City of Albany Industrial Development Agency

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

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

CC: Ashley Mohl, Robert Magee, Christopher Canada, Olivia Sewak, Maria Lynch, Andrew Corcione, Andrew Biggane, Cassidy Roberts, Kaylie Hogan-Schnittker

Date: July 2nd, 2026

IDA FINANCE COMMITTEE MEETING

A meeting of the Finance Committee of the City of Albany Industrial Development Agency will be held on **Wednesday, July 8th, 2026, at 12:15 pm** at 21 Lodge Street Albany, NY 12207.

AGENDA

Roll Call, Reading & Approval of the Minutes of the Finance Committee Meeting of June 10th, 2026

Report of Chief Financial Officer

A. Quarterly Financial Report

Unfinished Business

i. None

New Business

A. Common Alley Too, LLC
   i. Project Introduction & Possible Positive/Negative Recommendation for a Public Hearing Resolution

Other Business

A. Agency Update

B. Compliance Update

Adjournment

The next regularly scheduled Finance Committee meeting will be Wednesday, August 12th, 2026.
Please check the website www.albanyida.com for updated meeting information.

City of Albany Industrial Development Agency

21 Lodge Street
Albany, NY 12207
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MINUTES OF IDA FINANCE COMMITTEE MEETING
Wednesday, June 10th, 2026

Attending:	Darius Shahinfar, Elizabeth Staubach, Lee Eck, Anthony Gaddy and John Maxwell
Absent:	None
Also Present:	Mike Bohne, Andrew Corcione, Andrew Biggane, Ashley Mohl, Maria Lynch, Olivia Sewak, and Christopher Canada, Esq.
Public Present:	Jahkeen Hoke, Walter Porter, Vivian Staubach, and Monique Hines

Finance Committee Chair Darius Shahinfar called the June 10th Meeting of the IDA Finance Committee to order at 12:29 p.m. at 21 Lodge St., Albany, NY.

Roll Call, Reading and Approval of Minutes of May 13th Finance Committee Meeting
A roll call of the Committee members present was held. Chair Darius Shahinfar reported that all members of the Committee were present. Since the minutes of the previous meeting had been distributed to the Committee in advance for review, Chair Shahinfar asked for a motion to dispense with the reading and approve the minutes of the Finance Committee meeting of May 13th, 2026. A motion was made by Anthony Gaddy and seconded by John Maxwell to accept the minutes as presented. A vote being taken, the motion was passed with all present members voting aye.

Chair Shahinfar proposed the reordering of the agenda to consider Unfinished Business before the Report of the Chief Financial Officer.

Unfinished Business
120 Madison Ave, LLC
Staff reviewed the *120 Madison Ave, LLC* project with the Committee, and the request for a Public Hearing Resolution. The project involves the historic renovation of 120 Madison Avenue, the former Prince Hall Mason's Lodge, into a mixed-use development containing 11 residential units and approximately 3,000 SF of ground floor commercial space. The project was the recipient of a Restore NY Award through NYS Empire State Development and is anticipated to receive State and Federal Historic Tax Credits. The project was the subject of a public hearing immediately prior to the Finance Committee Meeting during which no comments were received.

The total project investment is approximately $4,767,641. The applicant is requesting financial assistance in the form of sales, mortgage recording, and real property tax exemptions. Representatives for the Applicant were present to discuss the project and answer questions from the Committee.

Staff undertook an in-depth cost-benefit analysis of the project. Staff noted that a financial review of the request was conducted, and it was found that the request was necessary and within reasonable parameters. It was noted that the minimal potential decrease in revenue to the taxing jurisdictions over the project term is offset by the additional of new residential units in Downtown, the creation of an estimated three permanent jobs, and the redevelopment of a long-vacant and blighted commercial property in a key gateway to downtown. It was also noted that, but for this project, the assessed value of the property would continue to decline.

Chair Shahinfar called for a motion to recommend the Approving Resolutions for consideration by the full Board. A motion was made by Anthony Gaddy and seconded by John Maxwell. A vote being taken, the motion passed unanimously.

Jahkeen Hoke and Walter Porter exited the meeting at 12:34 p.m.

Report of Chief Financial Officer
The CFO reported on the Agency's Financials for the period ending on May 31st, 2026, which were distributed to the Committee prior to the meeting.

New Business
Review of the Adequacy of the Finance Committee Charter
As a best practice, the committee reviews the adequacy of the Finance Committee Charter annually, which had been previously distributed. The committee reviewed the charter, and no changes were recommended.

Other Business
Agency Update
Staff noted that the Agency had received a letter of resignation from Christopher Betts from his position on the City of Albany Industrial Development Agency and City of Albany Capital Resource Corporation Boards, effective immediately. Staff noted that they would take the appropriate steps to notify the City and work with the Common Council to begin the process of selecting a new Board member.

Upon the recommendation of Staff, Chair Shahinfar called for a motion to enter an Executive Session to discuss to discuss litigation strategy in the board's proposed suit against a particular individual/entity. A motion was made by Elizabeth Staubach and seconded by John Maxwell. A vote being taken, the motion passed unanimously. The committee entered Executive Session at 12:42 p.m.

At 12:57 p.m., Chair Shahinfar called for a motion to exit Executive Session. A motion was made by Anthony Gaddy and seconded by John Maxwell. A vote being taken, the motion passed unanimously. No action was taken

Compliance Update
None.

There being no further business, Chair Darius Shahinfar called for a motion to adjourn the meeting. A motion was made by Anthony Gaddy and seconded by John Maxwell. A vote being taken, the motion passed unanimously, and the meeting was adjourned at 12:57 p.m.

Respectfully submitted,

____

Anthony Gaddy, Secretary

City of Albany Industrial Development Agency
Statement of Revenue and Expenses to Budget
For the Quarter Ended June 30, 2026

	2nd Qtr Actual	2nd Qtr Budget	Variance	2026 YTD Actual	2026 YTD Budget	Variance	Annual Budget
Revenues:							
Agency Fees	$ 429,000	$ 331,000	$ 98,000	$ 438,000	$ 353,500	$ 84,500	$ 1,023,921
AFP 107 Corp. (Community Benefit)	-	-	-	100,000	-	100,000	-
Liberty Square Agreement	-	-	-	-	-	-	-
Interest	41,492	8,750	32,742	77,227	17,500	59,727	35,000
Total Revenues	$ 470,492	$ 339,750	$ 130,742	$ 615,227	$ 371,000	$ 244,227	$ 1,058,921
Expenses:							
Professional Service Contracts	$ 173,863	$ 196,862	$ (22,999)	$ 347,726	$ 376,727	$ (29,002)	$ 695,451
Liberty Square expenses	-	-	-	-	-	-	-
Sub-lease AHCC	10,457	-	10,457	20,914	-	20,914	-
Economic Development Support	62,500	62,500	-	125,000	125,000	-	250,000
Professional / Consulting Fees	12,395	-	12,395	39,293	-	39,293	103,000
Miscellaneous	1,836	3,750	(1,914)	4,978	7,500	(2,522)	15,000
Bad debt	-	-	-	-	-	-	-
Depreciation Expense	505	627	(122)	1,010	1,246	(236)	2,500
Strategic Initiatives	-	-	-	-	-	-	-
Interest expense - lease	-	14,136	(14,136)	-	28,275	(28,275)	56,547
Amortization expense - lease	-	4,497	(4,497)	-	8,994	(8,994)	17,983
Insurance	-	750	(750)	-	1,500	(1,500)	3,000
Total Expenses	$ 261,555	$ 283,122	$ (21,567)	$ 538,920	$ 549,242	$ (10,322)	$ 1,143,481
Excess of Revenues over expenses	$ 208,937	$ 56,628	$ 152,309	$ 76,307	$ (178,242)	$ 254,549	$ (84,560)
	-	-		-	-		-

City of Albany IDA
2026 Monthly Unrestricted Cash Position
June 2026

	Actual January	Actual February	Actual March	Actual April	Actual May	Actual June	Actual July	Actual August	Actual September	Actual October	Actual November	Actual December	YTD Total
Beginning Balance	$ 5,310,701	$ 5,198,710	$ 5,239,892	$ 4,897,326	$ 4,763,373	$ 4,710,239	$ 5,096,573	$ 5,096,573	$ 5,096,573	$ 5,096,573	$ 5,096,573	$ 5,096,573	$ 5,310,701
Revenue													
Fee Revenue													
Application Fee	$ -	$ 3,000	$ 3,000	$ 3,000	$ -	$ 1,500	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,500
Agency Fee	-	-	-	-	-	425,000	-	-	-	-	-	-	425,000
Administrative Fee	500	-	-	500	500	-	-	-	-	-	-	-	1,500
Modification Fee / consulting service fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal - Fee Revenue	$ 500	$ 3,000	$ 3,000	$ 3,500	$ 500	$ 426,500	$ -	$ -	$ -	$ -	$ -	$ -	$ 437,000
Other Revenue													
AFP 107 Corp. Community Development Fee	$ -	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 100,000
9% LIHTC Fee (Home Leasing)	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	11,449	10,546	13,739	12,929	14,018	14,546	-	-	-	-	-	-	77,227
CRC	-	-	-	-	-	-	-	-	-	-	-	-	-
Misc	-	-	-	-	-	-	-	-	-	-	-	-	-
Misc CAC escrow for legal fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal - Other Revenue	$ 11,449	$ 110,546	$ 13,739	$ 12,929	$ 14,018	$ 14,546	$ -	$ -	$ -	$ -	$ -	$ -	$ 177,227
Total - Revenue	$ 11,949	$ 113,546	$ 16,739	$ 16,429	$ 14,518	$ 441,046	$ -	$ -	$ -	$ -	$ -	$ -	$ 614,227
Expenditures													
Management Contract	$ 120,454	$ 57,954	$ 57,954	$ 120,454	$ 57,954	$ 57,954	$ -	$ -	$ -	$ -	$ -	$ -	$ 472,726
Consulting Fees	-	12,900	4,898	22,097	9,698	(13,700)	-	-	-	-	-	-	35,893
Strategic Activities	-	-	-	-	-	-	-	-	-	-	-	-	-
Cyber Security and IT Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Audits	-	-	8,000	7,600	-	-	-	-	-	-	-	-	15,600
Agency Counsel	-	-	-	-	-	-	-	-	-	-	-	-	-
Economic Development support	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub-lease AHCC	3,486	-	6,971	-	-	10,457	-	-	-	-	-	-	20,914
NYSEDC	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Misc.	-	1,510	13	230	-	-	-	-	-	-	-	-	1,753
Legal Expenses	-	-	281,469	-	-	-	-	-	-	-	-	-	281,469
SBAP Grant Awards	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Total - Expenditures	$ 123,940	$ 72,364	$ 359,306	$ 150,381	$ 67,652	$ 54,711	$ -	$ -	$ -	$ -	$ -	$ -	$ 828,354
Ending Balance	$ 5,198,710	$ 5,239,892	$ 4,897,326	$ 4,763,373	$ 4,710,239	$ 5,096,573	$ 5,096,573	$ 5,096,573	$ 5,096,573	$ 5,096,573	$ 5,096,573	$ 5,096,573	$ 5,096,573

City of Albany IDA
Fee Detail by Month (Accrual)
June 2026

CAIDA 2026 Projected Fee Schedule		Fee Type				TOTAL FEE
	Project Name	**Application**	**Agency**	**Administration**	**Modification/ Consulting**	
January						
	488 Broadway Arcade, LLC			$ 500.00		
	575 Broadway Holdings, LLC	$ 1,500.00				
	16 Sheridan Avenue, LLC	$ 1,500.00				
Actual Month Total		**$ 3,000.00**	**$ -**	**$ 500.00**	**$ -**	**$ 3,500.00**
February						
	135 Ontario LLC	$ 1,500.00				
	45 Columbia Street Associates, LLC	$ 1,500.00				
Actual Month Total		**$ 3,000.00**	**$ -**	**$ -**	**$ -**	**$ 3,000.00**
March						
	54 State Street LLC	$ 1,500.00				
	30 S. Pearl Street, LLC	$ 1,500.00				
Actual Month Total		**$ 3,000.00**	**$ -**	**$ -**	**$ -**	**$ 3,000.00**
April						
	Park South Partners			$ 500.00		
	Russell Sage College			$ 500.00		
	120 Madison Ave, LLC	$ 1,500.00				
Actual Month Total		**$ 1,500.00**	**$ -**	**$ 1,000.00**	**$ -**	**$ 2,500.00**
May						
	54 State Street Property LLC		$ 265,000.00			
	30 S. Pearl Property LLC		$ 160,000.00			
Actual Month Total		**$ -**	**$ 425,000.00**	**$ -**	**$ -**	**$ 425,000.00**
June						
	927 Broadway	$ 1,500.00				
Actual Month Total		**$ 1,500.00**	**$ -**	**$ -**	**$ -**	**$ 1,500.00**
July						
Projected Month Total		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
August						
	135 Ontario Street		$ 47,809.00			
Projected Month Total		**$ -**	**$ 47,809.00**	**$ -**	**$ -**	**$ 47,809.00**
September						
	Kiernan/575 Broadway		$ 180,000.00			
	927 Broadway		$ 28,000.00			
Projected Month Total		**$ -**	**$ 208,000.00**	**$ -**	**$ -**	**$ 208,000.00**
October						
	120 Madison Ave		$ 47,646.00			
Projected Month Total		**$ -**	**$ 47,646.00**	**$ -**	**$ -**	**$ 47,646.00**
November						
Projected Month Total		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
December						
Projected Month Total		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
	2026 TOTAL	***$ 12,000.00***	***$ 728,455.00***	***$ 1,500.00***	***$ -***	***$ 741,955.00***

MEMORANDUM

CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY

To: Board of Directors, City of Albany Industrial Development Agency (CAIDA)

From: Staff

Date: July 2, 2026

Re: Application from Common Alley Too, LLC

I. Background

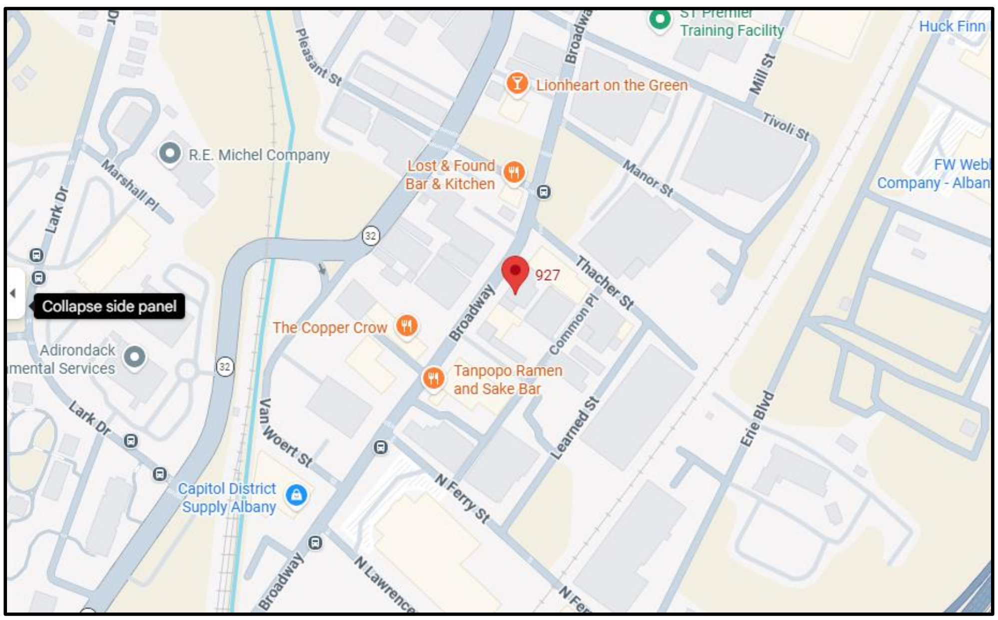
In June 2026, staff received an application for CAIDA assistance from Common Alley Too, LLC which is enclosed in the package.

II. Applicant Description

The Applicant, Common Alley Too, LLC, is managed and owned by Sonya Del Peral.

III. Project Location

The Project is located at 927 Broadway, at the corner of Thatcher Street.



IV. Project Description

The project involves the redevelopment of a vacant former commercial office building into a mixed-use residential/commercial building. The renovation will convert the upper floors into 15 residential units, with ground floor commercial retail space.

V. Assistance Requested from CAIDA

The Applicant is requesting sales and use tax exemptions and mortgage recording tax exemptions in conjunction with the City of Albany's 485a real property tax exemption.

VI. Attachments

Application

March 22, 2024

Elizabeth Staubach, Board Chair
City of Albany Industrial Development Agency
21 Lodge St.
Albany, NY 12207

RE: 927 Broadway

Dear Board Chair & IDA Board Members,

Enclosed with this letter you will find an application for financial assistance on the proposed project at 927 Broadway. The applicant, Common Alley Too LLC, is owned and operated by principals of Nine Pin Cidery. The entity is seeking a sales and mortgage recording tax exemption to complete a $5.6 million project adjacent to its wildly successful operation. In an effort to stabilize its long term operations at this location, Common Alley Too purchased the property it was operating out of for $1.9 million in 2024. Included in that purchase was a recently vacated 20,000 square foot office building.

The owners of the property attempted to lease the building as office space, but found the market to be untenable. Last year they engaged our group- Project 339- to pursue a residential conversion with ground floor retail. This is a critical moment for fledging warehouse district, which carries the strongest momentum in the City of Albany for development.

NBT Bank has agreed to fund the project at the site, which should take approximately 9 months to complete. The owners of have engaged with CG Construction to execute the improvements, which will result in ground floor retail space and 15 workforce apartments on the upper floors.

The project site, located along Broadway in the heart of the Warehouse District, is a critical part of our shared vision for the City's urban core.

The request for assistance includes approximately $128,000 in sales tax exemptions and $42,500 in mortgage tax exemptions. The applicant will opt for the 485-A program for tax abatements. The owners plan on holding this asset generationally, and that program provides the necessary relief for stabilization.

We appreciate your review of this application and look forward to discussing further.

Sincerely,

Jeffrey Buell
Project 339

City of Albany Industrial Development Agency

Application for Assistance

Date: 6/8/26

IMPORTANT NOTICE: The answers to the questions contained in this application are necessary to determine your firm's eligibility for financing and other assistance from the City of Albany Industrial Development Agency. These answers will also be used in the preparation of papers in this transaction. Accordingly, all questions should be answered accurately and completely by an officer or other employee of your firm who is thoroughly familiar with the business and affairs of your firm and who is also thoroughly familiar with the proposed project. This application is subject to acceptance by the Agency.

TO: CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY
c/o Department of Economic Development
21 Lodge Street
Albany, New York 12207

This application respectfully states:

APPLICANT:

Name: Common Alley Too LLC

Address: 32 Learned Street

City: Albany State: NY Zip: 12207

Federal ID/EIN: 99-3894310 Website:

Primary Contact: Sonya del Peral

Title: Managing Member

Phone: 518-461-9347 Email: sonya@ninepincider.com

NAME OF PERSON(S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO THIS APPLICATION:

Jeffrey Buell (518-944-8674)

IF APPLICANT IS REPRESENTED BY AN ATTORNEY, COMPLETE THE FOLLOWING:

NAME OF ATTORNEY: Self Represented

ATTORNEY'S ADDRESS:

PHONE: E-MAIL:

NOTE: PLEASE READ THE INSTRUCTIONS ON PAGE 3 HEREOF BEFORE FILLING OUT THIS FORM.

INSTRUCTIONS

1. The Agency will not approve any application unless, in the judgment of the Agency, said application and the summary contains sufficient information upon which to base a decision whether to approve or tentatively approve an action.

2. Fill in all blanks, using “none” or “not applicable” or “N/A” where the question is not appropriate to the project which is the subject of this application (the “Project”).

3. If an estimate is given as the answer to a question, put “(est)” after the figure or answer which is estimated.

4. If more space is needed to answer any specific question, attach a separate sheet.

5. When completed, return one (1) copy of this application to the Agency at the address indicated on the first page of this application.

6. The Agency will not give final approval to this application until the Agency receives a completed environmental assessment form concerning the Project which is the subject of this application.

7. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and copying. If the applicant feels that there are elements of the Project which are in the nature of trade secrets or information, the nature of which is such that if disclosed to the public or otherwise widely disseminated would cause substantial injury to the applicant’s competitive position, the applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of the Public Officers Law.

8. The applicant will be required to pay to the Agency all actual costs incurred in connection with this application and the Project contemplated herein (to the extent such expenses are not paid out of the proceeds of the Agency’s bonds issued to finance the Project). The applicant will also be expected to pay all costs incurred by general counsel and bond counsel/special counsel to the Agency. The costs incurred by the Agency, including the Agency’s general counsel and bond counsel, may be considered as a part of the Project and included as a part of the resultant bond issue.

9. The Agency has established an application fee of One Thousand Five Hundred Dollars ($1,500) to cover the anticipated costs of the Agency in processing this application. A check or money order made payable to the Agency must accompany each application. THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY UNLESS ACCOMPANIED BY THE APPLICATION FEE.

10. The Agency has also established an administrative fee equal to (A) one percent (1%) of the cost of the Project in the case of an Agency Straight Lease Transaction, and (B) one percent (1%) of the aggregate principal amount of the bonds to be issued by the Agency in the case of an Agency Bond Transaction. The Agency has also established an administrative fee for the issuance of refunding bonds for Agency Bond Transactions. The formula for the calculation of the administrative fee for the issuance of refunding bonds is outlined in the Agency’s Policy Manual. THESE FEES ARE PAYABLE ON THE CLOSING DATE.

DATED: JULY 18, 2019

Answer all questions. Use "None" or "Not Applicable" where necessary.

SUMMARY OF PROJECT

Applicant: Common Alley Too

Contact Person: Sonya del Peral

Phone Number: 518-461-9347

Occupant: Vacant Building

Project Location (include Tax Map ID): 927 Broadway (65.16-4-27)

Approximate Size of Project Site: .79 acres

Description of Project: This project will transform a currently unoccupied building into 15-workforce apartments and street front retail.

Type of Project:

- [ ] Manufacturing
- [x] Commercial
- [ ] Other-Specify
- [ ] Warehouse/Distribution
- [ ] Not-For-Profit

Employment Impact:

Existing FTE Jobs: 0
Retained FTE Jobs: 0
FTE Jobs Created: 1
Construction Jobs Created: 30

Project Cost: $5,600,000

Type of Financing:

- [ ] Tax-Exempt
- [ ] Taxable
- [ ] Straight Lease

Amount of Bonds Requested: N/A

Estimated Value of Tax-Exemptions:

N.Y.S. Sales and Compensating Use Tax:	$128,000
Mortgage Recording Taxes:	$42,500
Real Property Tax Exemptions: (auto-calculated)	0
Other (please specify):	

Provide estimates for the following:

Average Estimated Annual Salary of Jobs to be Created:	$50,000
Annualized Salary Range of Jobs to be Created:	$50,000
Estimated Average Annual Salary of Jobs to be Retained:	0

I. APPLICANT INFORMATION

A) Applicant:

Name: Common Alley Too LLC

Address: 32 Learned Street

City: Albany State: NY Zip: 12207

Federal ID/EIN: 99-3894310 Website:

Primary Contact: Sonya del Peral

Title: Managing Member

Phone: 518-461-9374 Email: sonya@ninepincider.com

B) Real Estate Holding Company (if different from Applicant):

Will a separate company hold title to/own the property related to this Project? If yes:

Name:

Address:

City: State: Zip:

Federal ID/EIN: Website:

Primary Contact:

Title:

Phone: Email:

Describe the terms and conditions of the lease between the Applicant and the Real Estate Holding Company. If there is an option to purchase the property, provide the date option was signed and the date the option expires:

C) Current Project Site Owner (if different from Applicant or Real Estate Holding Company):

Name:

Title:

Address:

City: State: Zip:

Phone: Email:

D) Attorney:

Name:

Firm Name:

Address:

City: State: Zip:

Phone: Email:

E) General Contractor:

Name: Matt Crudo

Firm Name: CG Construction

Address: 18 Division Street, Suite 210

City: Saratoga Springs State: NY Zip: 12866

Phone: 518-772-9838 Email: mcrudo@cgconstructiongroup.com

II. APPLICANT'S COMPANY OWNERSHIP & HISTORY

A) Company Organization:

Year founded: 2024 Founded in which state: NY NAICS Code: 531110

Type of ownership (e.g., C-Corp, LLC): LLC

B) Company Management

Name	Office Held	Other Principal Business
Sonya del Peral	Managing Member	Cider Manufacturer
Alejandro del Peral	Manager	Cider Manufacturer

Company Ownership:
List all stockholders, members, or partners with ownership of greater than 5% and attach an organizational ownership chart with complete name, TIN, DOB, home address, office held, and other principal businesses (if applicable).

Name	Office Held	% of Ownership	% of Voting Rights
Sonya del Peral	Managing Member	51	51
Alejandro del Peral	Member	49	49

Is the Applicant or management of the company now a plaintiff or a defendant in any civil or criminal litigation? ☐ Yes ☒ No
If yes, describe:

Has any person listed above ever been a plaintiff or a defendant in any civil or criminal litigation? ☐ Yes ☒ No
If yes, describe:

Has any person listed above ever been charged with a crime other than a minor traffic violation? ☐ Yes ☒ No
If yes, describe:

Has any person listed above ever been convicted of a crime other than a minor traffic violation? ☐ Yes ☒ No
If yes, describe:

Has any person listed above or any concern with whom such person has been connected ever been in receivership or been adjudicated a bankrupt? ☐ Yes ☒ No
If yes, describe:

C) **Company Description**:

Describe in detail the Company's background, products, customers, goods and services:

The mother & son owners of Common Alley Too are the team behind Nine Pin Cider, a stalwart in the Warehouse District for over a decade. Even though they rented the cidery, they regularly invested in leasehold improvements for 10 years. In 2024, when the then owners of the facility decided to sell, they purchased the facility In an effort to maintin the long-term stability for Nine Pin's manufacturing and retail operations. In addition to the 17,000 square feet that housed Nine Pin's cidery, the lot included the vacant McKinney Steel office building at 927 Broadway. The founders proceeded to create a mixed-use development plan that will lead to a $5.6 million investment.

Existing Banking Relationship(s): NBT Bank

Has the Company ever received incentives tied to job creation? ☐ Yes ☒ No

If yes, describe:

Were the goals met? ☐ Yes ☐ No ☐ N/A

If no, why not?

Additional sheets may be attached, if necessary.

III. PROJECT DESCRIPTION AND DETAILS

A) Assistance requested from the Agency:
Select all that apply:

- [X] Exemption from Sales Tax
- [X] Exemption from Mortgage Tax
- [ ] Exemption from Real Property Tax
- [ ] Taxable Bonds
- [ ] Tax-exempt Bonds (typically for non-for-profits or qualified manufacturers)
- [ ] Other, specify:

B) Project Description:
Attach a map, survey or sketch of the Project site, identifying all existing or new buildings/structures.

Summary: (Please provide a brief narrative description of the Project.):

The $5.6 million investment will create 15 workforce apartments in the Warehouse District and much needed retail storefronts.

Location of Proposed Project:

Street Address - Tax Map ID(s): 65.16-4-27

Is the Applicant the present legal owner of the Project site? [X] Yes [ ] No

If yes: Date of Purchase: August 2024 Purchase Price: $1.9 million

If no:

1. Present legal owner of the Project site:

2. Is there a relationship, legally or by common control, between the Applicant and the present owner of the Project site? [ ] Yes [ ] No

   If yes:

3. Does the Applicant have a signed option to purchase the site? [ ] Yes [ ] No [ ] N/A

   If yes: Date option signed: Date option expires:

Is the Project site subject to any property tax certiorari? [ ] Yes [X] No

Describe the Project including, scope, purpose (e.g., new build, renovations, and/or equipment purchases, equipment leases, etc.), timeline, and milestones. The Project scope must entail only future work, as the Agency's benefits are not retroactive:

How many units will the project encompass (include total of number of commercial and residential units)? 17

How many square feet of commercial space will the project entail? 3,000

The rehab of this former commercial office building will cost $5.6 million. All of the upper floors will be transformed into workforce housing, creating a much-needed 15 units in the warehouse district. The project will take approximately 7 months to complete. The project is fully designed by Harris Sanders Architects and a construction contract has been signed by CG Construction. A building permit through the City of Albany is pending. NBT has issued a commitment letters to the owners, who hope to begin construction after the approval of this application. In addition, 9 Pin will take a small back office space for its continued operations.

Would this Project be undertaken **but for** the Agency's financial assistance? ☐ Yes ☒ No

If yes, describe why the Agency's financial assistance is necessary and the effect the Project will have on the Applicant's business or operations:

C) Project Site Occupancy

Select Project type for all end-users at Project site (choose all that apply):

- [ ] Industrial
- [ ] Acquisition of existing facility
- [x] Housing
- [ ] Multi-tenant
- [ ] Commercial
- [x] Retail*
- [ ] Service*
- [x] Back-office
- [x] Mixed use
- [ ] Facility for Aging
- [ ] Civic facility (not-for-profit)
- [ ] Other

** The term "retail sales" means (1) sales by a registered vendor under Article 28 of the Tax Law of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property, as defined in Section 1101(b)(4)(i) of the Tax Law), or (2) sales of a service to customers who personally visit the Project location. If "retail" or "service" is checked, complete the Retail Questionnaire contained in Section IV.*

Note that it is the position of the Agency that housing projects constitute "retail projects," as such term is defined under the IDA Statute.

List the name(s) of the expected tenant(s), nature of the business(es), and percentage of total square footage to be used by each tenant. Additional sheets may be attached, if necessary:

	Company:	Nature of Business:	% of total square footage:
1.	Yet to be identified	Retail oriented	15
2.			
3.			

Are there existing buildings on project site? [x] Yes [ ] No

a. If yes, indicate number and approximate size (in square feet) of each existing building: 20,000

b. Are existing buildings in operation? [ ] Yes [ ] No [x] N/A

If yes, describe present use of present buildings:

c. Are existing buildings abandoned? [ ] Yes [ ] No [x] N/A

About to be abandoned? [ ] Yes [ ] No [ ] N/A

If yes, describe:

d. Attach photograph of present buildings.

IV. RETAIL QUESTIONNAIRE
(Fill out if end users are "retail" or "service" as identified in Section III)

To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or purchase services.

A) Will any portion of the Project consist of facilities or property that will be primarily used in making sales of goods or services to customers who personally visit the Project site?[1] ☒ Yes ☐ No
If yes, continue with the remainder of the Retail Questionnaire. If no, do not complete the remainder of the Retail Questionnaire.

B) What percentage of the cost of the Project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the Project? 100
Note that it is the position of the Agency that housing projects constitute "retail projects," as such term is defined under the IDA Statute. Accordingly, please answer "yes" and insert "100%" if your project is a housing project. *If the answer is less than 33.33% do not complete the remainder of the Retail Questionnaire. If the answer to Question A is Yes and the answer to Question B is greater than 33.33%, complete the remainder of the Retail Questionnaire:*

1. Is the Project location or facility likely to attract a significant number of visitors from outside the Capital Region Economic Development Region (i.e., Albany, Schenectady, Rensselaer, Greene, Columbia, Saratoga, Warren, and Washington counties)? ☐ Yes ☒ No

2. Will the Project make available goods or services which are not currently reasonably accessible to the residents of the municipality within which the proposed Project would be located? ☒ Yes ☐ No

3. Will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York? ☐ Yes ☒ No
   If yes, explain:

4. Will the Project be located in an area designated as an economic development zone pursuant to Article 18-B of the General Municipal Law (Source: https://esd.ny.gov/empire-zones-program)? ☒ Yes ☐ No
   If yes, explain: The property is located in the CAP area targeted development zone.

5. Will the Project be in a "highly distressed" census tract (as defined by the United States Census Bureau https://factfinder.census.gov/) ☒ Yes ☐ No

   If yes, explain:

   Census Tract 11

Note that it is the position of the Agency that housing projects constitute "retail projects," as such term is defined under the IDA Statute. Accordingly, please answer "yes" and insert "100%" if your project is a housing project.[1]

V. ENVIRONMENTAL REVIEW AND PERMITTING

The Applicant must comply with the State Environmental Quality Review Act (SEQRA) before the Agency can vote on proposed financial incentives. It is the Applicant's responsibility to provide a copy of the final SEQRA determination to the Agency.

Environmental Assessment Form: [X] Short Form [ ] Long Form

Lead Agency: City of Albany IDA

Agency Contact:

Date of submission: 6/12/26

Status of submission:

Final SEQRA determination:

A) Site Characteristics:

Describe the present zoning and land use regulation: Mixed-Use Form Based Warehouse District

Will the Project meet zoning and land use regulations for the proposed location? [X] Yes [ ] No

Is a change in zoning and land use regulation is required? [ ] Yes [X] No

If yes, specify the required change and status of the change request:

If the proposed Project is located on a site where the known or potential presence of contaminants is complicating the development/use of the property, describe the potential Project challenge:

Does part of the Project consist of a new building or buildings?

[ ] Yes [X] No

If yes, indicate number and size of new buildings:

Does part of the Project consist of additions and/or renovations to the existing buildings?

[X] Yes [ ] No

If yes, indicate the buildings to be expanded or renovated, the size of any expansions and the nature of expansion and/or renovation:

The investment represents an 17,000 square foot rehab of a former office building into 14 workforce apartments and street front retail.

VI. INTER-MUNICIPAL MOVE DETERMINATION

The Agency is required by State law to make a determination that, if completion of a Project benefiting from the Agency's financial assistance results in the removal of a plant of the Project occupant from one area of the State to another area of the State or in the abandonment of one or more plants or facilities of the Project occupant located within the State, Agency financial assistance is required to prevent the Project occupant from relocating out of the State, or it is reasonably necessary to preserve the Project occupant's competitive position in its respective industry.

Will the Project result in the removal of a plant of the Project occupant from one area of the State to another area of the State? ☐ Yes ☒ No

Will the Project result in the abandonment of one or more plants or facilities of the Project occupant located within the State? ☐ Yes ☒ No

If yes to either question above, explain how notwithstanding the aforementioned closing or activity reduction, the Agency's financial assistance is required to prevent the Project from relocating out of the State or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry:

Does the Project involve relocation or consolidation of a Project occupant from another municipality?

Within New York State: ☐ Yes ☒ No

Within the City of Albany: ☐ Yes ☒ No

If yes, explain:

VII. EMPLOYMENT INFORMATION

A) Current and Projected Employee FTEs ("Year One" will begin upon the issuance of Certificate of Occupancy or a Temporary Certificate of Occupancy):

		Projected FTEs			
	Current FTEs	New Year 1- 20	New Year 2 – 20	New Year 3 – 20	Total Year 4-20
Full-time	0	1	1	1	1
Part-time	0	0	0	0	0
Seasonal	0	0	0	0	0

B) Employment Plan in FTE

Estimate the number of full-time equivalent (FTE) jobs that are expected to be retained and created as part of this Project. One FTE is equivalent to 35 hours of work per week or 1,820 hours per year. Convert part-time jobs into FTE by dividing the total number of hours for all part-time resources by 35 hours per week or 1,820 hours per year. ***("Year One" will begin upon the issuance of Certificate of Occupancy or a Temporary Certificate of Occupancy):***

Attach a list that describes in detail the types of employment for this Project, including the types of activities or work performed and the projected timeframe for creating new jobs.

Occupation in Company	Current (Retained) Permanent FTE		Projected New Permanent FTE			
	Average Annual Salary or Hourly Wage[2]	Number of Current FTE	FTE in Year 1 20	FTE in Year 2 20	FTE in Year 3 20	Total New FTE by Year 4 20
Professional/ Management						
Administrative						
Sales						
Services						
Manufacturing						
High-Skilled						
Medium-Skilled						
Basic-Skilled						
Other (specify)	$50,000	0	1	1	1	1
Total (auto-calculated)		0	0	0	0	0

[2] Wages are defined as all remuneration paid to an employee. Remuneration means every form of compensation for employment paid by an employer to an employee; whether paid directly or indirectly by the employer, including salaries, commissions, bonuses, and the reasonable money value of board, rent, housing, lodging, or similar advantage received. Where gratuities are received from a person other than the employer, the value of such gratuities shall be included as part of the remuneration paid by the employer. Source: https://labor.ny.gov.

VIII. INDEPENDENT CONTRACTOR RESOURCES

Estimate the number of full-time equivalent (FTE) jobs that are contracted to independent contractors (e.g., contractors or subcontractors) that would be retained and created as part of this Project.

Attach a list that describes in detail the types of contract resources for this Project, including the types of activities or work performed and the projected timeframe for creating new contractor positions.
("Year One" will begin upon the issuance of Certificate of Occupancy or a Temporary Certificate of Occupancy):

	Current FTEs	Projected			
		New Year 1-20	New Year 2-20	New Year 3-20	Total Year 4-20
Full-time					
Part-time					
Seasonal					

IX. CONSTRUCTION LABOR

**Construction Jobs are defined by the number of persons individually identified on the pay roll of the General Contractor/Subcontractor in relation to the project.*

Number of construction workers expected to be hired for this Project: 30

When does the applicant anticipate the start of construction? September 2026

When does the applicant anticipate the completion of construction? March 2027

What is the total value of construction contracts to be executed? $3.2 million

Describe the general contractor's plans and selection process for using regional and/or City of Albany construction labor or regional and/or City of Albany sub-contractors:

The contractor will bid the work to various subcontracts throughout the region and make selections based on cost, experience working on Historic Tax Credit investments, and the ability to work in a tight time frame for execution.

X. PROJECT COSTS AND FINANCING

Attach additional

A) Project Costs

Description of Cost	Amount
Land	$1,900,000
Buildings	$3,200,000
Machinery and Equipment Cost	
Utilities, roads and appurtenant costs	
Architects and engineering fees	$200,000
Cost of Bond Issue (legal,financial and printing)	
Construction loan fees and interest (if applicable)	$300,000
Other (specify)	
TOTAL PROJECT COST (auto-calculated)	0
	$5,600,000

Have any of the above costs been paid or incurred as of the date of this application? [X] Yes [ ] No

If yes, describe: The building has been purchased, and the construction documents are done.

B) Sources of Funds for Project Costs

Equity:	$1,700,000
Bank Financing:	$3,400,000
Tax Exempt Bond Issuance:	
Taxable Bond Issuance	

Public Sources (Include total of all State and Federal grants and tax credits):

Identify each State and Federal program:

ESD Development	$500,000

Public Funds Total (auto-calculated): 0

Additional sheets may be attached, as necessary. TOTAL: (auto-calculated) 0 $500,000

Amount of total financing requested from lending institutions: $3,400,000

Amount of total financing related to existing debt refinancing: $0

Has a commitment for financing been received? [X] Yes [ ] No

If yes:

Lending Institution: NBT Bank

Contact: Sean Wade Phone: 518-437-4115

XI. PROJECT EVALUATION AND ASSISTANCE FRAMEWORK

Project Evaluation and Assistance Framework. If applicable, complete the following Matrix that is part of the Agency's Project Evaluation and Assistance Framework.

Baseline Requirements (Must Achieve All)

- [X] Complete Application
- [X] Albany 2030 Aligned
- [X] Meet Project Use Definition
- [X] Meets NYS/CAIDA Requirements
- [X] Planning Approval (if applicant)
- [X] "But For" Requirement

Approval Date : May, 2026

Community Benefit Metrics (Must Achieve 10)

Revitalization

Target Geography
- [ ] Distressed Census Tract
- [ ] High Vacancy Census Tract
- [ ] Downtown
- [ ] BID
- [X] Neighborhood Plan

Identified Priority
- [ ] Downtown Residential
- [ ] Tax Exempt/Vacant
- [ ] Identified Catalyst Site
- [X] Historic Preservation
- [ ] Community Catalyst

Identified Growth Area
- [ ] Manufacturing/Distribution
- [ ] Technology
- [ ] Hospitality
- [ ] Existing Cluster
- [X] Conversion to Residential

Investment

Financial Commitment (cumulative)
- [X] 2.5M - 10M
- [ ] 10.1 - 17.5M
- [ ] 17.6M - 25M

Community Commitment
- [ ] MWBE/DBE Participation
- [ ] EEO Workforce Utilization
- [ ] Inclusionary Housing
- [ ] Regional Labor
- [ ] City of Albany Labor
- [ ] Apprenticeship Program

Employment

Permanent Jobs (cumulative)
- [ ] 3 - 40
- [ ] 41 - 80
- [ ] 81 - 120
- [ ] 121 - 180
- [ ] > 180

Retained Jobs (cumulative)
- [ ] 3 - 40
- [ ] 41 - 80
- [ ] 81 - 120
- [ ] 121 - 180
- [ ] > 180

Construction Jobs (cumulative)
- [X] 6 - 80
- [ ] 81 - 160
- [ ] 161 - 240
- [ ] > 240

XII. ESTIMATED VALUE OF INCENTIVES

A) Property Tax Exemption:

Agency staff will complete this section with the Applicant based on information submitted by the Applicant and the City of Albany Assessor. If you are requesting an exception to the PILOT schedule that cannot be accommodated by the UTEP or the CAIDA Project Evaluation and Assistance Framework, please provide additional sheets indicating the proposed PILIOT payments.

Does your project meet the definition of "large project" as defined in the Framework ($25 Million, 15 Total Acres or Full Service Hotel)? [ ] Yes [✓] No

Current assessed full assessed value of the property **before** Project improvements or the **purchase price of the property,** whichever is higher: ____________

Estimated new assessed full value of property **after** Project improvement based on letter from the City of Albany Assessor: ____________

Estimated real property 2019 tax rate per dollar of full assessment (auto-calculated): $47.96

**assume 2% annual increase in tax rate*

Estimated Completed Assessed Value per Unit based on letter from the City of Albany Assessor: ____________

PILOT Year	Existing Real Property Taxes	Estimated Real Property Taxes on Improved Value **Without** PILOT[3]	Estimated Total **Without** PILOT	PILOT Abatement % based on Framework schedule Abatement percentages must be entered in decimals	*Estimated PILOT Payments
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					

**PILOT payments may not to fall short of $675 per door or .97 per Square Foot as applicable from Framework*

Please note that after year twelve (12) of any Multi-Family Commercial PILOT, a bifurcated structure commences whereby projects shall pay the greater of: (a) scheduled pilot payments as stated by assistance schedule or (b) 11.5% of gross revenue.

Notwithstanding anything herein to the contrary, if the project consists of an **affordable housing project**, the applicant shall make annual payments in lieu of property taxes pursuant to the PILOT Agreement with respect to the project as follows:(i) An amount equal to ten percent (10%) of the shelter rents (rents, excluding the component thereof, if any, attributable to energy and utility costs paid by the applicant) payable by the tenants in connection with the housing project.

If the applicant is requesting assistance that is a deviation from the Agency's UTEP, please refer to the Agency's Project Evaluation and Assistance Framework to determine the appropriate, potential standard deviation abatement schedule: http://albanyida.com/wp-content/uploads/2012/03/CAIDA-PILOT-Program-Board-Revised-1.pdf

[3] The figures in this column assume that the Project is completed as described in the Application and without the involvement of the Agency and, therefore, subject to real property taxes. However, as provided in this Application, the Applicant has certified that it would not undertake the Project without the financial assistance granted by the Agency. Accordingly, this column is prepared solely for the purpose of determining the estimated amount of the real property tax abatement being granted by the Agency.

If the Applicant is requesting assistance that is greater than the Agency's standard UTEP deviations identified in the Project Evaluation and Assistance Framework, describe the incentives and provide a justification for this PILOT request:

B) Sales and Use Tax Benefit:

Note: The figures below will be provided to the New York State Department of Taxation and Finance and represents the maximum amount of sales and use tax benefit that the Agency may authorize with respect to the application.

Costs for goods and services that are subject to State and local sales and use tax[4]: $1,600,000

Estimated State and local sales and use tax benefit (sales tax amount multiplied by .08 plus additional use tax amounts): $128,000 0

C) Mortgage Recording Tax Benefit:

Mortgage amount (include construction, permanent, bridge financing or refinancing): $3,400,000

Estimated mortgage recording tax exemption benefit (mortgage amount multiplied by .0)[5]: $34,000 0

D) Percentage of Project Costs Financed from Public Sector:

Percentage of Project costs financed from public sector: 12%
(Total B + C + D + E below / A Total Project Cost)

A.	Total Project Cost:	$5,600,000
B.	Estimated Value of PILOT (auto-filled):	0
C.	Estimated Value of Sales Tax Incentive:	$128,000
D.	Estimated Value of Mortgage Tax Incentive:	$42,250
E.	Total Other Public Incentives (tax credits, grants, ESD incentives, etc.):	$500,000 0

[4] Sales and use tax (sales tax) is applied to: tangible personal property (unless specifically exempt); gas, electricity, refrigeration and steam, and telephone service; selected services; food and beverages sold by restaurants, taverns, and caterers; hotel occupancy; and certain admission charges and dues. For a definition of products, services, and transactions subject to sales tax see the following links: https://www.tax.ny.gov/bus/st/subject.htm and https://www.tax.ny.gov/pubs_and_bulls/tg_bulletins/st/quick_reference_guide_for_taxable_and_exempt_property_and_services.htm.

[5] The Mortgage Recording Tax in Albany County is equal to 1.25%. However, the Agency is authorized under the IDA Statute to exempt only 1.00%.

XIII. COST BENEFIT ANALYSIS

In order for the City of Albany Industrial Development Agency (the "Agency") to prepare a Cost/Benefit Analysis for a proposed project (the "Project"), the Applicant must answer the questions contained in this Project Questionnaire (the "Questionnaire"). Such information should consist of a list and detailed description of the benefits of the Agency undertaking the Project (e.g., number of jobs created, types of jobs created, economic development in the area, community benefits (including community commitment as described in the Agency's Project Evaluation and Assistance Framework), etc.). Such information should also consist of a list and detailed description of the costs of the Agency undertaking the Project (e.g., tax revenues lost, buildings abandoned, etc.).

This Questionnaire must be completed before we can finalize the Cost/Benefit Analysis, please complete this Questionnaire and forward it to us at your earliest convenience.

PROJECT QUESTIONNAIRE

1. Name of Project Beneficiary ("Company"):	Common Alley Too
2. Brief Identification of the Project:	Conversion of office building into residential
3. Estimated Amount of Project Benefits Sought:	0
A. Amount of Bonds Sought:	0
B. Value of Sales Tax Exemption Sought	128,000
C. Value of Real Property Tax Exemption Sought	0
D. Value of Mortgage Recording Tax Exemption Sought	$34,000
4. Likelihood of accomplishing the Project in a timely fashion (please explain):	☒ Yes ☐ No
The project is shovel ready pending this application	

DATED: JULY 18, 2019

PROJECTED PROJECT INVESTMENT

A. Land-Related Costs	
1. Land acquisition	
2. Site preparation	
3. Landscaping	
4. Utilities and infrastructure development	
5. Access roads and parking development	
6. Other land-related costs (describe)	
B. Building-Related Costs	
1. Acquisition of existing structures	$1,900,000
2. Renovation of existing structures	$2,170,000
3. New construction costs	
4. Electrical systems	$330,000
5. Heating, ventilation and air conditioning	$500,000
6. Plumbing	$200,000
7. Other building-related costs (describe)	
C. Machinery and Equipment Costs	
1. Production and process equipment	
2. Packaging equipment	
3. Warehousing equipment	
4. Installation costs for various equipment	
5. Other equipment-related costs (describe)	
D. Furniture and Fixture Costs	
1. Office furniture	
2. Office equipment	
3. Computers	
4. Other furniture-related costs (describe)	
E. Working Capital Costs	
1. Operation costs	
2. Production costs	
3. Raw materials	
4. Debt service	
5. Relocation costs	
6. Skills training	
7. Other working capital-related costs (describe)	
F. Professional Service Costs	
1. Architecture and engineering	$200,000
2. Accounting/legal	
3. Other service-related costs (describe)	
G. Other Costs	
1. Finanance ______________________	$300,000
2. ______________________	
H. Summary of Expenditures	
1. Total Land-Related Costs	0
2. Total Building-Related Costs	0 $5,1000,000
3. Total Machinery and Equipment Costs	0
4. Total Furniture and Fixture Costs	0
5. Total Working Capital Costs	0
6. Total Professional Service Costs	0 $200,000
7. Total Other Costs	0 $300,000
	0 $5,600,000

PROJECTED NET OPERATING INCOME

I. Please provide projected Net Operating Income:

YEAR	Without IDA benefits	With IDA benefits
1	$296,000	$309,000
2	$299,000	$312,000
3	$302,000	$315,000
4	$305,0000	$318,000
5	$311,000	$324,000

PROJECTED CONSTRUCTION EMPLOYMENT IMPACT

I. Please provide estimates of total construction jobs and the total annual wages and benefits of construction jobs at the Project:

Year	Number of Construction Jobs	Total Annual Wages and Benefits	Estimated Additional NYS Income Tax
Current Year	30	$1,200,000	$96,000
Year 1			
Year 2			
Year 3			
Year 4			
Year 5			

PROJECTED PERMANENT EMPLOYMENT IMPACT

I. Estimates of the total number of existing permanent FTE jobs to be preserved or retained as a result of the Project are described in the tables in Section VII of the Application.

II. Estimates of the total new permanent FTE jobs to be created at the Project are described in the tables in Section VII of the Application.

III. Please provide estimates for the following:

A. Creation of New Job Skills relating to permanent jobs. Please complete Schedule A.

PROJECTED OPERATING IMPACT

I. Please provide estimates for the impact of Project operating purchases and sales:

Additional Purchases (1st year following project completion)	0
Additional Sales Tax Paid on Additional Purchases	0
Estimated Additional Sales (1st full year following project completion)	0
Estimated Additional Sales Tax to be collected on additional sales (1st full year following project completion)	0

II. Please provide estimates for the impact of Project on existing real property taxes and new payments in lieu of taxes ("Pilot Payments"): If you are requesting an exception that cannot be accommodated by the auto-calculated fields, please provide additional sheets indicating the proposed PILIOT payments.

Year	Existing Real Property Taxes (Without Project)	New Pilot Payments (With IDA)	Total (Difference)
Current Year	$0	$0	$0
Year 1			
Year 2			
Year 3			
Year 4			
Year 5			
Year 6			
Year 7			
Year 8			
Year 9			
Year 10			
Year 11			
Year 12			
Year 13			
Year 14			
Year 15			
Year 16			
Year 17			
Year 18			
Year 19			
Year 20			
			$ 0

ADDITIONAL COMMUNITY BENEFITS

The City of Albany Industrial Development Agency is supportive of inclusionary development practices. Please indicate which of the below described community benefits (as defined in the Agency's Project Evaluation and Assistance Framework) will be provided as a result of the Project, and please provide a detailed description of such benefits, together with any other economic benefits and community benefits expected to be produced as a result of the Project (attach additional pages as needed for a complete and detailed response).Examples of these benefits include:

(A) MWBE/DBE Participation;
(B) EEO;
(C) Workforce Utilization;
(D) Inclusionary Housing;
(E) Regional Labor;
(F) City of Albany Labor;
(G) Apprenticeship Program;
(H) Distressed Census Tract;
(I) High Vacancy Census Tract;
(J) Downtown BID;
(K) Neighborhood Plan;
(L) Downtown Residential;
(M) Tax Exempt/Vacant Property;
(N) Identified Catalyst Site;
(O) Historic Preservation;
(P) Community Catalyst;
(Q) Manufacturing/Distribution;
(R) Technology;
(S) Hospitality;
(T) Existing Cluster; and
(U) Conversion to Residential.

K, O, U

XIV. OTHER

Is there anything else the Agency's board should know regarding this Project?

Small projects are the lifeline of neighborhoods. 927 Broadway will be transformed into a building that provides activity and housing in a neighborhood in need.

CERTIFICATION

I certify that I have prepared the responses provided in this Questionnaire and that, to the best of my knowledge; such responses are true, correct, and complete.

I understand that the foregoing information and attached documentation will be relied upon, and constitute inducement for, the Agency in providing financial assistance to the Project. I certify that I am familiar with the Project and am authorized by the Company to provide the foregoing information, and such information is true and complete to the best of my knowledge. I further agree that I will advise the Agency of any changes in such information, and will answer any further questions regarding the Project prior to the closing.

I affirm under penalty of perjury that all statements made on this application are true, accurate and complete to the best of my knowledge.

Date Signed:	**Name of Person Completing Project Questionnaire on behalf of the Company.** Name: Sonya del Peral Title: Manading Member Phone Number: 518-9298735 Address: 927 Broadway, Albany, NY 12207 **Signature:**

REPRESENTATIONS, CERTIFICATIONS AND INDEMNIFICATION

____________ (name of CEO or another authorized representative of Applicant) confirms and says that he/she is the ______ (title) of __________ (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

A. Job Listings. Except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOC") and with the administrative entity (collectively with the DOC, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA"), as replaced by the Workforce Investment Act of 1998 (Public Law 105-220), in which the Project is located.

B. First Consideration for Employment. In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.

C. City Human Rights Law. The applicant has reviewed the provisions of Chapter 48, Article III of the City Code, entitled "The Omnibus Human Rights Law" and agrees to comply with such provisions to the extent that such provisions are applicable to the applicant and the Project.

D. Annual Sales Tax Filings. In accordance with Section 874(8) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the applicant.

E. Annual Employment Reports. The applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the Project site, including (1) the NYS-45 – Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance Return – for the quarter ending December 31 (the "NYS-45"), and (2) the US Dept. of Labor BLS 3020 Multiple Worksite report if applicable. The applicant also agrees, whenever requested by the Agency, to provide and certify or cause to be provided and certified such information concerning the participation of individuals from minority groups as employees or applicants for employment with regard to the project.

F. Local Labor Information. The applicant is aware of and understands the provisions of Part 24 of the Policy Manual of the Agency. Pursuant to Part 24 of the Policy Manual of the Agency, the applicant agrees to provide information, in form and substance satisfactory to the Agency, relating to construction activities for projects; specifically: (i) the Company's contact person responsible and accountable for providing information about the bidding for and awarding of construction contracts relative to this Application and the Project, (ii) the nature of construction jobs created by the Project, including the number, type, and duration of construction positions; and (iii) submit to the Agency a "Construction Completion Report" listing the names and business locations of prime contractors, subcontractors, and vendors who were engaged in the construction phase of the Project.

G. Additional Fee for Low Income Housing/Tax Credit (9% only) Projects. An annual administrative fee equal to $10,000 shall be payable annually by the applicant on each January 1 for a term equal to ten (10) years. This annual administrative fee is in addition to the standard administrative fee for Agency Straight Lease Transactions and Agency Bond Transactions and is applicable to Projects which provide for low income housing/tax credit (9% only) projects.

H. Uniform Agency Project Agreement. The applicant agrees to enter into a uniform agency project agreement with the Agency where the applicant agrees that (1) the amount of Financial Assistance to be received shall be contingent upon, and shall bear a direct relationship to the success or lack of success of such project in delivering certain described public benefits (the "Public Benefits") and (2) the Agency will be entitled to recapture some or all of the Financial Assistance granted to the applicant if (a) the project is unsuccessful in whole or in part in delivering the promised Public Benefits, (b) certain "recapture events" occur (e.g., failure to complete the Project, sale or transfer of the Project, failure to make the estimated investment, failure to maintain job employment levels and failure to make annual reporting filings with the Agency).

I. Assignment of Agency Abatements. In connection with any Agency Straight Lease Transaction or Agency Bond Transaction, the Agency may grant to the applicant certain exemptions from mortgage recording taxes, sales and use taxes and real property taxes. The applicant understands that the grant of such exemptions by the Agency is intended to benefit the applicant. Subsequently, if the applicant determines to convey the Project and, in connection with such conveyance to assign such exemptions to the purchaser, the applicant understand that any such assignment is subject to review and consent by the Agency, together with the satisfaction of any conditions that may be imposed by the Agency.

J. Post-Closing Cost Verification. The applicant agrees (1) the scope of the Project will not vary significantly from the description in the public hearing resolution for the project and (2) to deliver to the Agency within sixty (60) days following the completion date of a project an affidavit providing the total costs of the project. In the event that the amount of the total project costs described in the affidavit at the completion date exceeds the amount described in an affidavit provided by the applicant on the closing date of the project, the applicant agrees to adjust the amounts payable by the applicant to the Agency by such larger amount and to pay to the Agency such additional amounts. In the event that the amount described is less, there shall not be any adjustment to the Agency fees.

K. Representation of Financial Information. Neither this Application nor any other agreement, document, certificate, project financials, or written statement furnished to the Agency or by or on behalf of the applicant in connection with the project contemplated by this Application contains any untrue statement of a material fact or omits to state a material fact necessary in order to make the statements contained herein or therein not misleading. There is no fact within the special knowledge of any of the officers of the applicant which has not been disclosed herein or in writing by them to the Agency and which materially adversely affects or in the future in their opinion may, insofar as they can now reasonably foresee, materially adversely affect the business, properties, assets or condition, financial or otherwise, of the applicant.

L. Agency Financial Assistance Required for Project. The Project would not be undertaken but for the Financial Assistance provided by the Agency or, if the Project could be undertaken without the Financial Assistance provided by the Agency, then the Project should be undertaken by the Agency for the following reasons:

M. Compliance with Article 18-A of the General Municipal Law: The Project, as of the date of this Application, is in substantial compliance with all provisions of Article 18-A of the General Municipal including, but not limited to, the provisions of Section 859-a and subdivision one of Section 862; and the provisions of subdivision one of Section 862 of the General Municipal Law will not be violated if Financial Assistance is provided for the Project.

N. Compliance with Federal, State, and Local Laws. The applicant is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

O. False or Misleading Information. The applicant understands that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of Agency involvement in the Project.

P. Absence of Conflicts of Interest. The applicant acknowledges that the members, officers and employees of the Agency are listed on the Agency's website. No member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

Q. Additional Information. Additional information regarding the requirements noted in this Application and other requirements of the Agency is included the Agency's Policy Manual which can be accessed at www.albanyida.com.

R. Onsite Visits. The applicant acknowledges that under the Agency's Policy Manual regarding monitoring and administration of projects, the Project is subject to periodic onsite visits by Agency staff.

S. Change in Control of Project Applicant. In connection with any Agency Straight Lease Transaction or Agency Bond Transaction, the Agency may grant to the applicant certain exemptions from mortgage recording taxes, sales and use taxes and real property taxes. The applicant understands that the grant of such exemptions by the Agency is intended to benefit the applicant. Subsequently, if the applicant determines to enter into a merger, sale of the entity, consolidation or sale of ownership interests of the project applicant, the applicant understand that any such merger, sale of the entity, consolidation or sale of ownership interests of the applicant is subject to review and consent by the Agency, together with the satisfaction of any conditions that may be imposed by the Agency.

DATED: JULY 18, 2019

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

Smya del Peral, being first duly sworn, deposes and says:

1. That I am the Manager (Corporate Office) of ~~[illegible]~~ Common Alley Too LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.

2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate, and complete.

Smya del Peral
(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury.

This 10 day of June, 2026

Julie VanWormer
(Notary Public)

JULIE VANWORMER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01VA0035270
Qualified in Columbia County
My Commission Expires 03-25-2029

DATED: JULY 18, 2019

HOLD HARMLESS AGREEMENT

Applicant hereby releases City of Albany Industrial Development Agency and the members, officers, servants, agents and employees thereof (hereinafter collectively referred to as the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (i) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the application or the project described therein or the issue of bonds requested therein are favorably acted upon by the Agency, and (ii) the Agency's financing of the Project described therein; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to find buyers willing to purchase the total bond issue requested, then, and in that event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

(Applicant) Common Alley Too LLC

BY: [signature]

Sworn to before me this
10 day of June, 2026

[signature]
(Notary Public)

JULIE VANWORMER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01VA0035270
Qualified in Columbia County
My Commission Expires 03-25-2029

SCHEDULE A

CREATION OF NEW JOB SKILLS

Please list the projected new job skills for the new permanent jobs to be created at the Project as a result of the undertaking of the Project by the Company.

New Job Skills	Number of Positions Created	Range of Salary and Benefits
Retail	1	$50,000

Should you need additional space, please attach a separate sheet.

NEW YORK STATE FINANCIAL REPORTING

REQUIREMENTS FOR INDUSTRIAL DEVELOPMENT AGENCIES

Be advised that the New York General Municipal Law imposes certain reporting requirements on IDAs and recipients of IDA financial assistance. Of importance to IDA Applicants is Section 859 (https://www.nysenate.gov/legislation/laws/GMU/859). This section requires IDAs to transmit financial statements within 90 days following the end of an Agency's fiscal year ending December 31, prepared by an independent, certified public accountant, to the New York State Comptroller, and the Commissioner of the New York State Department of Economic Development. These audited financial statements shall include supplemental schedules listing the following information:

1. All straight-lease ("sale-leaseback") transactions and whether or not they are obligations of the Agency.

2. All bonds and notes issued, outstanding or retired during the period and whether or not they are obligations of the Agency.

3. All new bond issues shall be listed and for each new bond issue, the following information is required:

    a. Name of the Project financed with the bond proceeds.

    b. Whether the Project occupant is a not-for-profit corporation.

    c. Name and address of each owner of the Project.

    d. The estimated amount of tax exemptions authorized for each Project.

    e. The purpose for which the bond was issued.

    f. The bond interest rate at issuance and, if variable, the range of interest rates applicable.

    g. Bond maturity date.

    h. Federal tax status of the bond issue.

    i. Estimate of the number of jobs created and retained for the Project.

4. All new straight lease transactions shall be listed and for each new straight lease transaction, the following information is required:

    a. Name of the Project.

b. Whether the Project occupant is a not-for-profit corporation.

c. Name and address of each owner of the Project.

d. The estimated amount of tax exemptions authorized for each Project.

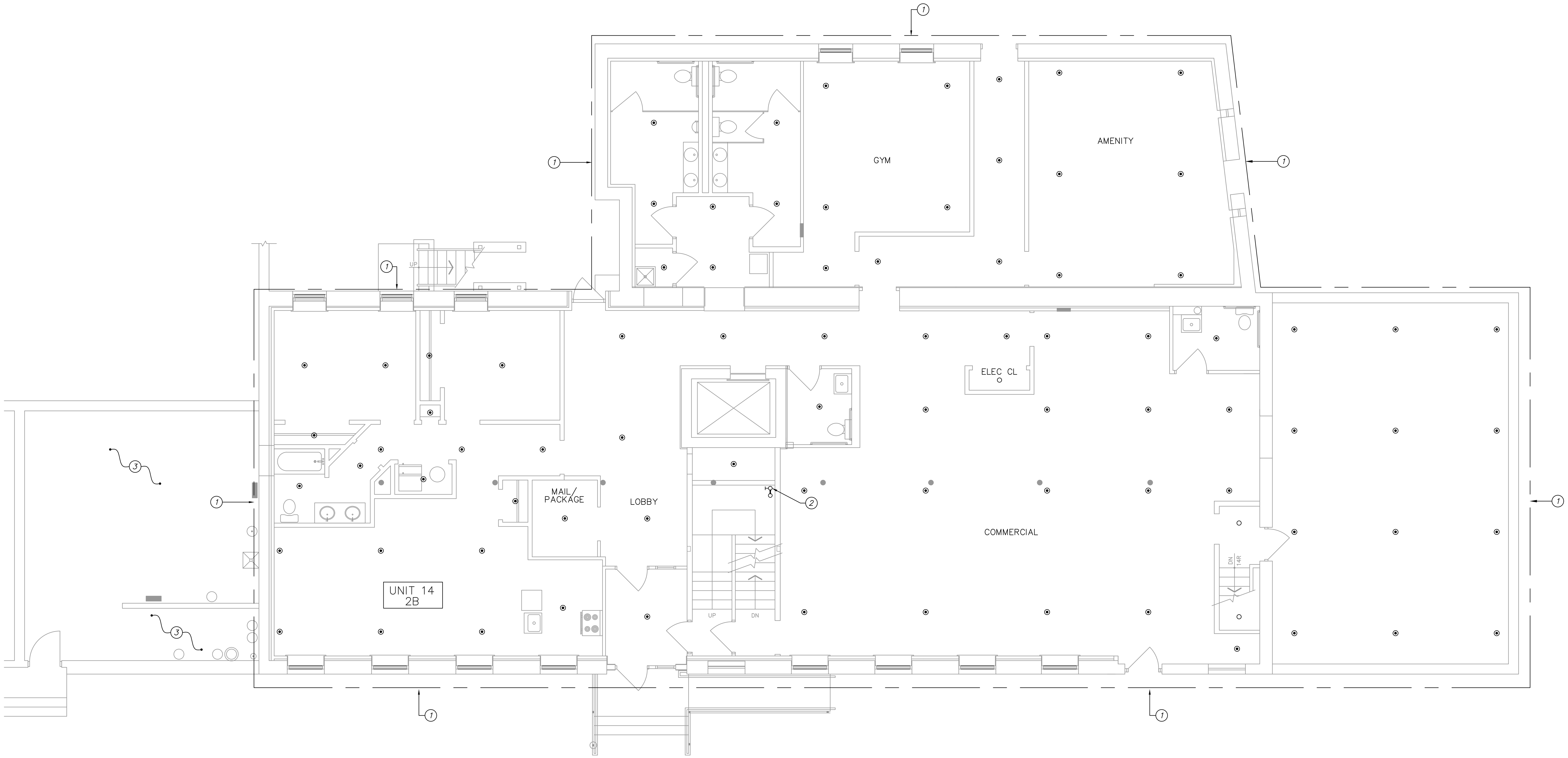
e. The purpose for which each transaction was made.

f. Method of financial assistance utilized for each Project, other than the tax exemptions claimed by the Project.

g. Estimate of the number of jobs created and retained for the Project.

Sign below to indicate that you have read and understood the above.

Signature:	Smya del Peral
Name:	Smya del Peral
Title:	Manager
Company:	Common Alley Too LLC
Date:	6/10/26



1
FP2

FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

N

NOTE:
THIS BUILDING SHALL BE PROTECTED BY AN AUTOMATIC WET SPRINKLER SYSTEM PER NFPA 13.

GENERAL NOTES:

A. COORDINATE ALL SPRINKLER MAINS, BRANCHES, AND HEAD LOCATIONS WITH ALL OTHER TRADES.

B. THE FIRE PROTECTION CONTRACTOR SHALL HYDRAULICALLY CALCULATE ALL SPRINKLER SYSTEMS AND SHALL SIZE THE PIPING ACCORDINGLY.

C. PROVIDE FULL SPRINKLER COVERAGE FOR ALL CONCEALED SPACES PER NFPA 13.

D. PROVIDE SPRINKLER HEAD UNDER ALL FIXED OBSTRUCTIONS WIDER THAN 4'-0" PER NFPA.

E. FIRE PROTECTION CONTRACTOR TO COORDINATE COLOR(S) OF ALL SPRINKLERS, ESCUTCHEON PLATES AND CONCEALED SPRINKLER HEAD(S) WITH OWNER/ARCHITECT PRIOR TO ORDERING.

DRAWING NOTES:

1. MODIFY AND EXTEND THE EXISTING AUTOMATIC WET PIPE SPRINKLER SYSTEM AS REQUIRED TO PROVIDE CODE-COMPLIANT COVERAGE FOR ALL AREAS IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE FIRE CODE AND NFPA 13. ADJUST, RELOCATE, OR ADD SPRINKLER HEADS AS NECESSARY TO ENSURE PROPER PROTECTION BASED ON REVISED LAYOUTS, OCCUPANCY CLASSIFICATIONS, AND HAZARD LEVELS. ALL WORK SHALL BE PERFORMED BY A LICENSED FIRE PROTECTION CONTRACTOR AND SHALL INCLUDE COORDINATION WITH ALL TRADES.

2. PROVIDE SPRINKLER STANDPIPE (CLASS I, MANUAL WET) WITH HOSE STATION IN STAIRWELL. REFER TO FIRE SYSTEM SCHEMATIC ON DRAWING DRAWING(S).

3. NOT IN SCOPE.

PERMIT SET 01-21-26

EC4B engineering, p.c.
15 Schoen Place
Suite 300
Pittsford, NY 14534
EC4B PROJECT # : 25349
Phone: (585) 641-7121
Fax: (585) 362-4175
www.ec4b.com

PLOTTED 21/01/2026 11:01:03 AM
FILE NAME
X-Refs:

DATE: 01-21-26
REVISED:

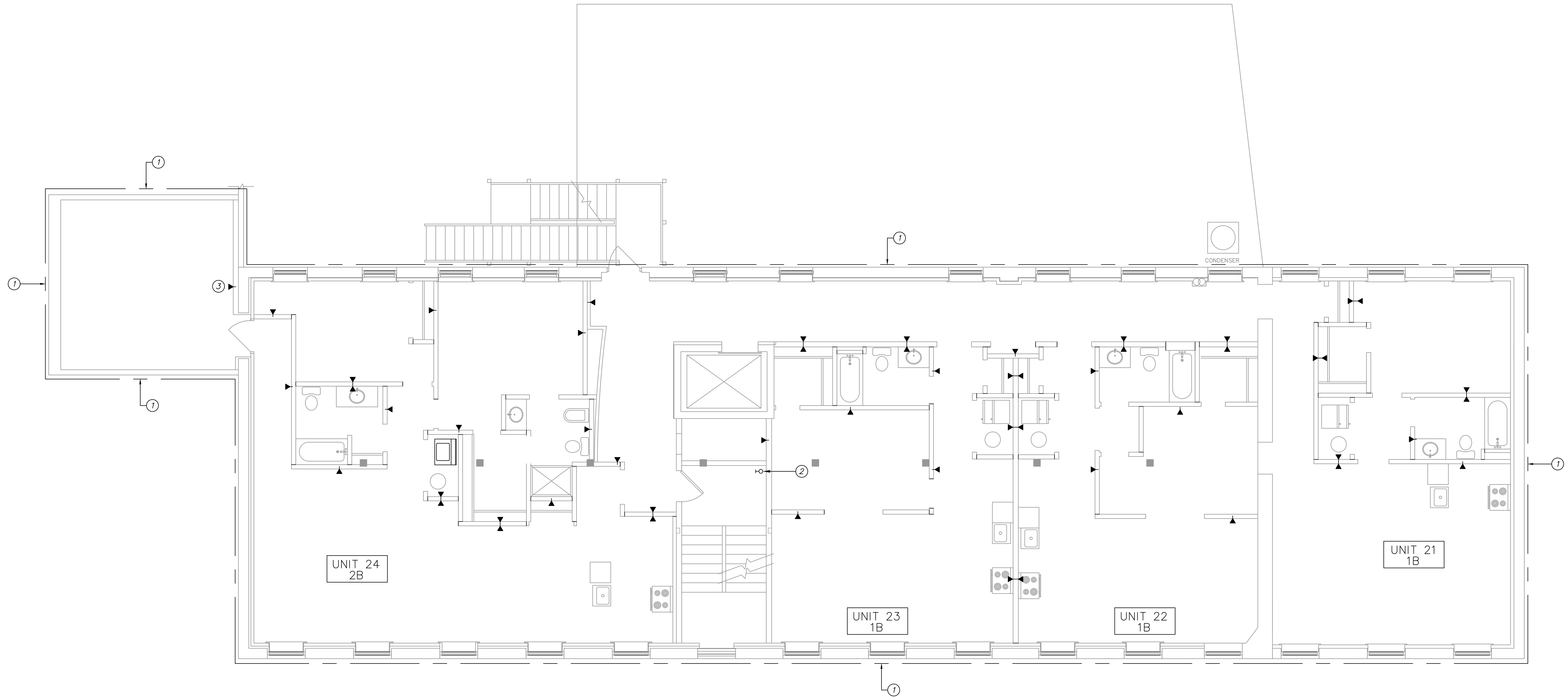
PROJECT NO:
DESIGNED BY: NMG, WAB
DRAWN BY: WAB
CHECKED BY: NMG
SCALE: AS NOTED
NOTES:

FIRST FLOOR PLAN

HARRIS A. SANDERS
ARCHITECTS, P.C.
252 WASHINGTON AVENUE, ALBANY, NEW YORK 12210

THE ROSE APARTMENTS
927 BROADWAY
ALBANY, NEW YORK

SHEET NO:
FP2
OF:



1
FP3
SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

NOTE:
THIS BUILDING SHALL BE PROTECTED BY AN AUTOMATIC WET SPRINKLER SYSTEM PER NFPA 13.

GENERAL NOTES:

A. COORDINATE ALL SPRINKLER MAINS, BRANCHES, AND HEAD LOCATIONS WITH ALL OTHER TRADES.

B. THE FIRE PROTECTION CONTRACTOR SHALL HYDRAULICALLY CALCULATE ALL SPRINKLER SYSTEMS AND SHALL SIZE THE PIPING ACCORDINGLY.

C. PROVIDE FULL SPRINKLER COVERAGE FOR ALL CONCEALED SPACES PER NFPA 13.

D. PROVIDE SPRINKLER HEAD UNDER ALL FIXED OBSTRUCTIONS WIDER THAN 4'–0" PER NFPA.

E. FIRE PROTECTION CONTRACTOR TO COORDINATE COLOR(S) OF ALL SPRINKLERS, ESCUTCHEON PLATES AND CONCEALED SPRINKLER HEAD(S) WITH OWNER/ARCHITECT PRIOR TO ORDERING.

DRAWING NOTES:

1 MODIFY AND EXTEND THE EXISTING AUTOMATIC WET PIPE SPRINKLER SYSTEM AS REQUIRED TO PROVIDE CODE–COMPLIANT COVERAGE FOR ALL AREAS IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE FIRE CODE AND NFPA 13. ADJUST, RELOCATE, OR ADD SPRINKLER HEADS AS NECESSARY TO ENSURE PROPER PROTECTION BASED ON REVISED LAYOUTS, OCCUPANCY CLASSIFICATIONS, AND HAZARD LEVELS. ALL WORK SHALL BE PERFORMED BY A LICENSED FIRE PROTECTION CONTRACTOR AND SHALL INCLUDE COORDINATION WITH ALL TRADES.

2 PROVIDE SPRINKLER STANDPIPE (CLASS I, MANUAL WET) WITH HOSE STATION IN STAIRWELL. REFER TO FIRE SYSTEM SCHEMATIC ON DRAWING DRAWING(S).

3 PROVIDE DRY SPRINKLER HEAD.

EC4B engineering, p.c.
15 Schoen Place
Suite 300
Pittsford, NY 14534
EC4B PROJECT # : 25349
Phone: (585) 641-7121
Fax: (585) 362-4175
www.ec4b.com

PERMIT SET 01-21-26

PLOTTED 21/01/2026 11:01:04 AM
FILE NAME
X-Refs:

DATE: 01-21-26
REVISED:

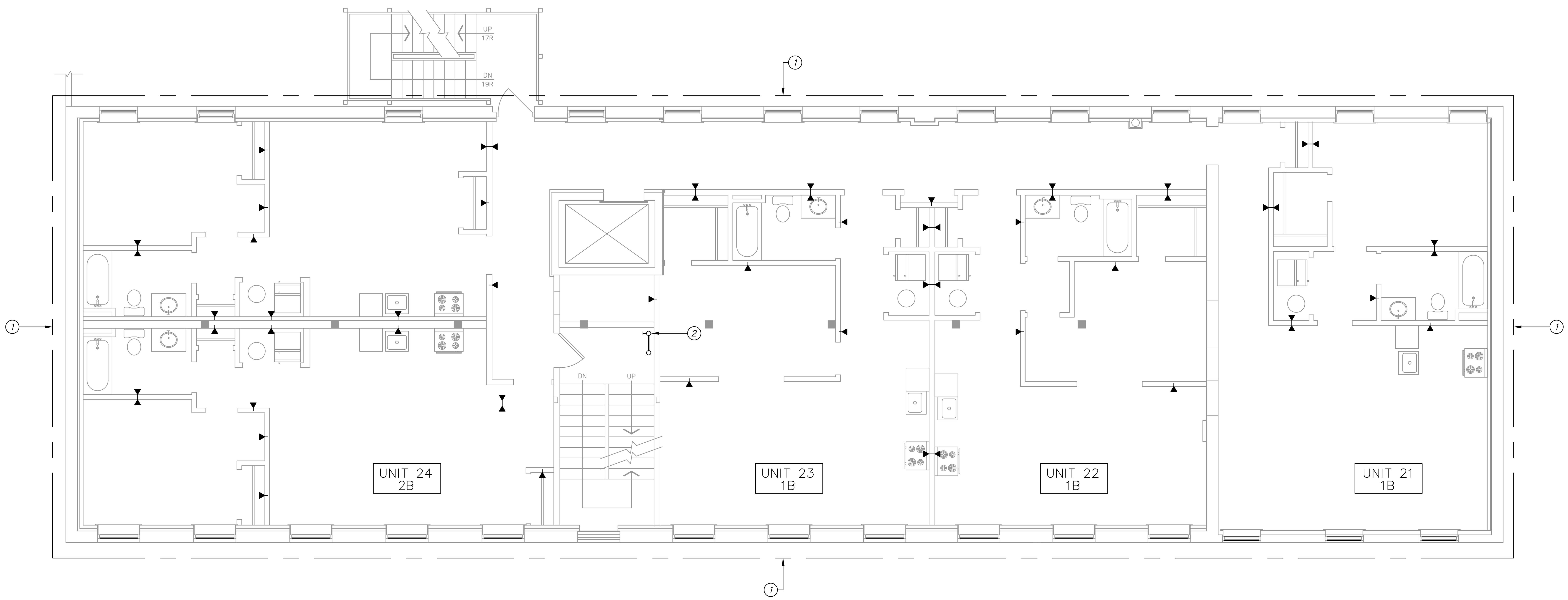
PROJECT NO:
DESIGNED BY: NMG, WAB
DRAWN BY: WAB
CHECKED BY: NMG
SCALE: AS NOTED
NOTES:

SECOND FLOOR PLAN

HARRIS A. SANDERS ARCHITECTS, P.C.
252 WASHINGTON AVENUE, ALBANY, NEW YORK 12210

THE ROSE APARTMENTS
927 BROADWAY
ALBANY, NEW YORK

SHEET NO:
FP3
OF:



1
FP4
THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"

NOTE:
THIS BUILDING SHALL BE PROTECTED BY AN AUTOMATIC WET SPRINKLER SYSTEM PER NFPA 13.

GENERAL NOTES:

A. COORDINATE ALL SPRINKLER MAINS, BRANCHES, AND HEAD LOCATIONS WITH ALL OTHER TRADES.

B. THE FIRE PROTECTION CONTRACTOR SHALL HYDRAULICALLY CALCULATE ALL SPRINKLER SYSTEMS AND SHALL SIZE THE PIPING ACCORDINGLY.

C. PROVIDE FULL SPRINKLER COVERAGE FOR ALL CONCEALED SPACES PER NFPA 13.

D. PROVIDE SPRINKLER HEAD UNDER ALL FIXED OBSTRUCTIONS WIDER THAN 4'–0" PER NFPA.

E. FIRE PROTECTION CONTRACTOR TO COORDINATE COLOR(S) OF ALL SPRINKLERS, ESCUTCHEON PLATES AND CONCEALED SPRINKLER HEAD(S) WITH OWNER/ARCHITECT PRIOR TO ORDERING.

DRAWING NOTES:

1. MODIFY AND EXTEND THE EXISTING AUTOMATIC WET PIPE SPRINKLER SYSTEM AS REQUIRED TO PROVIDE CODE–COMPLIANT COVERAGE FOR ALL AREAS IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE FIRE CODE AND NFPA 13. ADJUST, RELOCATE, OR ADD SPRINKLER HEADS AS NECESSARY TO ENSURE PROPER PROTECTION BASED ON REVISED LAYOUTS, OCCUPANCY CLASSIFICATIONS, AND HAZARD LEVELS. ALL WORK SHALL BE PERFORMED BY A LICENSED FIRE PROTECTION CONTRACTOR AND SHALL INCLUDE COORDINATION WITH ALL TRADES.

2. PROVIDE SPRINKLER STANDPIPE (CLASS I, MANUAL WET) WITH HOSE STATION IN STAIRWELL. REFER TO FIRE SYSTEM SCHEMATIC ON DRAWING DRAWING(S).

PERMIT SET 01–21–26

EC4B engineering, p.c.
15 Schoen Place
Suite 300
Pittsford, NY 14534
EC4B PROJECT # : 25349
Phone: (585) 641-7121
Fax: (585) 362-4175
www.ec4b.com

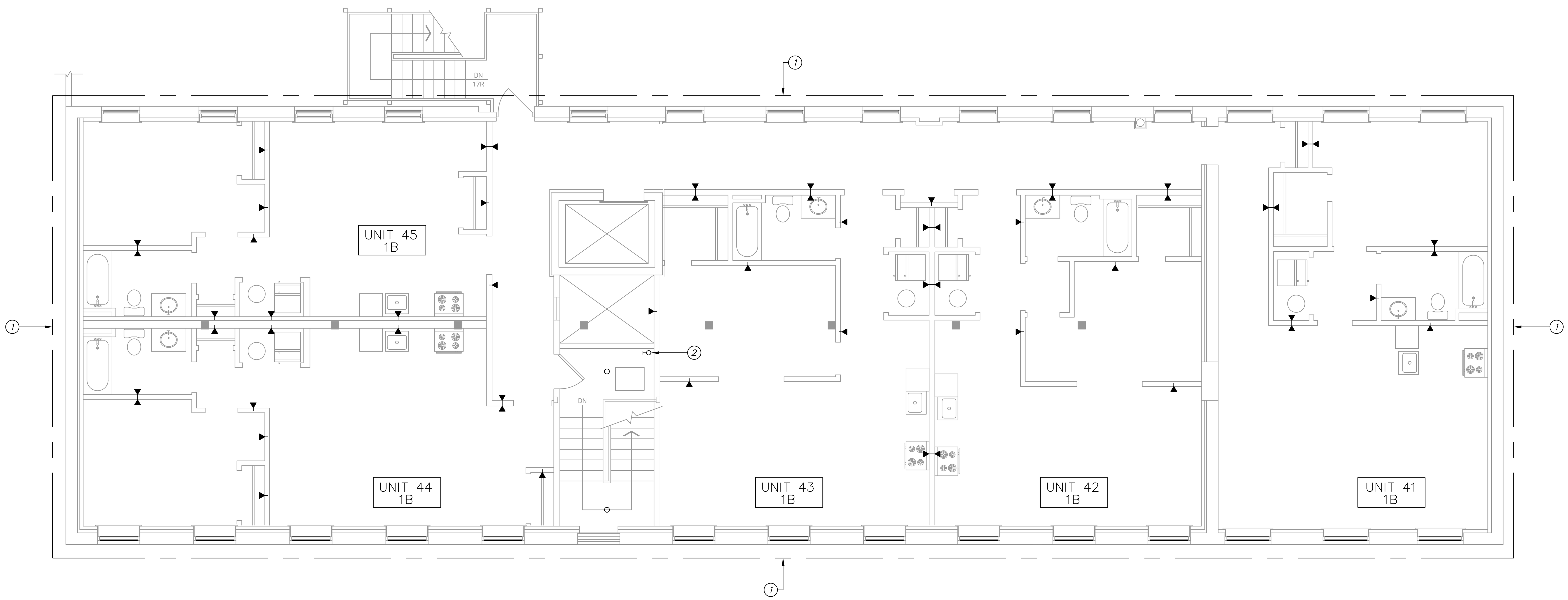
PLOTTED: 21/01/2026 11:01:05 AM
DATE: 01-21-26
REVISED:
DESIGNED BY: NMG, WAB
DRAWN BY: WAB
CHECKED BY: NMG
SCALE: AS NOTED
NOTES:

THIRD FLOOR PLAN

HARRIS A. SANDERS ARCHITECTS, P.C.
252 WASHINGTON AVENUE, ALBANY, NEW YORK 12210

THE ROSE APARTMENTS
927 BROADWAY
ALBANY, NEW YORK

SHEET NO:
FP4
OF:



1 FP5 FORTH FLOOR PLAN

SCALE: 3/16" = 1'-0"

NOTE:
THIS BUILDING SHALL BE PROTECTED BY AN AUTOMATIC WET SPRINKLER SYSTEM PER NFPA 13.

GENERAL NOTES:

A. COORDINATE ALL SPRINKLER MAINS, BRANCHES, AND HEAD LOCATIONS WITH ALL OTHER TRADES.

B. THE FIRE PROTECTION CONTRACTOR SHALL HYDRAULICALLY CALCULATE ALL SPRINKLER SYSTEMS AND SHALL SIZE THE PIPING ACCORDINGLY.

C. PROVIDE FULL SPRINKLER COVERAGE FOR ALL CONCEALED SPACES PER NFPA 13.

D. PROVIDE SPRINKLER HEAD UNDER ALL FIXED OBSTRUCTIONS WIDER THAN 4'-0" PER NFPA.

E. FIRE PROTECTION CONTRACTOR TO COORDINATE COLOR(S) OF ALL SPRINKLERS, ESCUTCHEON PLATES AND CONCEALED SPRINKLER HEAD(S) WITH OWNER/ARCHITECT PRIOR TO ORDERING.

DRAWING NOTES:

1. MODIFY AND EXTEND THE EXISTING AUTOMATIC WET PIPE SPRINKLER SYSTEM AS REQUIRED TO PROVIDE CODE-COMPLIANT COVERAGE FOR ALL AREAS IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE FIRE CODE AND NFPA 13. ADJUST, RELOCATE, OR ADD SPRINKLER HEADS AS NECESSARY TO ENSURE PROPER PROTECTION BASED ON REVISED LAYOUTS, OCCUPANCY CLASSIFICATIONS, AND HAZARD LEVELS. ALL WORK SHALL BE PERFORMED BY A LICENSED FIRE PROTECTION CONTRACTOR AND SHALL INCLUDE COORDINATION WITH ALL TRADES.

2. PROVIDE SPRINKLER STANDPIPE (CLASS I, MANUAL WET) WITH HOSE STATION IN STAIRWELL. REFER TO FIRE SYSTEM SCHEMATIC ON DRAWING DRAWING(S).

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Phone: (585) 641-7121
Fax: (585) 362-4175
www.ec4b.com

PERMIT SET 01-21-26

PLOTTED: 21/01/2026 11:01:07 AM

DATE: 01-21-26

REVISED:

PROJECT NO:

DESIGNED BY: NMG, WAB

DRAWN BY: WAB

CHECKED BY: NMG

SCALE: AS NOTED

NOTES:

FOURTH FLOOR PLAN

HARRIS A. SANDERS ARCHITECTS, P.C.
252 WASHINGTON AVENUE, ALBANY, NEW YORK 12210

THE ROSE APARTMENTS
927 BROADWAY
ALBANY, NEW YORK

SHEET NO:

FP5

OF: