

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026

Status: CERTIFIED

Certified Date: 03/27/2026

Governance Information (Authority-Related)

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

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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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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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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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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
Andrew, Biggane	CFO	Executive				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Corcione, Andrew	COO	Executive				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Mohl, Ashley	CEO	Executive				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No

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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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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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Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$5,320,575.00
	Investments		\$0.00
	Receivables, net		\$132,470.00
	Other assets		\$500.00
	Total current assets		\$5,453,545.00
Noncurrent Assets			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$0.00
	Other assets		\$0.00
	Capital Assets		
		Land and other nondepreciable property	\$0.00
		Buildings and equipment	\$1,334,775.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$0.00
		Net Capital Assets	\$1,334,775.00
	Total noncurrent assets		\$1,334,775.00
	Total assets		\$6,788,320.00
Liabilities			
Current Liabilities			
	Accounts payable		\$42,000.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$44,386.00
	Deferred revenues		\$9,875.00
	Bonds and notes payable		\$131,970.00
	Other long-term obligations due within one year		\$0.00
	Total current liabilities		\$228,231.00
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		\$1,376,836.00
	Other long-term obligations		\$0.00
	Total noncurrent liabilities		\$1,376,836.00
Total liabilities			\$1,605,067.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$0.00
	Restricted		\$9,875.00
	Unrestricted		\$5,173,378.00
	Total net assets		\$5,183,253.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$2,475,651.00
	Rental and financing income		\$0.00
	Other operating revenues		\$0.00
	Total operating revenue		\$2,475,651.00
Operating Expenses			
	Salaries and wages		\$0.00
	Other employee benefits		\$0.00
	Professional services contracts		\$747,754.00
	Supplies and materials		\$5,065.00
	Depreciation and amortization		\$20,003.00
	Other operating expenses		\$250,000.00
	Total operating expenses		\$1,022,822.00
Operating income (loss)			\$1,452,829.00
Nonoperating Revenues			
	Investment earnings		\$51,213.00
	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		\$0.00
	Total nonoperating revenue		\$51,213.00
Nonoperating Expenses			
	Interest and other financing charges		\$55,975.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$0.00
	Total nonoperating expenses		\$55,975.00
	Income (loss) before contributions		\$1,448,067.00
Capital contributions			\$0.00
Change in net assets			\$1,448,067.00
Net assets (deficit) beginning of year			\$3,735,186.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$5,183,253.00

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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?
	No

New Debt Issuances

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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	25,480,961.00	0.00	7,108,845.00	18,372,116.00
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS			0.00	25,480,961.00	0.00	7,108,845.00	18,372,116.00

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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 21 01 A			
Project Type	Lease	State Sales Tax Exemption	\$6,957.64	
Project Name	1211 Western Ave Property Associates, LLC	Local Sales Tax Exemption	\$6,957.64	
		County Real Property Tax Exemption	\$1,387.19	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$5,239.42	
Original Project Code		School Property Tax Exemption	\$11,136.52	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$35,735,314.00	Total Exemptions	\$31,678.41	
Benefited Project Amount	\$35,735,314.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$6,647.90	\$6,647.90
Not For Profit	No	Local PILOT	\$25,109.06	\$25,109.06
Date Project approved	9/17/2020	School District PILOT	\$53,389.89	\$53,389.89
Did IDA took Title to Property	Yes	Total PILOT	\$85,146.85	\$85,146.85
Date IDA Took Title to Property	7/30/2021	Net Exemptions	-\$53,468.44	
Year Financial Assistance is Planned to End	2039	Project Employment Information		
Notes	Project under construction. Base Assessed Value is higher than the current, resulting in PILOT payments that are greater than the net exemptions. Benefits were terminated by the CAIDA Board of Directors on March 19, 2026. 2026 will be the final reporting year.			
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	25.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	"1211 Western Ave Property Associates, 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		

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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		\$775.31	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$2,928.34	
Original Project Code		School Property Tax Exemption		\$6,224.26	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$2,351,500.00	Total Exemptions		\$9,927.91	
Benefited Project Amount	\$2,351,500.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$476.32
Not For Profit	No			Local PILOT	\$1,799.06
Date Project approved	1/23/2014			School District PILOT	\$4,624.06
Did IDA took Title to Property	Yes			Total PILOT	\$6,899.44
Date IDA Took Title to Property	6/19/2014			Net Exemptions	\$3,028.47
Year Financial Assistance is Planned to End	2027			Project Employment Information	
Notes	AV decreased from \$514,800 in 2023 to \$279,000 in 2024 as a result of a citywide reassessment.				
Location of Project		# of FTEs before IDA Status		17.00	
Address Line1	132 State Street	Original Estimate of Jobs to be Created		3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		40,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created		30,000.00	To: 70,000.00
State	NY	Original Estimate of Jobs to be Retained		17.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		40,000.00	
Province/Region		Current # of FTEs		22.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		5.00	
Applicant Name	132 State Street Properties LLC				
Address Line1	302 Washington Ave Ext.	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
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 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	\$975.58	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$3,684.76	
Original Project Code		School Property Tax Exemption	\$7,832.03	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,590,500.00	Total Exemptions	\$12,492.37	
Benefited Project Amount	\$3,590,500.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$556.43	\$556.43
Not For Profit	No	Local PILOT	\$2,101.63	\$2,101.63
Date Project approved	1/23/2014	School District PILOT	\$5,588.72	\$5,588.72
Did IDA took Title to Property	Yes	Total PILOT	\$8,246.78	\$8,246.78
Date IDA Took Title to Property	6/19/2014	Net Exemptions	\$4,245.59	
Year Financial Assistance is Planned to End	2027	Project Employment Information		
Notes	AV decreased from 716,600 in 2023 to 352,200 in 2024 as part of citywide reassessment.			
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	30.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	30.00	
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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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	\$39,493.49	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$149,166.67	
Original Project Code		School Property Tax Exemption	\$317,057.19	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$30,535,000.00	Total Exemptions	\$505,717.35	
Benefited Project Amount	\$30,535,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$23,855.31	\$23,855.31
Not For Profit	No	Local PILOT	\$90,101.37	\$90,101.37
Date Project approved	4/1/2017	School District PILOT	\$242,441.63	\$242,441.63
Did IDA took Title to Property	Yes	Total PILOT	\$356,398.31	\$356,398.31
Date IDA Took Title to Property	10/31/2009	Net Exemptions	\$149,319.04	
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	Project Status		
Address Line1	2711 Centerville Road			
Address Line2				
City	WILMINGTON	Current Year Is Last Year for Reporting	Yes	
State	DE	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	19808	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 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	\$904.39	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$3,415.88	
Original Project Code		School Property Tax Exemption	\$7,260.53	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,305,500.00	Total Exemptions	\$11,580.80	
Benefited Project Amount	\$1,305,500.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$527.95	\$527.95
Not For Profit	No	Local PILOT	\$1,994.08	\$1,994.08
Date Project approved	1/23/2014	School District PILOT	\$5,245.82	\$5,245.82
Did IDA took Title to Property	Yes	Total PILOT	\$7,767.85	\$7,767.85
Date IDA Took Title to Property	6/19/2014	Net Exemptions	\$3,812.95	
Year Financial Assistance is Planned to End	2027	Project Employment Information		
Notes	AV decreased from 673,000 in 2023 to 325,500 in 2024 due to citywide reassessment.			
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		\$0.00	
Project Name	1415 Washington Property 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	\$79,945,770.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$79,945,770.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	9/23/2021	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	4/11/2022	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2039	Project Employment Information			
Notes	Student housing. PILOT should have begun with January 2025 taxes. CAIDA Staff notified the CoA of the oversight.				
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	9.50		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-1.50		
Applicant Name	1415 Washington Property LLC	Project Status			
Address Line1	157 Columbus Ave				
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10023	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 24 01				
Project Type	Lease	State Sales Tax Exemption	\$10,158.00		
Project Name	144 State Street LLC	Local Sales Tax Exemption	\$10,158.00		
		County Real Property Tax Exemption	\$49,267.01		
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$186,081.18		
Original Project Code	0101 14 04	School Property Tax Exemption	\$395,519.82		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$3,500,000.00	Total Exemptions	\$651,184.01		
Benefited Project Amount	\$3,500,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$14,394.22	\$14,394.22
Not For Profit	No		Local PILOT	\$54,366.88	\$54,366.88
Date Project approved	9/21/2023		School District PILOT	\$115,558.04	\$115,558.04
Did IDA took Title to Property	Yes		Total PILOT	\$184,319.14	\$184,319.14
Date IDA Took Title to Property	3/28/2024		Net Exemptions	\$466,864.87	
Year Financial Assistance is Planned to End	2035	Project Employment Information			
Notes	Renovation of existing project ID 0101 14 04, with amendment to PILOT. Per ABO guidance, the previous project was closed and reporting will be under this project going forward.				
Location of Project		# of FTEs before IDA Status	91.00		
Address Line1	144 State 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	91.00		
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	50,440.00		
Province/Region		Current # of FTEs	83.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	13.00		
Applicant Information		Net Employment Change	-8.00		
Applicant Name	"144 State Street LLC and 144 Real Properties, Inc. "				
Address Line1	302 Washington Avenue Extension	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12203	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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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		\$5,132.18	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$19,384.20	
Original Project Code		School Property Tax Exemption		\$41,201.56	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$3,253,735.00	Total Exemptions		\$65,717.94	
Benefited Project Amount	\$3,253,735.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$725.12	\$725.12
Not For Profit	No	Local PILOT		\$2,738.77	\$2,738.77
Date Project approved	8/19/2021	School District PILOT		\$5,821.32	\$5,821.32
Did IDA took Title to Property	Yes	Total PILOT		\$9,285.21	\$9,285.21
Date IDA Took Title to Property	10/28/2021	Net Exemptions		\$56,432.73	
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		No	
State	NY	There is no Debt Outstanding for this Project		No	
Zip - Plus4	10804	IDA Does Not Hold Title to the Property		No	
Province/Region		The Project Receives No Tax Exemptions		No	
Country	USA				

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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		\$0.00	
Project Name	21 Erie Assoc, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$65,051,119.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$65,051,119.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	12/16/2021	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	12/31/2021	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2027	Project Employment Information			
Notes	Project not receiving real property benefits.				
Location of Project		# of FTEs before IDA Status	46.00		
Address Line1	19-21 Erie Blvd	Original Estimate of Jobs to be Created	3.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	52,500.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	40,000.00	To: 65,000.00	
State	NY	Original Estimate of Jobs to be Retained	46.00		
Zip - Plus4	12204	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	42,500.00		
Province/Region		Current # of FTEs	28.50		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-17.50		
Applicant Name	"21 Erie Assoc., LLC"	Project Status			
Address Line1	204 Lafayette Street				
Address Line2		Current Year Is Last Year for Reporting			
City	SCHENECTADY	There is no Debt Outstanding for this Project			
State	NY	IDA Does Not Hold Title to the Property			
Zip - Plus4	12305	The Project Receives No Tax Exemptions			
Province/Region					
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	\$118,650.00	
Project Name	324 State Street LLC	Local Sales Tax Exemption	\$118,650.00	
		County Real Property Tax Exemption	\$7,393.02	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$27,923.37	
Original Project Code		School Property Tax Exemption	\$59,351.77	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$6,500,000.00	Total Exemptions	\$331,968.16	
Benefited Project Amount	\$6,500,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,484.37	\$2,484.37
Not For Profit	No	Local PILOT	\$9,383.47	\$9,383.47
Date Project approved	9/21/2023	School District PILOT	\$19,944.77	\$19,944.77
Did IDA took Title to Property	Yes	Total PILOT	\$31,812.61	\$31,812.61
Date IDA Took Title to Property	10/19/2023	Net Exemptions	\$300,155.55	
Year Financial Assistance is Planned to End	2044	Project Employment Information		
Notes				
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	1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1.00	
Applicant Name	324 State Street LLC			
Address Line1	363 Ontario Street	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting	No	
State	NY	There is no Debt Outstanding for this Project	No	
Zip - Plus4	12208	IDA Does Not Hold Title to the Property	No	
Province/Region		The Project Receives No Tax Exemptions	No	
Country	USA			

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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	\$40,653.83	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$153,549.25	
Original Project Code		School Property Tax Exemption	\$326,372.46	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$16,289,000.00	Total Exemptions	\$520,575.54	
Benefited Project Amount	\$16,289,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$6,520.95	\$6,520.95
Not For Profit	No	Local PILOT	\$24,629.59	\$24,629.59
Date Project approved	3/1/2018	School District PILOT	\$52,350.75	\$52,350.75
Did IDA took Title to Property	Yes	Total PILOT	\$83,501.29	\$83,501.29
Date IDA Took Title to Property	3/23/2018	Net Exemptions	\$437,074.25	
Year Financial Assistance is Planned to End	2039	Project Employment Information		
Notes	AV increased from 10,200,000 in 2023 to 14,676,700 in 2024 due to citywide reassessment			
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	15.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	12.00	
Applicant Name	"363 Ontario Street, LLC."	Project Status		
Address Line1	PO Box 1366			
Address Line2				
City	GUILDERLAND	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12084	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 21 01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	39 Columbia Street, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,322,264.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$5,322,264.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	10/17/2019	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	4/10/2020	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2025	Project Employment Information		
Notes	Project not receiving real property benefits.			
Location of Project		# of FTEs before IDA Status	50.00	
Address Line1	39 Columbia Street	Original Estimate of Jobs to be Created	2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	28,500.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	19,000.00	To: 38,000.00
State	NY	Original Estimate of Jobs to be Retained	50.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	45,000.00	
Province/Region		Current # of FTEs	154.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	104.00	
Applicant Name	"39 Columbia Street Assoc, LLC"	Project Status		
Address Line1	204 Lafayette Street			
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 11 04				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	39 Sheridan Realty, LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$16,786.77		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$63,403.53		
Original Project Code		School Property Tax Exemption	\$134,765.65		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$6,250,000.00	Total Exemptions	\$214,955.95		
Benefited Project Amount	\$6,175,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$6,042.37	\$6,042.37	
Not For Profit	No	Local PILOT	\$22,822.00	\$22,822.00	
Date Project approved	5/6/2011	School District PILOT	\$46,135.63	\$46,135.63	
Did IDA took Title to Property	No	Total PILOT	\$75,000.00	\$75,000.00	
Date IDA Took Title to Property		Net Exemptions	\$139,955.95		
Year Financial Assistance is Planned to End	2042	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	49 Sheridan Ave	Original Estimate of Jobs to be Created	1.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,750.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	30,750.00	To: 30,750.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12210	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.00		
Applicant Name	"39 Sheridan Realty, LLC"				
Address Line1	646 Plank Road	Project Status			
Address Line2					
City	CLIFTON PARK	Current Year Is Last Year for Reporting	No		
State	NY	There is no Debt Outstanding for this Project	No		
Zip - Plus4	12065	IDA Does Not Hold Title to the Property	No		
Province/Region		The Project Receives No Tax Exemptions	No		
Country	USA				

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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	\$5,875.08	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$22,190.14	
Original Project Code		School Property Tax Exemption	\$29,877.14	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,750,000.00	Total Exemptions	\$57,942.36	
Benefited Project Amount	\$1,750,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,491.53	\$3,491.53
Not For Profit	No	Local PILOT	\$13,187.49	\$13,187.49
Date Project approved	10/20/2011	School District PILOT	\$22,890.45	\$22,890.45
Did IDA took Title to Property	Yes	Total PILOT	\$39,569.47	\$39,569.47
Date IDA Took Title to Property	2/28/2012	Net Exemptions	\$18,372.89	
Year Financial Assistance is Planned to End	2027	Project Employment Information		
Notes	AV was lowered from \$2,121,000 in 2024 to \$1,344,000 in 2025.			
Location of Project		# of FTEs before IDA Status	25.00	
Address Line1	4-6 Sheridan Avenue	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	25.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-25.00	
Applicant Name	"4-6 Sheridan of Albany, LLC"	Project Status		
Address Line1	140 Seneca Way, Suite 501			
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 06				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	412 Broadway Realty LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$9,694.85		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$36,617.39		
Original Project Code		School Property Tax Exemption	\$77,831.09		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$3,032,000.00	Total Exemptions	\$124,143.33		
Benefited Project Amount	\$3,032,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$3,311.03	\$3,311.03	
Not For Profit	No	Local PILOT	\$12,505.74	\$12,505.74	
Date Project approved	12/19/2013	School District PILOT	\$29,595.95	\$29,595.25	
Did IDA took Title to Property	Yes	Total PILOT	\$45,412.72	\$45,412.02	
Date IDA Took Title to Property	5/2/2014	Net Exemptions	\$78,730.61		
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	
		County Real Property Tax Exemption			
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption			
Original Project Code		School Property Tax Exemption			
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$17,925,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$17,925,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT			
Not For Profit		Local PILOT			
Date Project approved	3/18/2021	School District PILOT			
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	8/9/2021	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2026	Project Employment Information			
Notes	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		2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		-10.00	
Applicant Name	"413 North Pearl Assoc, LLC"	Project Status			
Address Line1	204 Lafayette Street				
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting		No	
State	NY	There is no Debt Outstanding for this Project		No	
Zip - Plus4	12305	IDA Does Not Hold Title to the Property		No	
Province/Region		The Project Receives No Tax Exemptions		No	
Country	USA				

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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	\$5,200.04		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$19,640.52		
Original Project Code		School Property Tax Exemption	\$41,746.37		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$2,600,000.00	Total Exemptions	\$66,586.93		
Benefited Project Amount	\$2,600,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$606.51	\$606.51
Not For Profit	No		Local PILOT	\$2,290.78	\$2,290.78
Date Project approved	11/21/2019		School District PILOT	\$4,869.11	\$4,869.11
Did IDA took Title to Property	Yes		Total PILOT	\$7,766.40	\$7,766.40
Date IDA Took Title to Property	5/15/2020		Net Exemptions	\$58,820.53	
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	No		
State	NY	There is no Debt Outstanding for this Project	No		
Zip - Plus4	12198	IDA Does Not Hold Title to the Property	No		
Province/Region		The Project Receives No Tax Exemptions	No		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 02				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	45 Columbia Street, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$7,000,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$7,000,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	10/17/2019	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	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	0.50		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.50		
Applicant Name	"45 Columbia Street Assoc, LLC"	Project Status			
Address Line1	204 Lafayette Street				
Address Line2		Current Year Is Last Year for Reporting	Yes		
City	SCHENECTADY	There is no Debt Outstanding for this Project	Yes		
State	NY	IDA Does Not Hold Title to the Property	Yes		
Zip - Plus4	12305	The Project Receives No Tax Exemptions	Yes		
Province/Region					
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	\$103,376.00	
Project Name	48 North Pearl Street LLC	Local Sales Tax Exemption	\$103,376.00	
		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	\$8,153,044.00	Total Exemptions	\$206,752.00	
Benefited Project Amount	\$8,153,044.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	7/20/2023	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	7/31/2023	Net Exemptions	\$206,752.00	
Year Financial Assistance is Planned to End	2045	Project Employment Information		
Notes	Project under construction. PILOT should have commenced with 2025 School Taxes. CAIDA Staff notified the CoA of the oversight.			
Location of Project		# 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	15.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	90.00	
Applicant Information		Net Employment Change	15.00	
Applicant Name	48 North Pearl Street LLC	Project Status		
Address Line1	363 Ontario Street			
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 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	\$20,220.69	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$76,373.40	
Original Project Code		School Property Tax Exemption	\$162,333.42	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$10,000,000.00	Total Exemptions	\$258,927.51	
Benefited Project Amount	\$10,000,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$5,387.57	\$5,387.57
Not For Profit	No	Local PILOT	\$20,348.80	\$20,348.80
Date Project approved	12/19/2013	School District PILOT	\$50,256.65	\$50,256.65
Did IDA took Title to Property	Yes	Total PILOT	\$75,993.02	\$75,993.02
Date IDA Took Title to Property	2/28/2014	Net Exemptions	\$182,934.49	
Year Financial Assistance is Planned to End	2034	Project Employment Information		
Notes	Building lost two tenants in 2025, resulting in the loss of 10 FTEs.			
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	10.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	10.00	
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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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 21 04 A			
Project Type	Lease	State Sales Tax Exemption	\$181,677.92	
Project Name	563 New Scotland Ave, LLC	Local Sales Tax Exemption	\$181,677.92	
		County Real Property Tax Exemption	\$10,686.49	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$40,362.82	
Original Project Code		School Property Tax Exemption	\$252,233.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$285,000.00	
Total Project Amount	\$37,943,000.00	Total Exemptions	\$951,638.15	
Benefited Project Amount	\$37,943,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,228.37	\$2,228.37
Not For Profit	No	Local PILOT	\$8,416.54	\$8,416.54
Date Project approved	1/16/2020	School District PILOT	\$34,533.66	\$34,533.66
Did IDA took Title to Property	Yes	Total PILOT	\$45,178.57	\$45,178.57
Date IDA Took Title to Property	9/24/2021	Net Exemptions	\$906,459.58	
Year Financial Assistance is Planned to End	2048	Project Employment Information		
Notes	Project under construction. AV increased from \$3,858,000 in 2024 to \$11,342,710 in 2025.			
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	7.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	162.00	
Applicant Information		Net Employment Change	5.00	
Applicant Name	"563 New Scotland Ave, LLC"	Project Status		
Address Line1	PO Box 1366			
Address Line2				
City	GUILDERLAND	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12084	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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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			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	7/22/2021	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	8/6/2021	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2026	Project Employment Information			
Notes	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	4.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-4.00		
Applicant Name	"61 North Pearl Partnets, LP"	Project Status			
Address Line1	204 Lafayette Street				
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting	No		
State	NY	There is no Debt Outstanding for this Project	No		
Zip - Plus4	12305	IDA Does Not Hold Title to the Property	No		
Province/Region		The Project Receives No Tax Exemptions	No		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 22 04 A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	66 State Street 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	\$8,116,866.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$8,116,866.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	7/22/2021	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	7/6/2022	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2027	Project Employment Information			
Notes	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	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.00		
Applicant Name	"66 State Street Partners, LP"	Project Status			
Address Line1	204 Lafayette Street				
Address Line2		Current Year Is Last Year for Reporting	No		
City	SCHENECTADY	There is no Debt Outstanding for this Project	No		
State	NY	IDA Does Not Hold Title to the Property	No		
Zip - Plus4	12305	The Project Receives No Tax Exemptions	No		
Province/Region					
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	\$17,111.96		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$64,631.78		
Original Project Code		School Property Tax Exemption	\$137,376.33		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$8,003,500.00	Total Exemptions	\$219,120.07		
Benefited Project Amount	\$8,003,500.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$8,902.23	\$8,902.23	
Not For Profit	No	Local PILOT	\$33,623.65	\$33,623.65	
Date Project approved	1/23/2014	School District PILOT	\$71,467.84	\$71,467.84	
Did IDA took Title to Property	Yes	Total PILOT	\$113,993.72	\$113,993.72	
Date IDA Took Title to Property	4/10/2015	Net Exemptions	\$105,126.35		
Year Financial Assistance is Planned to End	2030	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	67 Howard Street	Original Estimate of Jobs to be Created	2.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	40,000.00	To: 40,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	2.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	2.00		
Applicant Name	67 Howard Street LLC				
Address Line1	302 Washington Avenue Ext	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting	No		
State	NY	There is no Debt Outstanding for this Project	No		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property	No		
Province/Region		The Project Receives No Tax Exemptions	No		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 24 06				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	701 40 Steuben LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$10,031.12		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$37,887.49		
Original Project Code		School Property Tax Exemption	\$80,530.72		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$5,393,100.00	Total Exemptions	\$128,449.33		
Benefited Project Amount	\$5,393,100.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$1,758.92	\$1,758.92	
Not For Profit	No	Local PILOT	\$6,643.44	\$6,643.44	
Date Project approved	1/23/2014	School District PILOT	\$14,120.78	\$14,120.78	
Did IDA took Title to Property	Yes	Total PILOT	\$22,523.14	\$22,523.14	
Date IDA Took Title to Property	10/9/2014	Net Exemptions	\$105,926.19		
Year Financial Assistance is Planned to End	2035	Project Employment Information			
Notes	Ownership transfer of project code 0101 14 05. No change to agreements.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	40 Steuben Place	Original Estimate of Jobs to be Created	3.00		
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	40,000.00	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	0.75		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.75		
Applicant Name	701 40 Steuben LLC	Project Status			
Address Line1	204 Lafayette Street, Suite 2				
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 22 02			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	705 Broadway Hotel, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$25,336.80	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$95,696.92	
Original Project Code		School Property Tax Exemption	\$203,406.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$36,546,517.00	Total Exemptions	\$324,439.72	
Benefited Project Amount	\$36,546,517.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,753.96	\$2,753.96
Not For Profit	No	Local PILOT	\$10,401.70	\$10,401.70
Date Project approved	6/20/2019	School District PILOT	\$0.00	\$21,708.48
Did IDA took Title to Property	Yes	Total PILOT	\$13,155.66	\$34,864.14
Date IDA Took Title to Property	8/2/2022	Net Exemptions	\$311,284.06	
Year Financial Assistance is Planned to End	2033	Project Employment Information		
Notes	AV increased from 2,165,000 in 2023 to 9,147,000 in 2024 due to a citywide reassessment. School PILOT payment not made due to billing dispute with the School District.			
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	27.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	27.00	
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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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	\$10,213.39	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$38,575.89	
Original Project Code		School Property Tax Exemption	\$81,993.94	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,141,667.00	Total Exemptions	\$130,783.22	
Benefited Project Amount	\$5,141,667.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,769.96	\$2,769.96
Not For Profit	No	Local PILOT	\$10,462.11	\$10,462.11
Date Project approved	4/24/2014	School District PILOT	\$22,237.46	\$22,237.46
Did IDA took Title to Property	Yes	Total PILOT	\$35,469.53	\$35,469.53
Date IDA Took Title to Property	8/23/2014	Net Exemptions	\$95,313.69	
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	7.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	2.00	
Applicant Name	733 Broadway LLC			
Address Line1	733 Broadway	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting	No	
State	NY	There is no Debt Outstanding for this Project	No	
Zip - Plus4	12207	IDA Does Not Hold Title to the Property	No	
Province/Region		The Project Receives No Tax Exemptions	No	
Country	USA			

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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	\$0.00		
Project Name	745 Broadway Apartments, LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$18,584.47		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$70,193.43		
Original Project Code		School Property Tax Exemption	\$149,197.76		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$22,700,000.00	Total Exemptions	\$237,975.66		
Benefited Project Amount	\$22,700,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$3,129.86	\$3,129.86	
Not For Profit	No	Local PILOT	\$11,821.45	\$11,821.45	
Date Project approved	10/22/2020	School District PILOT	\$25,126.77	\$25,126.77	
Did IDA took Title to Property	Yes	Total PILOT	\$40,078.08	\$40,078.08	
Date IDA Took Title to Property	10/22/2021	Net Exemptions	\$197,897.58		
Year Financial Assistance is Planned to End	2040	Project Employment Information			
Notes					
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	2.70		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	2.70		
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 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	\$20,774.68		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$78,465.83		
Original Project Code		School Property Tax Exemption	\$166,780.91		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$18,500,000.00	Total Exemptions	\$266,021.42		
Benefited Project Amount	\$18,500,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$2,077.47	\$2,077.47
Not For Profit	No		Local PILOT	\$7,846.58	\$7,846.58
Date Project approved	10/20/2016		School District PILOT	\$16,678.09	\$16,678.09
Did IDA took Title to Property	Yes		Total PILOT	\$26,602.14	\$26,602.14
Date IDA Took Title to Property	5/7/2018		Net Exemptions	\$239,419.28	
Year Financial Assistance is Planned to End	2036	Project Employment Information			
Notes	AV was lowered from 10,513,700 to 7,300,000 via Supreme Court Order.				
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."	Project Status			
Address Line1	PO Box 6515				
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12206	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 25 02				
Project Type	Lease	State Sales Tax Exemption	\$168,356.50		
Project Name	AFP107 Corp	Local Sales Tax Exemption	\$168,356.50		
		County Real Property Tax Exemption	\$47,291.48		
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$178,619.60		
Original Project Code	0101 11 06	School Property Tax Exemption	\$379,660.07		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$11,318,179.00	Total Exemptions	\$942,284.15		
Benefited Project Amount	\$11,318,179.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$45,648.59	\$45,648.59
Not For Profit	No		Local PILOT	\$172,414.44	\$172,414.44
Date Project approved	6/26/2025		School District PILOT	\$348,542.97	\$348,542.97
Did IDA took Title to Property	Yes		Total PILOT	\$566,606.00	\$566,606.00
Date IDA Took Title to Property	10/31/2011		Net Exemptions	\$375,678.15	
Year Financial Assistance is Planned to End	2042	Project Employment Information			
Notes	Renovation of existing project ID 0101 14 04, with no amendment to the PILOT agreement. Per ABO guidance, will report under this project going forward and close previous project.				
Location of Project		# of FTEs before IDA Status	150.00		
Address Line1	1233 Broadway, 33 Centre 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	150.00		
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	55,110.00		
Province/Region		Current # of FTEs	137.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	30.00		
Applicant Information		Net Employment Change	-13.00		
Applicant Name	AFP107 Corp	Project Status			
Address Line1	9 Park Place				
Address Line2					
City	GREAT NECK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11021	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	\$19,357.57		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$73,113.41		
Original Project Code		School Property Tax Exemption	\$155,404.23		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$32,121,146.00	Total Exemptions	\$247,875.21		
Benefited Project Amount	\$18,100,265.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$5,816.91	\$5,816.91	
Not For Profit	Yes	Local PILOT	\$21,970.43	\$21,970.43	
Date Project approved	12/16/2021	School District PILOT	\$38,851.06	\$38,851.06	
Did IDA took Title to Property	Yes	Total PILOT	\$66,638.40	\$66,638.40	
Date IDA Took Title to Property	12/10/2014	Net Exemptions	\$181,236.81		
Year Financial Assistance is Planned to End	2025	Project Employment Information			
Notes	Pilot modification agreement. Final reporting year.				
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	329.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	329.00		
Applicant Name	Albany Medical Center	Project Status			
Address Line1	43 New Scotland Avenue				
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	12208	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 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	\$579.75		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$2,189.72		
Original Project Code		School Property Tax Exemption	\$4,654.30		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$1,833,500.00	Total Exemptions	\$7,423.77		
Benefited Project Amount	\$1,833,500.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$398.10	\$398.10	
Not For Profit	No	Local PILOT	\$1,503.61	\$1,503.61	
Date Project approved	1/23/2014	School District PILOT	\$3,682.08	\$3,682.08	
Did IDA took Title to Property	Yes	Total PILOT	\$5,583.79	\$5,583.79	
Date IDA Took Title to Property	4/18/2014	Net Exemptions	\$1,839.98		
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	30.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	30.00		
Applicant Name	Aeon Nexus Corporation	Project Status			
Address Line1	302 Washington Ave				
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting	No		
State	NY	There is no Debt Outstanding for this Project	No		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property	No		
Province/Region		The Project Receives No Tax Exemptions	No		
Country	USA				

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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	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$23,500,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$11,000,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	8/18/2011	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	No	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2042	Project Employment Information		
Notes	Ownership changed in 2015 to AFP 107 Corp. Additional Sales and Mortgage Recording Tax Benefits were approved in 2025. Per ABO guidance, this project will be closed out and reported under Project Code 0101 25 02 for the remainder of the term of assistance.			
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	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-148.00	
Applicant Name	"Albany Hotel, Inc"			
Address Line1	2711 N. Haskell Ave	Project Status		
Address Line2				
City	DALLAS	Current Year Is Last Year for Reporting	Yes	
State	TX	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	75204	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		
		County Real Property Tax Exemption	\$36,363.72		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$137,345.53		
Original Project Code		School Property Tax Exemption	\$291,931.09		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$21,650,371.00	Total Exemptions	\$465,640.34		
Benefited Project Amount	\$21,650,371.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$16,964.54	\$16,964.54
Not For Profit	Yes		Local PILOT	\$64,074.97	\$64,074.97
Date Project approved	3/1/2017		School District PILOT	\$120,220.59	\$120,220.59
Did IDA took Title to Property	Yes		Total PILOT	\$201,260.10	\$201,260.10
Date IDA Took Title to Property	3/1/2017		Net Exemptions	\$264,380.24	
Year Financial Assistance is Planned to End	2022	Project Employment Information			
Notes	Financial assistance is planned to end in 2051. Affordable housing.				
Location of Project		# of FTEs before IDA Status	2.00		
Address Line1	2 Thurlow Avenue	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00 To: 0.00		
State	NY	Original Estimate of Jobs to be Retained	2.00		
Zip - Plus4	12203	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	46,800.00		
Province/Region		Current # of FTEs	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"	Project Status			
Address Line1	641 Lexington Avenue				
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 25 01				
Project Type	Lease	State Sales Tax Exemption	\$53,044.50		
Project Name	Centre Square, LLC	Local Sales Tax Exemption	\$53,044.50		
		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	\$19,526.00		
Total Project Amount	\$1,986,000.00	Total Exemptions	\$125,615.00		
Benefited Project Amount	\$1,986,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	
Not For Profit	No	Local PILOT	\$0.00	\$0.00	
Date Project approved	10/23/2024	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	5/14/2025	Net Exemptions	\$125,615.00		
Year Financial Assistance is Planned to End	2046	Project Employment Information			
Notes	Project under construction.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	16, 40 Lodge 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	12204	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	106.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	"Centre Square, LLC"				
Address Line1	PO Box 160	Project Status			
Address Line2					
City	ULSTER PARK	Current Year Is Last Year for Reporting	No		
State	NY	There is no Debt Outstanding for this Project	No		
Zip - Plus4	12487	IDA Does Not Hold Title to the Property	No		
Province/Region		The Project Receives No Tax Exemptions	No		
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		
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. PILOT was due to commence with school taxes in 2024. The CoA was notified.			
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	2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	131.00	
Applicant Information		Net Employment Change	2.00	
Applicant Name	Home Leasing	Project Status		
Address Line1	700 Clinton Square			
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 24 04				
Project Type	Lease	State Sales Tax Exemption	\$169,039.54		
Project Name	Colvin Avenue Commons, LLC	Local Sales Tax Exemption	\$169,039.54		
		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	\$30,617,894.00	Total Exemptions	\$338,079.08		
Benefited Project Amount	\$30,617,894.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	
Not For Profit	No	Local PILOT	\$0.00	\$0.00	
Date Project approved	8/22/2024	School District PILOT	\$0.00	\$0.00	
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	
Date IDA Took Title to Property	10/22/2024	Net Exemptions	\$338,079.08		
Year Financial Assistance is Planned to End	2058	Project Employment Information			
Notes	Affordable Housing. Project under construction.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	60 Colvin Avenue	Original Estimate of Jobs to be Created	12.00		
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	30,000.00	To: 60,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12206	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	50.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Colvin Avenue Commons LLC				
Address Line1	1055 Saw Mill River Road	Project Status			
Address Line2					
City	ARDSLEY	Current Year Is Last Year for Reporting	No		
State	NY	There is no Debt Outstanding for this Project	No		
Zip - Plus4	10502	IDA Does Not Hold Title to the Property	No		
Province/Region		The Project Receives No Tax Exemptions	No		
Country	USA				

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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			
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	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	10/20/2005	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	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	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 25 04				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Equity Residential Development, 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	\$29,434,342.00	Total Exemptions	\$0.00		
Benefited Project Amount	\$29,434,342.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	
Not For Profit	No	Local PILOT	\$0.00	\$0.00	
Date Project approved	11/21/2024	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	8/15/2025	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2057	Project Employment Information			
Notes	Project under construction.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	67-71 Livingston Ave, 788-794 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)	50,000.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	30,000.00	To: 85,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	17.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	"Equity Residential Development, LLC"	Project Status			
Address Line1	PO Box 6515				
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting	No		
State	NY	There is no Debt Outstanding for this Project	No		
Zip - Plus4	12206	IDA Does Not Hold Title to the Property	No		
Province/Region		The Project Receives No Tax Exemptions	No		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 24 03			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Forty-Eightcc, 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	\$115,634.77	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$10,591,197.00	Total Exemptions	\$115,634.77	
Benefited Project Amount	\$10,591,197.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	4/18/2024	School District PILOT	\$77,439.71	\$77,439.71
Did IDA took Title to Property	Yes	Total PILOT	\$77,439.71	\$77,439.71
Date IDA Took Title to Property	5/17/2024	Net Exemptions	\$38,195.06	
Year Financial Assistance is Planned to End	2039	Project Employment Information		
Notes	Project under construction. PILOT commenced with 2025 School taxes.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	48 Corporate Circle	Original Estimate of Jobs to be Created	10.00	
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: 90,000.00
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	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Forty-Eightcc LLC			
Address Line1	25 Corporate Circle	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 24 05				
Project Type	Lease	State Sales Tax Exemption	\$240,545.25		
Project Name	Freedom Springs, LLC	Local Sales Tax Exemption	\$240,545.25		
		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	\$46,347,781.00	Total Exemptions	\$481,090.50		
Benefited Project Amount	\$46,347,781.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	
Not For Profit	No	Local PILOT	\$0.00	\$0.00	
Date Project approved	4/18/2024	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	10/24/2024	Net Exemptions	\$481,090.50		
Year Financial Assistance is Planned to End	2058	Project Employment Information			
Notes	Affordable Housing. Project under construction.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	64 Colvin Avenue	Original Estimate of Jobs to be Created	9.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	55,500.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	50,000.00	To: 60,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12206	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	68.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	"Freedom Springs Albany, LLC"	Project Status			
Address Line1	305 W Commercial				
Address Line2					
City	SPRINGFIELD	Current Year Is Last Year for Reporting			
State	MO	There is no Debt Outstanding for this Project			
Zip - Plus4	65803	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 03				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Harmony Mills South, 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	\$23,135,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$23,135,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	8/22/2019	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	9/12/2019	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2039	Project Employment Information			
Notes	PILOT was set to commence in 2023. CoA confirmed that the PILOT has commenced as of January 2026.				
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	16.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	60.00		
Applicant Information		Net Employment Change	12.00		
Applicant Name	"Harmony Mills South, LLC"	Project Status			
Address Line1	90 State Street				
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12207	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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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	\$0.00		
Project Name	Holland Ave OZ, LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$22,965.71		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$86,741.35		
Original Project Code		School Property Tax Exemption	\$184,370.74		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$12,107,638.00	Total Exemptions	\$294,077.80		
Benefited Project Amount	\$12,107,638.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$7,392.18	\$7,392.18
Not For Profit	No		Local PILOT	\$27,920.23	\$27,920.23
Date Project approved	10/21/2021		School District PILOT	\$59,345.10	\$59,345.10
Did IDA took Title to Property	Yes		Total PILOT	\$94,657.51	\$94,657.51
Date IDA Took Title to Property	12/29/2021		Net Exemptions	\$199,420.29	
Year Financial Assistance is Planned to End	2044	Project Employment Information			
Notes					
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	2.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	2.00		
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	No		
State	NY	There is no Debt Outstanding for this Project	No		
Zip - Plus4	12866	IDA Does Not Hold Title to the Property	No		
Province/Region		The Project Receives No Tax Exemptions	No		
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	\$31,908.52		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$120,518.28		
Original Project Code		School Property Tax Exemption	\$256,586.87		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$47,838,223.00	Total Exemptions	\$409,013.67		
Benefited Project Amount	\$47,838,223.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$6,436.51	\$6,436.51
Not For Profit	No		Local PILOT	\$23,682.80	\$23,682.80
Date Project approved	12/21/2017		School District PILOT	\$47,407.40	\$47,407.40
Did IDA took Title to Property	Yes		Total PILOT	\$77,526.71	\$77,526.71
Date IDA Took Title to Property	6/28/2018		Net Exemptions	\$331,486.96	
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	9.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	7.00		
Applicant Name	Clinton Avenue Apartments Housing Development Fund Corporation				
Address Line1	180 Clinton Square	Project Status			
Address Line2					
City	ROCHESTER	Current Year Is Last Year for Reporting	No		
State	NY	There is no Debt Outstanding for this Project	No		
Zip - Plus4	14604	IDA Does Not Hold Title to the Property	No		
Province/Region		The Project Receives No Tax Exemptions	No		
Country	USA				

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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		\$0.00	
Project Name	IndusPAD-Flair, 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	\$11,206,638.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$11,206,638.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	3/16/2023	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	6/6/2023	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2028	Project Employment Information			
Notes	Project not receiving real property benefits.				
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	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-22.00		
Applicant Name	"IndusPAD-Flair, LLC"	Project Status			
Address Line1	46 Stafford Street				
Address Line2					
City	LAWRENCE	Current Year Is Last Year for Reporting	No		
State	MA	There is no Debt Outstanding for this Project	No		
Zip - Plus4	01841	IDA Does Not Hold Title to the Property	No		
Province/Region		The Project Receives No Tax Exemptions	No		
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	\$26,261.13	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$99,188.13	
Original Project Code		School Property Tax Exemption	\$210,826.64	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$29,310,000.00	Total Exemptions	\$336,275.90	
Benefited Project Amount	\$29,310,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$9,359.57	\$9,359.57
Not For Profit	No	Local PILOT	\$35,351.05	\$35,351.05
Date Project approved	9/19/2013	School District PILOT	\$66,327.37	\$66,327.37
Did IDA took Title to Property	Yes	Total PILOT	\$111,037.99	\$111,037.99
Date IDA Took Title to Property	1/14/2014	Net Exemptions	\$225,237.91	
Year Financial Assistance is Planned to End	2044	Project Employment Information		
Notes	Affordable Housing. AV increased from 4,100,000 in 2023 to 9,480,700 in 2024 due to citywide reassessment.			
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	4.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	4.00	
Applicant Name	LV Apartments LP			
Address Line1	6 Fanuuil Hall Marketplace	Project Status		
Address Line2				
City	BOSTON	Current Year Is Last Year for Reporting		
State	MA	There is no Debt Outstanding for this Project		
Zip - Plus4	02109	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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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			
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	220.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	47.00		
Applicant Name	Living Resources	Project Status			
Address Line1	300 Washington Ave. Ext				
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting	No		
State	NY	There is no Debt Outstanding for this Project	No		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property	No		
Province/Region		The Project Receives No Tax Exemptions	No		
Country	USA				

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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	\$105,194.66	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$397,319.55	
Original Project Code		School Property Tax Exemption	\$844,511.83	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$51,687,445.00	Total Exemptions	\$1,347,026.04	
Benefited Project Amount	\$51,687,445.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$16,730.43	\$16,730.43
Not For Profit	No	Local PILOT	\$63,190.72	\$63,190.72
Date Project approved	11/15/2018	School District PILOT	\$134,313.34	\$134,313.34
Did IDA took Title to Property	Yes	Total PILOT	\$214,234.49	\$214,234.49
Date IDA Took Title to Property	4/9/2019	Net Exemptions	\$1,132,791.55	
Year Financial Assistance is Planned to End	2042	Project Employment Information		
Notes	The current AV of the property is 37,977,000, resulting in total exemptions exceeding \$1M.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	1 & 2 Sandige Way	Original Estimate of Jobs to be Created	7.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	39,300.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	29,640.00	To: 52,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12203	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	7.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	7.00	
Applicant Name	"Loughlin Dawn, LLC"			
Address Line1	20 Corporate Woods Blvd	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
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 22 03				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Man Realty, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$17,723.29	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$66,940.76	
Original Project Code		School Property Tax Exemption		\$142,284.13	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$8,967,524.00	Total Exemptions		\$226,948.18	
Benefited Project Amount	\$8,967,524.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$3,670.19
Not For Profit	No			Local PILOT	\$13,862.30
Date Project approved	6/16/2022			School District PILOT	\$29,464.63
Did IDA took Title to Property	Yes			Total PILOT	\$46,997.12
Date IDA Took Title to Property	7/29/2022			Net Exemptions	\$179,951.06
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		53.00	
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		No	
State	NY	There is no Debt Outstanding for this Project		No	
Zip - Plus4	11213	IDA Does Not Hold Title to the Property		No	
Province/Region		The Project Receives No Tax Exemptions		No	
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	
		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	\$33,578.56	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$4,315,000.00	Total Exemptions	\$33,578.56	
Benefited Project Amount	\$4,315,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	11/16/2023	School District PILOT	\$19,368.82	\$19,368.82
Did IDA took Title to Property	Yes	Total PILOT	\$19,368.82	\$19,368.82
Date IDA Took Title to Property	12/27/2023	Net Exemptions	\$14,209.74	
Year Financial Assistance is Planned to End	2045	Project Employment Information		
Notes	PILOT commenced with 2025 School taxes. There was a slight discrepancy in billing involving the Base AV. The Treasurer's office was notified of the oversight.			
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	\$7,755.88	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$29,293.91	
Original Project Code		School Property Tax Exemption	\$59,774.28	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,382,700.00	Total Exemptions	\$96,824.07	
Benefited Project Amount	\$5,382,700.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$1,169.48	\$1,169.48
Not For Profit	No	Local PILOT	\$4,417.10	\$4,417.10
Date Project approved	10/18/2018	School District PILOT	\$9,139.59	\$9,139.59
Did IDA took Title to Property	Yes	Total PILOT	\$14,726.17	\$14,726.17
Date IDA Took Title to Property	5/16/2019	Net Exemptions	\$82,097.90	
Year Financial Assistance is Planned to End	2037	Project Employment Information		
Notes	AV decreased from 4,063,100 to 2,800,000 via Supreme Court Order.			
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			
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	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	3/21/2002	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	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	139.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	18.00		
Applicant Name	Research Foundation SUNY	Project Status			
Address Line1	State University Plaza P.O. Box 9				
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting	No		
State	NY	There is no Debt Outstanding for this Project	No		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property	No		
Province/Region		The Project Receives No Tax Exemptions	No		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 25 03				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Northgate Landing, 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	\$80,962,365.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$80,962,365.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$0.00
Not For Profit	No			Local PILOT	\$0.00
Date Project approved	1/18/2024			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$0.00
Date IDA Took Title to Property	6/26/2025			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2058	Project Employment Information			
Notes	Project under construction.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	500-502 Northern Boulevard	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		50,000.00	To: 60,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12204	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		100.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	"Northgate Landing, LLC"				
Address Line1	1000 University Ave	Project Status			
Address Line2					
City	ROCHESTER	Current Year Is Last Year for Reporting		No	
State	NY	There is no Debt Outstanding for this Project		No	
Zip - Plus4	14607	IDA Does Not Hold Title to the Property		No	
Province/Region		The Project Receives No Tax Exemptions		No	
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	\$2,508.47		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$9,474.49		
Original Project Code		School Property Tax Exemption	\$20,138.24		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$2,557,000.00	Total Exemptions	\$32,121.20		
Benefited Project Amount	\$2,557,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$761.41	\$761.41	
Not For Profit	No	Local PILOT	\$2,875.86	\$2,875.86	
Date Project approved	6/18/2015	School District PILOT	\$7,802.52	\$7,802.52	
Did IDA took Title to Property	Yes	Total PILOT	\$11,439.79	\$11,439.79	
Date IDA Took Title to Property	8/28/2015	Net Exemptions	\$20,681.41		
Year Financial Assistance is Planned to End	2036	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	1 Columbia Place	Original Estimate of Jobs to be Created	1.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,750.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	30,750.00	To: 30,750.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.00		
Applicant Name	One Columbia Place Realty LLC				
Address Line1	646 Plank Road Suite 205	Project Status			
Address Line2					
City	CLIFTON PARK	Current Year Is Last Year for Reporting	No		
State	NY	There is no Debt Outstanding for this Project	No		
Zip - Plus4	12065	IDA Does Not Hold Title to the Property	No		
Province/Region		The Project Receives No Tax Exemptions	No		
Country	USA				

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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	\$91,819.09	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$346,800.11	
Original Project Code		School Property Tax Exemption	\$737,131.61	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$52,583,536.00	Total Exemptions	\$1,175,750.81	
Benefited Project Amount	\$52,583,536.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$18,171.51	\$18,171.51
Not For Profit	No	Local PILOT	\$68,633.69	\$68,633.69
Date Project approved	9/18/2014	School District PILOT	\$156,483.14	\$156,483.14
Did IDA took Title to Property	Yes	Total PILOT	\$243,288.34	\$243,288.34
Date IDA Took Title to Property	3/6/2015	Net Exemptions	\$932,462.47	
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	10.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	10.00	
Applicant Name	Park South Partners LLC			
Address Line1	255 Washington Ave. Ext	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting	No	
State	NY	There is no Debt Outstanding for this Project	No	
Zip - Plus4	12205	IDA Does Not Hold Title to the Property	No	
Province/Region		The Project Receives No Tax Exemptions	No	
Country	USA			

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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	\$1,630.12		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$6,156.95		
Original Project Code		School Property Tax Exemption	\$13,086.74		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$1,550,000.00	Total Exemptions	\$20,873.81		
Benefited Project Amount	\$1,550,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$1,299.80	\$1,299.80
Not For Profit	No		Local PILOT	\$4,909.35	\$4,909.35
Date Project approved	9/15/2011		School District PILOT	\$11,319.04	\$11,319.04
Did IDA took Title to Property	Yes		Total PILOT	\$17,528.19	\$17,528.19
Date IDA Took Title to Property	2/13/2012		Net Exemptions	\$3,345.62	
Year Financial Assistance is Planned to End	2027	Project Employment Information			
Notes	The property was sold and PILOT terminated early. This is the final reporting year. The building owner did not submit annual reporting to CAIDA, despite numerous attempts.				
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	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-4.00		
Applicant Name	"MCK 27 Enterprises, LLC"				
Address Line1	PO Box 9174	Project Status			
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting	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 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			
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	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	5/17/2001	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	7/1/2001	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2013	Project Employment Information			
Notes	Financial Institution indicates bonds will mature in 2029 per confirmation received.				
Location of Project		# of FTEs before IDA Status	180.00		
Address Line1	302 Washington Avenue	Original Estimate of Jobs to be Created	20.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	68,000.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	24,500.00	To:	178,000.00
State	NY	Original Estimate of Jobs to be Retained	180.00		
Zip - Plus4	12203	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	68,000.00		
Province/Region		Current # of FTEs	202.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	22.00		
Applicant Name	Prime Managemnt	Project Status			
Address Line1	302 Washington Avenue				
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting	No		
State	NY	There is no Debt Outstanding for this Project	No		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property	No		
Province/Region		The Project Receives No Tax Exemptions	No		
Country	USA				

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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	\$11,079.83	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$41,848.44	
Original Project Code		School Property Tax Exemption	\$88,949.82	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,183,500.00	Total Exemptions	\$141,878.09	
Benefited Project Amount	\$5,183,500.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$1,938.64	\$1,938.64
Not For Profit	No	Local PILOT	\$7,322.22	\$7,322.22
Date Project approved	9/21/2017	School District PILOT	\$15,563.55	\$15,563.55
Did IDA took Title to Property	Yes	Total PILOT	\$24,824.41	\$24,824.41
Date IDA Took Title to Property	1/17/2018	Net Exemptions	\$117,053.68	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes	Assistance is scheduled to end in 2039.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	79-91 Dana Avenue	Original Estimate of Jobs to be Created	1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	35,000.00	To: 45,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1.00	
Applicant Name	Reckde LLC			
Address Line1	204 Winding Brook Road	Project Status		
Address Line2				
City	NEW ROCHELLE	Current Year Is Last Year for Reporting	No	
State	NY	There is no Debt Outstanding for this Project	No	
Zip - Plus4	10804	IDA Does Not Hold Title to the Property	No	
Province/Region		The Project Receives No Tax Exemptions	No	
Country	USA			

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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			
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	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	4/15/2004	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	6/1/2004	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2034	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	130 New Scotland Ave	Original Estimate of Jobs to be Created	9.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	32,857.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	21,250.00	To:	111,200.00
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	6.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	6.00		
Applicant Name	Renaissance Corp. of America				
Address Line1	130 New Scotland Ave.	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting	No		
State	NY	There is no Debt Outstanding for this Project	No		
Zip - Plus4	12208	IDA Does Not Hold Title to the Property	No		
Province/Region		The Project Receives No Tax Exemptions	No		
Country	USA				

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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			
Bond/Note Amount	\$8,550,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	2/18/1999	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	4/1/1999	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2029	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	416.00		
Address Line1	140 New Scotland Ave	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	416.00		
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	42,430.00		
Province/Region		Current # of FTEs	355.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-61.00		
Applicant Name	Sage Colleges				
Address Line1	140 New Scotland Ave	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting	No		
State	NY	There is no Debt Outstanding for this Project	No		
Zip - Plus4	12208	IDA Does Not Hold Title to the Property	No		
Province/Region		The Project Receives No Tax Exemptions	No		
Country	USA				

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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	\$2,381.21	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$8,994.06	
Original Project Code		School Property Tax Exemption	\$19,117.09	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$15,302,400.00	Total Exemptions	\$30,492.36	
Benefited Project Amount	\$15,302,400.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,146.83	\$2,146.83
Not For Profit	No	Local PILOT	\$8,108.57	\$8,108.57
Date Project approved	12/20/2012	School District PILOT	\$18,176.02	\$18,176.02
Did IDA took Title to Property	Yes	Total PILOT	\$28,431.42	\$28,431.42
Date IDA Took Title to Property	4/15/2014	Net Exemptions	\$2,060.94	
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	10.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-6.00	
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	\$12,941.30	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$48,879.19	
Original Project Code		School Property Tax Exemption	\$103,893.84	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$15,302,400.00	Total Exemptions	\$165,714.33	
Benefited Project Amount	\$15,302,400.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,630.83	\$3,630.83
Not For Profit	No	Local PILOT	\$13,713.62	\$13,713.62
Date Project approved	12/20/2012	School District PILOT	\$25,730.15	\$25,730.15
Did IDA took Title to Property	Yes	Total PILOT	\$43,074.60	\$43,074.60
Date IDA Took Title to Property	4/15/2014	Net Exemptions	\$122,639.73	
Year Financial Assistance is Planned to End	2036	Project Employment Information		
Notes	Affordable Housing. AV increased from 2,510,000 in 2023 to 3,184,600 in 2024 due to a citywide reassessment.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Various properties in the Sheridan Hollow neighborhood	Original Estimate of Jobs to be Created	2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	36,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	31,000.00	To: 41,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12210	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	2.00	
Applicant Name	Sheridan Hollow Village LLC			
Address Line1	1201 E. Fayette Street	Project Status		
Address Line2				
City	SYRACUSE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13210	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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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		\$7,189.70	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$27,155.45	
Original Project Code		School Property Tax Exemption		\$57,719.54	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$6,500,000.00	Total Exemptions		\$92,064.69	
Benefited Project Amount	\$6,500,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$553.99		\$553.99
Not For Profit	No	Local PILOT	\$2,092.42		\$2,092.42
Date Project approved	7/19/2012	School District PILOT	\$7,111.09		\$7,111.09
Did IDA took Title to Property	Yes	Total PILOT	\$9,757.50		\$9,757.50
Date IDA Took Title to Property	10/30/2012	Net Exemptions	\$82,307.19		
Year Financial Assistance is Planned to End	2043	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	50 State St., 6th Floor	Original Estimate of Jobs to be Created	3.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	45,000.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	25,000.00	To:	50,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	3.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	3.00		
Applicant Name	"Sixty State Place, LLC"				
Address Line1	50 State Street, 6th Floor	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting	No		
State	NY	There is no Debt Outstanding for this Project	No		
Zip - Plus4	12207	IDA Does Not Hold Title to the Property	No		
Province/Region		The Project Receives No Tax Exemptions	No		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 25 05			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	South End Second Ave LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$97,371,504.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$97,371,504.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	9/18/2025	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	12/18/2025	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2058	Project Employment Information		
Notes	Construction to commence in 2026.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Various properties in the South End 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)	79,300.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	58,500.00	To: 94,500.00
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	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	South End Second Ave LLC			
Address Line1	170 Froelich Farm Boulevard	Project Status		
Address Line2				
City	WOODBURY	Current Year Is Last Year for Reporting	No	
State	NY	There is no Debt Outstanding for this Project	No	
Zip - Plus4	11797	IDA Does Not Hold Title to the Property	No	
Province/Region		The Project Receives No Tax Exemptions	No	
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		\$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	\$11,890,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$11,890,000.00	Total Exemptions Net of RPTL Section 485-b			
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	\$0.00	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	11/21/2002	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	1/1/2003	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	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	12.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	South Mall Towers				
Address Line1	101 South Pearl St	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting	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 18 11A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Swinburne Commerce LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$5,403.08	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$20,407.39	
Original Project Code	0101 18 11	School Property Tax Exemption	\$43,376.38	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$0.00	Total Exemptions	\$69,186.85	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$4,253.75	\$4,253.75
Not For Profit	No	Local PILOT	\$16,066.40	\$16,066.40
Date Project approved	9/20/2018	School District PILOT	\$34,149.50	\$34,149.50
Did IDA took Title to Property	Yes	Total PILOT	\$54,469.65	\$54,469.65
Date IDA Took Title to Property	12/20/2018	Net Exemptions	\$14,717.20	
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	137.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	137.00	
Applicant Name	Swinburne Commercial LLC			
Address Line1	1055 Saw Mill River Road	Project Status		
Address Line2				
City	ARDSLEY	Current Year Is Last Year for Reporting	No	
State	NY	There is no Debt Outstanding for this Project	No	
Zip - Plus4	10502	IDA Does Not Hold Title to the Property	No	
Province/Region		The Project Receives No Tax Exemptions	No	
Country	USA			

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Project Code	0101 18 11			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Swinburne Project	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$30,617.44	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$115,641.89	
Original Project Code		School Property Tax Exemption	\$245,799.49	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$25,160,905.00	Total Exemptions	\$392,058.82	
Benefited Project Amount	\$25,160,905.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$5,432.75	\$5,432.75
Not For Profit	No	Local PILOT	\$20,519.45	\$20,519.45
Date Project approved	9/20/2018	School District PILOT	\$38,499.60	\$38,499.60
Did IDA took Title to Property	Yes	Total PILOT	\$64,451.80	\$64,451.80
Date IDA Took Title to Property	12/20/2018	Net Exemptions	\$327,607.02	
Year Financial Assistance is Planned to End	2049	Project Employment Information		
Notes	Project Amount, Benefited Amount and Job Creation numbers listed from project 0101 18 11 (Swinburne Commerce) included in totals. Affordable housing.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	526 Central Avenue	Original Estimate of Jobs to be Created	47.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	22,000.00	To: 200,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12206	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	2.00	
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	No	
State	NY	There is no Debt Outstanding for this Project	No	
Zip - Plus4	10502	IDA Does Not Hold Title to the Property	No	
Province/Region		The Project Receives No Tax Exemptions	No	
Country	USA			

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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	\$28,325.58	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$106,985.54	
Original Project Code		School Property Tax Exemption	\$227,400.21	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$21,595,953.00	Total Exemptions	\$362,711.33	
Benefited Project Amount	\$21,595,953.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$4,655.72	\$4,655.72
Not For Profit	No	Local PILOT	\$17,584.63	\$17,584.63
Date Project approved	8/15/2013	School District PILOT	\$35,548.06	\$35,548.06
Did IDA took Title to Property	Yes	Total PILOT	\$57,788.41	\$57,788.41
Date IDA Took Title to Property	11/14/2014	Net Exemptions	\$304,922.92	
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	5.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	"TMG-NY Albany I, LLC"			
Address Line1	141-07 20th Avenue	Project Status		
Address Line2				
City	WHITESTONE	Current Year Is Last Year for Reporting	No	
State	NY	There is no Debt Outstanding for this Project	No	
Zip - Plus4	11357	IDA Does Not Hold Title to the Property	No	
Province/Region		The Project Receives No Tax Exemptions	No	
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 21 07 A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	TR Hackett, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$13,849.79	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$52,310.55	
Original Project Code		School Property Tax Exemption	\$111,187.28	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$6,797,500.00	Total Exemptions	\$177,347.62	
Benefited Project Amount	\$6,797,500.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,257.51	\$2,257.51
Not For Profit	No	Local PILOT	\$8,526.62	\$8,526.62
Date Project approved	8/19/2021	School District PILOT	\$18,123.53	\$18,123.53
Did IDA took Title to Property	Yes	Total PILOT	\$28,907.66	\$28,907.66
Date IDA Took Title to Property	12/1/2021	Net Exemptions	\$148,439.96	
Year Financial Assistance is Planned to End	2043	Project Employment Information		
Notes	AV increased from 408,650 in 2023 to 5,000,000 in 2024.			
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	0.00	
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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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 24 02				
Project Type	Lease	State Sales Tax Exemption		\$20,000.00	
Project Name	TRPS Lark, LLC	Local Sales Tax Exemption		\$20,000.00	
		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		\$75,000.00	
Total Project Amount	\$4,900,000.00	Total Exemptions		\$115,000.00	
Benefited Project Amount	\$4,900,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	4/21/2022	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	5/17/2024	Net Exemptions	\$115,000.00		
Year Financial Assistance is Planned to End	2044	Project Employment Information			
Notes	Project under construction.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	16, 18, 20 Morris Street & 353 Lark 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	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	20.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	TRPS Lark LLC	Project Status			
Address Line1	560 Madison Ave				
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting	No		
State	NY	There is no Debt Outstanding for this Project	No		
Zip - Plus4	12208	IDA Does Not Hold Title to the Property	No		
Province/Region		The Project Receives No Tax Exemptions	No		
Country	USA				

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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		\$8,687.97	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$32,814.41	
Original Project Code		School Property Tax Exemption		\$69,747.78	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$5,583,500.00	Total Exemptions		\$111,250.16	
Benefited Project Amount	\$5,583,500.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$1,760.53		\$1,760.53
Not For Profit	No	Local PILOT	\$6,649.51		\$6,649.51
Date Project approved	6/20/2019	School District PILOT	\$14,133.68		\$14,133.68
Did IDA took Title to Property	Yes	Total PILOT	\$22,543.72		\$22,543.72
Date IDA Took Title to Property	7/2/2019	Net Exemptions	\$88,706.44		
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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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			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	6/20/2019	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	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	14.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-11.00		
Applicant Name	theREP LLC	Project Status			
Address Line1	432 State Street				
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting	No		
State	NY	There is no Debt Outstanding for this Project	No		
Zip - Plus4	12305	IDA Does Not Hold Title to the Property	No		
Province/Region		The Project Receives No Tax Exemptions	No		
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026

Status: CERTIFIED

Certified Date: 03/27/2026

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
72	\$13,682,415.25	\$3,416,702.23	\$10,265,713.02	558

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Additional Comments