

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2018

 Run Date: 09/19/2019
 Status: CERTIFIED
 Certified Date: 09/19/2019

Governance Information (Authority-Related)

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

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Governance Information (Board-Related)

Question		Response	URL(If Applicable)
1.	Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2.	Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3.	Has the Board established a Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4.	Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		http://www.troyny.gov/departments/planning-department/economic-development/troy-ida/
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		http://www.troyny.gov/departments/planning-department/economic-development/troy-ida/agenda-minutes/
7.	Has the Board adopted bylaws and made them available to Board members and staff?	Yes	http://www.troyny.gov/departments/planning-department/economic-development/troy-ida/policies-procedures/
8.	Has the Board adopted a code of ethics for Board members and staff?	Yes	http://www.troyny.gov/departments/planning-department/economic-development/troy-ida/policies-procedures/
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?	Yes	N/A
16.	Has the board adopted a conditional/additional compensation policy governing all employees?	Yes	http://www.troyny.gov/departments/planning-department/economic-development/troy-ida/policies-procedures/
17.	Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	http://www.troyny.gov/departments/planning-department/economic-development/troy-ida/policies-procedures/

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Board of Directors Listing

Name	Anthony, Lou	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	4/9/2018	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	04/30/2021	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Carroll, Paul	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	4/9/2018	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	04/30/2021	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	



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Name	Cummings, Anasha	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	4/9/2018	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	04/09/2021	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	

Name	McGrath, Mark	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	4/9/2018	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	04/09/2021	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	



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Name	O'Bryan, Kevin	Nominated By	Local
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	Local	Confirmed by Senate?	N/A
Term Start Date	9/4/2015	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2018	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Strang, Bill	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	6/19/2018	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	06/19/2021	Complied with Training Requirement of Section 2824?	No
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	



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Name	Susan, Farrell	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	11/5/2018	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	11/05/2021	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Urzan, Tina	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	4/9/2018	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	04/30/2021	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	



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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	Overtime 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
Cheryl, Kennedy	Economic Development Coordinator	Managerial				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	Yes
Flores, Mary Ellen	Deputy CFO	Managerial				PT	No	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No	
Kreshik, Andrew P	Assistant Planner	Technical and Engineering	City of Troy Planning Office	CSEA	Troy	PT	No	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	Yes
Lozano, Jim	CFO for Hire	Managerial				PT	No	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No	
Piotrowwski, Andrew M	Accountant	Operational	City of Troy Comptrollers Office	CSEA	Troy	PT	No	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	Yes
Strichman, Steven	Executive Director	Executive		UPSEU	Troy	PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	Yes
Turek, Dylan	Economic Development Coordinator	Managerial	Planning and Economic Development			PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	Yes
Zeigler, Denee C	Secretary	Administrative and Clerical	City of Troy Planning Office	CSEA	Troy	PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	Yes

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Benefit Information

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

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
Anthony, Lou	Board of Directors												X	
Carroll, Paul	Board of Directors												X	
Cummings, Anasha	Board of Directors												X	
McGrath, Mark	Board of Directors												X	
O'Bryan, Kevin	Board of Directors												X	
Strang, Bill	Board of Directors												X	
Susan, Farrell	Board of Directors												X	
Urzan, Tina	Board of Directors												X	

Staff

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



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Subsidiary/Component Unit Verification

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

Name of Subsidiary/Component Unit	Status

Request Subsidiary/Component Unit Change

Name of Subsidiary/Component Unit	Status	Requested Changes

Request Add Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Establishment Date	Purpose of Subsidiary/Component Unit

Request Delete Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name

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Summary Financial Information
SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$764,618.00
	Investments		\$0.00
	Receivables, net		\$28,000.00
	Other assets		\$1,322.00
	Total Current Assets		\$793,940.00
Noncurrent Assets			
	Restricted cash and investments		\$287,000.00
	Long-term receivables, net		\$0.00
	Other assets		\$0.00
	Capital Assets		
	Land and other nondepreciable property		\$0.00
	Buildings and equipment		\$0.00
	Infrastructure		\$0.00
	Accumulated depreciation		\$0.00
	Net Capital Assets		\$0.00
	Total Noncurrent Assets		\$287,000.00
Total Assets			\$1,080,940.00
Liabilities			
Current Liabilities			
	Accounts payable		\$50.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$0.00
	Deferred revenues		\$0.00
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$0.00
	Total Current Liabilities		\$50.00
Noncurrent Liabilities			

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	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$0.00
	Long Term Leases		\$0.00
	Other long-term obligations		\$117,301.00
	Total Noncurrent Liabilities		\$117,301.00
Total Liabilities			\$117,351.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$0.00
	Restricted		\$0.00
	Unrestricted		\$963,589.00
	Total Net Assets		\$963,589.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$0.00
	Rental & financing income		\$0.00
	Other operating revenues		\$362,532.00
	Total Operating Revenue		\$362,532.00
Operating Expenses			
	Salaries and wages		\$0.00
	Other employee benefits		\$0.00
	Professional services contracts		\$31,814.00
	Supplies and materials		\$0.00
	Depreciation & amortization		\$0.00
	Other operating expenses		\$106,706.00
	Total Operating Expenses		\$138,520.00
Operating Income (Loss)			\$224,012.00
Nonoperating Revenues			
	Investment earnings		\$0.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

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	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$0.00
	Total Nonoperating Revenue		\$0.00
Nonoperating Expenses			
	Interest and other financing charges		\$0.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$211,186.00
	Total Nonoperating Expenses		\$211,186.00
	Income (Loss) Before Contributions		\$12,826.00
Capital Contributions			\$0.00
Change in net assets			\$12,826.00
Net assets (deficit) beginning of year			\$950,763.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$963,589.00

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Current Debt

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

New Debt Issuances

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Schedule of Authority Debt

Type of Debt			Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation	State Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation						
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit	Conduit Debt	0.00	25,000,000.00	0.00	0.00	25,000,000.00	
	Conduit Debt - Pilot Increment Financing						
TOTALS		0.00	25,000,000.00	0.00	0.00	25,000,000.00	



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1.Address Line1	701 River Street
Address Line2	
City	TROY
State	NY
Postal Code	12180
Property Description	Vacant Lot/Undeveloped Land
Fair Market Description	Appraisal
Transaction Date	12/21/2018
Purchaser Organization	701 River Street Associates LLC
Market Rate(\$/square foot)	3.5
Lease Rate(\$/square foot)	3.5
Seller/Purchaser/Tenant Data	72
Address Line1 Seller	172 River Street Suite D
State Seller	NY
Plus4 Seller	
Property Type Code	REAL
Address Line2:	
State	NY
Country	United States
Estimated Fair Market Value	207000
Transaction Type	DISPOSITION LEASE
Purchase Sale Price	
Relation with Authority Ind	No
City Seller	TROY
Postal code seller	12180
Country Seller	USA



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Personal Property

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

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Property Documents

Question		Response	URL (If Applicable)
1.	In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	http://www.troyny.gov/departments/planning-department/economic-development/troy-ida/reports/
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	http://www.troyny.gov/departments/planning-department/economic-development/troy-ida/policies-procedures/
3.	In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	N/A

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IDA Projects

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-17-05A				
Project Type	Lease		State Sales Tax Exemption	\$21,707.50	
Project Name	10 River Street, LLC		Local Sales Tax Exemption	\$21,707.50	
			County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		Local Property Tax Exemption	\$0.00	
Original Project Code			School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction		Mortgage Recording Tax Exemption	\$100,000.00	
Total Project Amount	\$13,508,827.00		Total Exemptions	\$143,415.00	
Benefited Project Amount	\$13,508,827.00		Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount			Pilot payment Information		
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$0.00	\$0.00
Not For Profit	No		Local PILOT	\$0.00	\$0.00
Date Project approved	6/16/2017		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	6/22/2018		Net Exemptions	\$143,415.00	
Year Financial Assistance is Planned to End	2039		Project Employment Information		
Notes					
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	2-10 River Street		Original Estimate of Jobs to be Created	2.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	36,400.00	
City	TROY		Annualized Salary Range of Jobs to be Created	31,200.00	To: 41,600.00
State	NY		Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12180		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	55.00	
Applicant Information			Net Employment Change	0.00	
Applicant Name	10 River Street, LLC		Project Status		
Address Line1	PO Box 6515				
Address Line2			Current Year Is Last Year for Reporting		
City	ALBANY		There is no Debt Outstanding for this Project		
State	NY		IDA Does Not Hold Title to the Property		
Zip - Plus4	12206		The Project Receives No Tax Exemptions		
Province/Region					
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3806143			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	16 First Street LLC	Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$10,147.37	
Original Project Code		Local Property Tax Exemption	\$19,474.32	
Project Purpose Category	Construction	School Property Tax Exemption	\$30,317.61	
Total Project Amount	\$2,300,000.00	Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$2,260,000.00	Total Exemptions	\$59,939.30	
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$0.00	Pilot payment Information		
Federal Tax Status of Bonds			Actual Payment Made	Payment Due Per Agreement
Not For Profit	No	County PILOT	\$4,070.36	\$4,070.36
Date Project approved	11/18/2013	Local PILOT	\$7,810.44	\$7,810.44
Did IDA took Title to Property	Yes	School District PILOT	\$12,170.51	\$12,170.51
Date IDA Took Title to Property	4/25/2014	Total PILOT	\$24,051.31	\$24,051.31
Net Exemptions		Net Exemptions	\$35,887.99	
Year Financial Assistance is Planned to End	2029	Project Employment Information		
Notes	Project is made up of three properties; 9 and 16 First Street and 11 State Street Project re-assigned to Chestnut Bur, LLC in May 2018			
Location of Project		# of FTEs before IDA Status	1.00	
Address Line1	9 First Street and 16 First Street and 1-11 State Street	Original Estimate of Jobs to be Created	28.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	31,000.00	
City	TROY	Annualized Salary Range of Jobs to be Created	21,840.00	To: 60,000.00
State	NY	Original Estimate of Jobs to be Retained	1.00	
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	50,000.00	
Province/Region		Current # of FTEs	45.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	44.00	
Applicant Name	Columbia Development Companies			
Address Line1	16 First Street Properties, LLC	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-16-05A				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	25 Morrison Ave. Assoc., LLC		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$26,186.76	
Original Project Code			Local Property Tax Exemption	\$50,256.32	
Project Purpose Category	Construction		School Property Tax Exemption	\$78,238.99	
Total Project Amount	\$4,600,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$3,605,000.00		Total Exemptions	\$154,682.07	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$1.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$42,162.12	\$42,162.12
Date Project approved	7/13/2016		Local PILOT	\$14,102.15	\$14,102.15
Did IDA took Title to Property	Yes		School District PILOT	\$27,084.05	\$27,084.05
Date IDA Took Title to Property	7/13/2016		Total PILOT	\$83,348.32	\$83,348.32
Year Financial Assistance is Planned to End	2032		Net Exemptions	\$71,333.75	
Notes	Authorizing Resolution was 7/8/2016 Valley Green Apartments				
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	25 Morrison Ave		Original Estimate of Jobs to be Created	2.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	38,100.00	
City	TROY		Annualized Salary Range of Jobs to be Created	31,200.00	To: 45,000.00
State	NY		Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12180		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region			Current # of FTEs	2.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	2.00	
Applicant Name	25 Morrison Avenue Assoc., LLC				
Address Line1	172 River Street, Suite D		Project Status		
Address Line2					
City	TROY		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	12180		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				



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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-16-04A				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	2920 Fifth Ave. Assoc., LLC		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$10,987.53	
Original Project Code			Local Property Tax Exemption	\$21,086.71	
Project Purpose Category	Construction		School Property Tax Exemption	\$32,827.78	
Total Project Amount	\$1,891,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$1,831,000.00		Total Exemptions	\$64,902.02	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$1.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$1,658.31	\$1,658.31
Date Project approved	7/12/2016		Local PILOT	\$3,184.32	\$3,184.32
Did IDA took Title to Property	Yes		School District PILOT	\$4,957.37	\$4,957.37
Date IDA Took Title to Property	7/12/2016		Total PILOT	\$9,800.00	\$9,800.00
Year Financial Assistance is Planned to End	2037		Net Exemptions	\$55,102.02	
Notes	School 1 Lofts	Project Employment Information			
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	2955 Fifth Avenue		Original Estimate of Jobs to be Created	2.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	37,500.00	
City	TROY		Annualized Salary Range of Jobs to be Created	35,000.00	To: 40,000.00
State	NY		Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12180		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region			Current # of FTEs	2.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	2.00	
Applicant Name	2920 Fifth Avenue Assoc., LLC				
Address Line1	172 River Street, Suite C		Project Status		
Address Line2					
City	TROY		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	12180		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806146				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	33 Second Street LLC		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$8,001.51	
Original Project Code			Local Property Tax Exemption	\$15,356.10	
Project Purpose Category	Construction		School Property Tax Exemption	\$23,906.36	
Total Project Amount	\$2,195,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$2,195,000.00		Total Exemptions	\$47,263.97	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$0.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$5,455.05	\$5,455.05
Date Project approved	8/15/2014		Local PILOT	\$10,467.45	\$10,467.45
Did IDA took Title to Property	Yes		School District PILOT	\$16,299.79	\$16,299.79
Date IDA Took Title to Property	11/17/2014		Total PILOT	\$32,222.29	\$32,222.29
Year Financial Assistance is Planned to End	2030		Net Exemptions	\$15,041.68	
Notes			Project Employment Information		
Location of Project			# of FTEs before IDA Status	5.50	
Address Line1	33 Second Street		Original Estimate of Jobs to be Created	26.50	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	47,500.00	
City	TROY		Annualized Salary Range of Jobs to be Created	25,000.00	To: 65,000.00
State	NY		Original Estimate of Jobs to be Retained	5.50	
Zip - Plus4	12180		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,000.00	
Province/Region			Current # of FTEs	7.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	1.50	
Applicant Name	Alfio Bonacio, Jr				
Address Line1	33 Seond Street Building, LLC		Project Status		
Address Line2					
City	SARATOGA SPRINGS		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	12866		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-17-03A				
Project Type	Lease	State Sales Tax Exemption	\$248,149.11		
Project Name	444 River Street Redevelopment Project	Local Sales Tax Exemption	\$248,149.11		
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$4,762.35		
Original Project Code		Local Property Tax Exemption	\$9,139.67		
Project Purpose Category	Construction	School Property Tax Exemption	\$14,228.63		
Total Project Amount	\$17,950,000.00	Mortgage Recording Tax Exemption	\$0.00		
Benefited Project Amount	\$17,950,000.00	Total Exemptions	\$524,428.87		
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b		Pilot payment Information	
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	
Not For Profit	No	Local PILOT	\$0.00	\$0.00	
Date Project approved	8/30/2017	School District PILOT	\$0.00	\$0.00	
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	
Date IDA Took Title to Property	8/30/2017	Net Exemptions	\$524,428.87		
Year Financial Assistance is Planned to End	2048	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	444 River Street	Original Estimate of Jobs to be Created	3.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	42,000.00		
City	TROY	Annualized Salary Range of Jobs to be Created	34,000.00	To: 46,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	35.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	45.00		
Applicant Information		Net Employment Change	35.00		
Applicant Name	Vecino Group New York, LLC				
Address Line1	305 W. Commercial Street	Project Status			
Address Line2					
City	SPRINGFIELD	Current Year Is Last Year for Reporting			
State	MO	There is no Debt Outstanding for this Project			
Zip - Plus4	65803	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-18-03A				
Project Type	Lease		State Sales Tax Exemption	\$77,978.00	
Project Name	701 River Street, LLC		Local Sales Tax Exemption	\$77,978.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$0.00	
Original Project Code			Local Property Tax Exemption	\$0.00	
Project Purpose Category	Construction		School Property Tax Exemption	\$0.00	
Total Project Amount	\$10,585,000.00		Mortgage Recording Tax Exemption	\$153,056.41	
Benefited Project Amount	\$10,585,000.00		Total Exemptions	\$309,012.41	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment	\$1.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$0.00	\$0.00
Date Project approved	3/9/2018		Local PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		School District PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	12/20/2018		Total PILOT	\$0.00	\$0.00
Year Financial Assistance is Planned to End	2038		Net Exemptions	\$309,012.41	
Notes			Project Employment Information		
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	701 River Street		Original Estimate of Jobs to be Created	17.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,735.29	
City	TROY		Annualized Salary Range of Jobs to be Created	35,000.00	To: 50,000.00
State	NY		Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12180		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region			Current # of FTEs	0.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	0.00	
Applicant Name	701 River Street, LLC				
Address Line1	172 River Street, Suite D		Project Status		
Address Line2					
City	TROY		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	12180		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806125				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	City Station Eaast		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$53,100.93	
Original Project Code			Local Property Tax Exemption	\$101,908.64	
Project Purpose Category	Other Categories		School Property Tax Exemption	\$158,651.29	
Total Project Amount	\$14,418,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$14,418,000.00		Total Exemptions	\$313,660.86	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$12,600.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$12,017.29	\$12,017.29
Date Project approved	9/10/2012		Local PILOT	\$23,075.85	\$23,075.85
Did IDA took Title to Property	Yes		School District PILOT	\$35,924.69	\$35,924.69
Date IDA Took Title to Property	3/27/2012		Total PILOT	\$71,017.83	\$71,017.83
Year Financial Assistance is Planned to End	2033		Net Exemptions	\$242,643.03	
Project Employment Information					
Notes	157 bed of graduate student housing 1520 and 1522 Sixth Ave				
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	1522 Sixth Ave		Original Estimate of Jobs to be Created	9.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	22,700.00	
City	TROY		Annualized Salary Range of Jobs to be Created	20,000.00	To: 35,000.00
State	NY		Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12180		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region			Current # of FTEs	5.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	5.00	
Applicant Name	City Station East LLC				
Address Line1	C/o UGOC Inc				
Address Line2					
City	TROY		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	12180		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				



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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	38061201				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	City Station South		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$29,969.29	
Original Project Code			Local Property Tax Exemption	\$57,515.56	
Project Purpose Category	Other Categories		School Property Tax Exemption	\$89,540.18	
Total Project Amount	\$7,600,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$7,600,000.00		Total Exemptions	\$177,025.03	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$24,750.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$6,049.44	\$6,049.44
Date Project approved	3/1/2012		Local PILOT	\$11,616.26	\$11,616.26
Did IDA took Title to Property	Yes		School District PILOT	\$18,084.30	\$18,084.30
Date IDA Took Title to Property	3/1/2012		Total PILOT	\$35,750.00	\$35,750.00
Year Financial Assistance is Planned to End	2032		Net Exemptions	\$141,275.03	
Notes	124 Ferry Street		Project Employment Information		
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	Ferry Street		Original Estimate of Jobs to be Created	5.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	22,500.00	
City	TROY		Annualized Salary Range of Jobs to be Created	20,000.00	To: 25,000.00
State	NY		Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12180		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	25,000.00	
Province/Region			Current # of FTEs	1.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	1.00	
Applicant Name	Walter F. Uccellini. Manager				
Address Line1	300 Jordan Road		Project Status		
Address Line2					
City	TROY		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	12180		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				



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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	38061101				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	CityStation West, LLC		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$53,391.89	
Original Project Code			Local Property Tax Exemption	\$102,467.05	
Project Purpose Category	Services		School Property Tax Exemption	\$159,520.61	
Total Project Amount	\$12,835,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$12,600,000.00		Total Exemptions	\$315,379.55	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$45,193.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$13,235.72	\$13,235.72
Date Project approved	1/26/2011		Local PILOT	\$25,415.49	\$25,415.49
Did IDA took Title to Property	Yes		School District PILOT	\$39,567.07	\$39,567.07
Date IDA Took Title to Property	3/1/2011		Total PILOT	\$78,218.28	\$78,218.28
Year Financial Assistance is Planned to End	2031		Net Exemptions	\$237,161.27	
Notes			Project Employment Information		
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	1521 6th Ave		Original Estimate of Jobs to be Created	44.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00	
City	TROY		Annualized Salary Range of Jobs to be Created	35,000.00	To: 60,000.00
State	NY		Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12180		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	35,000.00	
Province/Region			Current # of FTEs	8.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	8.00	
Applicant Name	Michael J. Uccellini, Managing Member		Project Status		
Address Line1	TC Garages, LLC				
Address Line2					
City	TROY		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	12180		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	38061202			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Columbia Chasan MT LLC	Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$21,094.89	
Original Project Code		Local Property Tax Exemption	\$40,484.26	
Project Purpose Category	Other Categories	School Property Tax Exemption	\$63,025.85	
Total Project Amount	\$5,400,000.00	Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$5,400,000.00	Total Exemptions	\$124,605.00	
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$30,000.00	Pilot payment Information		
Federal Tax Status of Bonds			Actual Payment Made	Payment Due Per Agreement
Not For Profit	No	County PILOT	\$7,844.16	\$7,844.16
Date Project approved	11/28/2011	Local PILOT	\$15,088.27	\$15,088.27
Did IDA took Title to Property	Yes	School District PILOT	\$23,641.56	\$23,641.56
Date IDA Took Title to Property	11/28/2011	Total PILOT	\$46,573.99	\$46,573.99
Net Exemptions		Net Exemptions	\$78,031.01	
Year Financial Assistance is Planned to End	2031	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	70-76 Fourth Street	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	TROY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	57.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	57.00	
Applicant Name	Joseph R Nicolla			
Address Line1	Columbia Chasan Realty LLC	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806142	State Sales Tax Exemption	\$0.00		
Project Type	Lease	Local Sales Tax Exemption	\$0.00		
Project Name	Columbia Proctors Realty, LLC	County Real Property Tax Exemption	\$10,183.74		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$19,544.12		
Original Project Code		School Property Tax Exemption	\$30,426.27		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$7,200,000.00	Total Exemptions	\$60,154.13		
Benefited Project Amount	\$7,066,500.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,175.98	\$2,175.98	
Not For Profit	No	Local PILOT	\$4,176.03	\$4,176.03	
Date Project approved	2/21/2014	School District PILOT	\$6,501.25	\$6,501.25	
Did IDA took Title to Property	Yes	Total PILOT	\$12,853.26	\$12,853.26	
Date IDA Took Title to Property	2/1/2015	Net Exemptions	\$47,300.87		
Year Financial Assistance is Planned to End	2035	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	82-90 Fourth Street	Original Estimate of Jobs to be Created	40.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	39,105.00		
City	TROY	Annualized Salary Range of Jobs to be Created	30,000.00	To: 75,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	40.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	40.00		
Applicant Name	Columbia Proctors Realty LLC				
Address Line1	302 Washington Ave Ext	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12205	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806141				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Cookie Factory LLC with Fratellos Holdings LLC		Local Sales Tax Exemption	\$0.00	
			County Real Property Tax Exemption	\$6,364.84	
Project Part of Another Phase or Multi Phase	No		Local Property Tax Exemption	\$12,215.08	
Original Project Code			School Property Tax Exemption	\$19,016.42	
Project Purpose Category	Manufacturing		Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$561,500.00		Total Exemptions	\$37,596.34	
Benefited Project Amount	\$560,000.00				
Bond/Note Amount			Pilot payment Information		
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$3,782.03	\$3,782.03
Not For Profit	No		Local PILOT	\$7,257.17	\$7,257.17
Date Project approved	9/9/2013		School District PILOT	\$11,301.19	\$11,301.19
Did IDA took Title to Property	Yes		Total PILOT	\$22,340.39	\$22,340.39
Date IDA Took Title to Property	1/13/2014		Net Exemptions	\$15,255.95	
Year Financial Assistance is Planned to End	2029		Project Employment Information		
Notes					
Location of Project			# of FTEs before IDA Status	24.00	
Address Line1	The Cookie Factory LLC		Original Estimate of Jobs to be Created	4.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	26,700.00	
City	TROY		Annualized Salary Range of Jobs to be Created	25,000.00	To: 35,000.00
State	NY		Original Estimate of Jobs to be Retained	24.00	
Zip - Plus4	12180		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	24,000.00	
Province/Region			Current # of FTEs	17.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	-7.00	
Applicant Name	Chris M. Alberino				
Address Line1	520 Congress Street		Project Status		
Address Line2					
City	TROY		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	12180		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	380613				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Dauchy/River Triangle LLC - Dauchy Building		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$20,367.48	
Original Project Code			Local Property Tax Exemption	\$39,088.25	
Project Purpose Category	Construction		School Property Tax Exemption	\$60,852.55	
Total Project Amount	\$5,600,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$5,600,000.00		Total Exemptions	\$120,308.28	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$0.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$1,272.84	\$1,272.84
Date Project approved	9/9/2013		Local PILOT	\$2,442.41	\$2,442.41
Did IDA took Title to Property	Yes		School District PILOT	\$3,803.28	\$3,803.28
Date IDA Took Title to Property	12/6/2013		Total PILOT	\$7,518.53	\$7,518.53
Year Financial Assistance is Planned to End	2029		Net Exemptions	\$112,789.75	
Notes			Project Employment Information		
Location of Project			# of FTEs before IDA Status	7.50	
Address Line1	275-283 River Street		Original Estimate of Jobs to be Created	8.50	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	23,470.00	
City	TROY		Annualized Salary Range of Jobs to be Created	25,000.00	To: 65,000.00
State	NY		Original Estimate of Jobs to be Retained	7.50	
Zip - Plus4	12180		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	58,000.00	
Province/Region			Current # of FTEs	13.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	5.50	
Applicant Name	Dauchy/River Triangle LLC				
Address Line1	18 Division Street, Suite 401		Project Status		
Address Line2					
City	SARATOGA SPRINGS		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	12866		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806144				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Dauchy/River Triangle LLC - River Triangle Building		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$13,093.38	
Original Project Code			Local Property Tax Exemption	\$25,128.16	
Project Purpose Category	Construction		School Property Tax Exemption	\$39,119.50	
Total Project Amount	\$2,300,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$2,200,000.00		Total Exemptions	\$77,341.04	
Bond/Note Amount			Pilot payment Information		
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$2,908.00	\$2,908.00
Not For Profit	No		Local PILOT	\$5,584.00	\$5,584.00
Date Project approved	6/13/2014		School District PILOT	\$8,693.22	\$8,693.22
Did IDA took Title to Property	Yes		Total PILOT	\$17,185.22	\$17,185.22
Date IDA Took Title to Property	7/1/2014		Net Exemptions	\$60,155.82	
Year Financial Assistance is Planned to End	2030		Project Employment Information		
Notes					
Location of Project			# of FTEs before IDA Status	19.00	
Address Line1	264-276 River Street		Original Estimate of Jobs to be Created	5.50	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	53,000.00	
City	TROY		Annualized Salary Range of Jobs to be Created	25,000.00	To: 65,000.00
State	NY		Original Estimate of Jobs to be Retained	19.00	
Zip - Plus4	12180		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	55,600.00	
Province/Region			Current # of FTEs	15.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	-4.00	
Applicant Name	Dauchy/River Triangle, LLC				
Address Line1	18 Division Street, Suite 401		Project Status		
Address Line2					
City	SARATOGA SPRINGS		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	12866		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	38060111a				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Dinosaur Restaurants LLC		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$16,730.43	
Original Project Code			Local Property Tax Exemption	\$32,108.20	
Project Purpose Category	Retail Trade		School Property Tax Exemption	\$49,986.02	
Total Project Amount	\$2,900,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$1,800,000.00		Total Exemptions	\$98,824.65	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$44,029.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$19,020.50	\$19,020.50
Date Project approved	8/1/2009		Local PILOT	\$9,905.38	\$9,905.38
Did IDA took Title to Property	Yes		School District PILOT	\$29,529.41	\$29,529.41
Date IDA Took Title to Property	8/1/2009		Total PILOT	\$58,455.29	\$58,455.29
Year Financial Assistance is Planned to End	2029		Net Exemptions	\$40,369.36	
Notes		Project Employment Information			
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	377 River Street		Original Estimate of Jobs to be Created	80.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	TROY		Annualized Salary Range of Jobs to be Created	5,000.00	To: 50,000.00
State	NY		Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12180		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	25,000.00	
Province/Region			Current # of FTEs	74.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	74.00	
Applicant Name	Pat Barry				
Address Line1	Dinsaur Restaurants LLC		Project Status		
Address Line2					
City	SYRACUSE		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	13202		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				



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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-16-07A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	First Columbia 433 River Street, LLC	Local Sales Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	Yes	County Real Property Tax Exemption	\$117,403.97		
Original Project Code	38069001A	Local Property Tax Exemption	\$225,315.82		
Project Purpose Category	Construction	School Property Tax Exemption	\$350,771.48		
Total Project Amount	\$3,190,285.00	Mortgage Recording Tax Exemption	\$0.00		
Benefited Project Amount	\$3,190,285.00	Total Exemptions	\$693,491.27		
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b			
Annual Lease Payment	\$1.00	Pilot payment Information			
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No	County PILOT	\$52,879.41	\$52,879.41	
Date Project approved	10/27/2016	Local PILOT	\$101,540.11	\$101,540.11	
Did IDA took Title to Property	Yes	School District PILOT	\$158,078.54	\$158,078.54	
Date IDA Took Title to Property	10/27/2016	Total PILOT	\$312,498.06	\$312,498.06	
Year Financial Assistance is Planned to End	2029	Net Exemptions	\$380,993.21		
Notes		Project Employment Information			
Location of Project		# of FTEs before IDA Status	1,025.00		
Address Line1	433 River Street	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	TROY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	1,025.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	75,000.00		
Province/Region		Current # of FTEs	1,009.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-16.00		
Applicant Name	First Columbia 433 River Street, LLC				
Address Line1	433 River Street	Project Status			
Address Line2					
City	TROY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12180	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3809-18-01A				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	First Columbia 547 River Street, LLC		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$45,172.16	
Original Project Code			Local Property Tax Exemption	\$86,692.15	
Project Purpose Category	Construction		School Property Tax Exemption	\$134,962.26	
Total Project Amount	\$400,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$400,000.00		Total Exemptions	\$266,826.57	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$1.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$24,507.09	\$24,507.09
Date Project approved	9/23/2016		Local PILOT	\$47,059.01	\$47,059.01
Did IDA took Title to Property	Yes		School District PILOT	\$73,261.89	\$73,261.89
Date IDA Took Title to Property	5/18/2018		Total PILOT	\$144,827.99	\$144,827.99
Year Financial Assistance is Planned to End	2029		Net Exemptions	\$121,998.58	
Notes	Project is made up of three parcels: 535 River Street 547 River Street 563-567 River Street The previous PILOT was amended and restated in May 2018. The payment showing here is from their original PILOT. The new PILOT schedule payment will start in 2019.				
Location of Project			# of FTEs before IDA Status	340.00	
Address Line1	547 River Street		Original Estimate of Jobs to be Created	60.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	TROY		Annualized Salary Range of Jobs to be Created	30,000.00	To: 150,000.00
State	NY		Original Estimate of Jobs to be Retained	340.00	
Zip - Plus4	12180		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region			Current # of FTEs	339.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	-1.00	
Applicant Name	First Columbia 547 River Street, LLC				
Address Line1	547 River Street		Project Status		
Address Line2					
City	TROY		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	12180		IDA Does Not Hold Title to the Property		



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Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-17-04A				
Project Type	Lease		State Sales Tax Exemption	\$315,333.84	
Project Name	Five One Five River Street		Local Sales Tax Exemption	\$315,333.84	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$0.00	
Original Project Code			Local Property Tax Exemption	\$0.00	
Project Purpose Category	Construction		School Property Tax Exemption	\$0.00	
Total Project Amount	\$18,662,615.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$18,662,615.00		Total Exemptions	\$630,667.68	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$1.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$0.00	\$0.00
Date Project approved	10/31/2017		Local PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		School District PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	10/31/2017		Total PILOT	\$0.00	\$0.00
Year Financial Assistance is Planned to End	2038		Net Exemptions	\$630,667.68	
Notes			Project Employment Information		
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	515 River Street		Original Estimate of Jobs to be Created	15.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00	
City	TROY		Annualized Salary Range of Jobs to be Created	17,000.00	To: 65,000.00
State	NY		Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12180		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region			Current # of FTEs	29.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	71.00	
Applicant Information			Net Employment Change	29.00	
Applicant Name	Five One Five River St, LLC		Project Status		
Address Line1	22 Century Hill Drive, Suite 301				
Address Line2					
City	LATHAM		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	12110		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	38069801A				
Project Type	Bonds/Notes Issuance		State Sales Tax Exemption	\$0.00	
Project Name	Flanigan Square		Local Sales Tax Exemption	\$0.00	
			County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		Local Property Tax Exemption	\$0.00	
Original Project Code			School Property Tax Exemption	\$0.00	
Project Purpose Category	Other Categories		Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$4,400,000.00		Total Exemptions	\$0.00	
Benefited Project Amount	\$3,561,625.00		Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount	\$4,400,000.00		Pilot payment Information		
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Taxable		County PILOT	\$0.00	\$0.00
Not For Profit	No		Local PILOT	\$0.00	\$0.00
Date Project approved	1/1/1996		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	1/1/1996		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2020		Project Employment Information		
Notes	Economic Development				
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	547 River Street		Original Estimate of Jobs to be Created	300.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	TROY		Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY		Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12180		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region			Current # of FTEs	0.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	0.00	
Applicant Name	John Hedley				
Address Line1	433 River Street		Project Status		
Address Line2					
City	TROY		Current Year Is Last Year for Reporting	Yes	
State	NY		There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	12180		IDA Does Not Hold Title to the Property	Yes	
Province/Region			The Project Receives No Tax Exemptions	Yes	
Country	USA				



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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-16-06A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	HV Housing, LLC	Local Sales Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$38,843.69		
Original Project Code		Local Property Tax Exemption	\$74,546.87		
Project Purpose Category	Construction	School Property Tax Exemption	\$116,054.50		
Total Project Amount	\$21,400,000.00	Mortgage Recording Tax Exemption	\$0.00		
Benefited Project Amount	\$6,800,000.00	Total Exemptions	\$229,445.06		
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b			
Annual Lease Payment	\$1.00	Pilot payment Information			
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit		County PILOT	\$6,094.52	\$6,094.52	
Date Project approved	9/29/2016	Local PILOT	\$11,696.45	\$11,696.45	
Did IDA took Title to Property	Yes	School District PILOT	\$18,209.03	\$18,209.03	
Date IDA Took Title to Property	9/29/2016	Total PILOT	\$36,000.00	\$36,000.00	
Year Financial Assistance is Planned to End	2037	Net Exemptions	\$193,445.06		
Notes		Project Employment Information			
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	100 Morrison 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)	35,000.00		
City	TROY	Annualized Salary Range of Jobs to be Created	25,000.00	To: 55,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12180	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	HV Housing, LLC				
Address Line1	300 Jordan Road	Project Status			
Address Line2					
City	TROY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12180	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				



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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	38060101A				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Hoosick Hospitality, LLC		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$61,466.15	
Original Project Code			Local Property Tax Exemption	\$117,962.74	
Project Purpose Category	Services		School Property Tax Exemption	\$183,644.30	
Total Project Amount	\$23,000,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$1,623,495.00		Total Exemptions	\$363,073.19	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$32,313.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$33,858.82	\$33,858.82
Date Project approved	2/1/2009		Local PILOT	\$64,980.15	\$64,980.15
Did IDA took Title to Property	Yes		School District PILOT	\$101,161.04	\$101,161.04
Date IDA Took Title to Property	2/1/2009		Total PILOT	\$200,000.01	\$200,000.01
Year Financial Assistance is Planned to End	2039		Net Exemptions	\$163,073.18	
Project Employment Information					
Notes	A flat amount of \$200,000 is due for years 1-15. The payment for years 6 and 7 were both received in 2015. DZ				
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	Hoosick Street and Lavin Cy		Original Estimate of Jobs to be Created	65.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	TROY		Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY		Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12180		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region			Current # of FTEs	77.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	77.00	
Applicant Name	Joseph R. Nicolla				
Address Line1	302 Washington Ave Ext				
Address Line2					
City	ALBANY		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	12203		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				



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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-18-04A				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Kings Commons, LLC		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$0.00	
Original Project Code			Local Property Tax Exemption	\$0.00	
Project Purpose Category	Construction		School Property Tax Exemption	\$0.00	
Total Project Amount	\$12,862,462.00		Mortgage Recording Tax Exemption	\$96,000.00	
Benefited Project Amount	\$12,862,462.00		Total Exemptions	\$96,000.00	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment	\$1.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$0.00	\$0.00
Date Project approved	12/21/2018		Local PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		School District PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	12/21/2018		Total PILOT	\$0.00	\$0.00
Year Financial Assistance is Planned to End	2039		Net Exemptions	\$96,000.00	
Notes			Project Employment Information		
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	12-14 King Street		Original Estimate of Jobs to be Created	3.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,700.00	
City	TROY		Annualized Salary Range of Jobs to be Created	28,600.00	To: 49,920.00
State	NY		Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12180		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region			Current # of FTEs	0.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	0.00	
Applicant Name	Kings Commons, LLC				
Address Line1	222 Bloomingdale Road, Suite 404		Project Status		
Address Line2					
City	WHITE PLAINS		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	10605		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-17-02A				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Martin Luther King Revitalization		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$24,004.53	
Original Project Code			Local Property Tax Exemption	\$46,068.29	
Project Purpose Category	Construction		School Property Tax Exemption	\$71,719.07	
Total Project Amount	\$13,486,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$13,486,000.00		Total Exemptions	\$141,791.89	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$1.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$0.00	\$0.00
Date Project approved	2/28/2017		Local PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		School District PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	2/28/2017		Total PILOT	\$0.00	\$0.00
Year Financial Assistance is Planned to End	2048		Net Exemptions	\$141,791.89	
Notes	PILOT payments to start Feb 1 2019	Project Employment Information			
Location of Project			# of FTEs before IDA Status	16.00	
Address Line1	24-67, 78-87 Eddy's Lane		Original Estimate of Jobs to be Created	0.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	TROY		Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY		Original Estimate of Jobs to be Retained	16.00	
Zip - Plus4	12180		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	50,000.00	
Province/Region			Current # of FTEs	5.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	-11.00	
Applicant Name	MLK Troy Associates L.P. c/o Beacon Communities LLC				
Address Line1	Two Center Plaza, Suite 700		Project Status		
Address Line2					
City	BOSTON		Current Year Is Last Year for Reporting		
State	MA		There is no Debt Outstanding for this Project		
Zip - Plus4	02108		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				



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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806124				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Monument Square I Limited Partnership		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$27,059.65	
Original Project Code			Local Property Tax Exemption	\$51,931.53	
Project Purpose Category	Other Categories		School Property Tax Exemption	\$80,846.96	
Total Project Amount	\$16,930,328.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$19,930,328.00		Total Exemptions	\$159,838.14	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$70,000.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$13,331.72	\$13,331.72
Date Project approved	9/26/2012		Local PILOT	\$25,599.84	\$25,599.84
Did IDA took Title to Property	Yes		School District PILOT	\$39,854.06	\$39,854.06
Date IDA Took Title to Property	9/26/2012		Total PILOT	\$78,785.62	\$78,785.62
Year Financial Assistance is Planned to End	2043		Net Exemptions	\$81,052.52	
Project Employment Information					
Notes	Annual Lease starts at \$70,000 plus 3 inr per Yr	Affordable rental housing for seniors	Salary info of employee not responded to.		
Location of Project			# of FTEs before IDA Status	3.00	
Address Line1	2 First Street		Original Estimate of Jobs to be Created	0.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	TROY		Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY		Original Estimate of Jobs to be Retained	3.00	
Zip - Plus4	12180		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	35,000.00	
Province/Region			Current # of FTEs	5.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	2.00	
Applicant Name	Monument Square I Limited Partnership				
Address Line1	C/o TCB Monument Sq Housing Corp		Project Status		
Address Line2					
City	ALBANY		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	12207		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806131				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	O'Neil		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$29,460.11	
Original Project Code			Local Property Tax Exemption	\$56,538.36	
Project Purpose Category	Other Categories		School Property Tax Exemption	\$88,018.86	
Total Project Amount	\$10,595,444.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$10,595,444.00		Total Exemptions	\$174,017.33	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$62,000.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$11,813.60	\$11,813.60
Date Project approved	10/11/2012		Local PILOT	\$22,672.08	\$22,672.08
Did IDA took Title to Property	Yes		School District PILOT	\$35,295.87	\$35,295.87
Date IDA Took Title to Property	6/27/2013		Total PILOT	\$69,781.55	\$69,781.55
Year Financial Assistance is Planned to End	2048		Net Exemptions	\$104,235.78	
Project Employment Information					
Notes	Project is a 115 unit affordable housing project	Lease payment incr 3 per Yr			
Location of Project			# of FTEs before IDA Status	3.00	
Address Line1	2121 Six Ave		Original Estimate of Jobs to be Created	3.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	27,000.00	
City	TROY		Annualized Salary Range of Jobs to be Created	20,000.00	To: 37,000.00
State	NY		Original Estimate of Jobs to be Retained	3.00	
Zip - Plus4	12180		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	26,500.00	
Province/Region			Current # of FTEs	5.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	2.00	
Applicant Name	O'niel Owneres, LLC				
Address Line1	179 Cedar Lane, Suite H		Project Status		
Address Line2					
City	TEANECK		Current Year Is Last Year for Reporting		
State	NJ		There is no Debt Outstanding for this Project		
Zip - Plus4	07666		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				



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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-18-05A				
Project Type	Tax Exemptions	State Sales Tax Exemption		\$0.00	
Project Name	Oakwood Avenue Apartments , LLC	Local Sales Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption			
Original Project Code		Local Property Tax Exemption			
Project Purpose Category	Construction	School Property Tax Exemption			
Total Project Amount	\$6,485,000.00	Mortgage Recording Tax Exemption		\$52,000.00	
Benefited Project Amount	\$6,485,000.00	Total Exemptions		\$52,000.00	
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b			
Annual Lease Payment		Pilot payment Information			
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit		County PILOT			
Date Project approved	11/16/2018	Local PILOT			
Did IDA took Title to Property	Yes	School District PILOT			
Date IDA Took Title to Property	12/27/2018	Total PILOT		\$0.00	\$0.00
Year Financial Assistance is Planned to End	2020	Net Exemptions		\$52,000.00	
Project Employment Information					
Notes	Sales Tax Exemption and Mortgage Recording Tax Exemption only				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	171 Oakwood Ave	Original Estimate of Jobs to be Created		3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		46,200.00	
City	TROY	Annualized Salary Range of Jobs to be Created		41,600.00	To: 52,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Oakwook Ave Apartments, LLC				
Address Line1	796 Burdeck Street	Project Status			
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12306	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				



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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	380690101				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Old World Provision Inc		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$3,782.53	
Original Project Code			Local Property Tax Exemption	\$7,259.25	
Project Purpose Category	Manufacturing		School Property Tax Exemption	\$11,301.19	
Total Project Amount	\$2,150,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$521,710.00		Total Exemptions	\$22,342.97	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$17,679.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$3,757.61	\$3,757.61
Date Project approved	2/1/2009		Local PILOT	\$7,216.72	\$7,216.72
Did IDA took Title to Property	Yes		School District PILOT	\$11,315.23	\$11,315.23
Date IDA Took Title to Property	2/1/2009		Total PILOT	\$22,289.56	\$22,289.56
Year Financial Assistance is Planned to End	2020		Net Exemptions	\$53.41	
Notes	Meat Processing/Manufacturing	Project Employment Information			
Location of Project			# of FTEs before IDA Status	15.00	
Address Line1	10-12 Industrial Park Road		Original Estimate of Jobs to be Created	20.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	TROY		Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY		Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12180		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region			Current # of FTEs	38.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	23.00	
Applicant Name	Mark S. Shuket, Pres				
Address Line1	10-12 Industrial Park Road		Project Status		
Address Line2					
City	TROY		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	12180		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-16-03A				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Park Place at Brook's Edge, LLC		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$18,745.36	
Original Project Code			Local Property Tax Exemption	\$35,975.15	
Project Purpose Category	Construction		School Property Tax Exemption	\$56,006.08	
Total Project Amount	\$7,495,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$6,945,000.00		Total Exemptions	\$110,726.59	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$1.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$1,163.06	\$1,163.06
Date Project approved	6/16/2016		Local PILOT	\$2,233.74	\$2,233.74
Did IDA took Title to Property	Yes		School District PILOT	\$3,520.75	\$3,520.75
Date IDA Took Title to Property	6/16/2016		Total PILOT	\$6,917.55	\$6,917.55
Net Exemptions			Net Exemptions	\$103,809.04	
Year Financial Assistance is Planned to End	2032		Project Employment Information		
Notes					
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	50 State Street, 6th Fl		Original Estimate of Jobs to be Created	3.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	28,300.00	
City	ALBANY		Annualized Salary Range of Jobs to be Created	25,000.00	To: 30,000.00
State	NY		Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12207		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region			Current # of FTEs	3.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	3.00	
Applicant Name	Park Place at Brook's Edge, LLC				
Address Line1	50 State Street, 6th Floor		Project Status		
Address Line2					
City	ALBANY		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	12207		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	38060201A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00		
Project Name	Rensselaer Polytechnic Institute	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00		
Original Project Code		School Property Tax Exemption	\$0.00		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$218,875,000.00	Total Exemptions	\$0.00		
Benefited Project Amount	\$666,393,938.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount	\$218,875,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00	
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00	
Date Project approved	5/2/2002	School District PILOT	\$0.00	\$0.00	
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	
Date IDA Took Title to Property	5/2/2002	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2008	Project Employment Information			
Notes	The year that financial assistance is planned to end is 2042. The year notated in the field above is inaccurate.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	110 - 8th Street	Original Estimate of Jobs to be Created	50.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	TROY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	15.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	15.00		
Applicant Name	Rensselaer Polytechnic Institute				
Address Line1	110 - 8th Street	Project Status			
Address Line2					
City	TROY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12180	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-16-02A	State Sales Tax Exemption	\$0.00		
Project Type	Tax Exemptions	Local Sales Tax Exemption	\$0.00		
Project Name	Stoneledge LLVP, LLC	County Real Property Tax Exemption			
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption			
Original Project Code	380612	School Property Tax Exemption			
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$7,450,000.00	Total Exemptions	\$0.00		
Benefited Project Amount	\$6,650,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT			
Not For Profit		Local PILOT			
Date Project approved	6/28/2016	School District PILOT			
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	
Date IDA Took Title to Property	6/28/2016	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2017	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	8.50		
Address Line1	186 Oakwood Ave	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	TROY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	8.50		
Zip - Plus4	12182	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	41,521.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-8.50		
Applicant Name	Stoneledge LLVP, LLC				
Address Line1	49 Railroad Ave	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	12205	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	3806-16-01A		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name	Tapestry on the Hudson	Local Sales Tax Exemption	\$0.00
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$23,713.57
Original Project Code		Local Property Tax Exemption	\$45,509.89
Project Purpose Category	Construction	School Property Tax Exemption	\$70,849.75
Total Project Amount	\$22,278,400.00	Mortgage Recording Tax Exemption	\$0.00
Benefited Project Amount	\$0.00	Total Exemptions	\$140,073.21
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b	
Annual Lease Payment	\$2,000.00	Pilot payment Information	
Federal Tax Status of Bonds			Actual Payment Made
Not For Profit	No		\$6,906.04
Date Project approved	2/25/2016		\$13,283.80
Did IDA took Title to Property	Yes		\$20,814.16
Date IDA Took Title to Property	2/25/2016		\$41,004.00
Net Exemptions			\$41,004.00
Year Financial Assistance is Planned to End	2046	Project Employment Information	
Notes			
Location of Project		# of FTEs before IDA Status	0.00
Address Line1	744 Broadway	Original Estimate of Jobs to be Created	3.00
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00
State	NY	Original Estimate of Jobs to be Retained	0.00
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00
Province/Region		Current # of FTEs	3.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	3.00
Applicant Name	599 River Street Limited Partnership		
Address Line1	744 Broadway	Project Status	
Address Line2			
City	ALBANY	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	12207	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

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General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	3806-17-01A		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name	The Hendrick Hudson	Local Sales Tax Exemption	\$0.00
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$21,094.89
Original Project Code		Local Property Tax Exemption	\$40,484.26
Project Purpose Category	Construction	School Property Tax Exemption	\$63,025.85
Total Project Amount	\$5,508,251.00	Mortgage Recording Tax Exemption	\$0.00
Benefited Project Amount	\$5,508,251.00	Total Exemptions	\$124,605.00
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b	
Annual Lease Payment	\$1.00	Pilot payment Information	
Federal Tax Status of Bonds			Actual Payment Made
Not For Profit	No		Payment Due Per Agreement
Date Project approved	1/13/2017	County PILOT	\$19,047.40
Did IDA took Title to Property	Yes	Local PILOT	\$36,575.20
Date IDA Took Title to Property	1/13/2017	School District PILOT	\$56,940.60
Year Financial Assistance is Planned to End	2032	Total PILOT	\$112,563.20
Notes	Project was changing some floors from commercial to residential, so jobs created was less than what they started with.		
Location of Project		# of FTEs before IDA Status	88.00
Address Line1	200 Broadway	Original Estimate of Jobs to be Created	0.00
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00
City	TROY	Annualized Salary Range of Jobs to be Created	0.00
State	NY	Original Estimate of Jobs to be Retained	80.00
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	45,000.00
Province/Region		Current # of FTEs	93.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	5.00
Applicant Name	Hendrick Hudson Building, LLC		
Address Line1	18 Division Street, Suite 401	Project Status	
Address Line2			
City	SARATOGA SPRINGS	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	12866	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

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General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	38061103		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name	Troy LDC Main Street	Local Sales Tax Exemption	\$0.00
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$15,495.70
Original Project Code		Local Property Tax Exemption	\$8,074.25
Project Purpose Category	Other Categories	School Property Tax Exemption	\$24,123.69
Total Project Amount	\$0.00	Mortgage Recording Tax Exemption	\$0.00
Benefited Project Amount	\$0.00	Total Exemptions	\$47,693.64
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b	\$0.00
Annual Lease Payment	\$6,037.00	Pilot payment Information	
Federal Tax Status of Bonds			
Not For Profit	Yes	County PILOT	\$1,618.31
Date Project approved	5/5/2011	Local PILOT	\$3,112.83
Did IDA took Title to Property	Yes	School District PILOT	\$2,477.57
Date IDA Took Title to Property	8/1/2011	Total PILOT	\$7,208.71
Year Financial Assistance is Planned to End	2031	Net Exemptions	\$40,484.93
Project Employment Information			
Notes	Former King Fuels site and parcel to the north - currently no tenants		
Location of Project		# of FTEs before IDA Status	0.00
Address Line1	7990-8053 Main Street	Original Estimate of Jobs to be Created	0.00
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00
City	TROY	Annualized Salary Range of Jobs to be Created	0.00
State	NY	Original Estimate of Jobs to be Retained	0.00
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00
Province/Region		Current # of FTEs	0.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	0.00
Applicant Name	Troy Local Development Corporation		
Address Line1	C/o Troy City Hall	Project Status	
Address Line2			
City	TROY	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	12180	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		



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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	38060901A				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Troy Living, LLC		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$23,713.57	
Original Project Code			Local Property Tax Exemption	\$45,509.89	
Project Purpose Category	Other Categories		School Property Tax Exemption	\$70,849.75	
Total Project Amount	\$4,490,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$4,490,000.00		Total Exemptions	\$140,073.21	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$12,000.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$5,185.09	\$5,185.09
Date Project approved	6/1/2007		Local PILOT	\$9,973.54	\$9,973.54
Did IDA took Title to Property	Yes		School District PILOT	\$15,627.37	\$15,627.37
Date IDA Took Title to Property	6/1/2007		Total PILOT	\$30,786.00	\$30,786.00
Year Financial Assistance is Planned to End	2037		Net Exemptions	\$109,287.21	
Project Employment Information					
Notes	ReAssignment in 2016 to Irving Ave 158 LLC Angelo Grasso PO Box 370707 Brooklyn, NY 11237				
Location of Project			# of FTEs before IDA Status	2.00	
Address Line1	63-67 Third Street		Original Estimate of Jobs to be Created	2.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	48,000.00	
City	TROY		Annualized Salary Range of Jobs to be Created	45,000.00	To: 60,000.00
State	NY		Original Estimate of Jobs to be Retained	2.00	
Zip - Plus4	12180		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	48,000.00	
Province/Region			Current # of FTEs	24.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	22.00	
Applicant Name	Jeffrey Pfeil				
Address Line1	C/O J.W. Pfeil & Company, Inc.				
Address Line2					
City	SARATOGA SPRINGS		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	12866		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	38061102				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Troy_LDC_Water Street		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$1,132.94	
Original Project Code			Local Property Tax Exemption	\$2,174.28	
Project Purpose Category	Other Categories		School Property Tax Exemption	\$3,384.92	
Total Project Amount	\$0.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$0.00		Total Exemptions	\$6,692.14	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$42,058.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	Yes		County PILOT	\$8,270.49	\$8,270.49
Date Project approved	5/5/2011		Local PILOT	\$15,908.34	\$15,908.34
Did IDA took Title to Property	Yes		School District PILOT	\$26,040.03	\$26,040.03
Date IDA Took Title to Property	8/1/2011		Total PILOT	\$50,218.86	\$50,218.86
Year Financial Assistance is Planned to End	2031		Net Exemptions	-\$43,526.72	
Notes	County Waste site	Project Employment Information			
Location of Project			# of FTEs before IDA Status	50.00	
Address Line1	77 Water Street		Original Estimate of Jobs to be Created	0.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	TROY		Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY		Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12180		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region			Current # of FTEs	10.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	-40.00	
Applicant Name	Troy Local Development Corporation				
Address Line1	C/o Troy City Hall		Project Status		
Address Line2					
City	TROY		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	12180		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	38060112A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Uncle Sam Garages, LLC	Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$36,370.50	
Original Project Code		Local Property Tax Exemption	\$69,800.44	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	School Property Tax Exemption	\$108,665.27	
Total Project Amount	\$3,560,000.00	Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$2,630,140.00	Total Exemptions	\$214,836.21	
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$80,000.00	Pilot payment Information		
Federal Tax Status of Bonds			Actual Payment Made	Payment Due Per Agreement
Not For Profit	No	County PILOT	\$14,390.00	\$14,390.00
Date Project approved	11/17/2010	Local PILOT	\$27,616.56	\$27,616.56
Did IDA took Title to Property	Yes	School District PILOT	\$42,993.44	\$42,993.44
Date IDA Took Title to Property	11/17/2010	Total PILOT	\$85,000.00	\$85,000.00
Year Financial Assistance is Planned to End	2030	Net Exemptions	\$129,836.21	
Notes		Project Employment Information		
Location of Project		# of FTEs before IDA Status	2.00	
Address Line1	15-25 Fourth Street	Original Estimate of Jobs to be Created	1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	TROY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	David Bryce			
Address Line1	Uncle Sam Garages LLC	Project Status		
Address Line2				
City	TROY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12180	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806145				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Vecino Group New York, LLC - Hudson Art House		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$30,551.22	
Original Project Code			Local Property Tax Exemption	\$28,632.37	
Project Purpose Category	Construction		School Property Tax Exemption	\$91,278.82	
Total Project Amount	\$19,245,923.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$18,067,306.00		Total Exemptions	\$150,462.41	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment	\$0.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$5,385.61	\$5,385.61
Date Project approved	2/21/2014		Local PILOT	\$10,341.56	\$10,341.56
Did IDA took Title to Property	Yes		School District PILOT	\$16,099.83	\$16,099.83
Date IDA Took Title to Property	10/16/2014		Total PILOT	\$31,827.00	\$31,827.00
Year Financial Assistance is Planned to End	2050		Net Exemptions	\$118,635.41	
Notes			Project Employment Information		
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	621-623 River Street		Original Estimate of Jobs to be Created	4.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	27,170.00	
City	TROY		Annualized Salary Range of Jobs to be Created	22,000.00	To: 40,000.00
State	NY		Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12180		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region			Current # of FTEs	3.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	3.00	
Applicant Name	Vecino Group New York, LLC		Project Status		
Address Line1	Hudson Art House, L.P.				
Address Line2			Current Year Is Last Year for Reporting		
City	SPRINGFIELD		There is no Debt Outstanding for this Project		
State	MO		IDA Does Not Hold Title to the Property		
Zip - Plus4	65803		The Project Receives No Tax Exemptions		
Province/Region					
Country	USA				

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IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
38	\$6,393,195.03	\$1,729,042.82	\$4,664,152.21	376

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Additional Comments

All items have been updated as requested.

Certified Financial Audit for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2018

Run Date: 03/29/2019
Status: CERTIFIED
Certified Date : 03/29/2019**Financial Documents**

Question	Response
1. Attach the independent audit of the Authority's financial statements.	N/A

URL (If Applicable)	Attachments
http://www.troyny.gov/departments/planning-department/economic-development/troy-ida/reports/	Attachment Included

Question	Response
2. Has the Authority's independent auditor issued a management letter to the Authority in connection with its audit of the Authority's financial statements?	No

URL (If Applicable)	Attachments

Question	Response
3. Has the Authority's independent auditor issued a Report on Internal Controls Over Financial Reporting to the Authority?	Yes

URL (If Applicable)	Attachments
http://www.troyny.gov/departments/planning-department/economic-development/troy-ida/reports/	Attachment Included

Question	Response
4. Attach any other communication required or allowed by government auditing standards issued by the Comptroller General of the United States to be issued by the Authority's independent auditor in connection with its annual audit of the Authority's financial statements.	

URL (If Applicable)	Attachments

Additional Comments

Investment Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2018

Run Date : 03/29/2019

Status: CERTIFIED

Certified Date: 03/29/2019

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	http://www.troyny.gov/departments/planning-department/economic-development/troy-ida/reports/
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	http://www.troyny.gov/departments/planning-department/economic-development/troy-ida/reports/
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

Procurement Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2018

 Run Date: 03/29/2019
 Status: CERTIFIED
 Certified Date : 03/29/2019

Procurement Information:

Question	Response	URL (If Applicable)
1. Does the Authority have procurement guidelines?	Yes	http://www.troyny.gov/departments/planning-department/economic-development/troy-ida/policies-procedures/
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 Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2018

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 Status: CERTIFIED
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Procurement Transactions Listing:

1. Vendor Name	BST & Co. CPAs, LLP c/o CFO for Hire	Address Line1	255 Washington Ave Ext
Type of Procurement	Financial Services	Address Line2	Suite 101
Award Process	Authority Contract - Competitive Bid	City	ALBANY
Award Date	10/25/2015	State	NY
End Date		Postal Code	12205
Fair Market Value		Plus 4	
Amount	\$7,760.00	Province/Region	
Amount Expended For Fiscal Year	\$7,760.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Financial oversight

2. Vendor Name	City Of Troy	Address Line1	433 River Street
Type of Procurement	Staffing Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	TROY
Award Date	2/1/2017	State	NY
End Date	12/31/2018	Postal Code	12180
Fair Market Value	\$100,000.00	Plus 4	
Amount	\$100,000.00	Province/Region	
Amount Expended For Fiscal Year	\$100,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Management Fees

Procurement Report for Troy Industrial Development Authority

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3. Vendor Name	Harris Beach, PLLC	Address Line1	677 Broadway
Type of Procurement	Legal Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	ALBANY
Award Date	1/1/2015	State	NY
End Date		Postal Code	12207
Fair Market Value	\$13,029.80	Plus 4	
Amount	\$13,029.80	Province/Region	
Amount Expended For Fiscal Year	\$13,029.80	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Legal Fees

4. Vendor Name	Wojeski & Co. CPAs, P.C.	Address Line1	75 Troy Road
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	EAST GREENBUSH
Award Date	2/7/2018	State	NY
End Date	12/31/2020	Postal Code	12061
Fair Market Value		Plus 4	
Amount	\$8,500.00	Province/Region	
Amount Expended For Fiscal Year	\$8,500.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Auditing and tax services

Procurement Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2018

Run Date: 03/29/2019
Status: CERTIFIED
Certified Date : 03/29/2019

Additional Comments