55,820.70	\$55,820.70
Date Project approved	9/18/2014	School District PILOT	\$172,806.15	\$172,806.15
Did IDA took Title to Property	Yes	Total PILOT	\$243,833.50	\$243,833.50
Date IDA Took Title to Property	3/6/2015	Net Exemptions	\$895,798.54	
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			

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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	\$3,703.38	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$13,596.61	
Original Project Code		School Property Tax Exemption	\$28,706.78	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,550,000.00	Total Exemptions	\$46,006.77	
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	\$1,794.36	\$1,794.36
Not For Profit	No	Local PILOT	\$6,586.77	\$6,586.77
Date Project approved	9/15/2011	School District PILOT	\$16,865.70	\$16,865.70
Did IDA took Title to Property	Yes	Total PILOT	\$25,246.83	\$25,246.83
Date IDA Took Title to Property	2/13/2012	Net Exemptions	\$20,759.94	
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			

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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		200.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		20.00	
Applicant Name	Prime Managemnt				
Address Line1	302 Washington Avenue	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12203	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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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	\$11,581.25	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$42,512.56	
Original Project Code		School Property Tax Exemption	\$89,757.57	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,183,500.00	Total Exemptions	\$143,851.38	
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	\$2,368.23	\$2,368.23
Not For Profit	No	Local PILOT	\$8,693.30	\$8,693.30
Date Project approved	9/21/2017	School District PILOT	\$18,354.33	\$18,354.33
Did IDA took Title to Property	Yes	Total PILOT	\$29,415.86	\$29,415.86
Date IDA Took Title to Property	1/17/2018	Net Exemptions	\$114,435.52	
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			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 93 03A			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	Rehabilitation Services	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,350,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$1,350,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount	\$1,350,000.00	Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00
Date Project approved	4/15/1993	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	6/1/1993	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	50.00	
Address Line1	Rehabilitation Services	Original Estimate of Jobs to be Created	9.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,600.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	23,000.00	To: 86,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12206	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	64.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	14.00	
Applicant Name	Rehabilitation Services			
Address Line1	2113 Western Avenue	Project Status		
Address Line2				
City	GUILDERLAND	Current Year Is Last Year for Reporting	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	12084	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	
Country	USA			

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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			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 99 05A			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	Sage Colleges	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$8,550,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$8,550,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount	\$8,550,000.00	Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00
Date Project approved	2/18/1999	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	4/1/1999	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2029	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	416.00	
Address Line1	140 New Scotland Ave	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	416.00	
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	42,430.00	
Province/Region		Current # of FTEs	321.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-95.00	
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			

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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		\$8,278.38	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$30,388.34	
Original Project Code		School Property Tax Exemption		\$64,159.46	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$15,302,400.00	Total Exemptions		\$102,826.18	
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		\$2,869.81	\$2,869.81
Not For Profit	No	Local PILOT		\$10,534.54	\$10,534.54
Date Project approved	12/20/2012	School District PILOT		\$21,348.94	\$21,348.94
Did IDA took Title to Property	Yes	Total PILOT		\$34,753.29	\$34,753.29
Date IDA Took Title to Property	4/15/2014	Net Exemptions		\$68,072.89	
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				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 14 12				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Sheridan Hollow Village LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$2,582.58	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$9,480.15	
Original Project Code		School Property Tax Exemption		\$20,015.62	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$15,302,400.00	Total Exemptions		\$32,078.35	
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		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	12/20/2012	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	4/15/2014	Net Exemptions		\$32,078.35	
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	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.00		
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				

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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	\$8,510.41	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$31,240.07	
Original Project Code		School Property Tax Exemption	\$65,957.74	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$6,500,000.00	Total Exemptions	\$105,708.22	
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	\$807.06	\$807.06
Not For Profit	No	Local PILOT	\$2,962.55	\$2,962.55
Date Project approved	7/19/2012	School District PILOT	\$6,254.88	\$6,254.88
Did IDA took Title to Property	Yes	Total PILOT	\$10,024.49	\$10,024.49
Date IDA Took Title to Property	10/30/2012	Net Exemptions	\$95,683.73	
Year Financial Assistance is Planned to End	2043	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	50 State St., 6th Floor	Original Estimate of Jobs to be Created	3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	45,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	25,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	3.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	3.00	
Applicant Name	"Sixty State Place, LLC"			
Address Line1	50 State Street, 6th Floor	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
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			

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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		\$60,044.97	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$220,413.57	
Original Project Code		School Property Tax Exemption		\$465,363.28	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$11,890,000.00	Total Exemptions		\$745,821.82	
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		\$789.97	\$789.97
Not For Profit	Yes	Local PILOT		\$2,899.82	\$2,899.82
Date Project approved	11/21/2002	School District PILOT		\$6,310.21	\$6,310.21
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		\$735,821.82	
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		8.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		-4.00	
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				

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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		\$6,955.89	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$25,533.76	
Original Project Code	0101 18 11	School Property Tax Exemption		\$53,909.90	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$0.00	Total Exemptions		\$86,399.55	
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		\$4,932.18	\$4,932.18
Not For Profit	No	Local PILOT		\$18,105.10	\$18,105.10
Date Project approved	9/20/2018	School District PILOT		\$14,537.01	\$14,537.01
Did IDA took Title to Property	Yes	Total PILOT		\$37,574.29	\$37,574.29
Date IDA Took Title to Property	12/20/2018	Net Exemptions		\$48,825.26	
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		127.29	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		127.29	
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				

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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	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$38,162.57	
		Local Property Tax Exemption		\$140,087.49	
		School Property Tax Exemption		\$295,769.33	
		Mortgage Recording Tax Exemption		\$0.00	
		Total Exemptions		\$474,019.39	
Original Project Code		Total Exemptions Net of RPTL Section 485-b		\$0.00	
Project Purpose Category	Construction	Pilot payment Information			
Total Project Amount	\$25,160,905.00			Actual Payment Made	Payment Due Per Agreement
Benefited Project Amount	\$25,160,905.00				
Bond/Note Amount					
Annual Lease Payment	\$0.00	County PILOT		\$7,300.95	\$7,300.95
Federal Tax Status of Bonds		Local PILOT		\$26,800.40	\$26,800.40
Not For Profit	No	School District PILOT		\$54,312.75	\$54,312.75
Date Project approved	9/20/2018	Total PILOT		\$88,414.10	\$88,414.10
Did IDA took Title to Property	Yes	Net Exemptions		\$385,605.29	
Date IDA Took Title to Property	12/20/2018	Project Employment Information			
Year Financial Assistance is Planned to End	2049				
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		3.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		3.00	
Applicant Name	The Swinburne Building LLC				
Address Line1	1055 Saw Mill River Road	Project Status			
Address Line2					
City	ARDSLEY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10502	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/14/2024
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 14 14				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	TMG-NY Albany I, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$37,049.92	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$136,003.17	
Original Project Code		School Property Tax Exemption		\$287,146.03	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$21,595,953.00	Total Exemptions		\$460,199.12	
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		\$4,303.04	\$4,303.04
Not For Profit	No	Local PILOT		\$15,795.65	\$15,795.65
Date Project approved	8/15/2013	School District PILOT		\$34,372.42	\$34,372.42
Did IDA took Title to Property	Yes	Total PILOT		\$54,471.11	\$54,471.11
Date IDA Took Title to Property	11/14/2014	Net Exemptions		\$405,728.01	
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		6.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		1.00	
Applicant Name	"TMG-NY Albany I, LLC"				
Address Line1	141-07 20th Avenue	Project Status			
Address Line2					
City	WHITESTONE	Current Year Is Last Year for Reporting			
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				

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Fiscal Year Ending: 12/31/2023

Run Date: 03/14/2024
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 07 A				
Project Type	Lease	State Sales Tax Exemption		\$140,000.00	
Project Name	TR Hackett, LLC	Local Sales Tax Exemption		\$140,000.00	
		County Real Property Tax Exemption		\$677.93	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$2,488.54	
Original Project Code		School Property Tax Exemption		\$12,780.29	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$6,797,500.00	Total Exemptions		\$295,946.76	
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		\$677.93	\$677.93
Not For Profit	No	Local PILOT		\$2,488.54	\$2,488.54
Date Project approved	8/19/2021	School District PILOT		\$12,780.29	\$12,780.29
Did IDA took Title to Property	Yes	Total PILOT		\$15,946.76	\$15,946.76
Date IDA Took Title to Property	12/1/2021	Net Exemptions		\$280,000.00	
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"				
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				

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Fiscal Year Ending: 12/31/2023

Run Date: 03/14/2024
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 20 07			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	TRPS2, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$13,114.66	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$48,141.41	
Original Project Code		School Property Tax Exemption	\$101,641.85	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,583,500.00	Total Exemptions	\$162,897.92	
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	\$2,610.54	\$2,610.54
Not For Profit	No	Local PILOT	\$9,582.81	\$9,582.81
Date Project approved	6/20/2019	School District PILOT	\$20,232.36	\$20,232.36
Did IDA took Title to Property	Yes	Total PILOT	\$32,425.71	\$32,425.71
Date IDA Took Title to Property	7/2/2019	Net Exemptions	\$130,472.21	
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			

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Fiscal Year Ending: 12/31/2023

Run Date: 03/14/2024
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 04				
Project Type	Lease	State Sales Tax Exemption		\$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				

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Run Date: 03/14/2024

Status: UNSUBMITTED

Certified Date: N/A

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
78	\$20,389,695.93	\$4,814,109.99	\$15,575,585.94	869

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/14/2024
Status: UNSUBMITTED
Certified Date: N/A

Additional Comments

Procurement Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2023

 Run Date: 02/29/2024
 Status: UNSUBMITTED
 Certified Date : N/A

Procurement Information:

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

Procurement Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2023

 Run Date: 02/29/2024
 Status: UNSUBMITTED
 Certified Date : N/A

Procurement Transactions Listing:

1. Vendor Name	Camoin Associates	Address Line1	PO Box 3547
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	SARATOGA SPRINGS
Award Date	4/20/2017	State	NY
End Date		Postal Code	12866
Fair Market Value		Plus 4	
Amount	\$9,000.00	Province/Region	
Amount Expended For Fiscal Year	\$9,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Reasonableness Analysis

2. Vendor Name	Capitalize Albany Corporation	Address Line1	21 Lodge Street
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	ALBANY
Award Date	1/1/2023	State	NY
End Date	12/31/2023	Postal Code	12207
Fair Market Value	\$632,228.00	Plus 4	
Amount	\$632,228.00	Province/Region	
Amount Expended For Fiscal Year	\$632,228.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Professional Services

Procurement Report for Albany City Industrial Development Agency

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 Certified Date : N/A

3. Vendor Name	Capitalize Albany Corporation	Address Line1	21 Lodge Street
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	ALBANY
Award Date	1/1/2023	State	NY
End Date	12/31/2023	Postal Code	12207
Fair Market Value	\$250,000.00	Plus 4	
Amount	\$250,000.00	Province/Region	
Amount Expended For Fiscal Year	\$187,500.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Contract for services for economic development program

4. Vendor Name	City School District of Albany	Address Line1	1 Academy Park
Type of Procurement	Other	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	ALBANY
Award Date		State	NY
End Date		Postal Code	12207
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$33,633.30	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	AHCC Operations

Procurement Report for Albany City Industrial Development Agency

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 Certified Date : N/A

5. Vendor Name	City of Albany	Address Line1	24 Eagle Street
Type of Procurement	Legal Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	ALBANY
Award Date	1/1/2023	State	NY
End Date	12/31/2023	Postal Code	12207
Fair Market Value	\$42,000.00	Plus 4	
Amount	\$42,000.00	Province/Region	
Amount Expended For Fiscal Year	\$0.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Legal Services

6. Vendor Name	Hodgson Russ	Address Line1	140 Pearl Street
Type of Procurement	Legal Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	BUFFALO
Award Date	1/1/2023	State	NY
End Date	12/31/2023	Postal Code	14202
Fair Market Value	\$34,834.10	Plus 4	
Amount	\$34,834.10	Province/Region	
Amount Expended For Fiscal Year	\$34,834.10	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Legal Services

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7. Vendor Name	NYSEDC	Address Line1	111 Washington Avenue
Type of Procurement	Other	Address Line2	6th Floor
Award Process	Non Contract Procurement/Purchase Order	City	ALBANY
Award Date		State	NY
End Date		Postal Code	12210
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$1,500.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Conference Sponsorship

8. Vendor Name	Teal, Becker, and Chiamonte CPAs, PC	Address Line1	7 Washington Square
Type of Procurement	Financial Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	ALBANY
Award Date	10/21/2022	State	NY
End Date	10/20/2023	Postal Code	12205
Fair Market Value	\$8,200.00	Plus 4	
Amount	\$8,200.00	Province/Region	
Amount Expended For Fiscal Year	\$8,200.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Auditing Services

Procurement Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2023

 Run Date: 02/29/2024
 Status: UNSUBMITTED
 Certified Date : N/A

9. Vendor Name	W-ZHA, LLC	Address Line1	1031 Skidmore Drive
Type of Procurement	Consulting Services	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	ANNAPOLIS
Award Date	4/20/2017	State	MD
End Date		Postal Code	21409
Fair Market Value		Plus 4	
Amount	\$59,000.00	Province/Region	
Amount Expended For Fiscal Year	\$59,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	3rd Part Analysis for IDA projects

10. Vendor Name	Zimmerman-Volk Associates, Inc.	Address Line1	PO Box 4907
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	CLINTON
Award Date	6/16/2022	State	NJ
End Date		Postal Code	08809
Fair Market Value		Plus 4	
Amount	\$30,500.00	Province/Region	
Amount Expended For Fiscal Year	\$5,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Multi Family Market Study

Procurement Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 02/29/2024
Status: UNSUBMITTED
Certified Date : N/A

Additional Comments

Investment Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date : 02/29/2024
Status: UNSUBMITTED
Certified Date: N/A

Investment Information

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

Additional Comments

Mission Statement and Performance Measurements

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

Agency’s Mission Statement:

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

Date Adopted: December 16, 2010. **The mission statement did not change during 2023.**

Agency Stakeholders:

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

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

List of Performance Measurements:

- A. Number of firms assisted (with cash, loans, technical assistance, and problem-solving) by the Agency. **79**
- B. Number of jobs created with help from Agency assistance. **1,449**
- C. Number of jobs retained with help from Agency assistance. **1,040**
- D. Capital investment made in the City (both total and private funds leveraged with public assistance). **\$1,239,349,717**
- E. Number and dimension of efforts to support local efforts that support continued job growth and economic gains for the City. **Continue to assist projects that support the Albany 2030 initiative (as well as neighborhood plans and IMPACT Downtown). This initiative supports increased job opportunities for all residents, encourages investment in urban land and buildings for employment and housing including the promotion of a variety of housing types to meet the varied needs of Albany’s households.**
- F. Number and dimension of efforts to support regional efforts that support continued job growth and economic gains in the region. **Many of the entities that receive assistance from the agency create and retain permanent jobs as well as temporary construction jobs by hiring local labor that encompasses workers from around the Capital Region.**

ADDITIONAL QUESTIONS:

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

2023 Assessment of the Effectiveness of Internal Controls

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

The primary mission of the IDA is as follows:

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

No changes have occurred with respect to funding sources, mission or objectives of the IDA during 2023. Accomplishments, including financial status, committee accomplishments and legal requirements are outlined on a monthly basis via publicly advertised and open meetings. Minutes of these meetings as well as supporting documents are maintained on the agency's website.

Risks Associated with IDA Operations:

Public meeting rules are in place and regularly followed. The Chair of the Board of Directors is regularly engaged as are other board members. The Treasurer regularly reviews financial information which is then presented to the board at publicly open meetings. Additionally, for both legal and financial aspects, IDA utilizes outside sources with expertise in the associated functions to lend additional controls. As such, risks are deemed to be low for all activities and functions within IDA. A review for 2023 finds no change to the differing levels of involvement and approval.

Internal Control Systems in Place

There has been a longstanding set of policies, procedures and guidelines in place at the IDA that are designed to ensure the IDA's mission is carried out in full and to minimize risk. These items remained in place during 2023. Some of the key internal controls in place include:

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

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

Extent to Which the Internal Control System is Effective

Management has reviewed the internal control system for 2023 and finds that the items as outlined above remain in place and functioning as expected. The IDA's most recent financial audit (for the calendar year 2022 and the year ended December 31, 2022) identified no material weaknesses or significant deficiencies. Policies and procedures in place are deemed sufficient. As noted previously, IDA staff regularly reviews updates to pertinent rules.

Corrective Action

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