

# City of Albany Industrial Development Agency

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

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

Ashley Mohl, *Chief Executive Officer*  
Andrew Corcione, *Chief Operating Officer*  
Andrew Biggane, *Chief Financial Officer*  
Robert Magee, *Agency Counsel*  
Christopher Canada, *Special Counsel*

To: Elizabeth Staubach  
Lee Eck  
Darius Shahinfar  
Christopher Betts

Joseph Better  
Anthony Gaddy  
John Maxwell

CC: Ashley Mohl  
Robert Magee  
Christopher Canada  
Maria Lynch  
Olivia Sewak

Andrew Corcione  
Cassidy Roberts  
Andrew Biggane  
Kaylie Hogan-Schnittker

Date: March 6<sup>th</sup>, 2026

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## IDA AUDIT COMMITTEE MEETING

A meeting of the Audit Committee of the City of Albany Industrial Development Agency will be held on **Thursday, March 12<sup>th</sup>, 2026 at 12:00 pm** at 21 Lodge St. Albany, NY 12207

### AGENDA

#### Roll Call, Reading & Approval of the Minutes of the Audit Committee Meeting of October 8, 2025

#### Unfinished Business

- A. None

#### New Business

- A. Review of Draft 2025 Audited Financial Statements
- B. Review of Draft 2025 PARIS Reporting
  - a. Annual Report
  - b. Procurement Report
  - c. Investment Report
  - d. Mission Statement and Performance Measurement Report
- C. Review of Management Assessment of Internal Controls

#### Other Business

- A. Compliance Report

#### Adjournment

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Robert Magee, Agency Counsel  
Christopher C. Canada, Special Counsel

## MINUTES OF IDA AUDIT COMMITTEE MEETING

Wednesday, October 8th, 2025

Attending: Joseph Better, Darius Shahinfar and John Maxwell

Absent: None

Also Present: Andrew Biggane, Mike Bohne, Andrew Corcione, Maria Lynch, Ashley Mohl, Christopher Canada Esq., Kaylie Hogan-Schnittker, Cassidy Roberts, Lee Eck, Elizabeth Staubach, and Anthony Gaddy

Public Present: Kylene Fitsik

Chair Joseph Better called the Audit Committee meeting of the IDA to order at 12:16 p.m.

### **Roll Call, Reading and Approval of Minutes of March 12, 2025, Audit Committee Meeting**

A roll call of the Committee members present was held. Chair Joseph Better reported that all Committee members were present. Since the minutes of the previous meeting had been distributed to the Committee in advance for review, Chair Better asked for a motion to dispense with their reading and approve the minutes of the Audit Committee meeting of March 12, 2025. A motion was made by Darius Shahinfar and seconded by John Maxwell to accept the minutes as presented. The motion to accept the minutes as presented was passed with all present members voting aye.

Anthony Gaddy entered the meeting at 12:17 p.m.

### **Unfinished Business**

None.

### **New Business**

#### Bonadio & Co., LLP – 2025 Audit Engagement Letter

Staff introduced Kylene Fitsik, a representative of Bonadio & Co., LLP., who was present to provide an overview of the audit procedure and engagement letter for the City of Albany Industrial Development Agency (IDA) for the year ending December 31, 2025. The Committee was informed that interim fieldwork will commence in mid-December. The Committee members were encouraged to reach out to the audit team via email or telephone if there were any concerns.

A motion to move the utilization of the services of The Bonadio Group to perform the audit of the Agency's 2025 financials with a positive recommendation to the full Board was made by Darius Shahinfar and seconded by John Maxwell. A vote being taken, the motion passed unanimously.

Review Adequacy of Audit Committee Charter

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

Review Audit Committee 2025 Performance

Staff provided the review of the Audit Committee 2025 Performance to the Committee. Staff explained that no formal action is necessary and that per ABO recommendation, it is best practice for the Committee to review their performance annually.

**Other Business**

Compliance Update

None.

There being no further business, Chair Better called for a motion to adjourn the meeting. A motion was made by Darius Shahinfar and seconded by John Maxwell. A vote being taken, the motion passed unanimously. A vote being taken, the motion passed unanimously, and the meeting was adjourned at 12:26 p.m.

Respectfully submitted,

\_\_\_\_\_

Anthony Gaddy, Secretary

**CITY OF ALBANY INDUSTRIAL  
DEVELOPMENT AGENCY**

**(A Discretely Presented Component Unit of the  
City of Albany, New York)**

**Financial Statements as of  
December 31, 2025 and 2024  
Together with  
Independent Auditor's Reports**

*Draft - Subject to Change*

**CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY**  
(A Discretely Presented Component Unit of the City of Albany, New York)

**TABLE OF CONTENTS**

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<b>Independent Auditor’s Report</b> .....	1
<b>Management’s Discussion and Analysis (Unaudited)</b> .....	4
<b>Financial Statements</b>	
Statements of Net Position.....	7
Statements of Revenues, Expenses, and Change in Net Position.....	8
Statements of Cash Flows.....	9
Notes to Financial Statements.....	10
<b>Required Supplementary Information (Unaudited)</b>	
Schedule of Revenues, Expenses, and Change in Net Position – Budget and Actual.....	16
<b>Other Required Report</b>	
Independent Auditor’s Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i> .....	17

Draft- Subject to Change

## INDEPENDENT AUDITOR'S REPORT

March \_\_, 2026

To the Board of Directors of  
City of Albany Industrial Development Agency:

### Report on the Audit of the Financial Statements

#### ***Opinion***

We have audited the accompanying financial statements of the City of Albany Industrial Development Agency (a discretely presented component unit of the City of Albany, New York), as of and for the years ended December 31, 2025 and 2024, and the related notes to the financial statements, which collectively comprise the City of Albany Industrial Development Agency's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of City of Albany Industrial Development Agency, as of December 31, 2025 and 2024, and the respective changes in financial position and cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinion***

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

#### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

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

(Continued)

## **INDEPENDENT AUDITOR'S REPORT (Continued)**

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

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

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

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

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

### ***Required Supplementary Information***

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

(Continued)

## INDEPENDENT AUDITOR'S REPORT (Continued)

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March \_\_, 2026 on our consideration of City of Albany Industrial Development Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City of Albany Industrial Development Agency's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City of Albany Industrial Development Agency's internal control over financial reporting and compliance.

## **CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY**

### **MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED) AS OF AND FOR THE YEAR ENDED DECEMBER 31, 2025**

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*The following is a discussion and analysis of City of Albany Industrial Development Agency's financial performance for the fiscal year ended December 31, 2025. This section is a summary of City of Albany Industrial Development Agency's financial activities based on currently known facts, decisions, or conditions. It is also based on the financial statements. The results of the current year are discussed in comparison with the prior year with an emphasis placed on the current year. This section is only an introduction and should be read in conjunction with City of Albany Industrial Development Agency's financial statements, which immediately follow this section.*

#### **OPERATIONS SUMMARY**

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

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

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

## FINANCIAL OPERATIONS HIGHLIGHTS

The table below provides a condensed summary of revenues and expenses for the years December 31, 2025, 2024 and 2023:

	Fiscal Year 2025	Fiscal Year 2024	Percent Change	Fiscal Year 2024	Fiscal Year 2023	Percent Change
Operating revenues	\$ 2,475,651	\$ 1,356,938	82.44%	\$ 1,356,938	\$ 876,714	54.78%
Operating expenses	(1,022,822)	(1,217,224)	-15.97%	(1,217,224)	(1,316,835)	-7.56%
Non-operating revenues (expenses)	<u>(4,762)</u>	<u>(33,643)</u>	-85.85%	<u>(33,643)</u>	<u>(22,507)</u>	49.48%
Increase (decrease) in net position	\$ <u>1,448,067</u>	\$ <u>106,071</u>	1265.19%	\$ <u>106,071</u>	\$ <u>(462,628)</u>	-122.93%

Agency revenues are predominantly derived from a 1% administrative fee paid by applicants for projects that close with a PILOT and a ½% administrative fee for all other projects that close within a given year. As a result, revenues will fluctuate from year to year based on the level of project activity. The following projects closed in 2025 and paid an administrative fee to the City of Albany Industrial Development Agency were as follows:

### Centre Square, LLC

The project involves the acquisition of two currently tax-exempt land parcels at 1233 & 1235 Broadway and the construction of twelve (12) market-rate residential units. The newly constructed building will total +/- 10,200 square feet. This approximate \$2.0M project will create an estimated 50 construction jobs.

### AFP107 Corp

The project involves the renovation of an existing 222,549 SF hotel, including improvements to the 385 guest rooms, common areas and attached parking garage.

### Northgate Landing, LLC

The project involves the demolition of three underutilized/vacant structures totaling over 100,000 SF and the construction of two new 4-story buildings totaling approx. 233,084 SF. The development will contain +/- 185 units of affordable housing units for households with incomes ranging from 30% to 80% of the Area Median Income. This expected \$80.9M project is anticipated to create an estimated 2 permanent jobs and 200 construction jobs.

### Equity Residential Development, LLC

The project involves the construction of a mixed-use +/- 58,400 SF, 6-story structure that will include 57 units of affordable housing, 1,590 SF of ground floor retail space intended to serve as an art gallery and 10 residential units (+/- 5,100 SF) on the second floor reserved for Capital Repertory Theatre to temporarily house actors. This approximate \$29.4 M project will create an estimated 2 permanent jobs and 50 construction jobs.

### South End Second Ave, LLC

The project involves the redevelopment of sixty-four vacant and underutilized parcels into 166 units of affordable housing. The project will total 62 new buildings containing approximately 159,687 SF of residential space, 1,674 SF of commercial space and 26,048 SF of common area. The residential units will serve income qualifying residents that fall between 50% and 80% of the are median income.

## OTHER ACTIVITY

A condensed summary of City of Albany Industrial Development Agency's net assets at December 31, 2025, 2024 and 2023 is shown below:

	Fiscal Year <u>2025</u>	Fiscal Year <u>2024</u>	Percent <u>Change</u>	Fiscal Year <u>2024</u>	Fiscal Year <u>2023</u>	Percent <u>Change</u>
Current assets	\$ 5,453,545	\$ 3,969,884	37.37%	\$ 3,969,884	\$ 3,676,527	7.98%
Noncurrent assets	<u>1,334,775</u>	<u>1,354,778</u>	-1.48%	<u>1,354,778</u>	<u>1,506,750</u>	-10.09%
Total assets	<u>6,788,320</u>	<u>5,324,662</u>	27.49%	<u>5,324,662</u>	<u>5,183,277</u>	2.73%
Current liabilities	228,231	212,640	7.33%	212,640	45,356	368.82%
Noncurrent liabilities	<u>1,376,836</u>	<u>1,376,836</u>	0.00%	<u>1,376,836</u>	<u>1,508,806</u>	-8.75%
Total liabilities	<u>1,605,067</u>	<u>1,589,476</u>	0.98%	<u>1,589,476</u>	<u>1,554,162</u>	2.27%
Unrestricted	5,173,378	3,725,311	38.87%	3,725,311	3,619,190	2.93%
Restricted	<u>9,875</u>	<u>9,875</u>	0.00%	<u>9,875</u>	<u>9,925</u>	-0.50%
Total net position	<u>\$ 5,183,253</u>	<u>\$ 3,735,186</u>	38.77%	<u>\$ 3,735,186</u>	<u>\$ 3,629,115</u>	2.92%

Current assets consist of cash, receivables and due from other agencies. Noncurrent assets primarily consist of the intangible lease asset. Current liabilities consist of accounts payable, accruals and current debt. Long term liabilities relate to the lease.

## FINANCIAL STATEMENTS

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

## REQUEST FOR INFORMATION

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

City of Albany Industrial Development Agency  
Attention: Chief Financial Officer & Assistant Treasurer  
21 Lodge Street  
Albany, NY 12207

**CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY**  
**(A Discretely Presented Component Unit of the City of Albany, New York)**

**STATEMENTS OF NET POSITION**  
**DECEMBER 31, 2025 AND 2024**

CURRENT ASSETS	<u>2025</u>	<u>2024</u>
Cash - unrestricted	\$ 5,310,700	\$ 3,795,176
Cash - restricted	9,875	9,875
Accounts receivable	500	10,948
Mortgage receivable	131,970	131,970
Due from other agencies	-	21,915
Other current assets	<u>500</u>	<u>-</u>
Total current assets	<u>5,453,545</u>	<u>3,969,884</u>
NONCURRENT ASSETS		
Capital assets, net	<u>1,334,775</u>	<u>1,354,778</u>
Total noncurrent assets	<u>1,334,775</u>	<u>1,354,778</u>
TOTAL ASSETS	<u>6,788,320</u>	<u>5,324,662</u>
CURRENT LIABILITIES		
Accounts payable	42,000	20,546
Accrued expenses	44,386	50,249
Deferred revenue	9,875	9,875
Mortgage payable	<u>131,970</u>	<u>131,970</u>
Total current liabilities	<u>228,231</u>	<u>212,640</u>
NONCURRENT LIABILITIES		
Lease payable	<u>1,376,836</u>	<u>1,376,836</u>
Total long-term liabilities	<u>1,376,836</u>	<u>1,376,836</u>
TOTAL LIABILITIES	<u>1,605,067</u>	<u>1,589,476</u>
NET POSITION		
Restricted	9,875	9,875
Unrestricted	<u>5,173,378</u>	<u>3,725,311</u>
Total Net Position	<u>\$ 5,183,253</u>	<u>\$ 3,735,186</u>

The accompanying notes are an integral part of these statements.

**CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY**  
**(A Discretely Presented Component Unit of the City of Albany, New York)**

**STATEMENTS OF REVENUES, EXPENSES, AND CHANGE IN NET POSITION**  
**FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024**

	<u>2025</u>	<u>2024</u>
OPERATING REVENUE:		
Agency fees	\$ 2,475,651	\$ 1,356,938
Total operating revenue	<u>2,475,651</u>	<u>1,356,938</u>
OPERATING EXPENSES:		
Professional services	747,754	939,343
Economic development support	250,000	250,000
Bad debt expense	-	1,000
Miscellaneous expenses	5,065	6,878
Depreciation and amortization	<u>20,003</u>	<u>20,003</u>
Total operating expenses	<u>1,022,822</u>	<u>1,217,224</u>
Operating income	<u>1,452,829</u>	<u>139,714</u>
NON-OPERATING REVENUES (EXPENSES):		
Interest income	51,213	21,760
Interest expense	<u>(55,975)</u>	<u>(55,403)</u>
Total non-operating revenues (expenses)	<u>(4,762)</u>	<u>(33,643)</u>
CHANGE IN NET POSITION	1,448,067	106,071
NET POSITION - beginning of year	<u>3,735,186</u>	<u>3,629,115</u>
NET POSITION - end of year	<u>\$ 5,183,253</u>	<u>\$ 3,735,186</u>

The accompanying notes are an integral part of these statements.

**CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY**  
**(A Discretely Presented Component Unit of the City of Albany, New York)**

**STATEMENTS OF CASH FLOWS**  
**FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024**

	<u>2025</u>	<u>2024</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Payments received for agency fees	\$ 2,507,514	\$ 1,378,690
Payments for operating expenses	<u>(987,228)</u>	<u>(1,160,357)</u>
Net Cash Provided by Operating Activities	<u>1,520,286</u>	<u>218,333</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Interest expense	<u>(55,975)</u>	<u>(55,404)</u>
Net Cash Used by Financing Activities	<u>(55,975)</u>	<u>(55,404)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Interest income	<u>51,213</u>	<u>21,760</u>
Net Cash Provided by Investing Activities	<u>51,213</u>	<u>21,760</u>
Change in cash	<u>1,515,524</u>	<u>184,689</u>
Cash, Beginning of Year	<u>3,805,051</u>	<u>3,620,362</u>
Cash, End of Year	<u>\$ 5,320,575</u>	<u>3,805,051</u>
<b>RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES</b>		
Operating income	\$ 1,452,829	139,714
Depreciation and amortization	20,003	20,003
Changes in operating assets and liabilities:		
Accounts receivable	10,448	43,717
Due from other agencies	21,915	(21,915)
Prepaid expenses	-	1,500
Accounts payable and accrued liabilities	15,591	35,364
Unearned revenue	-	(50)
Other current assets	<u>(500)</u>	<u>-</u>
Net Cash Provided by Operating Activities	<u>\$ 1,520,286</u>	<u>218,333</u>

The accompanying notes are an integral part of these statements.

**CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY  
(A Discretely Presented Component Unit of the City of Albany, New York)**

**NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2025 AND 2024**

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**1. ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

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

**Financial Reporting Entity**

City of Albany Industrial Development Agency is a component unit of the City. In accordance with accounting principles generally accepted in the United States of America, City of Albany Industrial Development Agency's financial statements are discretely presented in the City's financial statements.

**Basis of Accounting**

The accounting policies of City of Albany Industrial Development Agency conform to generally accepted accounting principles as applicable to governmental units. The Government Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. City of Albany Industrial Development Agency is considered a proprietary business-type entity and reports its operations on the accrual basis of accounting. Under the accrual basis of accounting, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of City of Albany Industrial Development Agency are agency fees. Operating expenses include administrative expenses, professional fees, and economic development contractual services. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses. When both restricted and unrestricted resources are available for use, it is City of Albany Industrial Development Agency's policy to use restricted resources first, then unrestricted resources as they are needed.

## 1. ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Deposits and Risk Disclosure**

Collateral is required for demand deposit accounts, time deposit accounts and certificates of deposit at 100% of all deposits not covered by the Federal Deposit Insurance Corporation. These agreements authorize the obligations that may be pledged as collateral. Such obligations include, among other instruments, obligations of the United States and its agencies and obligations of the State and its municipal and school district subdivisions.

Custodial credit risk is the risk that in the event of a bank failure, City of Albany Industrial Development Agency's deposits may not be returned to them.

GASB Statement No. 40 directs that deposits be disclosed as exposed to custodial credit risk if they are not covered by depository insurance and the deposits are either uncollateralized, collateralized by securities held by the pledging financial institution or collateralized by securities held by the pledging financial institution's trust department but not in City of Albany Industrial Development Agency's name.

### **Net Position**

Net position represents the difference between the assets/deferred outflows of resources, and liabilities/and deferred inflows of resources. Net position is reported as restricted only when there are limitations imposed on its use.

It is City of Albany Industrial Development Agency's policy to first use restricted resources when an expense is incurred for purposes which both restricted and unrestricted resources are available.

The City of Albany Industrial Development Agency has a restricted fund balance of \$9,875 that is to be used for externally restricted proceedings and related expenses.

### **Use of Estimates**

The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

### **Income Taxes**

The City of Albany Industrial Development Agency is exempt from income taxes as a not-for-profit corporation under tax section 501(c)(3) as determined by the Internal Revenue Service and, accordingly, these financial statements do not reflect a provision for income taxes.

### **Accounts Receivable**

Accounts receivable are comprised of amounts billed and currently due from agencies. Substantially all of the accounts receivable are considered collectible. Accordingly, no allowance for doubtful accounts is required.

### **Agency Fee Revenue**

Agency revenues are predominantly derived from a 1% administrative fee paid by applicants for projects that close with a PILOT and a ½% administrative fee for all other projects that close within a given year.

**1. ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES  
(Continued)**

**Capital Assets**

Depreciation on all assets is provided on the straight-line basis over the estimated useful life of 5 years for equipment.

Capital assets also include leased assets with a term greater than one year. The City of Albany Industrial Development Agency does not implement a capitalization threshold for leased assets. Leased assets are amortized on a straight-line basis over the term of the lease.

**Deferred Revenue**

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

**Industrial Development Revenue Bonds**

The City of Albany Industrial Development Agency may issue industrial development revenue bonds. The bonds are special obligations of the City of Albany Industrial Development Agency, payable solely from revenue derived from the leasing, sale, or other disposition of a project. As explained more fully in Note 8, there is no liability to the City of Albany Industrial Development Agency; therefore, the obligations are not accounted for in the financial statements of the City of Albany Industrial Development Agency.

**2. CASH**

City of Albany Industrial Development Agency's maintains its cash accounts with one commercial bank. The accounts are insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000. Cash at this commercial bank may, at times, exceed federally insured limit.

Amounts in excess of the FDIC limits at December 31, 2025 were collateralized and insured as follows:

	<u>Bank Balance</u>	<u>Carrying Amount</u>
Cash	<u>\$ 5,320,575</u>	<u>\$ 5,320,575</u>
Collateralized with securities held by a third party for the benefit of the Agency pursuant to a third party custodian agreement	\$ 4,820,575	
Covered by FDIC insurance	<u>500,000</u>	
Total	<u>\$ 5,320,575</u>	

The City of Albany Industrial Development Agency holds an escrow account as required by an agreement with Capitalize Albany Corporation. The escrow account balance is reported as restricted cash on the Statement of Net Position and has a balance of \$9,875 as of December 31, 2025 and 2024. These funds are used to pay for eminent domain proceedings and related expenses per the agreement with Capitalize Albany Corporation.

### 3. CAPITAL ASSETS

Activity related to capital assets for the year ended December 31, 2025 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Retirements</u>	<u>Ending Balance</u>
Capital assets being depreciated				
Equipment	\$ 10,101	\$ -	\$ -	\$ 10,101
Less: accumulated depreciation				
Equipment	<u>2,525</u>	<u>2,020</u>	<u>-</u>	<u>4,545</u>
Total capital assets being depreciated, net	<u>7,576</u>	<u>(2,020)</u>	<u>-</u>	<u>5,556</u>
Lease assets being amortized				
Building	<u>1,380,170</u>	<u>-</u>	<u>-</u>	<u>1,380,170</u>
Less: accumulated amortization				
Building	<u>32,968</u>	<u>17,983</u>	<u>-</u>	<u>50,951</u>
Total lease assets being amortized, net	<u>1,347,202</u>	<u>(17,983)</u>	<u>-</u>	<u>1,329,219</u>
Total capital and lease assets, net	<u>\$ 1,354,778</u>	<u>\$ (20,003)</u>	<u>\$ -</u>	<u>\$ 1,334,775</u>

Depreciation expense for the years ended December 31, 2025 and December 31, 2024 was \$2,020 for both years. Amortization expense for the year ended December 31, 2025 and December 31, 2024 was \$17,983 for both years.

### 4. MORTGAGE RECEIVABLE

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

At December 31, 2025 and 2024 the Agency had \$131,970 recorded as a short-term asset as the loan matures on December 31, 2026.

### 5. MORTGAGE PAYABLE

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

At December 31, 2025 and 2024 \$131,970 was recorded as a short-term liability as the loan matures on December 31, 2026.

## 6. LEASES

The City of Albany Industrial Development Agency leases a building from an unrelated entity under an operating lease expiring November 2099. Lease agreements are summarized as follows:

<u>Description</u>	<u>Interest Rate/ Discount Rate</u>	<u>Total Lease Liability</u>
Building	3.97%	<u>\$ 1,376,836</u>

Activity of the lease liability for the year ended December 31, 2025 is summarized as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Subtractions</u>	<u>Ending Balance</u>	<u>Amount Due Within One Year</u>
Building	\$ 1,376,836	\$ -	\$ -	\$ 1,376,836	\$ -
Total Lease Liability	<u>\$ 1,376,836</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,376,836</u>	<u>\$ -</u>

Annual requirements to amortize lease obligations and related interest are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	-	42,141	42,141
2027	-	42,773	42,773
2028	-	43,414	43,414
2029	-	44,066	44,066
2030-2034	-	230,443	230,443
2035-2039	-	248,253	248,253
2040-2044	-	267,439	267,439
2045-2049	-	288,108	288,108
2050-2054	-	310,374	310,374
2055-2059	-	334,361	334,361
2060-2064	-	360,202	360,202
2065-2069	-	388,040	388,040
2070-2074	-	418,029	418,029
2075-2079	-	450,336	450,336
2080-2084	123,082	362,057	485,139
2085-2089	301,551	221,082	522,633
2090-2094	412,184	150,840	563,024
2095-2099	<u>540,019</u>	<u>56,029</u>	<u>596,048</u>
Total	<u>\$ 1,376,836</u>	<u>\$ 4,257,987</u>	<u>\$ 5,634,823</u>

**7. RELATED PARTY TRANSACTIONS**

The City of Albany Industrial Development Agency shares a common board of directors with the City of Albany Capital Resource Corporation, a component unit of the City of Albany.

As of December 31, 2025 and 2024, the City of Albany Capital Resource Corporation owes the City of Albany Industrial Development Agency \$0 and \$20,000, respectively for the allocation of contracted administrative expenses. As of December 31, 2025 and 2025, Capitalize Albany Corporation owes the City of Albany Industrial Development Agency \$0 and \$1,915, respectively.

**8. INDUSTRIAL DEVELOPMENT REVENUE BOND TRANSACTIONS**

Industrial Development Revenue Bonds issued by the City of Albany Industrial Development Agency are secured by property which is leased to private companies. The debt is retired by the lease payments. The bonds are not obligations of New York State, the City of Albany, and are not general obligations of the City of Albany Industrial Development Agency. Accordingly, the City of Albany Industrial Development Agency does not record related activity in its financial statements. The City of Albany Industrial Development Agency acts as a financing conduit. For providing this service, the City of Albany Industrial Development Agency receives an administrative fee. Such administrative fee income is recognized immediately upon issuance of bonds. Industrial Development Revenue Bonds outstanding as of December 31, 2025 and 2024 total \$ [REDACTED] and \$25,480,961, respectively.

**REQUIRED SUPPLEMENTARY INFORMATION (UNAUDITED)**

*Draft - Subject to Change*

**OTHER REQUIRED REPORT**

*Draft - Subject to Change*

**CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY**  
**(A Discretely Presented Component Unit of the City of Albany, New York)**

**SCHEDULE OF REVENUES, EXPENSES, AND CHANGE IN NET POSITION - BUDGET AND ACTUAL (UNAUDITED)**  
**FOR THE YEAR ENDED DECEMBER 31, 2025**

	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<b>OPERATING REVENUE:</b>			
Agency fees	\$ 1,336,866	\$ 2,475,651	\$ 1,138,785
Total operating revenue	<u>1,336,866</u>	<u>2,475,651</u>	<u>1,138,785</u>
<b>OPERATING EXPENSES:</b>			
Professional services	782,528	747,754	34,774
Economic development support	250,000	250,000	-
Miscellaneous expenses	15,000	5,065	9,935
Depreciation and amortization	<u>20,483</u>	<u>20,003</u>	<u>480</u>
Total operating expenses	<u>1,068,011</u>	<u>1,022,822</u>	<u>45,189</u>
Operating income (loss)	<u>268,855</u>	<u>1,452,829</u>	<u>1,183,974</u>
<b>NON-OPERATING REVENUES (EXPENSES):</b>			
Interest income	21,000	51,213	30,213
Interest expense	<u>(55,975)</u>	<u>(55,975)</u>	<u>-</u>
Total non-operating revenues (expenses)	<u>(34,975)</u>	<u>(4,762)</u>	<u>30,213</u>
CHANGE IN NET POSITION		1,448,067	
NET POSITION - beginning of year		<u>3,735,186</u>	
NET POSITION - end of year		<u>\$ 5,183,253</u>	

The accompanying notes are an integral part of these statements.

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

March \_\_, 2026

To the Board of Directors of  
City of Albany Industrial Development Agency:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the City of Albany Industrial Development Agency, (a discretely presented component unit of City of Albany, New York), as of and for the years ended December 31, 2025 and 2024, and the related notes to the financial statements, which collectively comprise City of Albany Industrial Development Agency's basic financial statements, and have issued our report thereon dated March \_\_, 2026.

**Report on Internal Control over Financial Reporting**

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

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

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

(Continued)

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

(Continued)

**Report on Compliance and Other Matters**

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

**Purpose of this Report**

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

**Governance Information (Authority-Related)**

Question	Response	URL(If Applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?		
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?		
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?		N/A
4. Does the independent auditor provide non-audit services to the Authority?		N/A
5. Does the Authority have an organization chart?		
6. Are any Authority staff also employed by another government agency?		
7. Does the Authority have Claw Back agreements?		N/A
8. Has the Authority posted their mission statement to their website?		
9. Has the Authority's mission statement been revised and adopted during the reporting period?		N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

**Governance Information (Board-Related)**

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

**Board of Directors Listing**

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

<b>Name</b>	Betts, Chris	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	8/1/2022	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	Pleasure of Authority	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

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

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

<b>Name</b>	Maxwell, John	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	8/1/2022	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	Pleasure of Authority	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026

Status: UNSUBMITTED

Certified Date: N/A

**Staff Listing**

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/ Allowances/ Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the authority	If yes Is payment made by state or local government
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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

**Benefit Information**

During the fiscal year, did the authority continue to pay for any of the above mentioned benefits for former staff or individuals affiliated with the authority after those individuals left the authority?	No
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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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Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

**Subsidiary/Component Unit Verification**

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

Name of Subsidiary/Component Unit	Status
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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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Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

**Summary Financial Information**

**SUMMARY STATEMENT OF NET ASSETS**

			Amount
<b>Assets</b>			
<b>Current Assets</b>			
	Cash and cash equivalents		\$5,320,575.00
	Investments		\$0.00
	Receivables, net		\$132,470.00
	Other assets		\$500.00
	<b>Total current assets</b>		<b>\$5,453,545.00</b>
<b>Noncurrent Assets</b>			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$0.00
	Other assets		\$0.00
	<b>Capital Assets</b>		
		Land and other nondepreciable property	\$0.00
		Buildings and equipment	\$1,334,775.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$0.00
		<b>Net Capital Assets</b>	<b>\$1,334,775.00</b>
	<b>Total noncurrent assets</b>		<b>\$1,334,775.00</b>
	<b>Total assets</b>		<b>\$6,788,320.00</b>
<b>Liabilities</b>			
<b>Current Liabilities</b>			
	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
	<b>Total current liabilities</b>		<b>\$228,231.00</b>
<b>Noncurrent Liabilities</b>			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$0.00
	Long term leases		\$1,376,836.00
	Other long-term obligations		\$0.00
	Total noncurrent liabilities		\$1,376,836.00
<b>Total liabilities</b>			\$1,605,067.00
<b>Net Asset (Deficit)</b>			
<b>Net Assets</b>			
	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
<b>Operating Revenues</b>			
	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
<b>Operating Expenses</b>			
	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
<b>Operating income (loss)</b>			\$1,452,829.00
<b>Nonoperating Revenues</b>			
	Investment earnings		\$51,213.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$0.00
	Total nonoperating revenue		\$51,213.00
<b>Nonoperating Expenses</b>			
	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
<b>Capital contributions</b>			\$0.00
<b>Change in net assets</b>			\$1,448,067.00
<b>Net assets (deficit) beginning of year</b>			\$3,735,186.00
<b>Other net assets changes</b>			\$0.00
<b>Net assets (deficit) at end of year</b>			\$5,183,253.00

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026

Status: UNSUBMITTED

Certified Date: N/A

**Current Debt**

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

**New Debt Issuances**

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

**Schedule of Authority Debt**

Type of Debt			Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation	State Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation						
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit		Conduit Debt	0.00	25,480,961.00	0.00	0.00	25,480,961.00
Conduit		Conduit Debt - Pilot Increment Financing					
<b>TOTALS</b>			0.00	25,480,961.00	0.00	0.00	25,480,961.00

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
Status: UNSUBMITTED  
Certified Date: N/A

**Real Property Acquisition/Disposal List**

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
Status: UNSUBMITTED  
Certified Date: N/A

**Personal Property**

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

**Property Documents**

Question	Response	URL (If Applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	<a href="http://www.albanyida.com">www.albanyida.com</a>
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	<a href="http://www.albanyida.com">www.albanyida.com</a>
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	N/A

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

**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.			
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		

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
Status: UNSUBMITTED  
Certified Date: N/A

<b>Country</b>	USA		
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Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	0101 14 01			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	132 State Street Properties LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$775.31	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$2,928.34	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$6,224.26	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$2,351,500.00	<b>Total Exemptions</b>	\$9,927.91	
<b>Benefited Project Amount</b>	\$2,351,500.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$476.32	\$476.32
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$1,799.06	\$1,799.06
<b>Date Project approved</b>	1/23/2014	<b>School District PILOT</b>	\$4,624.06	\$4,624.06
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$6,899.44	\$6,899.44
<b>Date IDA Took Title to Property</b>	6/19/2014	<b>Net Exemptions</b>	\$3,028.47	
<b>Year Financial Assistance is Planned to End</b>	2027	<b>Project Employment Information</b>		
<b>Notes</b>				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	17.00	
<b>Address Line1</b>	132 State Street	<b>Original Estimate of Jobs to be Created</b>	3.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	40,000.00	
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	30,000.00	To: 70,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	17.00	
<b>Zip - Plus4</b>	12207	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	40,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	22.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	5.00	
<b>Applicant Name</b>	132 State Street Properties LLC			
<b>Address Line1</b>	302 Washington Ave Ext.	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	ALBANY	<b>Current Year Is Last Year for Reporting</b>	No	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No	
<b>Zip - Plus4</b>	12203	<b>IDA Does Not Hold Title to the Property</b>	No	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No	
<b>Country</b>	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	0101 14 02			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	136 State Street Properties LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$975.58	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$3,684.76	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$7,832.03	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$3,590,500.00	<b>Total Exemptions</b>	\$12,492.37	
<b>Benefited Project Amount</b>	\$3,590,500.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$556.43	\$556.43
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$2,101.63	\$2,101.63
<b>Date Project approved</b>	1/23/2014	<b>School District PILOT</b>	\$5,588.72	\$5,588.72
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$8,246.78	\$8,246.78
<b>Date IDA Took Title to Property</b>	6/19/2014	<b>Net Exemptions</b>	\$4,245.59	
<b>Year Financial Assistance is Planned to End</b>	2027	<b>Project Employment Information</b>		
<b>Notes</b>				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	134 - 136 State Street	<b>Original Estimate of Jobs to be Created</b>	40.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	40,000.00	
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	30,000.00	To: 70,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12207	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	30.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	30.00	
<b>Applicant Name</b>	136 State Street Properties LLC			
<b>Address Line1</b>	302 Washington Ave Ext.	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	ALBANY	<b>Current Year Is Last Year for Reporting</b>	No	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No	
<b>Zip - Plus4</b>	12203	<b>IDA Does Not Hold Title to the Property</b>	No	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No	
<b>Country</b>	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	0101 17 03			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	1385 Washington Avenue Associates	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$39,493.49	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$149,166.67	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$317,057.19	
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$30,535,000.00	<b>Total Exemptions</b>	\$505,717.35	
<b>Benefited Project Amount</b>	\$30,535,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$23,855.31	\$23,855.31
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$90,101.37	\$90,101.37
<b>Date Project approved</b>	4/1/2017	<b>School District PILOT</b>	\$242,441.63	\$242,441.63
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$356,398.31	\$356,398.31
<b>Date IDA Took Title to Property</b>	10/31/2009	<b>Net Exemptions</b>	\$149,319.04	
<b>Year Financial Assistance is Planned to End</b>	2024	<b>Project Employment Information</b>		
<b>Notes</b>	Student Housing. Financial assistance is planned to end in 2025.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	3.00	
<b>Address Line1</b>	1385 Washington Avenue	<b>Original Estimate of Jobs to be Created</b>	7.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	43,965.00	
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	20,000.00	To: 60,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12203	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	7.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	4.00	
<b>Applicant Name</b>	1385 Washington Avenue Associates			
<b>Address Line1</b>	2711 Centerville Road	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	WILMINGTON	<b>Current Year Is Last Year for Reporting</b>	Yes	
<b>State</b>	DE	<b>There is no Debt Outstanding for this Project</b>	Yes	
<b>Zip - Plus4</b>	19808	<b>IDA Does Not Hold Title to the Property</b>	Yes	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	Yes	
<b>Country</b>	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 14 03				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	140 State Street Properties LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$904.39		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$3,415.88		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$7,260.53		
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$1,305,500.00	<b>Total Exemptions</b>	\$11,580.80		
<b>Benefited Project Amount</b>	\$1,305,500.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$527.95	\$527.95	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$1,994.08	\$1,994.08	
<b>Date Project approved</b>	1/23/2014	<b>School District PILOT</b>	\$5,245.82	\$5,245.82	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$7,767.85	\$7,767.85	
<b>Date IDA Took Title to Property</b>	6/19/2014	<b>Net Exemptions</b>	\$3,812.95		
<b>Year Financial Assistance is Planned to End</b>	2027	<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	140 State Street	<b>Original Estimate of Jobs to be Created</b>	5.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	40,000.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	30,000.00	To: 70,000.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12207	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	8.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	8.00		
<b>Applicant Name</b>	140 State Street Properties LLC				
<b>Address Line1</b>	302 Washington Ave Ext.	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	ALBANY	<b>Current Year Is Last Year for Reporting</b>	No		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No		
<b>Zip - Plus4</b>	12203	<b>IDA Does Not Hold Title to the Property</b>	No		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No		
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	0101 22 01			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	1415 Washington Property LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$289,086.92	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$79,945,770.00	<b>Total Exemptions</b>	\$289,086.92	
<b>Benefited Project Amount</b>	\$79,945,770.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$0.00	\$0.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$0.00	\$0.00
<b>Date Project approved</b>	9/23/2021	<b>School District PILOT</b>	\$200,137.10	\$200,137.10
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$200,137.10	\$200,137.10
<b>Date IDA Took Title to Property</b>	4/11/2022	<b>Net Exemptions</b>	\$88,949.82	
<b>Year Financial Assistance is Planned to End</b>	2039	<b>Project Employment Information</b>		
<b>Notes</b>	Student housing.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	11.00	
<b>Address Line1</b>	1415 Washington Ave	<b>Original Estimate of Jobs to be Created</b>	8.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	36,000.00	
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	30,000.00	To: 60,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12206	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	9.50	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	-1.50	
<b>Applicant Name</b>	1415 Washington Property LLC			
<b>Address Line1</b>	157 Columbus Ave	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	10023	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 21 06 A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	191 North Pearl, LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$5,132.18		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$19,384.20		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$41,201.56		
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$3,253,735.00	<b>Total Exemptions</b>	\$65,717.94		
<b>Benefited Project Amount</b>	\$3,253,735.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$725.12	\$725.12	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$2,738.77	\$2,738.77	
<b>Date Project approved</b>	8/19/2021	<b>School District PILOT</b>	\$5,821.32	\$5,821.32	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$9,285.21	\$9,285.21	
<b>Date IDA Took Title to Property</b>	10/28/2021	<b>Net Exemptions</b>	\$56,432.73		
<b>Year Financial Assistance is Planned to End</b>	2042	<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	191 North Pearl Street	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12207	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	"191 North Pearl, LLC"				
<b>Address Line1</b>	343 Trenor Drive	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	NEW ROCHELLE	<b>Current Year Is Last Year for Reporting</b>	No		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No		
<b>Zip - Plus4</b>	10804	<b>IDA Does Not Hold Title to the Property</b>	No		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No		
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 21 09 A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	21 Erie Assoc, LLC	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$65,051,119.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$65,051,119.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>				<b>County PILOT</b>	\$0.00
<b>Not For Profit</b>	No			<b>Local PILOT</b>	\$0.00
<b>Date Project approved</b>	12/16/2021			<b>School District PILOT</b>	\$0.00
<b>Did IDA took Title to Property</b>	Yes			<b>Total PILOT</b>	\$0.00
<b>Date IDA Took Title to Property</b>	12/31/2021			<b>Net Exemptions</b>	\$0.00
<b>Year Financial Assistance is Planned to End</b>	2027	<b>Project Employment Information</b>			
<b>Notes</b>	Project not receiving real property benefits.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		46.00	
<b>Address Line1</b>	19-21 Erie Blvd	<b>Original Estimate of Jobs to be Created</b>		3.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		52,500.00	
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>		40,000.00	To: 65,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		46.00	
<b>Zip - Plus4</b>	12204	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		42,500.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		28.50	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		-17.50	
<b>Applicant Name</b>	"21 Erie Assoc., LLC"	<b>Project Status</b>			
<b>Address Line1</b>	204 Lafayette Street				
<b>Address Line2</b>					
<b>City</b>	SCHENECTADY	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	12305	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	0101 23 04			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$118,650.00	
<b>Project Name</b>	324 State Street LLC	<b>Local Sales Tax Exemption</b>	\$118,650.00	
		<b>County Real Property Tax Exemption</b>	\$7,393.02	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$27,923.37	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$59,351.77	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$6,500,000.00	<b>Total Exemptions</b>	\$331,968.16	
<b>Benefited Project Amount</b>	\$6,500,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$2,484.37	\$2,484.37
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$9,383.47	\$9,383.47
<b>Date Project approved</b>	9/21/2023	<b>School District PILOT</b>	\$19,944.77	\$19,944.77
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$31,812.61	\$31,812.61
<b>Date IDA Took Title to Property</b>	10/19/2023	<b>Net Exemptions</b>	\$300,155.55	
<b>Year Financial Assistance is Planned to End</b>	2044	<b>Project Employment Information</b>		
<b>Notes</b>				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	324 State Street	<b>Original Estimate of Jobs to be Created</b>	1.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	50,000.00	
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	45,000.00	To: 55,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12210	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	1.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	1.00	
<b>Applicant Name</b>	324 State Street LLC			
<b>Address Line1</b>	363 Ontario Street	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	ALBANY	<b>Current Year Is Last Year for Reporting</b>	No	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No	
<b>Zip - Plus4</b>	12208	<b>IDA Does Not Hold Title to the Property</b>	No	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No	
<b>Country</b>	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 18 01				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	363 Ontario Street	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$40,653.83		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$153,549.25		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$326,365.78		
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$16,289,000.00	<b>Total Exemptions</b>	\$520,568.86		
<b>Benefited Project Amount</b>	\$16,289,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$6,520.95	\$6,520.95	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$24,629.59	\$24,629.59	
<b>Date Project approved</b>	3/1/2018	<b>School District PILOT</b>	\$52,350.75	\$52,350.75	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$83,501.29	\$83,501.29	
<b>Date IDA Took Title to Property</b>	3/23/2018	<b>Net Exemptions</b>	\$437,067.57		
<b>Year Financial Assistance is Planned to End</b>	2039	<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	3.00		
<b>Address Line1</b>	363 Ontario Street	<b>Original Estimate of Jobs to be Created</b>	7.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	45,000.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	40,000.00	To: 60,000.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	3.00		
<b>Zip - Plus4</b>	12208	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	45,000.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	15.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	12.00		
<b>Applicant Name</b>	"363 Ontario Street, LLC."				
<b>Address Line1</b>	PO Box 1366	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	GUILDERLAND	<b>Current Year Is Last Year for Reporting</b>	No		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No		
<b>Zip - Plus4</b>	12084	<b>IDA Does Not Hold Title to the Property</b>	No		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No		
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 21 01				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	39 Columbia Street, LLC	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$5,322,264.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$5,322,264.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>				<b>County PILOT</b>	\$0.00
<b>Not For Profit</b>	No			<b>Local PILOT</b>	\$0.00
<b>Date Project approved</b>	10/17/2019			<b>School District PILOT</b>	\$0.00
<b>Did IDA took Title to Property</b>	Yes			<b>Total PILOT</b>	\$0.00
<b>Date IDA Took Title to Property</b>	4/10/2020			<b>Net Exemptions</b>	\$0.00
<b>Year Financial Assistance is Planned to End</b>	2025	<b>Project Employment Information</b>			
<b>Notes</b>	Project not receiving real property benefits.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		50.00	
<b>Address Line1</b>	39 Columbia Street	<b>Original Estimate of Jobs to be Created</b>		2.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		28,500.00	
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>		19,000.00	To: 38,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		50.00	
<b>Zip - Plus4</b>	12207	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		45,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		154.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		104.00	
<b>Applicant Name</b>	"39 Columbia Street Assoc, LLC"	<b>Project Status</b>			
<b>Address Line1</b>	204 Lafayette Street				
<b>Address Line2</b>					
<b>City</b>	SCHENECTADY	<b>Current Year Is Last Year for Reporting</b>		Yes	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		Yes	
<b>Zip - Plus4</b>	12305	<b>IDA Does Not Hold Title to the Property</b>		Yes	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		Yes	
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 12 02 A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	4-6 Sheridan of Albany, LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$5,875.08		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$22,190.14		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$47,165.64		
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$1,750,000.00	<b>Total Exemptions</b>	\$75,230.86		
<b>Benefited Project Amount</b>	\$1,750,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$3,491.53	\$3,491.53	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$13,187.49	\$13,187.49	
<b>Date Project approved</b>	10/20/2011	<b>School District PILOT</b>	\$11,319.04	\$11,319.04	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$27,998.06	\$27,998.06	
<b>Date IDA Took Title to Property</b>	2/28/2012	<b>Net Exemptions</b>	\$47,232.80		
<b>Year Financial Assistance is Planned to End</b>	2027	<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	25.00		
<b>Address Line1</b>	4-6 Sheridan Avenue	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	0.00 To: 0.00		
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	25.00		
<b>Zip - Plus4</b>	12207	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	40,000.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	-25.00		
<b>Applicant Name</b>	"4-6 Sheridan of Albany, LLC"	<b>Project Status</b>			
<b>Address Line1</b>	140 Seneca Way, Suite 501				
<b>Address Line2</b>					
<b>City</b>	ITHACA	<b>Current Year Is Last Year for Reporting</b>	No		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No		
<b>Zip - Plus4</b>	14850	<b>IDA Does Not Hold Title to the Property</b>	No		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No		
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	0101 14 06			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	412 Broadway Realty LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$9,694.85	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$36,617.39	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$77,831.09	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$3,032,000.00	<b>Total Exemptions</b>	\$124,143.33	
<b>Benefited Project Amount</b>	\$3,032,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$3,311.03	\$3,934.23
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$12,505.74	\$14,859.56
<b>Date Project approved</b>	12/19/2013	<b>School District PILOT</b>	\$29,595.95	\$29,595.25
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$45,412.72	\$48,389.04
<b>Date IDA Took Title to Property</b>	5/2/2014	<b>Net Exemptions</b>	\$78,730.61	
<b>Year Financial Assistance is Planned to End</b>	2035	<b>Project Employment Information</b>		
<b>Notes</b>				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	412 Broadway	<b>Original Estimate of Jobs to be Created</b>	8.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	25,656.25	
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	23,500.00	To: 33,500.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12207	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	9.50	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	9.50	
<b>Applicant Name</b>	412 Broadway Realty LLC			
<b>Address Line1</b>	646 Plank Road	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	CLIFTON PARK	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	12065	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 21 03 A				
<b>Project Type</b>	Tax Exemptions	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	413 North Pearl Assoc, LLC	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>			
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>			
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>			
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$17,925,000.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$17,925,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>				<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>			
<b>Not For Profit</b>		<b>Local PILOT</b>			
<b>Date Project approved</b>	3/18/2021	<b>School District PILOT</b>			
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>		\$0.00	\$0.00
<b>Date IDA Took Title to Property</b>	8/9/2021	<b>Net Exemptions</b>		\$0.00	
<b>Year Financial Assistance is Planned to End</b>	2026	<b>Project Employment Information</b>			
<b>Notes</b>	Project not receiving real property benefits.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		12.00	
<b>Address Line1</b>	425 North Pearl Street	<b>Original Estimate of Jobs to be Created</b>		2.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		45,000.00	
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>		34,000.00	To: 56,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		0.00	
<b>Zip - Plus4</b>	12207	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		2.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		-10.00	
<b>Applicant Name</b>	"413 North Pearl Assoc, LLC"	<b>Project Status</b>			
<b>Address Line1</b>	204 Lafayette Street				
<b>Address Line2</b>					
<b>City</b>	SCHENECTADY	<b>Current Year Is Last Year for Reporting</b>		No	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		No	
<b>Zip - Plus4</b>	12305	<b>IDA Does Not Hold Title to the Property</b>		No	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		No	
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 21 03				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	427 Washington Ave LLC	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$5,200.04	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$19,640.52	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$41,746.37	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$2,600,000.00	<b>Total Exemptions</b>		\$66,586.93	
<b>Benefited Project Amount</b>	\$2,600,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>				<b>County PILOT</b>	\$606.51
<b>Not For Profit</b>	No			<b>Local PILOT</b>	\$2,290.78
<b>Date Project approved</b>	11/21/2019			<b>School District PILOT</b>	\$4,869.11
<b>Did IDA took Title to Property</b>	Yes			<b>Total PILOT</b>	\$7,766.40
<b>Date IDA Took Title to Property</b>	5/15/2020			<b>Net Exemptions</b>	\$58,820.53
<b>Year Financial Assistance is Planned to End</b>	2040	<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		0.00	
<b>Address Line1</b>	427 Washington Avenue	<b>Original Estimate of Jobs to be Created</b>		0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		0.00	
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>		0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		0.00	
<b>Zip - Plus4</b>	12206	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		0.00	
<b>Applicant Name</b>	"427 Washington Ave, LLC"				
<b>Address Line1</b>	231 Hidley Road	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	WYNANTSKILL	<b>Current Year Is Last Year for Reporting</b>		No	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		No	
<b>Zip - Plus4</b>	12198	<b>IDA Does Not Hold Title to the Property</b>		No	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		No	
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 21 02				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	45 Columbia Street, LLC	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$7,000,000.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$7,000,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>				<b>County PILOT</b>	\$0.00
<b>Not For Profit</b>	No			<b>Local PILOT</b>	\$0.00
<b>Date Project approved</b>	10/17/2019			<b>School District PILOT</b>	\$0.00
<b>Did IDA took Title to Property</b>	Yes			<b>Total PILOT</b>	\$0.00
<b>Date IDA Took Title to Property</b>	2/27/2020			<b>Net Exemptions</b>	\$0.00
<b>Year Financial Assistance is Planned to End</b>	2025	<b>Project Employment Information</b>			
<b>Notes</b>	Project not receiving real property benefits				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		0.00	
<b>Address Line1</b>	45 Columbia Street	<b>Original Estimate of Jobs to be Created</b>		1.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		28,500.00	
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>		19,000.00	To: 38,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		0.00	
<b>Zip - Plus4</b>	12207	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		0.50	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		0.50	
<b>Applicant Name</b>	"45 Columbia Street Assoc, LLC"	<b>Project Status</b>			
<b>Address Line1</b>	204 Lafayette Street				
<b>Address Line2</b>					
<b>City</b>	SCHENECTADY	<b>Current Year Is Last Year for Reporting</b>		Yes	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		Yes	
<b>Zip - Plus4</b>	12305	<b>IDA Does Not Hold Title to the Property</b>		Yes	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		Yes	
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 23 03				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$103,376.00		
<b>Project Name</b>	48 North Pearl Street LLC	<b>Local Sales Tax Exemption</b>	\$103,376.00		
		<b>County Real Property Tax Exemption</b>	\$0.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$0.00		
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$8,153,044.00	<b>Total Exemptions</b>	\$206,752.00		
<b>Benefited Project Amount</b>	\$8,153,044.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$0.00	\$0.00	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$0.00	\$0.00	
<b>Date Project approved</b>	7/20/2023	<b>School District PILOT</b>	\$0.00	\$0.00	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00	
<b>Date IDA Took Title to Property</b>	7/31/2023	<b>Net Exemptions</b>	\$206,752.00		
<b>Year Financial Assistance is Planned to End</b>	2045	<b>Project Employment Information</b>			
<b>Notes</b>	Project under construction				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	48 North Pearl Street	<b>Original Estimate of Jobs to be Created</b>	18.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	50,000.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	25,000.00	To: 75,000.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12207	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	15.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	90.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	15.00		
<b>Applicant Name</b>	48 North Pearl Street LLC	<b>Project Status</b>			
<b>Address Line1</b>	363 Ontario Street				
<b>Address Line2</b>					
<b>City</b>	ALBANY	<b>Current Year Is Last Year for Reporting</b>	No		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No		
<b>Zip - Plus4</b>	12208	<b>IDA Does Not Hold Title to the Property</b>	No		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No		
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	0101 14 07			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	488 Broadway Arcade LLC	<b>Local Sales Tax Exemption</b>	\$20,220.69	
		<b>County Real Property Tax Exemption</b>	\$76,373.40	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$95,931.27	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$162,333.42	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$10,000,000.00	<b>Total Exemptions</b>	\$354,858.78	
<b>Benefited Project Amount</b>	\$10,000,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$5,387.57	\$5,387.57
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$20,348.80	\$20,348.80
<b>Date Project approved</b>	12/19/2013	<b>School District PILOT</b>	\$50,256.65	\$50,256.65
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$75,993.02	\$75,993.02
<b>Date IDA Took Title to Property</b>	2/28/2014	<b>Net Exemptions</b>	\$278,865.76	
<b>Year Financial Assistance is Planned to End</b>	2034	<b>Project Employment Information</b>		
<b>Notes</b>				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	482-88 Broadway	<b>Original Estimate of Jobs to be Created</b>	20.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	45,000.00	
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	20,000.00	To: 65,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12207	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	10.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	10.00	
<b>Applicant Name</b>	488 Broadway Arcade LLC			
<b>Address Line1</b>	25 Western Ave	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	ALBANY	<b>Current Year Is Last Year for Reporting</b>	No	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No	
<b>Zip - Plus4</b>	12203	<b>IDA Does Not Hold Title to the Property</b>	No	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No	
<b>Country</b>	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	0101 21 04 A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$181,677.92	
<b>Project Name</b>	563 New Scotland Ave, LLC	<b>Local Sales Tax Exemption</b>	\$181,677.92	
		<b>County Real Property Tax Exemption</b>	\$10,686.49	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$40,362.82	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$252,233.00	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$285,000.00	
<b>Total Project Amount</b>	\$37,943,000.00	<b>Total Exemptions</b>	\$951,638.15	
<b>Benefited Project Amount</b>	\$37,943,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$2,228.37	\$2,228.37
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$8,416.54	\$8,416.54
<b>Date Project approved</b>	1/16/2020	<b>School District PILOT</b>	\$34,533.66	\$34,533.66
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$45,178.57	\$45,178.57
<b>Date IDA Took Title to Property</b>	9/24/2021	<b>Net Exemptions</b>	\$906,459.58	
<b>Year Financial Assistance is Planned to End</b>	2048	<b>Project Employment Information</b>		
<b>Notes</b>	Project under construction.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	2.00	
<b>Address Line1</b>	563 New Scotland Ave	<b>Original Estimate of Jobs to be Created</b>	13.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	35,000.00	
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	15,000.00	To: 50,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	2.00	
<b>Zip - Plus4</b>	12208	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	50,500.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	7.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	162.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	5.00	
<b>Applicant Name</b>	"563 New Scotland Ave, LLC"	<b>Project Status</b>		
<b>Address Line1</b>	PO Box 1366			
<b>Address Line2</b>				
<b>City</b>	GUILDERLAND	<b>Current Year Is Last Year for Reporting</b>	No	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No	
<b>Zip - Plus4</b>	12084	<b>IDA Does Not Hold Title to the Property</b>	No	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No	
<b>Country</b>	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 21 02 A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	61 North Pearl Partners, LP	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$4,720,000.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$4,720,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$0.00	\$0.00	\$0.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$0.00	\$0.00	\$0.00
<b>Date Project approved</b>	7/22/2021	<b>School District PILOT</b>	\$0.00	\$0.00	\$0.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00	\$0.00
<b>Date IDA Took Title to Property</b>	8/6/2021	<b>Net Exemptions</b>	\$0.00		
<b>Year Financial Assistance is Planned to End</b>	2026	<b>Project Employment Information</b>			
<b>Notes</b>	Project not receiving real property benefits				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	8.00		
<b>Address Line1</b>	61 North Pearl Street	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	8.00		
<b>Zip - Plus4</b>	12207	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	40,000.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	4.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	-4.00		
<b>Applicant Name</b>	"61 North Pearl Partnets, LP"	<b>Project Status</b>			
<b>Address Line1</b>	204 Lafayette Street				
<b>Address Line2</b>					
<b>City</b>	SCHENECTADY	<b>Current Year Is Last Year for Reporting</b>	No		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No		
<b>Zip - Plus4</b>	12305	<b>IDA Does Not Hold Title to the Property</b>	No		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No		
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 22 04 A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	66 State Street Partners, LP	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$8,116,866.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$8,116,866.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$0.00	\$0.00	\$0.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$0.00	\$0.00	\$0.00
<b>Date Project approved</b>	7/22/2021	<b>School District PILOT</b>	\$0.00	\$0.00	\$0.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00	\$0.00
<b>Date IDA Took Title to Property</b>	7/6/2022	<b>Net Exemptions</b>	\$0.00		
<b>Year Financial Assistance is Planned to End</b>	2027	<b>Project Employment Information</b>			
<b>Notes</b>	Property not receiving real property benefits.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	66 State Street	<b>Original Estimate of Jobs to be Created</b>	1.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	40,000.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	35,000.00	<b>To:</b>	55,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12210	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	1.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	1.00		
<b>Applicant Name</b>	"66 State Street Partners, LP"	<b>Project Status</b>			
<b>Address Line1</b>	204 Lafayette Street				
<b>Address Line2</b>					
<b>City</b>	SCHENECTADY	<b>Current Year Is Last Year for Reporting</b>	No		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No		
<b>Zip - Plus4</b>	12305	<b>IDA Does Not Hold Title to the Property</b>	No		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No		
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
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 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	0101 15 02			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	67 Howard Street LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$17,111.96	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$64,631.78	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$137,376.33	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$8,003,500.00	<b>Total Exemptions</b>	\$219,120.07	
<b>Benefited Project Amount</b>	\$8,003,500.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$8,902.23	\$8,902.23
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$33,623.65	\$33,623.65
<b>Date Project approved</b>	1/23/2014	<b>School District PILOT</b>	\$71,467.84	\$71,467.84
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$113,993.72	\$113,993.72
<b>Date IDA Took Title to Property</b>	4/10/2015	<b>Net Exemptions</b>	\$105,126.35	
<b>Year Financial Assistance is Planned to End</b>	2030	<b>Project Employment Information</b>		
<b>Notes</b>				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	67 Howard Street	<b>Original Estimate of Jobs to be Created</b>	2.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	40,000.00	
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	40,000.00	To: 40,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12207	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	2.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	2.00	
<b>Applicant Name</b>	67 Howard Street LLC			
<b>Address Line1</b>	302 Washington Avenue Ext	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	ALBANY	<b>Current Year Is Last Year for Reporting</b>	No	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No	
<b>Zip - Plus4</b>	12203	<b>IDA Does Not Hold Title to the Property</b>	No	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No	
<b>Country</b>	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 24 06				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	701 40 Steuben LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$10,031.12		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$37,887.49		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$80,530.72		
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$5,393,100.00	<b>Total Exemptions</b>	\$128,449.33		
<b>Benefited Project Amount</b>	\$5,393,100.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$1,758.92	\$1,758.92	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$6,643.44	\$6,643.44	
<b>Date Project approved</b>	1/23/2014	<b>School District PILOT</b>	\$14,120.78	\$14,120.78	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$22,523.14	\$22,523.14	
<b>Date IDA Took Title to Property</b>	10/9/2014	<b>Net Exemptions</b>	\$105,926.19		
<b>Year Financial Assistance is Planned to End</b>	2035	<b>Project Employment Information</b>			
<b>Notes</b>	Ownership transfer of project code 0101 14 05. No change to agreements.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	40 Steuben Place	<b>Original Estimate of Jobs to be Created</b>	3.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	50,000.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	40,000.00	To: 60,000.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12203	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.75		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.75		
<b>Applicant Name</b>	701 40 Steuben LLC				
<b>Address Line1</b>	204 Lafayette Street, Suite 2	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	SCHENECTADY	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	12305	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	0101 22 02			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	705 Broadway Hotel, LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$25,336.80	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$95,696.92	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$203,406.00	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$36,546,517.00	<b>Total Exemptions</b>	\$324,439.72	
<b>Benefited Project Amount</b>	\$36,546,517.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$2,753.96	\$2,753.96
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$10,401.70	\$10,401.70
<b>Date Project approved</b>	6/20/2019	<b>School District PILOT</b>	\$21,708.48	\$21,708.48
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$34,864.14	\$34,864.14
<b>Date IDA Took Title to Property</b>	8/2/2022	<b>Net Exemptions</b>	\$289,575.58	
<b>Year Financial Assistance is Planned to End</b>	2033	<b>Project Employment Information</b>		
<b>Notes</b>				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	705 Broadway	<b>Original Estimate of Jobs to be Created</b>	25.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	35,000.00	
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	25,000.00	To: 85,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12207	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	27.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	27.00	
<b>Applicant Name</b>	"705 Broadway Hotel, LLC"			
<b>Address Line1</b>	333 West Washington St	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	SYRACUSE	<b>Current Year Is Last Year for Reporting</b>	No	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No	
<b>Zip - Plus4</b>	13202	<b>IDA Does Not Hold Title to the Property</b>	No	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No	
<b>Country</b>	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	0101 14 08			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	733 Broadway LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$10,213.39	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$38,575.89	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$81,993.94	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$5,141,667.00	<b>Total Exemptions</b>	\$130,783.22	
<b>Benefited Project Amount</b>	\$5,141,667.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$2,769.96	\$2,769.96
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$10,462.11	\$10,462.11
<b>Date Project approved</b>	4/24/2014	<b>School District PILOT</b>	\$22,237.46	\$22,237.46
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$35,469.53	\$35,469.53
<b>Date IDA Took Title to Property</b>	8/23/2014	<b>Net Exemptions</b>	\$95,313.69	
<b>Year Financial Assistance is Planned to End</b>	2035	<b>Project Employment Information</b>		
<b>Notes</b>				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	5.00	
<b>Address Line1</b>	733 Broadway	<b>Original Estimate of Jobs to be Created</b>	1.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	37,000.00	
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	37,000.00	<b>To: 37,000.00</b>
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	5.00	
<b>Zip - Plus4</b>	12207	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	50,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	7.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	2.00	
<b>Applicant Name</b>	733 Broadway LLC			
<b>Address Line1</b>	733 Broadway	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	ALBANY	<b>Current Year Is Last Year for Reporting</b>	No	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No	
<b>Zip - Plus4</b>	12207	<b>IDA Does Not Hold Title to the Property</b>	No	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No	
<b>Country</b>	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 21 05 A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	745 Broadway Apartments, LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$18,584.47		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$70,193.43		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$149,197.76		
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$22,700,000.00	<b>Total Exemptions</b>	\$237,975.66		
<b>Benefited Project Amount</b>	\$22,700,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$3,129.86	\$3,129.86	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$11,821.45	\$11,821.45	
<b>Date Project approved</b>	10/22/2020	<b>School District PILOT</b>	\$25,126.77	\$25,126.77	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$40,078.08	\$40,078.08	
<b>Date IDA Took Title to Property</b>	10/22/2021	<b>Net Exemptions</b>	\$197,897.58		
<b>Year Financial Assistance is Planned to End</b>	2040	<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	745 Broadway	<b>Original Estimate of Jobs to be Created</b>	2.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	38,000.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	35,000.00	To: 45,000.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12207	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	2.70		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	2.70		
<b>Applicant Name</b>	"745 Broadway Apartments, LLC"				
<b>Address Line1</b>	20 Corporate Woods Blvd	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	ALBANY	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	12211	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 18 02				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	760 Broadway	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$20,774.68		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$78,465.83		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$166,780.91		
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$18,500,000.00	<b>Total Exemptions</b>	\$266,021.42		
<b>Benefited Project Amount</b>	\$18,500,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$2,077.47	\$2,077.47
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$7,846.58	\$7,846.58
<b>Date Project approved</b>	10/20/2016		<b>School District PILOT</b>	\$16,678.09	\$16,678.09
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$26,602.14	\$26,602.14
<b>Date IDA Took Title to Property</b>	5/7/2018		<b>Net Exemptions</b>	\$239,419.28	
<b>Year Financial Assistance is Planned to End</b>	2036	<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	760 Broadway	<b>Original Estimate of Jobs to be Created</b>	2.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	35,000.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	25,000.00	<b>To: 45,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12207	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	2.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	2.00		
<b>Applicant Name</b>	"760 Broadway, LLC."				
<b>Address Line1</b>	PO Box 6515	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	ALBANY	<b>Current Year Is Last Year for Reporting</b>	No		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No		
<b>Zip - Plus4</b>	12206	<b>IDA Does Not Hold Title to the Property</b>	No		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No		
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 25 02				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$168,356.50		
<b>Project Name</b>	AFP107 Corp	<b>Local Sales Tax Exemption</b>	\$168,356.50		
		<b>County Real Property Tax Exemption</b>	\$47,291.48		
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$178,619.60		
<b>Original Project Code</b>	0101 11 06	<b>School Property Tax Exemption</b>	\$379,660.07		
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$11,318,179.00	<b>Total Exemptions</b>	\$942,284.15		
<b>Benefited Project Amount</b>	\$11,318,179.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$0.00	\$0.00	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$0.00	\$0.00	
<b>Date Project approved</b>	6/26/2025	<b>School District PILOT</b>	\$0.00	\$0.00	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00	
<b>Date IDA Took Title to Property</b>	10/31/2011	<b>Net Exemptions</b>	\$942,284.15		
<b>Year Financial Assistance is Planned to End</b>	2042	<b>Project Employment Information</b>			
<b>Notes</b>	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.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	150.00		
<b>Address Line1</b>	1233 Broadway, 33 Centre Street	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	<b>To: 0.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	150.00		
<b>Zip - Plus4</b>	12207	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	55,110.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	137.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	30.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	-13.00		
<b>Applicant Name</b>	AFP107 Corp				
<b>Address Line1</b>	9 Park Place	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	GREAT NECK	<b>Current Year Is Last Year for Reporting</b>	No		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No		
<b>Zip - Plus4</b>	11021	<b>IDA Does Not Hold Title to the Property</b>	No		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No		
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 14 17 A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	AMC 391 Myrtle (MOB)	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$19,357.57		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$73,113.41		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$155,404.23		
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$32,121,146.00	<b>Total Exemptions</b>	\$247,875.21		
<b>Benefited Project Amount</b>	\$18,100,265.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$5,816.91	\$5,816.91	
<b>Not For Profit</b>	Yes	<b>Local PILOT</b>	\$21,970.43	\$21,970.43	
<b>Date Project approved</b>	12/16/2021	<b>School District PILOT</b>	\$38,851.06	\$38,851.06	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$66,638.40	\$66,638.40	
<b>Date IDA Took Title to Property</b>	12/10/2014	<b>Net Exemptions</b>	\$181,236.81		
<b>Year Financial Assistance is Planned to End</b>	2025	<b>Project Employment Information</b>			
<b>Notes</b>	Pilot modification agreement. Final reporting year.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	391 Myrtle Avenue	<b>Original Estimate of Jobs to be Created</b>	20.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	50,000.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12208	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	329.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	329.00		
<b>Applicant Name</b>	Albany Medical Center				
<b>Address Line1</b>	43 New Scotland Avenue	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	ALBANY	<b>Current Year Is Last Year for Reporting</b>	Yes		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	Yes		
<b>Zip - Plus4</b>	12208	<b>IDA Does Not Hold Title to the Property</b>	Yes		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	Yes		
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 14 09				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Aeon Nexus Corporation	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$579.75		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$2,189.72		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$4,654.30		
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$1,833,500.00	<b>Total Exemptions</b>	\$7,423.77		
<b>Benefited Project Amount</b>	\$1,833,500.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$398.10	\$398.10	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$1,503.61	\$1,503.61	
<b>Date Project approved</b>	1/23/2014	<b>School District PILOT</b>	\$3,682.08	\$3,682.08	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$5,583.79	\$5,583.79	
<b>Date IDA Took Title to Property</b>	4/18/2014	<b>Net Exemptions</b>	\$1,839.98		
<b>Year Financial Assistance is Planned to End</b>	2027	<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	138 State Street	<b>Original Estimate of Jobs to be Created</b>	12.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	60,000.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	40,000.00	To: 120,000.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12207	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	30.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	30.00		
<b>Applicant Name</b>	Aeon Nexus Corporation	<b>Project Status</b>			
<b>Address Line1</b>	302 Washington Ave				
<b>Address Line2</b>					
<b>City</b>	ALBANY	<b>Current Year Is Last Year for Reporting</b>	No		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No		
<b>Zip - Plus4</b>	12203	<b>IDA Does Not Hold Title to the Property</b>	No		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No		
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 17 01				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Capital District Apartments	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$36,363.72		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$137,345.53		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$291,931.09		
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$21,650,371.00	<b>Total Exemptions</b>	\$465,640.34		
<b>Benefited Project Amount</b>	\$21,650,371.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$16,964.54	\$16,964.54	
<b>Not For Profit</b>	Yes	<b>Local PILOT</b>	\$64,074.97	\$64,074.97	
<b>Date Project approved</b>	3/1/2017	<b>School District PILOT</b>	\$120,220.59	\$120,220.59	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$201,260.10	\$201,260.10	
<b>Date IDA Took Title to Property</b>	3/1/2017	<b>Net Exemptions</b>	\$264,380.24		
<b>Year Financial Assistance is Planned to End</b>	2022	<b>Project Employment Information</b>			
<b>Notes</b>	Financial assistance is planned to end in 2051. Affordable housing.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	2.00		
<b>Address Line1</b>	2 Thurlow Avenue	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	0.00 To: 0.00		
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	2.00		
<b>Zip - Plus4</b>	12203	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	46,800.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	2.50		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.50		
<b>Applicant Name</b>	"Capital District Apartments, LLC"	<b>Project Status</b>			
<b>Address Line1</b>	641 Lexington Avenue				
<b>Address Line2</b>					
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10022	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 25 01				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$53,044.50		
<b>Project Name</b>	Centre Square, LLC	<b>Local Sales Tax Exemption</b>	\$53,044.50		
		<b>County Real Property Tax Exemption</b>	\$0.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$0.00		
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$19,526.00		
<b>Total Project Amount</b>	\$1,986,000.00	<b>Total Exemptions</b>	\$125,615.00		
<b>Benefited Project Amount</b>	\$1,986,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$0.00	\$0.00	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$0.00	\$0.00	
<b>Date Project approved</b>	10/23/2024	<b>School District PILOT</b>	\$0.00	\$0.00	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00	
<b>Date IDA Took Title to Property</b>	5/14/2025	<b>Net Exemptions</b>	\$125,615.00		
<b>Year Financial Assistance is Planned to End</b>	2046	<b>Project Employment Information</b>			
<b>Notes</b>	Project under construction.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	16, 40 Lodge Street	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12204	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	106.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	"Centre Square, LLC"	<b>Project Status</b>			
<b>Address Line1</b>	PO Box 160				
<b>Address Line2</b>					
<b>City</b>	ULSTER PARK	<b>Current Year Is Last Year for Reporting</b>	No		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No		
<b>Zip - Plus4</b>	12487	<b>IDA Does Not Hold Title to the Property</b>	No		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No		
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 23 01				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	Clinton Avenue Apartments II LLC	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$31,316,428.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$31,316,428.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$0.00	\$0.00	\$0.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$0.00	\$0.00	\$0.00
<b>Date Project approved</b>	1/21/2021	<b>School District PILOT</b>	\$0.00	\$0.00	\$0.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00	\$0.00
<b>Date IDA Took Title to Property</b>	1/27/2023	<b>Net Exemptions</b>	\$0.00		
<b>Year Financial Assistance is Planned to End</b>	2053	<b>Project Employment Information</b>			
<b>Notes</b>	Affordable Housing. Project under construction				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	Various properties on Clinton Avenue	<b>Original Estimate of Jobs to be Created</b>	17.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	30,000.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	30,000.00	To: 50,000.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12210	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	2.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	131.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	2.00		
<b>Applicant Name</b>	Home Leasing	<b>Project Status</b>			
<b>Address Line1</b>	700 Clinton Square				
<b>Address Line2</b>					
<b>City</b>	ROCHESTER	<b>Current Year Is Last Year for Reporting</b>	No		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No		
<b>Zip - Plus4</b>	14604	<b>IDA Does Not Hold Title to the Property</b>	No		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No		
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 24 04				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$169,039.54		
<b>Project Name</b>	Colvin Avenue Commons, LLC	<b>Local Sales Tax Exemption</b>	\$169,039.54		
		<b>County Real Property Tax Exemption</b>	\$0.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$0.00		
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$30,617,894.00	<b>Total Exemptions</b>	\$338,079.08		
<b>Benefited Project Amount</b>	\$30,617,894.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$0.00	\$0.00	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$0.00	\$0.00	
<b>Date Project approved</b>	8/22/2024	<b>School District PILOT</b>	\$0.00	\$0.00	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00	
<b>Date IDA Took Title to Property</b>	10/22/2024	<b>Net Exemptions</b>	\$338,079.08		
<b>Year Financial Assistance is Planned to End</b>	2058	<b>Project Employment Information</b>			
<b>Notes</b>	Affordable Housing. Project under construction.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	60 Colvin Avenue	<b>Original Estimate of Jobs to be Created</b>	12.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	45,000.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	30,000.00	<b>To: 60,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12206	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	50.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	Colvin Avenue Commons LLC				
<b>Address Line1</b>	1055 Saw Mill River Road	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	ARDSLEY	<b>Current Year Is Last Year for Reporting</b>	No		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No		
<b>Zip - Plus4</b>	10502	<b>IDA Does Not Hold Title to the Property</b>	No		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No		
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 25 04				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	Equity Residential Development, LLC	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$29,434,342.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$29,434,342.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$0.00	\$0.00	\$0.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$0.00	\$0.00	\$0.00
<b>Date Project approved</b>	11/21/2024	<b>School District PILOT</b>	\$0.00	\$0.00	\$0.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00	\$0.00
<b>Date IDA Took Title to Property</b>	8/15/2025	<b>Net Exemptions</b>	\$0.00		
<b>Year Financial Assistance is Planned to End</b>	2057	<b>Project Employment Information</b>			
<b>Notes</b>	Project under construction.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	67-71 Livingston Ave, 788-794 Broadway	<b>Original Estimate of Jobs to be Created</b>	2.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	50,000.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	30,000.00	To: 85,000.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12207	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	17.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	"Equity Residential Development, LLC"	<b>Project Status</b>			
<b>Address Line1</b>	PO Box 6515				
<b>Address Line2</b>					
<b>City</b>	ALBANY	<b>Current Year Is Last Year for Reporting</b>	No		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No		
<b>Zip - Plus4</b>	12206	<b>IDA Does Not Hold Title to the Property</b>	No		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No		
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 24 03				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Forty-Eightcc, LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$0.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$0.00		
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$10,591,197.00	<b>Total Exemptions</b>	\$0.00		
<b>Benefited Project Amount</b>	\$10,591,197.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$0.00	\$0.00
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$0.00	\$0.00
<b>Date Project approved</b>	4/18/2024		<b>School District PILOT</b>	\$0.00	\$0.00
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$0.00	\$0.00
<b>Date IDA Took Title to Property</b>	5/17/2024		<b>Net Exemptions</b>	\$0.00	
<b>Year Financial Assistance is Planned to End</b>	2039	<b>Project Employment Information</b>			
<b>Notes</b>	Project under construction.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	48 Corporate Circle	<b>Original Estimate of Jobs to be Created</b>	10.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	60,000.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	40,000.00	<b>To: 90,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12203	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	Forty-Eightcc LLC				
<b>Address Line1</b>	25 Corporate Circle	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	ALBANY	<b>Current Year Is Last Year for Reporting</b>	No		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No		
<b>Zip - Plus4</b>	12203	<b>IDA Does Not Hold Title to the Property</b>	No		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No		
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 24 05				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$240,545.25		
<b>Project Name</b>	Freedom Springs, LLC	<b>Local Sales Tax Exemption</b>	\$240,545.25		
		<b>County Real Property Tax Exemption</b>	\$0.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$0.00		
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$46,347,781.00	<b>Total Exemptions</b>	\$481,090.50		
<b>Benefited Project Amount</b>	\$46,347,781.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$0.00	\$0.00	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$0.00	\$0.00	
<b>Date Project approved</b>	4/18/2024	<b>School District PILOT</b>	\$0.00	\$0.00	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00	
<b>Date IDA Took Title to Property</b>	10/24/2024	<b>Net Exemptions</b>	\$481,090.50		
<b>Year Financial Assistance is Planned to End</b>	2058	<b>Project Employment Information</b>			
<b>Notes</b>	Affordable Housing. Project under construction.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	64 Colvin Avenue	<b>Original Estimate of Jobs to be Created</b>	9.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	55,500.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	50,000.00	<b>To: 60,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12206	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	68.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	"Freedom Springs Albany, LLC"	<b>Project Status</b>			
<b>Address Line1</b>	305 W Commercial				
<b>Address Line2</b>					
<b>City</b>	SPRINGFIELD	<b>Current Year Is Last Year for Reporting</b>	No		
<b>State</b>	MO	<b>There is no Debt Outstanding for this Project</b>	No		
<b>Zip - Plus4</b>	65803	<b>IDA Does Not Hold Title to the Property</b>	No		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No		
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 20 03				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	Harmony Mills South, LLC	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$23,135,000.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$23,135,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$0.00	\$0.00	\$0.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$0.00	\$0.00	\$0.00
<b>Date Project approved</b>	8/22/2019	<b>School District PILOT</b>	\$0.00	\$0.00	\$0.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00	\$0.00
<b>Date IDA Took Title to Property</b>	9/12/2019	<b>Net Exemptions</b>	\$0.00		
<b>Year Financial Assistance is Planned to End</b>	2039	<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	4.00		
<b>Address Line1</b>	90 State Street	<b>Original Estimate of Jobs to be Created</b>	1.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	35,000.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	35,000.00	<b>To:</b>	35,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	4.00		
<b>Zip - Plus4</b>	12207	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	40,000.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	16.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	60.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	12.00		
<b>Applicant Name</b>	"Harmony Mills South, LLC"				
<b>Address Line1</b>	90 State Street	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	ALBANY	<b>Current Year Is Last Year for Reporting</b>	No		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No		
<b>Zip - Plus4</b>	12207	<b>IDA Does Not Hold Title to the Property</b>	No		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No		
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	0101 21 08 A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Holland Ave OZ, LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$22,965.71	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$86,741.35	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$184,370.74	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$12,107,638.00	<b>Total Exemptions</b>	\$294,077.80	
<b>Benefited Project Amount</b>	\$12,107,638.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$7,392.18	\$7,392.18
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$27,920.23	\$27,920.23
<b>Date Project approved</b>	10/21/2021	<b>School District PILOT</b>	\$59,345.10	\$59,345.10
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$94,657.51	\$94,657.51
<b>Date IDA Took Title to Property</b>	12/29/2021	<b>Net Exemptions</b>	\$199,420.29	
<b>Year Financial Assistance is Planned to End</b>	2044	<b>Project Employment Information</b>		
<b>Notes</b>				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	25 Holland Avenue	<b>Original Estimate of Jobs to be Created</b>	2.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	52,500.00	
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	52,500.00	To: 52,500.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12209	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	2.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	2.00	
<b>Applicant Name</b>	"Holland Ave OZ, LLC"			
<b>Address Line1</b>	8 Paddocks Circle	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	SARATOGA SPRINGS	<b>Current Year Is Last Year for Reporting</b>	No	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No	
<b>Zip - Plus4</b>	12866	<b>IDA Does Not Hold Title to the Property</b>	No	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No	
<b>Country</b>	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 18 05				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Home Leasing	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$31,908.52		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$120,518.28		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$256,586.87		
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$47,838,223.00	<b>Total Exemptions</b>	\$409,013.67		
<b>Benefited Project Amount</b>	\$47,838,223.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$6,436.51	\$6,436.51
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$23,682.80	\$23,682.80
<b>Date Project approved</b>	12/21/2017		<b>School District PILOT</b>	\$47,407.40	\$47,407.40
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$77,526.71	\$77,526.71
<b>Date IDA Took Title to Property</b>	6/28/2018		<b>Net Exemptions</b>	\$331,486.96	
<b>Year Financial Assistance is Planned to End</b>	2047	<b>Project Employment Information</b>			
<b>Notes</b>	Affordable housing.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	2.00		
<b>Address Line1</b>	Clinton Avenue & Ten Broeck Street	<b>Original Estimate of Jobs to be Created</b>	5.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	30,000.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	25,000.00	<b>To: 35,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	2.00		
<b>Zip - Plus4</b>	12207	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	35,000.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	9.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	7.00		
<b>Applicant Name</b>	Clinton Avenue Apartments Housing Development Fund Corporation				
<b>Address Line1</b>	180 Clinton Square	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	ROCHESTER	<b>Current Year Is Last Year for Reporting</b>	No		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No		
<b>Zip - Plus4</b>	14604	<b>IDA Does Not Hold Title to the Property</b>	No		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No		
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 23 02				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	IndusPAD-Flair, LLC	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$11,206,638.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$11,206,638.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>				<b>County PILOT</b>	\$0.00
<b>Not For Profit</b>	No			<b>Local PILOT</b>	\$0.00
<b>Date Project approved</b>	3/16/2023			<b>School District PILOT</b>	\$0.00
<b>Did IDA took Title to Property</b>	Yes			<b>Total PILOT</b>	\$0.00
<b>Date IDA Took Title to Property</b>	6/6/2023			<b>Net Exemptions</b>	\$0.00
<b>Year Financial Assistance is Planned to End</b>	2028	<b>Project Employment Information</b>			
<b>Notes</b>	Project not receiving real property benefits.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		22.00	
<b>Address Line1</b>	42 Corporate Circle	<b>Original Estimate of Jobs to be Created</b>		13.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		32,240.00	
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>		31,000.00	To: 34,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		22.00	
<b>Zip - Plus4</b>	12203	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		33,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		-22.00	
<b>Applicant Name</b>	"IndusPAD-Flair, LLC"	<b>Project Status</b>			
<b>Address Line1</b>	46 Stafford Street				
<b>Address Line2</b>					
<b>City</b>	LAWRENCE	<b>Current Year Is Last Year for Reporting</b>		No	
<b>State</b>	MA	<b>There is no Debt Outstanding for this Project</b>		No	
<b>Zip - Plus4</b>	01841	<b>IDA Does Not Hold Title to the Property</b>		No	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		No	
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 14 11			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	LV Apartments LP	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$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.			
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	Project Status		
Address Line1	6 Fanuuil Hall Marketplace			
Address Line2				
City	BOSTON	Current Year Is Last Year for Reporting	No	
State	MA	There is no Debt Outstanding for this Project	No	
Zip - Plus4	02109	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: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 07 02A				
<b>Project Type</b>	Bonds/Notes Issuance	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Living Resources (A)	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$0.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$0.00		
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$7,139,000.00	<b>Total Exemptions</b>	\$0.00		
<b>Benefited Project Amount</b>	\$0.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>	\$7,240,000.00	<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>	Tax Exempt	<b>County PILOT</b>	\$0.00	\$0.00	
<b>Not For Profit</b>	Yes	<b>Local PILOT</b>	\$0.00	\$0.00	
<b>Date Project approved</b>	1/18/2007	<b>School District PILOT</b>	\$0.00	\$0.00	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00	
<b>Date IDA Took Title to Property</b>	2/28/2007	<b>Net Exemptions</b>	\$0.00		
<b>Year Financial Assistance is Planned to End</b>	2037	<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	173.00		
<b>Address Line1</b>	300 Washington Avenue Ext	<b>Original Estimate of Jobs to be Created</b>	25.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	28,000.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	14,300.00	<b>To: 79,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12203	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	220.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	47.00		
<b>Applicant Name</b>	Living Resources				
<b>Address Line1</b>	300 Washington Ave. Ext	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	ALBANY	<b>Current Year Is Last Year for Reporting</b>	No		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No		
<b>Zip - Plus4</b>	12203	<b>IDA Does Not Hold Title to the Property</b>	No		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No		
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	0101 20 04			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Loughlin Dawn, LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$105,194.66	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$397,319.55	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$844,511.83	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$51,687,445.00	<b>Total Exemptions</b>	\$1,347,026.04	
<b>Benefited Project Amount</b>	\$51,687,445.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$16,730.43	\$16,730.43
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$63,190.72	\$63,190.72
<b>Date Project approved</b>	11/15/2018	<b>School District PILOT</b>	\$134,313.34	\$134,313.34
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$214,234.49	\$214,234.49
<b>Date IDA Took Title to Property</b>	4/9/2019	<b>Net Exemptions</b>	\$1,132,791.55	
<b>Year Financial Assistance is Planned to End</b>	2042	<b>Project Employment Information</b>		
<b>Notes</b>				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	1 & 2 Sandige Way	<b>Original Estimate of Jobs to be Created</b>	7.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	39,300.00	
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	29,640.00	To: 52,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12203	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	7.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	7.00	
<b>Applicant Name</b>	"Loughlin Dawn, LLC"			
<b>Address Line1</b>	20 Corporate Woods Blvd	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	ALBANY	<b>Current Year Is Last Year for Reporting</b>	No	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No	
<b>Zip - Plus4</b>	12211	<b>IDA Does Not Hold Title to the Property</b>	No	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No	
<b>Country</b>	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	0101 22 03			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Man Realty, LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$17,723.29	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$66,940.76	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$142,284.13	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$8,967,524.00	<b>Total Exemptions</b>	\$226,948.18	
<b>Benefited Project Amount</b>	\$8,967,524.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$3,670.19	\$3,670.19
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$13,862.30	\$13,862.30
<b>Date Project approved</b>	6/16/2022	<b>School District PILOT</b>	\$29,464.63	\$29,464.63
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$46,997.12	\$46,997.12
<b>Date IDA Took Title to Property</b>	7/29/2022	<b>Net Exemptions</b>	\$179,951.06	
<b>Year Financial Assistance is Planned to End</b>	2034	<b>Project Employment Information</b>		
<b>Notes</b>	Project under construction.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	244 State Street	<b>Original Estimate of Jobs to be Created</b>	4.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	50,000.00	
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	30,000.00	To: 60,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12207	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	2.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	53.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	2.00	
<b>Applicant Name</b>	"Man Realty, LLC"			
<b>Address Line1</b>	482 Empire Blvd	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	BROOKLYN	<b>Current Year Is Last Year for Reporting</b>	No	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No	
<b>Zip - Plus4</b>	11213	<b>IDA Does Not Hold Title to the Property</b>	No	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No	
<b>Country</b>	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 23 05				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	Midtown Albany LLC	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$33,578.56	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$4,315,000.00	<b>Total Exemptions</b>		\$33,578.56	
<b>Benefited Project Amount</b>	\$4,315,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$0.00		\$0.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$0.00		\$0.00
<b>Date Project approved</b>	11/16/2023	<b>School District PILOT</b>	\$19,368.82		\$19,368.82
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$19,368.82		\$19,368.82
<b>Date IDA Took Title to Property</b>	12/27/2023	<b>Net Exemptions</b>	\$14,209.74		
<b>Year Financial Assistance is Planned to End</b>	2045	<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	102 Hackett Boulevard	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12209	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	Midtown Albany LLC	<b>Project Status</b>			
<b>Address Line1</b>	PO Box 3919				
<b>Address Line2</b>					
<b>City</b>	ALBANY	<b>Current Year Is Last Year for Reporting</b>	No		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No		
<b>Zip - Plus4</b>	12203	<b>IDA Does Not Hold Title to the Property</b>	No		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No		
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 20 06				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Morris Place, LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$11,254.61		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$42,508.60		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$90,353.00		
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$5,382,700.00	<b>Total Exemptions</b>	\$144,116.21		
<b>Benefited Project Amount</b>	\$5,382,700.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$1,169.48	\$1,169.48
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$4,417.10	\$4,417.10
<b>Date Project approved</b>	10/18/2018		<b>School District PILOT</b>	\$9,139.59	\$9,139.59
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$14,726.17	\$14,726.17
<b>Date IDA Took Title to Property</b>	5/16/2019		<b>Net Exemptions</b>	\$129,390.04	
<b>Year Financial Assistance is Planned to End</b>	2037	<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	105 Morris Street	<b>Original Estimate of Jobs to be Created</b>	2.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	48,000.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	40,000.00	<b>To: 52,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12208	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	2.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	2.00		
<b>Applicant Name</b>	Morris Placem LLC				
<b>Address Line1</b>	105 Morris Street	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	ALBANY	<b>Current Year Is Last Year for Reporting</b>	No		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No		
<b>Zip - Plus4</b>	12208	<b>IDA Does Not Hold Title to the Property</b>	No		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No		
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 02 03A				
<b>Project Type</b>	Bonds/Notes Issuance	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	NYS Research Foundation	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$0.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$0.00		
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$6,500,000.00	<b>Total Exemptions</b>	\$0.00		
<b>Benefited Project Amount</b>	\$6,500,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>	\$6,500,000.00	<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>	Tax Exempt	<b>County PILOT</b>	\$0.00	\$0.00	
<b>Not For Profit</b>	Yes	<b>Local PILOT</b>	\$0.00	\$0.00	
<b>Date Project approved</b>	3/21/2002	<b>School District PILOT</b>	\$0.00	\$0.00	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00	
<b>Date IDA Took Title to Property</b>	5/1/2002	<b>Net Exemptions</b>	\$0.00		
<b>Year Financial Assistance is Planned to End</b>	2032	<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	121.00		
<b>Address Line1</b>	Research Foundation SUNY	<b>Original Estimate of Jobs to be Created</b>	26.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	71,514.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12203	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	139.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	18.00		
<b>Applicant Name</b>	Research Foundation SUNY				
<b>Address Line1</b>	State University Plaza P.O. Box 9	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	ALBANY	<b>Current Year Is Last Year for Reporting</b>	No		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No		
<b>Zip - Plus4</b>	12203	<b>IDA Does Not Hold Title to the Property</b>	No		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No		
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 25 03				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	Northgate Landing, LLC	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$80,962,365.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$80,962,365.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$0.00	\$0.00	\$0.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$0.00	\$0.00	\$0.00
<b>Date Project approved</b>	1/18/2024	<b>School District PILOT</b>	\$0.00	\$0.00	\$0.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00	\$0.00
<b>Date IDA Took Title to Property</b>	6/26/2025	<b>Net Exemptions</b>	\$0.00		
<b>Year Financial Assistance is Planned to End</b>	2058	<b>Project Employment Information</b>			
<b>Notes</b>	Project under construction.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	500-502 Northern Boulevard	<b>Original Estimate of Jobs to be Created</b>	4.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	50,000.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	50,000.00	<b>To:</b>	60,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12204	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	100.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	"Northgate Landing, LLC"	<b>Project Status</b>			
<b>Address Line1</b>	1000 University Ave				
<b>Address Line2</b>					
<b>City</b>	ROCHESTER	<b>Current Year Is Last Year for Reporting</b>	No		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No		
<b>Zip - Plus4</b>	14607	<b>IDA Does Not Hold Title to the Property</b>	No		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No		
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 15 05				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	One Columbia Place Realty LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$2,508.47		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$9,474.49		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$20,138.24		
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$2,557,000.00	<b>Total Exemptions</b>	\$32,121.20		
<b>Benefited Project Amount</b>	\$2,557,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$761.41	\$761.41
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$2,875.86	\$2,875.86
<b>Date Project approved</b>	6/18/2015		<b>School District PILOT</b>	\$7,802.52	\$7,802.52
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$11,439.79	\$11,439.79
<b>Date IDA Took Title to Property</b>	8/28/2015		<b>Net Exemptions</b>	\$20,681.41	
<b>Year Financial Assistance is Planned to End</b>	2036	<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	1 Columbia Place	<b>Original Estimate of Jobs to be Created</b>	1.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	30,750.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	30,750.00	<b>To: 30,750.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12207	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	1.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	1.00		
<b>Applicant Name</b>	One Columbia Place Realty LLC	<b>Project Status</b>			
<b>Address Line1</b>	646 Plank Road Suite 205				
<b>Address Line2</b>					
<b>City</b>	CLIFTON PARK	<b>Current Year Is Last Year for Reporting</b>	No		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No		
<b>Zip - Plus4</b>	12065	<b>IDA Does Not Hold Title to the Property</b>	No		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No		
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
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 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	0101 15 01			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Park South Partners LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$91,819.09	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$346,800.11	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$737,131.61	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$52,583,536.00	<b>Total Exemptions</b>	\$1,175,750.81	
<b>Benefited Project Amount</b>	\$52,583,536.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$18,171.51	\$18,171.51
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$68,633.69	\$68,633.69
<b>Date Project approved</b>	9/18/2014	<b>School District PILOT</b>	\$156,483.14	\$156,483.14
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$243,288.34	\$243,288.34
<b>Date IDA Took Title to Property</b>	3/6/2015	<b>Net Exemptions</b>	\$932,462.47	
<b>Year Financial Assistance is Planned to End</b>	2038	<b>Project Employment Information</b>		
<b>Notes</b>				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	New Scotland, Dana Ave, Robin st & Morris St	<b>Original Estimate of Jobs to be Created</b>	11.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	32,000.00	
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	23,400.00	To: 55,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12208	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	10.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	10.00	
<b>Applicant Name</b>	Park South Partners LLC			
<b>Address Line1</b>	255 Washington Ave. Ext	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	ALBANY	<b>Current Year Is Last Year for Reporting</b>	No	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No	
<b>Zip - Plus4</b>	12205	<b>IDA Does Not Hold Title to the Property</b>	No	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No	
<b>Country</b>	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 12 01 A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Penta on Broadway	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$1,630.12		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$6,156.95		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$13,086.74		
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$1,550,000.00	<b>Total Exemptions</b>	\$20,873.81		
<b>Benefited Project Amount</b>	\$1,550,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$1,299.80	\$1,299.80
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$4,909.35	\$4,909.35
<b>Date Project approved</b>	9/15/2011		<b>School District PILOT</b>	\$11,319.04	\$11,319.04
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$17,528.19	\$17,528.19
<b>Date IDA Took Title to Property</b>	2/13/2012		<b>Net Exemptions</b>	\$3,345.62	
<b>Year Financial Assistance is Planned to End</b>	2027	<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	4.00		
<b>Address Line1</b>	522-524 Broadway	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	0.00 To: 0.00		
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	4.00		
<b>Zip - Plus4</b>	12207	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	320,000.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	-4.00		
<b>Applicant Name</b>	"MCK 27 Enterprises, LLC"	<b>Project Status</b>			
<b>Address Line1</b>	PO Box 9174				
<b>Address Line2</b>					
<b>City</b>	SCHENECTADY	<b>Current Year Is Last Year for Reporting</b>	Yes		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	Yes		
<b>Zip - Plus4</b>	12309	<b>IDA Does Not Hold Title to the Property</b>	Yes		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	Yes		
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 18 07				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Reckde LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$11,079.83		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$41,848.44		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$88,949.82		
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$5,183,500.00	<b>Total Exemptions</b>	\$141,878.09		
<b>Benefited Project Amount</b>	\$5,183,500.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$1,938.64	\$1,938.64	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$7,322.22	\$7,322.22	
<b>Date Project approved</b>	9/21/2017	<b>School District PILOT</b>	\$15,563.55	\$15,563.55	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$24,824.41	\$24,824.41	
<b>Date IDA Took Title to Property</b>	1/17/2018	<b>Net Exemptions</b>	\$117,053.68		
<b>Year Financial Assistance is Planned to End</b>	2023	<b>Project Employment Information</b>			
<b>Notes</b>	Assistance is scheduled to end in 2039.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	79-91 Dana Avenue	<b>Original Estimate of Jobs to be Created</b>	1.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	35,000.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	35,000.00	<b>To: 45,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12208	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	1.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	1.00		
<b>Applicant Name</b>	Reckde LLC				
<b>Address Line1</b>	204 Winding Brook Road	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	NEW ROCHELLE	<b>Current Year Is Last Year for Reporting</b>	No		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No		
<b>Zip - Plus4</b>	10804	<b>IDA Does Not Hold Title to the Property</b>	No		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No		
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

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 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 99 05A				
<b>Project Type</b>	Bonds/Notes Issuance	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	Sage Colleges	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$8,550,000.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$8,550,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>	\$8,550,000.00	<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>				<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>	Tax Exempt	<b>County PILOT</b>	\$0.00	\$0.00	\$0.00
<b>Not For Profit</b>	Yes	<b>Local PILOT</b>	\$0.00	\$0.00	\$0.00
<b>Date Project approved</b>	2/18/1999	<b>School District PILOT</b>	\$0.00	\$0.00	\$0.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00	\$0.00
<b>Date IDA Took Title to Property</b>	4/1/1999	<b>Net Exemptions</b>	\$0.00		
<b>Year Financial Assistance is Planned to End</b>	2029	<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	416.00		
<b>Address Line1</b>	140 New Scotland Ave	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	416.00		
<b>Zip - Plus4</b>	12208	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	42,430.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	355.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	-61.00		
<b>Applicant Name</b>	Sage Colleges				
<b>Address Line1</b>	140 New Scotland Ave	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	ALBANY	<b>Current Year Is Last Year for Reporting</b>	No		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No		
<b>Zip - Plus4</b>	12208	<b>IDA Does Not Hold Title to the Property</b>	No		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No		
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	0101 14 13			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Sheridan Hollow Enterprises LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$6,501.37	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$24,555.62	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$52,193.53	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$15,302,400.00	<b>Total Exemptions</b>	\$83,250.52	
<b>Benefited Project Amount</b>	\$15,302,400.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$2,146.83	\$2,146.83
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$8,108.57	\$8,108.57
<b>Date Project approved</b>	12/20/2012	<b>School District PILOT</b>	\$18,176.02	\$18,176.02
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$28,431.42	\$28,431.42
<b>Date IDA Took Title to Property</b>	4/15/2014	<b>Net Exemptions</b>	\$54,819.10	
<b>Year Financial Assistance is Planned to End</b>	2026	<b>Project Employment Information</b>		
<b>Notes</b>	Affordable Housing.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	16.00	
<b>Address Line1</b>	Various properties in the Sheridan Hollow neighborhood	<b>Original Estimate of Jobs to be Created</b>	0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00	
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	16.00	
<b>Zip - Plus4</b>	12210	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	30,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	10.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	-6.00	
<b>Applicant Name</b>	"Sheridan Hollow Enterprises, LLC"			
<b>Address Line1</b>	1201 E. Fayette Street	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	SYRACUSE	<b>Current Year Is Last Year for Reporting</b>	No	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No	
<b>Zip - Plus4</b>	13210	<b>IDA Does Not Hold Title to the Property</b>	No	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No	
<b>Country</b>	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	0101 14 12			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Sheridan Hollow Village LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$8,821.21	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$33,317.64	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$70,817.40	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$15,302,400.00	<b>Total Exemptions</b>	\$112,956.25	
<b>Benefited Project Amount</b>	\$15,302,400.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$3,630.83	\$3,630.83
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$13,713.62	\$13,713.62
<b>Date Project approved</b>	12/20/2012	<b>School District PILOT</b>	\$25,730.15	\$25,730.15
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$43,074.60	\$43,074.60
<b>Date IDA Took Title to Property</b>	4/15/2014	<b>Net Exemptions</b>	\$69,881.65	
<b>Year Financial Assistance is Planned to End</b>	2036	<b>Project Employment Information</b>		
<b>Notes</b>	Affordable Housing.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	Various properties in the Sheridan Hollow neighborhood	<b>Original Estimate of Jobs to be Created</b>	2.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	36,000.00	
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	31,000.00	To: 41,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12210	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	2.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	2.00	
<b>Applicant Name</b>	Sheridan Hollow Village LLC			
<b>Address Line1</b>	1201 E. Fayette Street	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	SYRACUSE	<b>Current Year Is Last Year for Reporting</b>	No	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No	
<b>Zip - Plus4</b>	13210	<b>IDA Does Not Hold Title to the Property</b>	No	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No	
<b>Country</b>	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 12 06Z				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Sixty State Place, LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$7,189.70		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$27,155.45		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$57,719.54		
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$6,500,000.00	<b>Total Exemptions</b>	\$92,064.69		
<b>Benefited Project Amount</b>	\$6,500,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$553.99	\$553.99
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$2,092.42	\$2,092.42
<b>Date Project approved</b>	7/19/2012		<b>School District PILOT</b>	\$7,111.09	\$7,111.09
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$9,757.50	\$9,757.50
<b>Date IDA Took Title to Property</b>	10/30/2012		<b>Net Exemptions</b>	\$82,307.19	
<b>Year Financial Assistance is Planned to End</b>	2043	<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	50 State St., 6th Floor	<b>Original Estimate of Jobs to be Created</b>	3.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	45,000.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	25,000.00	<b>To: 50,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12207	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	3.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	3.00		
<b>Applicant Name</b>	"Sixty State Place, LLC"	<b>Project Status</b>			
<b>Address Line1</b>	50 State Street, 6th Floor				
<b>Address Line2</b>					
<b>City</b>	ALBANY	<b>Current Year Is Last Year for Reporting</b>	No		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No		
<b>Zip - Plus4</b>	12207	<b>IDA Does Not Hold Title to the Property</b>	No		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No		
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	0101 25 05			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	South End Second Ave LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$0.00	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$97,371,504.00	<b>Total Exemptions</b>	\$0.00	
<b>Benefited Project Amount</b>	\$97,371,504.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$0.00	\$0.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$0.00	\$0.00
<b>Date Project approved</b>	9/18/2025	<b>School District PILOT</b>	\$0.00	\$0.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00
<b>Date IDA Took Title to Property</b>	12/18/2025	<b>Net Exemptions</b>	\$0.00	
<b>Year Financial Assistance is Planned to End</b>	2058	<b>Project Employment Information</b>		
<b>Notes</b>	Construction to commence in 2026.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	Various properties in the South End Neighborhood.	<b>Original Estimate of Jobs to be Created</b>	2.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	79,300.00	
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	58,500.00	To: 94,500.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12202	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00	
<b>Applicant Name</b>	South End Second Ave LLC			
<b>Address Line1</b>	170 Froelich Farm Boulevard	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	WOODBURY	<b>Current Year Is Last Year for Reporting</b>	No	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No	
<b>Zip - Plus4</b>	11797	<b>IDA Does Not Hold Title to the Property</b>	No	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No	
<b>Country</b>	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	0101 18 11A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Swinburne Commerce LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$5,403.08	
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$20,407.39	
<b>Original Project Code</b>	0101 18 11	<b>School Property Tax Exemption</b>	\$43,376.38	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$0.00	<b>Total Exemptions</b>	\$69,186.85	
<b>Benefited Project Amount</b>	\$0.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$4,253.75	\$4,253.75
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$16,066.40	\$16,066.40
<b>Date Project approved</b>	9/20/2018	<b>School District PILOT</b>	\$34,149.50	\$34,149.50
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$54,469.65	\$54,469.65
<b>Date IDA Took Title to Property</b>	12/20/2018	<b>Net Exemptions</b>	\$14,717.20	
<b>Year Financial Assistance is Planned to End</b>	2049	<b>Project Employment Information</b>		
<b>Notes</b>	Affordable Housing/ Project Amount, Benefited Amount and Job Creation numbers listed in project 0101 18 11 (Swinburne Project)			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	526 Central Avenue	<b>Original Estimate of Jobs to be Created</b>	0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00	
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12206	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	137.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	137.00	
<b>Applicant Name</b>	Swinburne Commercial LLC			
<b>Address Line1</b>	1055 Saw Mill River Road	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	ARDSLEY	<b>Current Year Is Last Year for Reporting</b>	No	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No	
<b>Zip - Plus4</b>	10502	<b>IDA Does Not Hold Title to the Property</b>	No	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No	
<b>Country</b>	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	0101 18 11			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Swinburne Project	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$30,617.44	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$115,641.89	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$245,799.49	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$25,160,905.00	<b>Total Exemptions</b>	\$392,058.82	
<b>Benefited Project Amount</b>	\$25,160,905.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$5,432.75	\$5,432.75
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$20,519.45	\$20,519.45
<b>Date Project approved</b>	9/20/2018	<b>School District PILOT</b>	\$38,499.60	\$38,499.60
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$64,451.80	\$64,451.80
<b>Date IDA Took Title to Property</b>	12/20/2018	<b>Net Exemptions</b>	\$327,607.02	
<b>Year Financial Assistance is Planned to End</b>	2049	<b>Project Employment Information</b>		
<b>Notes</b>	Project Amount, Benefited Amount and Job Creation numbers listed from project 0101 18 11 (Swinburne Commerce) included in totals. Affordable housing.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	526 Central Avenue	<b>Original Estimate of Jobs to be Created</b>	47.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	40,000.00	
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	22,000.00	To: 200,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12206	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	2.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	2.00	
<b>Applicant Name</b>	The Swinburne Building LLC			
<b>Address Line1</b>	1055 Saw Mill River Road	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	ARDSLEY	<b>Current Year Is Last Year for Reporting</b>	No	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No	
<b>Zip - Plus4</b>	10502	<b>IDA Does Not Hold Title to the Property</b>	No	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No	
<b>Country</b>	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	0101 14 14			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	TMG-NY Albany I, LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$28,325.58	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$106,985.54	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$227,400.21	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$21,595,953.00	<b>Total Exemptions</b>	\$362,711.33	
<b>Benefited Project Amount</b>	\$21,595,953.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$4,655.72	\$4,655.72
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$17,584.63	\$17,584.63
<b>Date Project approved</b>	8/15/2013	<b>School District PILOT</b>	\$35,548.06	\$35,548.06
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$57,788.41	\$57,788.41
<b>Date IDA Took Title to Property</b>	11/14/2014	<b>Net Exemptions</b>	\$304,922.92	
<b>Year Financial Assistance is Planned to End</b>	2054	<b>Project Employment Information</b>		
<b>Notes</b>	Affordable Housing			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	5.00	
<b>Address Line1</b>	400 Hudson Ave	<b>Original Estimate of Jobs to be Created</b>	0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00	
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	0.00 To: 0.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	5.00	
<b>Zip - Plus4</b>	12203	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	38,440.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	5.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00	
<b>Applicant Name</b>	"TMG-NY Albany I, LLC"			
<b>Address Line1</b>	141-07 20th Avenue	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	WHITESTONE	<b>Current Year Is Last Year for Reporting</b>	No	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No	
<b>Zip - Plus4</b>	11357	<b>IDA Does Not Hold Title to the Property</b>	No	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No	
<b>Country</b>	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 21 07 A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	TR Hackett, LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$13,849.79		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$52,310.55		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$111,187.28		
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$6,797,500.00	<b>Total Exemptions</b>	\$177,347.62		
<b>Benefited Project Amount</b>	\$6,797,500.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$2,257.51	\$2,257.51	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$8,526.62	\$8,526.62	
<b>Date Project approved</b>	8/19/2021	<b>School District PILOT</b>	\$10,784.13	\$10,784.13	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$21,568.26	\$21,568.26	
<b>Date IDA Took Title to Property</b>	12/1/2021	<b>Net Exemptions</b>	\$155,779.36		
<b>Year Financial Assistance is Planned to End</b>	2043	<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	42 & 47 Besch Avenue	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12209	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	"TR Hackett, LLC"				
<b>Address Line1</b>	343 Trenor Drive	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	NEW ROCHELLE	<b>Current Year Is Last Year for Reporting</b>	No		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No		
<b>Zip - Plus4</b>	10804	<b>IDA Does Not Hold Title to the Property</b>	No		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No		
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 24 02				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$20,000.00		
<b>Project Name</b>	TRPS Lark, LLC	<b>Local Sales Tax Exemption</b>	\$20,000.00		
		<b>County Real Property Tax Exemption</b>	\$0.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$0.00		
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$75,000.00		
<b>Total Project Amount</b>	\$4,900,000.00	<b>Total Exemptions</b>	\$115,000.00		
<b>Benefited Project Amount</b>	\$4,900,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$0.00	\$0.00	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$0.00	\$0.00	
<b>Date Project approved</b>	4/21/2022	<b>School District PILOT</b>	\$0.00	\$0.00	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00	
<b>Date IDA Took Title to Property</b>	5/17/2024	<b>Net Exemptions</b>	\$115,000.00		
<b>Year Financial Assistance is Planned to End</b>	2044	<b>Project Employment Information</b>			
<b>Notes</b>	Project under construction.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	16, 18, 20 Morris Street & 353 Lark Street	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12208	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	20.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	TRPS Lark LLC				
<b>Address Line1</b>	560 Madison Ave	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	ALBANY	<b>Current Year Is Last Year for Reporting</b>	No		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	No		
<b>Zip - Plus4</b>	12208	<b>IDA Does Not Hold Title to the Property</b>	No		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	No		
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 20 07				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	TRPS2, LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$8,687.97		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$32,814.41		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$69,747.78		
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$5,583,500.00	<b>Total Exemptions</b>	\$111,250.16		
<b>Benefited Project Amount</b>	\$5,583,500.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$1,760.53	\$1,760.53	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$6,649.51	\$6,649.51	
<b>Date Project approved</b>	6/20/2019	<b>School District PILOT</b>	\$8,410.04	\$8,410.04	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$16,820.08	\$16,820.08	
<b>Date IDA Took Title to Property</b>	7/2/2019	<b>Net Exemptions</b>	\$94,430.08		
<b>Year Financial Assistance is Planned to End</b>	2039	<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	74-86 Dana Ave	<b>Original Estimate of Jobs to be Created</b>	0.50		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	35,000.00		
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>	30,000.00	To: 45,000.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12208	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.50		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.50		
<b>Applicant Name</b>	TRPS2 LLC				
<b>Address Line1</b>	204 Winding Brook Road	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	NEW ROCHELLE	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10804	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0101 21 04				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	theREP	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$9,504,458.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$9,504,458.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>				<b>County PILOT</b>	\$0.00
<b>Not For Profit</b>	Yes			<b>Local PILOT</b>	\$0.00
<b>Date Project approved</b>	6/20/2019			<b>School District PILOT</b>	\$0.00
<b>Did IDA took Title to Property</b>	Yes			<b>Total PILOT</b>	\$0.00
<b>Date IDA Took Title to Property</b>	2/5/2020			<b>Net Exemptions</b>	\$0.00
<b>Year Financial Assistance is Planned to End</b>	2027	<b>Project Employment Information</b>			
<b>Notes</b>	Theater. Correct project code is 0101-20-01				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		25.00	
<b>Address Line1</b>	251-255 North Pearl Street	<b>Original Estimate of Jobs to be Created</b>		6.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		29,000.00	
<b>City</b>	ALBANY	<b>Annualized Salary Range of Jobs to be Created</b>		25,000.00	To: 40,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		25.00	
<b>Zip - Plus4</b>	12207	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		45,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		14.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		-11.00	
<b>Applicant Name</b>	theREP LLC	<b>Project Status</b>			
<b>Address Line1</b>	432 State Street				
<b>Address Line2</b>					
<b>City</b>	SCHENECTADY	<b>Current Year Is Last Year for Reporting</b>		No	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		No	
<b>Zip - Plus4</b>	12305	<b>IDA Does Not Hold Title to the Property</b>		No	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		No	
<b>Country</b>	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

**IDA Projects Summary Information:**

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
72	\$14,016,372.71	\$2,969,867.65	\$11,046,505.06	558

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/06/2026  
Status: UNSUBMITTED  
Certified Date: N/A

**Additional Comments**

Procurement Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/03/2026  
 Status: UNSUBMITTED  
 Certified Date : N/A

**Procurement Information:**

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

Procurement Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/03/2026  
 Status: UNSUBMITTED  
 Certified Date : N/A

**Procurement Transactions Listing:**

<b>1. Vendor Name</b>	Bonadio & Co, LLP	<b>Address Line1</b>	7 Washington Square
<b>Type of Procurement</b>	Financial Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	ALBANY
<b>Award Date</b>	11/21/2024	<b>State</b>	NY
<b>End Date</b>	9/30/2025	<b>Postal Code</b>	12205
<b>Fair Market Value</b>	\$16,000.00	<b>Plus 4</b>	
<b>Amount</b>	\$16,000.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$16,000.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Auditing Services

<b>2. Vendor Name</b>	Capitalize Albany Corporation	<b>Address Line1</b>	21 Lodge Street
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	ALBANY
<b>Award Date</b>	1/1/2025	<b>State</b>	NY
<b>End Date</b>	12/31/2025	<b>Postal Code</b>	12207
<b>Fair Market Value</b>	\$632,773.04	<b>Plus 4</b>	
<b>Amount</b>	\$632,773.04	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$632,773.04	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Professional Services

Procurement Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/03/2026  
 Status: UNSUBMITTED  
 Certified Date : N/A

<b>3. Vendor Name</b>	Capitalize Albany Corporation	<b>Address Line1</b>	21 Lodge Street
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	ALBANY
<b>Award Date</b>	1/1/2025	<b>State</b>	NY
<b>End Date</b>	12/31/2025	<b>Postal Code</b>	12207
<b>Fair Market Value</b>	\$250,000.00	<b>Plus 4</b>	
<b>Amount</b>	\$250,000.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$250,000.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Contract for services for economic development program

<b>4. Vendor Name</b>	City School District of Albany	<b>Address Line1</b>	1 Academy Park
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	ALBANY
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	12207
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$41,518.02	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	AHCC Operations

Procurement Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/03/2026  
 Status: UNSUBMITTED  
 Certified Date : N/A

<b>5. Vendor Name</b>	City of Albany	<b>Address Line1</b>	24 Eagle Street
<b>Type of Procurement</b>	Legal Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	ALBANY
<b>Award Date</b>	1/1/2025	<b>State</b>	NY
<b>End Date</b>	12/31/2025	<b>Postal Code</b>	12207
<b>Fair Market Value</b>	\$42,000.00	<b>Plus 4</b>	
<b>Amount</b>	\$42,000.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$42,000.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Legal Services

<b>6. Vendor Name</b>	Hodgson Russ	<b>Address Line1</b>	140 Pearl Street
<b>Type of Procurement</b>	Legal Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	BUFFALO
<b>Award Date</b>	1/1/2025	<b>State</b>	NY
<b>End Date</b>	12/31/2025	<b>Postal Code</b>	14202
<b>Fair Market Value</b>	\$20,014.00	<b>Plus 4</b>	
<b>Amount</b>	\$20,014.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$20,014.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Legal Services

Procurement Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/03/2026  
 Status: UNSUBMITTED  
 Certified Date : N/A

<b>7. Vendor Name</b>	W-ZHA, LLC	<b>Address Line1</b>	1031 Skidmore Drive
<b>Type of Procurement</b>	Consulting Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	ANNAPOLIS
<b>Award Date</b>	4/20/2017	<b>State</b>	MD
<b>End Date</b>		<b>Postal Code</b>	21409
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$37,990.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$37,990.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	3rd Part Analysis for IDA projects

Additional Comments

Investment Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date : 03/03/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

**Investment Information**

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

**Additional Comments**

## Mission Statement and Performance Measurements

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

### Agency’s Mission Statement:

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

**Date Adopted:** December 16, 2010. **The mission statement did not change during 2025.**

### Agency Stakeholders:

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

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

### List of Performance Measurements:

- A. Number of firms assisted (with cash, loans, technical assistance, and problem-solving) by the Agency. **72**
- B. Number of jobs created with help from Agency assistance: **908**
- C. Number of jobs retained with help from Agency assistance: **1,204**
- D. Capital investment made in the City (both total and private funds leveraged with public assistance). **\$1,261,867,186**
- E. Number and dimension of efforts to support local efforts that support continued job growth and economic gains for the City. **Continue to assist projects that support the Albany 2030 initiative (as well as neighborhood plans and IMPACT Downtown). This initiative supports increased job opportunities for all residents, encourages investment in urban land and buildings for employment and housing including the promotion of a variety of housing types to meet the varied needs of Albany’s households.**
- F. Number and dimension of efforts to support regional efforts that support continued job growth and economic gains in the region. **Many of the entities that receive assistance from the agency create and retain permanent jobs as well as temporary construction jobs by hiring local labor that encompasses workers from around the Capital Region.**

**ADDITIONAL QUESTIONS:**

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

**MANAGEMENT’S DISCUSSION AND ANALYSIS (UNAUDITED)  
AS OF AND FOR THE YEAR ENDED DECEMBER 31, 2025**

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*The following is a discussion and analysis of ’s financial performance for the fiscal year ended December 31, 2025. This section is a summary of ’s financial activities based on currently known facts, decisions, or conditions. It is also based on the financial statements. The results of the current year are discussed in comparison with the prior year with an emphasis placed on the current year. This section is only an introduction and should be read in conjunction with ’s financial statements, which immediately follow this section.*

**OPERATIONS SUMMARY**

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

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

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

## FINANCIAL OPERATIONS HIGHLIGHTS

The table below provides a condensed summary of revenues and expenses for the years December 31, 2025, 2024 and 2023:

	Fiscal Year 2025	Fiscal Year 2024	Percent Change	Fiscal Year 2024	Fiscal Year 2023	Percent Change
Operating revenues	\$ 2,475,651	\$ 1,356,938	82.44%	\$ 1,356,938	\$ 876,714	54.78%
Operating expenses	(1,022,822)	(1,217,224)	-15.97%	(1,217,224)	(1,316,835)	-7.56%
Non-operating revenues (expenses)	<u>(4,762)</u>	<u>(33,643)</u>	-85.85%	<u>(33,643)</u>	<u>(22,507)</u>	49.48%
Increase (decrease) in net position	\$ <u>1,448,067</u>	\$ <u>106,071</u>	1265.19%	\$ <u>106,071</u>	\$ <u>(462,628)</u>	-122.93%

Agency revenues are predominantly derived from a 1% administrative fee paid by applicants for projects that close with a PILOT and a ½% administrative fee for all other projects that close within a given year. As a result, revenues will fluctuate from year to year based on the level of project activity. The following projects closed in 2025 and paid an administrative fee to the were as follows:

### Equity Residential Development, LLC

The project involves the construction of a mixed-use +/- 58,400 SF, 6-story structure that will include 57 units of affordable housing, 1,590 SF of ground floor retail space intended to serve as an art gallery and 10 residential units (+/- 5,100 SF) on the second floor reserved for Capital Repertory Theatre to temporarily house actors. The approximate \$29.4 M investment is expected to create an estimated 2 permanent jobs and 50 construction jobs.

### Northgate Landing, LLC

This project involves the demolition of three underutilized/vacant structures totaling over 100,000 SF and the construction of two new 4-story buildings totaling approx. 233,084 SF. The development will contain +/- 185 units of affordable housing units for households with incomes ranging from 30% to 80% of the Area Median Income. This new construction project is estimated to retain 2 permanent jobs and create 200 construction jobs.

### Centre Square, LLC

The project involves the acquisition of two currently tax-exempt land parcels at 1233 & 1235 Broadway and the construction of +/- 12 market-rate residential units. The newly constructed building will total +/- 10,200 SF. The approximate \$2.0M investment is anticipated to create 60 construction jobs.

### South End Second Ave, LLC

The project involves the redevelopment of sixty-four (64) vacant and underutilized parcels into 166 units of affordable housing. The Project will total 62 new buildings containing approximately 159,687 SF of residential space, 1,674 SF of commercial space, and 26,048 SF of common area. The residential units will serve income qualifying residents that fall between 50% and 80% of the area median income. This approximate \$97.4 M project will create an estimated 2 permanent jobs and 100 construction jobs.

### AFP 107 Corp

The project involves the renovation of an existing 222,549 SF Hilton hotel, including improvements to the 385 guest rooms, common areas, and attached parking garage. This approximate \$11.3 M project will retain an estimated 150 permanent jobs and create approx. 30 construction jobs.

## OTHER ACTIVITY

A condensed summary of the Agency's net assets at December 31, 2025, 2024 and 2023 is shown

below:

	Fiscal Year 2025	Fiscal Year 2024	Percent Change	Fiscal Year 2024	Fiscal Year 2023	Percent Change
Current assets	\$ 5,453,545	\$ 3,969,884	37.37%	\$ 3,969,884	\$ 3,676,527	7.98%
Noncurrent assets	<u>1,334,775</u>	<u>1,354,778</u>	-1.48%	<u>1,354,778</u>	<u>1,508,750</u>	-10.09%
Total assets	<u>6,788,320</u>	<u>5,324,662</u>	27.49%	<u>5,324,662</u>	<u>5,183,277</u>	2.73%
Current liabilities	228,231	212,640	7.33%	212,640	46,356	368.82%
Noncurrent liabilities	<u>1,376,836</u>	<u>1,376,836</u>	0.00%	<u>1,376,836</u>	<u>1,508,806</u>	-8.75%
Total liabilities	<u>1,605,067</u>	<u>1,589,476</u>	0.98%	<u>1,589,476</u>	<u>1,554,162</u>	2.27%
Unrestricted	5,173,378	3,725,311	38.87%	3,725,311	3,619,190	2.93%
Restricted	<u>9,875</u>	<u>9,875</u>	0.00%	<u>9,875</u>	<u>9,925</u>	-0.50%
Total net position	<u>\$ 5,183,253</u>	<u>\$ 3,735,186</u>	38.77%	<u>\$ 3,735,186</u>	<u>\$ 3,629,115</u>	2.92%

Current assets consist of cash, receivables and due from other agencies. Noncurrent assets primarily consist of the intangible lease asset. Current liabilities consist of accounts payable, accruals and current debt. Long term liabilities relate to the lease.

## FUTURE OPERATIONS

As of December 31, 2025, the following projects have been approved by the Board and are expected to close in 2026:

All approved projects have been closed.

## FINANCIAL STATEMENTS

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

## REQUEST FOR INFORMATION

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

Attention: Chief Financial Officer & Assistant Treasurer  
21 Lodge Street  
Albany, NY 12207



## **2025 Assessment of the Effectiveness of Internal Controls**

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

The primary mission of the IDA is as follows:

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

No changes have occurred with respect to funding sources, mission or objectives of the IDA during 2025. Accomplishments, including financial status, committee accomplishments and legal requirements are outlined on a monthly basis via publicly advertised and open meetings. Minutes of these meetings as well as supporting documents are maintained on the agency's website.

### **Risks Associated with IDA Operations:**

Public meeting rules are in place and regularly followed. The Chair of the Board of Directors is regularly engaged as are other board members. The Treasurer regularly reviews financial information which is then presented to the board at publicly open meetings. Additionally, for both legal and financial aspects, IDA utilizes outside sources with expertise in the associated functions to lend additional controls. As such, risks are deemed to be low for all activities and functions within IDA. A review for 2025 finds no change to the differing levels of involvement and approval.

### **Internal Control Systems in Place**

There has been a longstanding set of policies, procedures and guidelines in place at the IDA that are designed to ensure the IDA's mission is carried out in full and to minimize risk. These items remained in place during 2025. Some of the key internal controls in place include:

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

Agency Administrative & Other Fees policies

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

**Extent to Which the Internal Control System is Effective**

Management has reviewed the internal control system for 2025 and finds that the items as outlined above remain in place and functioning as expected. The IDA's most recent financial audit (for the calendar year 2024 and the year ended December 31, 2024) identified no material weaknesses or significant deficiencies. Policies and procedures in place are deemed sufficient. As noted previously, IDA staff regularly reviews updates to pertinent rules.

**Corrective Action**

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

**MEMORANDUM**

**To:** City of Albany Industrial Development Agency and Capital Resource Corp. Audit Committees  
**From:** Staff  
**Date:** March 6, 2026  
**Re:** ABO Board Member Training

As a best practice, the NYS Authorities Budget Office (ABO) recommends that directors of public authorities participate in refresher training upon re-appointment to the Board or at least every three years. The ABO’s policy guidance on Board Member Training is linked below for your review.

The next ABO Board training sessions (held via webinar) are scheduled for:

- Wednesday, March 25, 2026 – 9:30 AM-11:00 AM

Staff will distribute additional 2026 training session dates once they are posted by the Authorities Budget Office.

To register for the webinar, please fill out the registration form found here: <https://abo.ny.gov/form/board-member-online-training-reg>

For general information on the training as well as information on future training opportunities, please visit: <http://www.abo.ny.gov/training/onlinetraining.html>

For ABO Policy Guidance on Board Member Training, please visit: <https://abo.ny.gov/abo-policy-guidance-17-01-board-member-training>

	<b>Member</b>	<b>Office</b>	<b>Appointment Date</b>	<b>ABO Training</b>
1	Elizabeth Staubach	Chair	7-Dec-21	23-Apr-25
		Vice		
2	Lee Eck	Chair	10-Jul-13	5-Mar-26
3	Darius Shahinfar	Treasurer	11-Dec-13	16-Nov-21
4	Anthony Gaddy	Secretary	1-Jan-21	23-Apr-25
5	Joseph Better		7-Dec-21	24-Jan-24
6	Chris Betts		18-Aug-22	22-Feb-23
7	John Maxwell		18-Aug-22	24-Jan-24