

Albany Industrial Development Agency

21 Lodge Street
Albany, New York 12207
Telephone: (518) 434-2532
Fax: (518) 434-9846

Anthony J. Ferrara, *Chairman*
Willard A. Bruce, *Vice-Chairman*
Kathy Sheehan, *Treasurer*
Susan Pedo, *Secretary*
Martin Daley
C. Anthony Owens
John R. Vero

Michael Yevoli, *Chief Executive Officer*
Erik J. Smith, *Chief Financial Officer*
John Reilly, *Agency Counsel*

To: Anthony J. Ferrara Mike Yevoli
Willard A. Bruce Erik Smith
Kathy Sheehan Joe Scott
Susan Pedo John Reilly
Martin Daley Brad Chevalier
C. Anthony Owens
John R. Vero

Date: March 21, 2012

AGENDA

The regular meeting of the City of Albany Industrial Development Agency will be held on **Monday, March 26th, 2012 at 12:15PM** at the 21 Lodge Street, Albany, NY 12207 (Conference Room)

Roll Call

Reading of Minutes of the Regular Meeting of February 16, 2012 & the Annual Meeting of January 19, 2012

Approval of Minutes of the Regular Meeting of February 16, 2012 & the Annual Meeting of January 19, 2012

Reports of Committees

Report of Chief Executive Officer

Report of Chief Financial Officer

— Financial Report

Communications

Unfinished Business

New Business

- Albany Molecular Research, Inc. Project 2012 Mortgage Approval Resolution
- CAIDA / Capitalize Albany Corporation Professional Services Agreement Resolution - 2012
- CAIDA/ Capitalize Albany Corporation Grant Agreement Approval Resolution - 2012
- Review of Draft 2011 Audited Financial Statements
- Review of Draft 2011 Annual Report

Other Business

- Update on Columbia 425 NS, LLC Project
- Update on Albany Hotel, Inc. Project

Adjournment

* The next regularly scheduled meeting will be held Thursday, April 19, at 21 Lodge Street, Albany, NY 12207

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John Reilly, *Agency Counsel*

IDA MINUTES OF REGULAR MEETING Thursday, February 16, 2012

Attending: Tony Ferrara, Bill Bruce, Kathy Sheehan, Susan Pedo, Martin Daley, Anthony Owens & John Vero

Absent:

Also Present: Joe Scott, John Rielly, Mike Yevoli, Megan Daly, Erik Smith, Brad Chevalier & Amy Gardner

Chairman Tony Ferrara called the regular meeting of the IDA to order at 12:15PM.

Roll Call

Chairman Ferrara reported that all Board Members were present.

Reading of Minutes of the Regular Meeting of January 19, 2012

Since the minutes of the previous meeting had been distributed to Board members in advance for review, Chairman Ferrara made a proposal to dispense with the reading of the minutes.

Approval of Minutes of the Regular Meeting of January 19, 2012

Chairman Ferrara made a proposal to approve the minutes of the Regular Board Meeting as presented. A motion to accept the minutes, as presented, was made by Bill Bruce and seconded by Anthony Owens. A vote being taken, the minutes were accepted unanimously.

Reports of Committees

None

Report of Chief Financial Officer

Erik Smith reported that the current financials show activity through January 31st as well as a projection of the approved budget over the year. He noted that the budget projections will be refined throughout the year. Mr. Smith called to the attention of the Board the payment of the New York State Bond Issuance Charge for the Academy Lofts Project. The funds were collected from the Applicant in December and recorded as a liability that appears on the year end financials. The payment to the State

was made in January. He also noted that the IDA will see \$100,000 project benefit fee from Albany Hotel, Inc. by the end of February.

Mr. Smith advised the Board that the expenses relating to the Arbor Hill Community Center will now need to be paid on a monthly basis per the Trustee's request. The projected monthly cost was based on the most recent bills. Going forward the bills will be in the Trustees name and the Trustee will pay National Grid. Kathy Sheehan informed the Board that a tax bill for unpaid water was sent to the Trustee of the Arbor Hill Community Center and that the amount was significant. Ms. Sheehan advised the Board that she was not sure what stance the Trustee would take with regards to the bill but she would like ensure it goes through the proper channels.

Mr. Smith advised the Board that additional revenue will be collected with the closing of 60 State Street and Penta on Broadway. Both projects did not close at the end of 2011 as anticipated and will now be closing within the first quarter of 2012. Mr. Smith also anticipates additional revenue in the first quarter with the collection of administrative fees relating to trustee resignations.

Mr. Smith informed the Board that after meeting with Mike Yevoli and Kathy Sheehan, a decision was made to provide the Board with enhanced financial reporting and present a more robust presentation of the financials each quarter. These presentations will include interim financial statements, balance sheets, income statements, statement of cash flows and a budget performance update.

New Business

Authorizing Execution of Documents in Connection with Resignation of Trustee Teresian House Nursing Home Company, Inc. Project Resolution

Joe Scott reviewed the Resolution with the Board explaining that this is a project the IDA had previously issued bonds for. Mr. Scott advised the Board that HSBC is pulling back from its bond trustee activity and resigning as the trustee of this project; M&T Trust Company has been selected as the new trustee.

Chairman Ferrara presented the Authorizing Execution of Documents in Connection with Resignation of Trustee Teresian House Nursing Home Company, Inc. Project Resolution to the Board. A motion to adopt the Resolution was made by Anthony Owens and seconded by Susan Pedo. A vote being taken, the resolution passed unanimously.

Authorizing Execution of Documents in Connection with Resignation of Trustee the Sage Colleges Project Resolution

Joe Scott reviewed the Resolution with the Board explaining that this is a project the IDA had previously issued bonds for. Mr. Scott advised the Board that HSBC is pulling back from its bond trustee activity and resigning as the trustee of this project; U.S. Bank National Association has been selected as the new trustee.

Chairman Ferrara presented the Authorizing Execution of Documents in Connection with Resignation of Trustee the Sage Colleges Project Resolution to the Board. A motion to adopt the Resolution was made by Martin Daley and seconded by Anthony Owens. A vote being taken, the resolution passed unanimously.

Communications

None

Unfinished Business

None

Report of Chief Executive Officer

Mike Yevoli presented a power point presentation illustrating the interconnectedness of IDA and other City agencies including Capitalize Albany Corporation, ACDA, and Department of Planning & Development. The presentation showed how money received by Capitalize Albany Corporation via the IDA through the economic development grant and professional service agreement help to fund projects that further the mission of the IDA. Mr. Yevoli advised the Board that many IDA projects could not be completed without the help of other organizations and agencies further illustrating how they are interconnected.

Other Business

None

There being no further business, Chairman Ferrara adjourned the meeting at 1:00PM.

Respectfully submitted,

Susan Pedo, Secretary

G:\IDA\IDA Minutes\IDA Regular Meeting Minutes\IDA Minutes 2011

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Erik J. Smith, *Chief Financial Officer*
John Reilly, *Agency Counsel*

MINUTES OF IDA ANNUAL MEETING Thursday, January 19, 2012

Attending: Anthony Ferrara, Bill Bruce, Kathy Sheehan, Susan Pedo, Martin Daley,
John Vero & C. Anthony Owens

Absent:

Also Present: Joe Scott, John Reilly, Mike Yevoli, Megan Daly, Erik Smith, Brad Chevalier &
Amy Gardner

Chairman Ferrara called the Annual Meeting of the IDA to order at 12:15 p.m.

Election of Officers

The following Board members were nominated to serve as the 2012 Officers of the Albany Industrial Development Agency.

Chairman – Anthony J. Ferrara
Vice Chairman – Willard A. Bruce
Treasurer – Kathy Sheehan
Secretary – Susan Pedo

Chairman Ferrara presented the Board with a Resolution electing the nominated members to serve as 2012 Officers for the Albany Industrial Development Agency. A motion to accept the Resolution as presented was made by Kathy Sheehan and seconded by C. Anthony Owens. A vote being taken, the Officers were elected unanimously.

Other Business

None

There being no further business. Mr. Ferrara adjourned the annual meeting at 12:20 P.M..

Respectfully submitted,

Susan Pedo, Secretary

City of Albany IDA
2012 Monthly Cash Position
February 2012

	ACTUAL		PROJECTED										
	January	February	March	April	May	June	July	August	September	October	November	December	YTD Total
Beginning Balance	\$ 655,663	\$ 623,254	\$ 665,288	\$ 655,944	\$ 612,698	\$ 597,599	\$ 610,201	\$ 587,402	\$ 572,301	\$ 557,199	\$ 471,895	\$ 456,785	\$ 655,663
Revenue													
Fee Revenue													
Application Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Agency Fee	-	-	\$ 24,750	48,750	-	91,212	-	-	-	-	-	-	164,712
Administrative Fee	-	-	1,000	-	-	-	-	-	-	-	-	-	1,000
Modification Fee	-	7,663	-	-	-	-	-	-	-	-	-	-	7,663
Subtotal - Fee Revenue	\$ -	\$ 7,663	\$ 25,750	\$ 48,750	\$ -	\$ 91,212	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 173,375
Other Revenue													
Project Benefit Agreement	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Interest Income	57	49	55	55	51	50	51	49	48	46	39	38	589
CRC	-	-	32,500	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	130,000
NYS BIC	-	-	-	-	-	-	-	-	-	-	-	-	-
Misc	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal - Other Revenue	\$ 57	\$ 100,049	\$ 32,555	\$ 10,888	\$ 10,884	\$ 10,883	\$ 10,884	\$ 10,882	\$ 10,881	\$ 10,880	\$ 10,873	\$ 10,871	\$ 230,589
Total - Revenue	\$ 57	\$ 107,712	\$ 58,305	\$ 59,638	\$ 10,884	\$ 102,095	\$ 10,884	\$ 10,882	\$ 10,881	\$ 10,880	\$ 10,873	\$ 10,871	\$ 403,963
Expenditures													
Management Contract	\$ -	\$ -	\$ 62,500	\$ 20,833	\$ 20,833	\$ 20,833	\$ 20,833	\$ 20,833	\$ 20,833	\$ 20,833	\$ 20,833	\$ 20,833	\$ 250,000
APA Contract	5,250	-	-	7,700	-	-	7,700	-	-	7,700	-	-	28,350
Audits	-	-	-	6,700	-	-	-	-	-	-	-	-	6,700
Agency Counsel	-	-	-	-	-	-	-	-	-	-	-	42,000	42,000
ED Support	-	-	-	62,500	-	62,500	-	-	-	62,500	-	62,500	250,000
Sub-lease AHCC	-	65,527	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	115,527
NYS BIC	27,216	-	-	-	-	-	-	-	-	-	-	-	27,216
D & O Insurance	-	-	-	-	-	1,010	-	-	-	-	-	-	1,010
Misc.	-	150	150	150	150	150	150	150	150	150	150	150	1,650
Other Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Total - Expenditures	\$ 32,466	\$ 65,677	\$ 67,650	\$ 102,883	\$ 25,983	\$ 89,493	\$ 33,683	\$ 25,983	\$ 25,983	\$ 96,183	\$ 25,983	\$ 130,483	\$ 722,453
Ending Balance	\$ 623,254	\$ 665,288	\$ 655,944	\$ 612,698	\$ 597,599	\$ 610,201	\$ 587,402	\$ 572,301	\$ 557,199	\$ 471,895	\$ 456,785	\$ 337,173	\$ 337,173

City of Albany IDA

Fee Detail by Month

January 2012

	Name	Application Fee	Agency Fee	Administration Fee	Modification Fee	TOTAL FEE
<i>January</i>		\$ -	\$ -	\$ -	\$ -	\$ -
		-	-	-	-	-
	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
<i>February</i>	Daughters of Sarah	\$ -	\$ -	\$ -	\$ 7,663	\$ 7,663
		-	-	-	-	-
	TOTAL	\$ -	\$ -	\$ -	\$ 7,663	\$ 7,663
<i>March</i>	Penta on Braodway	\$ -	\$ 11,625	\$ -	\$ -	\$ 11,625
	Living Resources	-	-	500	-	500
	Albany Institue of History & Art	-	-	500	-	500
	4-6 Sheridan, LLC	-	13,125	-	-	13,125
	TOTAL	\$ -	\$ 24,750	\$ 1,000	\$ -	\$ 25,750
<i>April</i>	Sixty State Place, LLC	\$ -	\$ 48,750	\$ -	\$ -	\$ 48,750
	TOTAL	\$ -	\$ 48,750	\$ -	\$ -	\$ 48,750
<i>May</i>		\$ -	\$ -	\$ -	\$ -	\$ -
		-	-	-	-	-
	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
<i>June</i>	Columbia Harriman 455	\$ -	\$ 91,212	\$ -	\$ -	\$ 91,212
		-	-	-	-	-
	TOTAL	\$ -	\$ 91,212	\$ -	\$ -	\$ 91,212

City of Albany IDA

Fee Detail by Month

January 2012

	Name	Application Fee	Agency Fee	Administration Fee	Modification Fee	TOTAL FEE
<i>July</i>		\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
<i>August</i>		\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
<i>September</i>		\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
<i>October</i>		\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
<i>November</i>		\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
<i>December</i>		\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
	2012 TOTAL	\$ -	\$ 164,712	\$ 1,000	\$ 7,663	\$ 173,375
		<i>Application Fee</i>	<i>Agency Fee</i>	<i>Administration Fee</i>	<i>Modification Fee</i>	<i>TOTAL FEE</i>

**CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY
2012 MORTGAGE APPROVAL RESOLUTION
ALBANY MOLECULAR RESEARCH, INC. PROJECT**

A regular meeting of City of Albany Industrial Development Agency (the "Agency") was convened in public session at the office of the Department of Development and Planning located at 21 Lodge Street in the City of Albany, Albany County, New York on March 26, 2012 at 12:15 o'clock p.m., local time.

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

PRESENT:

Anthony J. Ferrara	Chairman
Willard A. Bruce	Vice Chairman
Susan Pedo	Secretary
Hon. Kathy Sheehan	Treasurer
Martin Daley	Member
C. Anthony Owens	Member
John R. Vero	Member

ABSENT:

THE FOLLOWING PERSONS WERE ALSO PRESENT:

Michael J. Yevoli	CEO - Capitalize Albany Corporation
Erik Smith	CFO - Capitalize Albany Corporation
Bradley Chevalier	Economic Development Specialist, Capitalize Albany Corporation
Amy Gardner	Administrative Assistant, Capitalize Albany Corporation
John J. Reilly, Esq.	Agency Counsel
A. Joseph Scott, III, Esq.	Bond Counsel

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

Resolution No. _____

RESOLUTION CONSENTING TO AND AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN MORTGAGE DOCUMENTS WITH RESPECT TO THE ALBANY MOLECULAR RESEARCH, INC. PROJECT.

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

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

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

WHEREAS, in January 2005, the Agency executed and delivered a lease agreement dated as of January 1, 2005 (the “Lease Agreement”) with Albany Molecular Research, Inc. (the “Company”) to assist the Company in undertaking a certain commercial project (the “Project”); and

WHEREAS, the Project consisted of the following: (A) (i) the acquisition of an interest in an approximately 2.74 acres parcel of real property located at 26 Corporate Circle, City and County of Albany, New York (the “Land”); (ii) demolition of the existing building on the Land and construction on the Land of an approximately 50,000 square foot corporate office building (the “Building”); and (iii) the construction of an approximately 255 space parking lot (the “Parking Lot”) (the Building and the Parking Lot are hereinafter collectively, the “Facility”); and (iv) the installation in the Facility of a variety of equipment, machinery and other personal property (the “Equipment”) (the Land, the Facility and the Equipment are hereinafter collectively called the “Project” or “Project Facility”); (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, consisting of potential exemptions from certain sales taxes, real property taxes and mortgage recording taxes (the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, in connection with the execution and delivery of the Lease Agreement, the Agency entered into the Basic Documents (as defined in the Lease Agreement); and

WHEREAS, on July 21, 2012, the Agency adopted a resolution approving the execution and delivery of a mortgage (the “Prior Mortgage”) on the Project Facility from the Company and the Agency to Bank of America, National Association (the “Prior Bank”) for the purpose of securing the repayment of certain outstanding loans between the Company and the Prior Bank; and

WHEREAS, the Company has advised the Agency that it is changing its banking relationship from the Prior Bank to Wells Fargo Bank, N.A. (the “New Bank”); and

WHEREAS, in connection with the change in banking relationship, the Company desires that the Agency execute and deliver a new mortgage (the “New Mortgage”) from the Company and the Agency to the New Bank, as described in the letter from counsel to the Company dated February 16, 2012 (the “Company Letter”), a copy of which is attached hereto as **Schedule A**; and

WHEREAS, the Company Letter also requested that the Agency, as the owner of an interest in the Project Facility, also enter into any other security documents or related documents and provide the Company with an exemption from the New York State mortgage recording tax (the “Mortgage Tax”) with respect to the New Mortgage (the New Mortgage together with any other security documents or related

documents and the documents required to provide the exemption from Mortgage Tax being collectively referred to as the “Transaction Documents”); and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the “SEQR Act”) and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 NYCRR Part 617, as amended (the “Regulations” and collectively with the SEQR Act, “SEQRA”), the Agency must satisfy the requirements contained in SEQRA prior to making a final determination whether to proceed with the execution and delivery of the Transaction Documents; and

WHEREAS, pursuant to SEQRA, the Agency has reviewed the Company’s request to have the Agency execute and deliver the Transaction Documents in order to make a determination as to whether such request is subject to SEQRA, and it appears that the actions contemplated by such request are not considered “Actions” under SEQRA;

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

Section 1. Based upon an examination of the Company’s request, the Agency hereby determines that the Agency’s execution and delivery of the Transaction Documents constitutes a “Type II action” pursuant to 6 NYCRR 617.5(c)(23), and therefore that, pursuant to 6 NYCRR 617.6(a)(1)(i), the Agency has no further responsibilities under SEQRA with respect to the Transaction.

Section 2. The Agency hereby finds and determines that:

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

(B) The Agency has previously held a public hearing under Section 859-a of the Act with respect to the original Project and the original granting of an exemption from Mortgage Tax relating to the original Project;

(C) The Agency has previously granted an exemption from mortgage recording tax with respect to the Prior Mortgage and the principal amount secured by the New Mortgage does not exceed the principal amount of the Prior Mortgage;

(D) The granting of the exemption from Mortgage Tax will assist the Company in addressing current market and financial conditions;

(E) The Company is not in default under any of the Basic Documents, including the PILOT Agreement;

(F) The entering into of the Transaction Documents constitutes a “project,” as such term is defined in the Act;

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

(H) The completion of the Project will not result in the removal of a plant or facility of the Company or any other proposed occupant of the Project Facility from one area of the State

of New York to another area of the State of New York or in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project Facility located in the State of New York;

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

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

Section 3. The Agency hereby approves the execution and delivery of the Transaction Documents, provided, however, that such consent is contingent upon (A) the written consent by any holder of any mortgage on the Project Facility, if required, (B) approval by Agency Counsel and Agency Special Counsel to the form of the Transaction Documents, (C) compliance with the terms and conditions contained in the Basic Documents, (D) evidence satisfactory to the Agency that all payments in lieu of taxes and other local fees and assessments relating to the Project Facility, if any, have been paid, (E) the payment by the Company of the administrative fee of the Agency, and all other fees and expenses of the Agency in connection with the delivery of the Transaction Documents, including the fees of Agency Counsel and Agency Special Counsel, and (F) the following additional conditions: _____.

Section 4. Subject to the satisfaction of the conditions described in Section 2 hereof, the Chairperson (or Vice Chairperson) of the Agency is hereby authorized to execute and deliver the Transaction Documents, and, where appropriate, the Secretary (or Assistant Secretary) of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same, all in substantially the form thereof presented to this meeting, with such changes, variations, omissions and insertions as the Chairperson (or Vice Chairperson) shall approve, the execution thereof by the Chairperson (or Vice Chairperson) to constitute conclusive evidence of such approval.

Section 5. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Transaction Documents, and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing Resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Company Letter.

Section 6. This Resolution shall take effect immediately.

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

Anthony J. Ferrara	VOTING	_____
Willard A. Bruce	VOTING	_____
Susan Pedo	VOTING	_____
Hon. Kathy Sheehan	VOTING	_____
Martin Daley	VOTING	_____
C. Anthony Owens	VOTING	_____
John R. Vero	VOTING	_____

The foregoing Resolution was thereupon declared duly adopted.

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

I, the undersigned (Assistant) Secretary of City of Albany Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on March 26, 2012 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution contained therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this ____ day of March, 2012.

(Assistant) Secretary

(SEAL)

SCHEDULE A

**LETTER FROM COUNSEL OF THE
COMPANY TO THE AGENCY**

---SEE ATTACHED---

LAW OFFICES OF
LOMBARDI, WALSH, WAKEMAN, HARRISON, AMODEO & DAVENPORT, P.C.

LOUIS LOMBARDI (1952-1969)
GARY L. LOMBARDI (1973 - 2011)
RICHARD P. WALSH, JR.
ROBERT G. WAKEMAN
HARLAN R. HARRISON
ANTHONY J. AMODEO, JR.
PAUL E. DAVENPORT
STEPHANIE A. WHITE*
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THEODORE REINHARD
SENIOR COUNSEL

OF COUNSEL
DALE F. JEFFERS
JENNIFER K. CORONA**

** ALSO ADMITTED IN MA

SERVICE BY FACSIMILE
NOT ACCEPTED

*ALSO ADMITTED IN CT

February 16, 2012

City of Albany Industrial Development Agency
21 Lodge Street
Albany, New York 12207

**Re: City of Albany Industrial Development Agency
Lease Agreement - Mortgages
(Albany Molecular Research, Inc. Project) June 3, 2011**

Ladies and Gentlemen:

We represent Albany Molecular Research, Inc. ("AMRI"), and we respectfully request that the City of Albany Industrial Development Agency approve documents necessary to facilitate the assignments of the mortgage documents from Bank of America to Wells Fargo Bank, N.A., at your March meeting.

To accommodate this mortgage transfer, some of the IDA documents will need to be amended. Under the terms of these documents, any amendments require the consent of the City of Albany Industrial Development Agency. Obviously, there will be a new loan between AMRI and Wells Fargo Bank, N.A., and other ancillary documents.

No new money will be advanced through the actions of the Industrial Development Agency, and no other significant changes are proposed under the financing documents. As such, there will be no change in the relationship with the Industrial Development Agency.

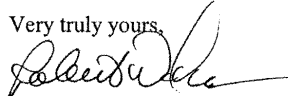
Could you please arrange to schedule the review of this matter at the next meeting of the City of Albany Industrial Development Agency? AMRI will, if necessary, attend the meeting and be available to questions and comments. We respectfully request the agency to consider a resolution at the meeting approving the proposed amendments and thereby permitting us to meet our schedule of being in a position to close this matter in late March - early April.

Should you have any questions, please do not hesitate to contact me.

LOMBARDI, WALSH, WAKEMAN, HARRISON, AMODEO & DAVENPORT, P.C.
Page 2

Many thanks for all your anticipated courtesies.

Very truly yours,



Robert G. Wakeman

RGW:mlr

**PROFESSIONAL SERVICES AGREEMENT
Between**

CAPITALIZE ALBANY CORPORATION (CAC)

and

CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY (AIDA)

and

CITY OF ALBANY CAPITAL RESOURCE CORPORATION (ACRC)

This agreement, made this XXth day of March, in the year Two Thousand and Twelve between the City of Albany Industrial Development Agency (hereinafter referred to as the ("AIDA")), the City of Albany Capital Resource Corporation (hereinafter referred to as the ("ACRC")), and the Capitalize Albany Corporation, a not for profit corporation having its principal place of business at 21 Lodge Street, Albany, New York 12207 (hereinafter referred to as the "CAC"):

WITNESSETH:

WHEREAS, the CAC has offered to provide professional economic development management and administrative support services to the AIDA and the ACRC, and,

WHEREAS, the AIDA and the ACRC has accepted the offer of the CAC for such professional services.

NOW, THEREFORE, THE PARTIES HERETO DO MUTUALLY COVENANT AND AGREE AS FOLLOWS:

ARTICLE 1 -SERVICES TO BE PERFORMED

The CAC shall perform the professional and administrative support services set forth under Article 2 entitled "SCOPE OF PROFESSIONAL SERVICES" during the period commencing on January 1, 2012 and continuing until December 31, 2012. In the performance and acceptance of the services

herein, the parties understand, acknowledge and agree that the CAC is assuming no managerial role, nor undertaking any oversight responsibilities with regard to the powers and duties of the AIDA or the ACRC or the actions or non-actions of its Board of Directors. Nothing in this agreement should be construed to transfer governance, oversight or fiduciary responsibilities from the AIDA or the ACRC to CAC.

ARTICLE 2 - SCOPE OF PROFESSIONAL SERVICES

During the period of this agreement, the CAC agrees to provide staffing, office equipment, utilities, phone and computer networking to perform the administrative, managerial, marketing, and project development functions of the AIDA and the ACRC. Additionally, CAC will provide support to assist the Chief Executive Officer and Chief Financial Officer of the AIDA and the ACRC in the execution of their AIDA and ACRC duties. CAC shall be responsible for the services described on Schedule A attached.

ARTICLE 3 - PROFESSIONAL SERVICES FEE

In consideration of the terms and conditions of this agreement, the AIDA and the ACRC agrees to pay and the CAC agrees to accept, as full compensation for all services rendered under this agreement an amount not to exceed \$250,000. The CAC shall provide professional staff time towards fulfillment of this agreement, including all administrative clerical, secretarial, accounting, compliance, and information technology support as required.

ARTICLE 4 - METHOD OF PAYMENT

The AIDA and the ACRC will pay CAC its professional services fee referenced under Article 3 of this agreement in twelve (12) monthly installments due and payable on the fifteenth day of each month.

ARTICLE 5 - TERMINATION

This agreement may be terminated at any time by any party for cause upon thirty (30) days written notice. In the event of termination, CAC shall be entitled to compensation for all work performed pursuant to this agreement to the date of termination.

ARTICLE 6 - EQUAL EMPLOYMENT OPPORTUNITY

CAC shall comply with all Federal, State, and Local equal employment opportunity laws, rules, and regulations relating, to all matters contained in this agreement.

ARTICLE 7 - ACCOUNTING RECORDS

Proper and full accounting records, including time sheets, shall be maintained by CAC for all services provided pursuant to this agreement. All applicable records shall be available for inspection or audit by the AIDA if required.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed the day and year first above written.

City of Albany Industrial Development Agency

By: _____
Chairman

City of Albany Capital Resource Corporation

By: _____
Chairman

Capitalize Albany Corporation

By: _____
Chairman

h:\cps\fs\aidacontract2000

SCHEDULE A

DESCRIPTION OF SERVICES

A. City of Albany Industrial Development Agency:

1. Implementation, execution and compliance with the AIDA Policy Manual that was adopted at the November 2002 AIDA Meeting.
2. Provide for the deposit and investment of the funds of AIDA in accordance with Part 4 of the AIDA Policy Manual.
3. Provide for the preparation of reports of the deposit and investment of the funds of AIDA in accordance with Part 4 of the AIDA Policy Manual.
4. Ensure that procurement of goods or services by AIDA complies with Part 5 of the AIDA Policy Manual.
5. Prepare an annual budget of AIDA and the filing of such budget in accordance with Part 6 of the AIDA Policy Manual.
6. Monitor the activities of Bond Counsel to AIDA to ensure compliance with Part 7 of the AIDA Policy Manual.
7. Provide for the preparation of financial statements and reports of AIDA and the filing of such materials with appropriate State offices in accordance with Part 8 of the AIDA Policy Manual.
8. Provide for compliance with the provisions of Part 9 of the AIDA Policy Manual.
9. Report on questions involving potential conflicts of interest under Part 10 of the AIDA Policy Manual.
10. Provide for distribution of materials in accordance with Part 11 of the AIDA Policy Manual.
11. Consult with AIDA agency counsel regarding membership and proper appointment of members of AIDA pursuant to Part 12 of the AIDA Policy Manual.
12. Act as Records Access Officer with regard to any requests for information under the Freedom of Information Act in accordance with Part 13 of the AIDA Policy Manual.
13. Consult with agency counsel to AIDA regarding proper notice of AIDA meetings under Part 14 of the AIDA Policy Manual.

14. Prepare, organize, and distribute minutes of each AIDA meeting in accordance with Part 14 of the AIDA Policy Manual.
15. Coordinate the scheduling and noticing of public hearings and the delivery of notification letters in accordance with Part 15 of the AIDA Policy Manual.
16. Organize and maintain files relating to SEQRA compliance in accordance with Part 16 of the AIDA Policy Manual.
17. Monitor and maintain files regarding the Uniform Tax Exemption Policy of AIDA, including ensuring that any filings required under Part 17 of the AIDA Policy Manual are made.
18. Provide for the preparation and distribution of Applications by applicants in accordance with Part 18 of the AIDA Policy Manual.
19. Monitor and provide for the volume cap of AIDA in accordance with Part 19 of the AIDA Policy Manual.
20. Monitor and maintain files regarding the collection of administrative fees of AIDA under Part 20 of the AIDA Policy Manual.
21. Review, organize, monitor and maintain policies and files relating to the requirements imposed on the AIDA relating to the Public Authorities Accountability Act, including, but not limited to, working with AIDA agency counsel and AIDA bond counsel with respect to such policies.

B. City of Albany Capital Resource Corporation:

CAC will provide services similar to those described in Section A. above to ACRC.

**CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY
PROFESSIONAL SERVICES AGREEMENT RESOLUTION - 2012
CAPITALIZE ALBANY CORPORATION**

A regular meeting of City of Albany Industrial Development Agency (the "Agency") was convened in public session at the office of the Department of Development and Planning located at 21 Lodge Street in the City of Albany, Albany County, New York on March 26, 2012 at 12:15 p.m., local time.

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

PRESENT:

Anthony J. Ferrara	Chairman
Willard A. Bruce	Vice Chairman
Susan Pedo	Secretary
Hon. Kathy Sheehan	Treasurer
Martin Daley	Member
C. Anthony Owens	Member
John R. Vero	Member

ABSENT:

CORPORATION STAFF PRESENT INCLUDED THE FOLLOWING:

Michael J. Yevoli	CEO - Capitalize Albany Corporation
Erik Smith	CFO - Capitalize Albany Corporation
Bradley Chevalier	Economic Development Specialist, Capitalize Albany Corporation
Amy Gardner	Administrative Assistant, Capitalize Albany Corporation
John J. Reilly, Esq.	Agency Counsel
A. Joseph Scott, III, Esq.	Bond Counsel

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

Resolution No. _____

**RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY BY CITY OF
ALBANY INDUSTRIAL DEVELOPMENT AGENCY OF A PROFESSIONAL
SERVICES AGREEMENT WITH CAPITALIZE ALBANY CORPORATION**

WHEREAS, City of Albany Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 325 of the 1974 Laws of New York, as amended, constituting Section 903-a of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring,

constructing, reconstructing, improving, maintaining, equipping and furnishing of commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act (A) to make by-laws for the management and regulation of its affairs, (B) to appoint officers, agents and employees, to prescribe their qualifications and to fix their compensation and to pay the same as provided by the Agency, and (C) to enter into contracts and agreements; and

WHEREAS, the by-laws of the Agency adopted on December 16, 2010 (the “By-Laws”) provide that the Agency may enter into contracts so authorized by the Agency; and

WHEREAS, the Agency desires to retain the services of Capitalize Albany Corporation (“CAC”) pursuant to a professional services agreement dated as of March 26, 2012 (the “Agreement”), which Agreement is attached hereto as Exhibit A; and

WHEREAS, pursuant to the Agreement, (A) CAC will provide professional economic development management and administrative support services to the Agency and (B) the Agency will pay CAC the amount described in the Agreement; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the “SEQR Act”) and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 NYCRR Part 617, as amended (the “Regulations” and collectively with the SEQR Act, “SEQRA”), the Agency must satisfy the requirements contained in SEQRA prior to making a final determination whether to proceed with the Agreement; and

WHEREAS, pursuant to SEQRA, the Agency has examined the Agreement in order to make a determination as to whether the Agreement is subject to SEQRA, and it appears that the Agreement constitutes a Type II action under SEQRA;

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

Section 1. Based upon an examination of the Agreement, the Agency hereby determines that the Agreement constitutes a “Type II action” pursuant to 6 NYCRR 617.5(c)(20), and therefore that, pursuant to 6 NYCRR 617.6(a)(1)(i), the Agency has no further responsibilities under SEQRA with respect to the Agreement.

Section 2. Subject to review of the Agreement by the Chairman of the Agency and approval of the Agreement by counsel to the Agency, the Agency hereby determines to (A) approve the Agreement, (B) enter into the Agreement and (C) authorize the execution by the Agency of the Agreement.

Section 3. All action taken by the Chief Executive Officer of the Agency with respect to the Agreement is hereby ratified and confirmed.

Section 4. Subject to satisfaction of the conditions contained in Section 2 above, the Chairman (or Vice Chairman) of the Agency is hereby authorized to execute and deliver the Agreement, and, where appropriate, the Secretary (or Assistant Secretary) of the Agency is hereby authorized to affix the seal of

the Agency thereto and to attest the same, all in substantially the form thereof presented to this meeting, with such changes, variations, omissions and insertions as the Chairman (or Vice Chairman) shall approve, the execution thereof by the Chairman (or Vice Chairman) to constitute conclusive evidence of such approval.

Section 5. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agreement, and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing Resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agreement binding upon the Agency.

Section 6. This Resolution shall take effect immediately.

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

Anthony J. Ferrara	VOTING	_____
Willard A. Bruce	VOTING	_____
Susan Pedo	VOTING	_____
Hon. Kathy Sheehan	VOTING	_____
Martin Daley	VOTING	_____
C. Anthony Owens	VOTING	_____
John R. Vero	VOTING	_____

The foregoing Resolution was thereupon declared duly adopted.

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

I, the undersigned (Assistant) Secretary of City of Albany Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the resolution contained therein, held on March 26, 2012, with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of the Agency and of such resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this ___ day of March, 2012.

(Assistant) Secretary

(SEAL)

EXHIBIT A
AGREEMENT

DRAFT

GRANT AGREEMENT

THIS **GRANT AGREEMENT** dated as of March XX, 2012 (the “Grant Agreement”) between **CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY** (the “Agency”), a public benefit corporation organized and existing under the laws of the State of New York having an office for the transaction of business located at 21 Lodge Street, Albany, New York, and **CAPITALIZE ALBANY CORPORATION** (the “CAC”), a not-for-profit-corporation organized and existing under the laws of the State of New York, having an office for the transaction of business located at 21 Lodge Street, Albany, New York;

WITNESSETH:

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

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to promote, develop, and encourage one or more “projects” (as defined in the Act) and thereby advance the job opportunities, health, general prosperity and economic welfare of the people of the City of Albany and to improve their recreation opportunities, prosperity and standard of living; and

WHEREAS, pursuant to a management agreement dated March XX, 2012 (the “Management Agreement”) by and between the Agency and the CAC, the Agency has contracted with the CAC for the management of the operations of the Agency; and

WHEREAS, the CAC develops and implements economic development strategies within the City of Albany and, in connection with the development and implementation of such strategies, the CAC undertakes various economic development programs and projects (the “Economic Development Program”); and

WHEREAS, in order to assist the CAC in undertaking the Economic Development Program, the Agency proposes to enter into this Grant Agreement under which the Agency will provide funds to the CAC to pay a portion of the costs associated with the Economic Development Program; and

WHEREAS, the Agency will provide funds to the CAC as a grant in multiple disbursements during the term of this Grant Agreement, each such disbursement to constitute a grant and the grants provided for under this Grant Agreement to be hereinafter collectively referred to as the “Grant”; and

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Agency and the CAC agree as follows:

1. **Grant and Program.** The Agency and the CAC agree as follows:
 - (a) That the Agency will make available to the CAC the Grant in an aggregate amount equal to \$250,000.
 - (b) That the Grant will be used for the express purpose of funding a portion of the costs, both capital and operating costs, of the Economic Development Program of the CAC, including, but not limited to the following: (i) implementation of the Capitalize Albany strategy, (ii) general business development, including Empire Zone administration, (iii) lending programs (including loan origination, funding and servicing), (iv) Downtown Residential Program, and (v) coordination and fiscal support of neighborhood and riverfront re-development.
2. **Disbursement.** The Grant shall be paid quarterly by the Agency to the CAC in an amount equal to \$62,500 on or about the last day of the quarter, commencing on March 31, 2012 and ending on December 31, 2012. Disbursement of grant proceeds is based upon available cash.
3. **Compliance with Law.** The CAC covenants that it will use the moneys disbursed under this Grant Agreement only in the manner authorized by this Grant Agreement.
4. **Repayment.** Nothing herein shall be construed to require the CAC to reimburse the Agency for the Grant.
5. **Information.** The CAC agrees to furnish to the Agency, the following: (a) progress reports regarding the Economic Development Program, (b) a financial report indicating how the Grant is being spent; and (c) such other information as the Agency may request. In addition, the CAC shall provide the Agency with an annual report regarding the Economic Development Program no later than June 30, 2013.
6. **Indemnification.**
 - a. To the fullest extent permitted by law, the CAC shall defend, indemnify and hold harmless the Agency and its agents and employees from and against claims, damages, losses and expenses, including, but not limited to reasonable attorneys' fees, arising out of or resulting from the negligence or willful misconduct of CAC in CAC's performance of the tasks detailed in this Grant Agreement , except if such claims, damages, losses or expenses are caused by the Agency's negligence or willful misconduct.
 - b. To the fullest extent permitted by law, the Agency shall defend, indemnify and hold harmless the CAC and its agents and employees from and against claims, damages, losses and expenses, including, but not limited to reasonable attorneys' fees, arising out of or resulting from the negligence or willful misconduct of Agency related to Agency's obligations in this Grant Agreement , except if such claims, damages, losses or expenses are caused by the CAC's negligence or willful misconduct.
7. **Notices.** (a) All notices and other communications hereunder shall be in writing and shall be deemed given when mailed by United States registered or certified mail, postage prepaid, return receipt requested, addressed as follows:

- (1) To the Agency: at **the address** set forth in the initial paragraph of this Grant Agreement, with a copy to:

City of Albany
City Hall
Albany, New York 12207
Attention: Corporation Counsel

- (2) To the CAC: at the address set forth in the initial paragraph of this Grant Agreement.

(b) The Agency and the CAC may, by notice given hereunder, designate any further or different addresses to which subsequent notices, certificates and other communications shall be sent.

IN WITNESS WHEREOF, the parties hereto have entered into this Grant Agreement as of the day and date first written above.

CITY OF ALBANY INDUSTRIAL
DEVELOPMENT AGENCY

BY: _____
Authorized Officer

CAPITALIZE ALBANY CORPORATION

BY: _____
Authorized Officer

**CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY
GRANT AGREEMENT APPROVAL RESOLUTION - 2012
CAPITALIZE ALBANY CORPORATION**

A regular meeting of City of Albany Industrial Development Agency (the "Agency") was convened in public session at the office of the Department of Development and Planning located at 21 Lodge Street in the City of Albany, Albany County, New York on March 26, 2012 at 12:15 p.m., local time.

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

PRESENT:

Anthony J. Ferrara	Chairman
Willard A. Bruce	Vice Chairman
Susan Pedo	Secretary
Hon. Kathy Sheehan	Treasurer
Martin Daley	Member
C. Anthony Owens	Member
John R. Vero	Member

ABSENT:

CORPORATION STAFF PRESENT INCLUDED THE FOLLOWING:

Michael J. Yevoli	CEO - Capitalize Albany Corporation
Erik Smith	CFO - Capitalize Albany Corporation
Bradley Chevalier	Economic Development Specialist, Capitalize Albany Corporation
Amy Gardner	Administrative Assistant, Capitalize Albany Corporation
John J. Reilly, Esq.	Agency Counsel
A. Joseph Scott, III, Esq.	Bond Counsel

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

Resolution No. _____

RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF A GRANT AGREEMENT WITH CAPITALIZE ALBANY CORPORATION IN CONNECTION WITH THE UNDERTAKING OF THE ECONOMIC DEVELOPMENT PROGRAM.

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

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

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act (A) to make by-laws for the management and regulation of its affairs, (B) to appoint officers, agents and employees, to prescribe their qualifications and to fix their compensation and to pay the same as provided by the Agency, and (C) to enter into contracts and agreements; and

WHEREAS, pursuant to a professional services agreement dated March 26, 2012 (the “Agreement”) by and between the Agency, the City of Albany Capital Resource Corporation and Capitalize Albany Corporation (“CAC”), the Agency has contracted with CAC for professional economic development management and administrative support services of the Agency; and

WHEREAS, CAC develops and implements the economic development strategy of the City of Albany and, in connection with the development and implementation of such strategy, CAC undertakes various economic development programs and projects (collectively, the “Economic Development Program”); and

WHEREAS, in order to assist CAC in undertaking the Economic Development Program, the Agency proposes to enter into a grant agreement dated as of March 26, 2012 (the “Grant Agreement”), which Grant Agreement is attached hereto as Exhibit A, under which the Agency will provide funds to CAC to pay a portion of the costs associated with the Economic Development Program; and

WHEREAS, the Agency will provide funds to CAC as a grant in multiple disbursements during the term of the Grant Agreement, each such disbursement to constitute a grant and the grants provided for under the Grant Agreement to be hereinafter collectively referred to as the “Grant” (the Grant and the Grant Agreement being collectively referred to as the “Transaction”); and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the “SEQR Act”) and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 NYCRR Part 617, as amended (the “Regulations” and collectively with the SEQR Act, “SEQRA”), the Agency must satisfy the requirements contained in SEQRA prior to making a final determination whether to proceed with the Transaction; and

WHEREAS, pursuant to SEQRA, the Agency has examined the Transaction in order to make a determination as to whether the Transaction is subject to SEQRA, and it appears that the Transaction constitutes a Type II action under SEQRA;

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

Section 1. Based upon an examination of the Transaction, the Agency hereby determines that the Transaction in effect constitutes the financing of information collection of the type described in 6 NYCRR 617.5(c)(18) and/or preliminary planning of the type described in 6 NYCRR 617.5(c)(21) and, accordingly, constitutes a “Type II action” pursuant to 6 NYCRR 617.5(a), and therefore that, pursuant to

6 NYCRR 617.6(a)(1)(i), the Agency has no further responsibilities under SEQRA with respect to the Transaction.

Section 2. Based upon an examination of the Transaction, the Agency hereby determines that no “financial assistance” (as defined in the Act) is being requested from the Agency in connection with the Transaction, and accordingly that the Agency is not required by Section 859-a of the Act to hold a public hearing with respect to the Transaction.

Section 3. The Agency hereby further finds and determines that:

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

(B) As described in the Grant Agreement, the Grant will be used for the express purpose of funding a portion of the costs, both capital and operating costs, of the Economic Development Program of CAC, including, but not limited to the following: (i) implementation of the Capitalize Albany strategy, (ii) general business development, including Empire Zone administration, (iii) lending programs (including loan origination, funding and servicing), (iv) Downtown Residential Program, (v) coordination and fiscal support of neighborhood and riverfront re-development, and (vi) the fees due and payable under the Agreement; and

(C) The Transaction constitutes a “project,” as such term is defined in the Act; and

(D) The undertaking of the Transaction and the entering into by the Agency of the Grant Agreement will promote and maintain the job opportunities, general prosperity and economic welfare of the citizens of the City of Albany, New York and the State of New York and improve their standard of living; and

(E) It is desirable and in the public interest for the Agency to enter into the Grant Agreement.

Section 4. In consequence of the foregoing, the Agency hereby determines to grant to CAC an amount equal to the amount described in the Grant Agreement to pay the costs of undertaking the Transaction pursuant to the terms and conditions of the Grant Agreement.

Section 5. The Agency is hereby authorized to do all things necessary or appropriate for the accomplishment of the provisions of the Grant Agreement, and all acts heretofore taken by the Agency with respect to such Grant Agreement are hereby ratified, confirmed and approved.

Section 6. The form and substance of the Grant Agreement are hereby approved.

Section 7. The Chairman (or Vice Chairman) of the Agency is hereby authorized, on behalf of the Agency, to execute and deliver the Grant Agreement, and, where appropriate, the Secretary (or Assistant Secretary) of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same, all in substantially the forms thereof presented to this meeting, with such changes, variations, omissions and insertions thereto as the Chairman (or Vice Chairman) shall approve, the execution thereof by the Chairman (or Vice Chairman) to constitute conclusive evidence of such approval.

Section 8. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for

by the provisions of the Grant Agreement, and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Grant Agreement binding upon the Agency.

Section 9. This Resolution shall take effect immediately.

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

Anthony J. Ferrara	VOTING	_____
Willard A. Bruce	VOTING	_____
Susan Pedo	VOTING	_____
Hon. Kathy Sheehan	VOTING	_____
Martin Daley	VOTING	_____
C. Anthony Owens	VOTING	_____
John R. Vero	VOTING	_____

The foregoing Resolution was thereupon declared duly adopted.

EXHIBIT A
GRANT AGREEMENT

PRELIMINARY AND TENTATIVE DRAFT
FOR DISCUSSION PURPOSES ONLY

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

FINANCIAL STATEMENTS

DECEMBER 31, 2011

PRELIMINARY AND TENTATIVE DRAFT
FOR DISCUSSION PURPOSES ONLY

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PRELIMINARY AND TENTATIVE DRAFT
FOR DISCUSSION PURPOSES ONLY

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

Independent Auditors' Report

We have audited the accompanying financial statements of the governmental activities and the business-type activities of the City of Albany Industrial Development Agency, a Component Unit of the City of Albany (the Agency), as of and for the years ended December 31, 2011 and 2010, which collectively comprise the Agency's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Agency's management. Our responsibility is to express opinions on these financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the business-type activities of the Agency, as of December 31, 2011 and 2010, and the respective changes in financial position and, cash flows, where applicable, thereof for the years then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated _____, 2012, on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audits.

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 3 through 7 and Schedule I be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Albany, New York
_____, 2012

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

Management's Discussion and Analysis

The following Management's Discussion and Analysis (MD&A) of the City of Albany Industrial Development Agency's (CAIDA) activities and financial performance is offered as an introduction and overview of the financial statements of CAIDA for the fiscal years ended December 31, 2011 and 2010. Following this MD&A are the basic financial statements of CAIDA together with the notes thereto which are essential to a full understanding of the data contained in the financial statements. In addition to the notes, this section also presents certain supplementary information to assist with the understanding of CAIDA's financial operations.

OPERATION SUMMARY

The City of Albany Industrial Development Agency's mission is to encourage investment and job creation/retention within the City of Albany. The agency offers business financial incentives in the form of tax-exempt and taxable bonds to cover the cost of construction, rehabilitation, and equipping for a wide range of civic, commercial, and industrial projects. The IDA participates in a project by taking title to or a leasehold interest in the real property and/or equipment of the project using the proceeds of bonds sold by CAIDA. By separate agreement, the private firm leases the facilities from the IDA. Lease payments are usually equal to the debt service bond obligations. The IDA provides no credit enhancement and issues bonds on a non-recourse basis. Projects undertaken by the Agency are exempt from sales tax on supplies and materials during the construction phase of the project as well as mortgage recording taxes. Real property tax abatement may also be available in accordance with CAIDA's tax-exempt policy. Based on the size of the project, beneficiaries can take advantage of the five-year declining exemption under Section 485-B of the New York State Real Property Tax Law. Projects meeting certain job creation/retention and other criteria may also be eligible for the Urban Reinvestment Tax Incentive Program (URTIP). This enhanced property tax abatement is modeled after the Section 485-E of the New York State Real Property Tax Law. There will be a seven year 100% abatement of the increase in assessed value resulting from the project. The abatement will be reduced by 25% in each of the next four (4) years until taxes are paid on 100% of the assessed value of the property.

The seven-member Board meets on a monthly basis or as necessary to consider projects and actions that advance this mission as well as CAIDA's financial position. Through a management services agreement, the Capitalize Albany Corporation (CAC), an independent, not-for-profit economic development corporation provides staffing and administrative support to CAIDA. Staff meets with prospective developers to discuss the specifics of a particular project or development and makes recommendations about appropriate economic development programs as well as other planning, zoning, or project related issues. If CAIDA is an appropriate route, the applicant will complete and submit an application that outlines certain information and data. The application form is reviewed by staff and counsel to determine project qualification and address other due diligence issues. The CAIDA Board members then review the application form to consider the number of jobs to be created or retained, the "public benefits" related to the proposed project, and other economic impacts and benefits on the local economy. As part of the review process, the CAIDA members also consider potential costs to the local community of the project, including the loss of potential tax revenue. Each project is also required to provide an inducement resolution that specifically states how the project meets the statutory definitions of eligibility. The Agency convenes a public hearing for all projects requesting financial incentives greater than \$100,000. The CAIDA Board of Directors then questions the project sponsors, evaluates their answers, and reviews the inducement resolution findings in making its decision to grant final approval for IDA benefits.

Management's Discussion and Analysis

FINANCIAL OPERATIONS HIGHLIGHTS

The chart below provides a condensed summary of revenues and expenses for the years ended December 31, 2011 and 2010:

	<u>2011</u>	<u>2010</u>
Total revenues, gains, and other support	\$633,955	\$239,726
Total expenses	<u>228,961</u>	<u>422,167</u>
Excess Of Revenues Over Expenses/(Expenses Over Revenues)	<u>\$404,994</u>	<u>\$(182,441)</u>

The CAIDA experienced increased project closing activity in 2011 as compared to 2010. This has resulted in an increase of nearly \$395,000 in agency fee revenue when compared to 2010. CAIDA has continued to meet its contractual obligations supporting various economic and community development commitments during 2011.

Agency revenues are predominantly derived from a .75% administrative fee on projects that close within a given year. As a result, revenues will fluctuate from year to year based on the level of project activity. Projects that closed in 2011 and paid an administrative fee to the Agency were as follows:

Morris Street Development, LLC

This residential housing project consists of the total rehabilitation of an abandoned building into a 9 unit residential housing apartment building. Located at 70 Morris Street in the Park South section of the City of Albany the project investment is approximately \$850,000.

FC DCI, LLC

This project consists of the construction of a new single story medical office building of approximately 13,000 square feet on Washington Avenue Extension. Total project cost is approximately \$2.5 million and this project is estimated to create 15 new jobs.

39 Sheridan Realty, LLC

This \$6,250,000 project consists of the purchase, renovation, and conversion of a vacant industrial building located on Sheridan Avenue into an approximately 50,000 square foot loft-style apartment building consisting of 43 units. An estimated 50 construction jobs will be created by this project.

Columbia 425 NS, LLC

This approximately \$4 million project consists of the acquisition and renovation of 413 & 415 New Scotland Avenue into a senior care and medical facility of 16,500 square feet managed by the Care for LIFE Foundation. The project is estimated to create 36 new jobs.

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

Management's Discussion and Analysis

SRS Albany, LLC

SRS Albany, LLC is undertaking an approximately \$22 million project consisting of the acquisition of approximately 7.95 acres of land on and around Central Avenue; demolition of the existing facility; construction of an approximately 23,644 square foot facility and 65,000 square foot supermarket facility. The project will create or retain an estimated 375 permanent jobs and 200 construction jobs.

Albany Hotel, Inc

A \$23.5 million project located at 89 State Street that will create or retain an estimated 275 permanent jobs and 45 construction jobs. The project will involve the acquisition of the property from New York State and undertake interior renovations in anticipation of attracting a major hotel franchise.

Swan Street Lofts, LP

Located at 56 Second Street, this project will acquire and convert the former St. Joseph's School into 22 affordable residential units and over 14,000 square feet of community facility space located on the first and second floors. The total project cost is approximately \$9.7 million and will be partially financed with approximately \$5.4 million in tax-exempt bonds issued by the CAIDA. An estimated 55 construction jobs will be created.

A condensed summary of CAIDA's net assets at December 31, 2011 and 2010 is shown below:

	<u>2011</u>	<u>2010</u>
<u>Assets</u>		
Cash and Cash Equivalents	\$655,512	\$250,836
Mortgage Notes Receivable	<u>131,970</u>	<u>131,970</u>
TOTAL ASSETS	<u>\$787,482</u>	<u>\$382,806</u>
<u>Liabilities and Net Assets</u>		
Accounts Payable	\$109,102	\$109,420
Mortgage Notes Payable	<u>131,970</u>	<u>131,970</u>
Total Liabilities	241,072	241,390
Net Assets	<u>546,410</u>	<u>141,416</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$787,482</u>	<u>\$382,806</u>

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

Management's Discussion and Analysis

FUTURE OPERATIONS

As of March 31, 2012, the following projects have been approved by the CAIDA Board and are expected to close in 2012:

Sixty State Place, LLC

Rehabilitation of a four story, 21,000 square foot commercial building at 60 State Street into a mixed-use structure with market rate apartments and restaurant space on the first floor. Total project cost is estimated to be \$6.5 million. An estimated 85 permanent jobs will be created or retained and an estimated 40 construction jobs will be created.

Penta on Broadway, LLC

Acquisition and conversion of approximately 18,000 square feet of vacant commercial space at 522-524 Broadway into 14 residential rental units and approximately 3,000 square feet commercial space. Total project cost is estimated to be approximately \$1.5 million.

4-6 Sheridan, LLC

Rehabilitation of a five-story, 21,000 square foot commercial building at 4-6 Sheridan Avenue into a mixed-use structure housing 13 market rate apartments and 3,000 square feet of restaurant space. The project will create or retain an estimated 50 permanent jobs and create an estimated 40 construction jobs.

Columbia Harriman 455, LLC

This project consists of the acquisition of land at 455 Patroon Creek Boulevard and construction of an approximately 63,000 square foot office building on the site. This approximately \$12 million project will create or retain an estimated 250 permanent jobs and create an estimated 200 construction jobs.

FINANCIAL STATEMENTS

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

PRELIMINARY AND TENTATIVE DRAFT
FOR DISCUSSION PURPOSES ONLY

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

Management's Discussion and Analysis

REQUEST FOR INFORMATION

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

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

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

Balance Sheets

December 31

PRELIMINARY AND TENTATIVE DRAFT
FOR DISCUSSION PURPOSES ONLY

<u>Assets</u>	<u>2011</u>	<u>2010</u>
Current assets:		
Cash and cash equivalents	\$ 655,512	\$ 250,836
Mortgage notes receivable (Note 2)	<u>131,970</u>	<u>131,970</u>
Total Assets	<u>\$ 787,482</u>	<u>\$ 382,806</u>
<u>Liabilities And Net Assets</u>		
Current liabilities:		
Accounts payable (Note 3)	\$ <u>109,102</u>	\$ <u>109,420</u>
Total current liabilities	109,102	109,420
Mortgage notes payable (Note 4)	<u>131,970</u>	<u>131,970</u>
Total liabilities	241,072	241,390
Net assets	<u>546,410</u>	<u>141,416</u>
Total Liabilities And Net Assets	<u>\$ 787,482</u>	<u>\$ 382,806</u>

The accompanying notes are an integral part of these financial statements

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

Statements Of Revenues, Expenses, And Changes In Net Assets

For The Years Ended December 31

	<u>2011</u>	<u>2010</u>
Operating revenues:		
Fees	\$ 633,492	\$ 239,045
Total operating revenues	<u>633,492</u>	<u>239,045</u>
Operating expenses:		
Grant expenses	126,085	344,955
Contractual expenses	<u>102,876</u>	<u>77,212</u>
Total operating expenses	<u>228,961</u>	<u>422,167</u>
Operating income (loss)	<u>404,531</u>	<u>(183,122)</u>
Other revenues:		
Interest income	<u>463</u>	<u>681</u>
Total other revenues	<u>463</u>	<u>681</u>
Net income (loss)	404,994	(182,441)
Net assets - beginning	<u>141,416</u>	<u>323,857</u>
Net Assets - Ending	<u><u>\$ 546,410</u></u>	<u><u>\$ 141,416</u></u>

PRELIMINARY AND TENTATIVE DRAFT
FOR DISCUSSION PURPOSES ONLY

The accompanying notes are an integral part of these financial statements

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

PRELIMINARY AND TENTATIVE DRAFT
FOR DISCUSSION PURPOSES ONLY

Statements Of Cash Flows

For The Years Ended December 31

	<u>2011</u>	<u>2010</u>
Cash Flows From (For) Operating Activities:		
Receipts from fees	\$ 633,492	\$ 249,170
Receipts from mortgage notes receivable	-	11,185
Payments for grants	(110,155)	(340,247)
Payments for contractual expenses	<u>(119,124)</u>	<u>(130,590)</u>
Net cash provided by (used by) operating activities	<u>404,213</u>	<u>(210,482)</u>
 Cash Flows From Investing Activities:		
Interest	<u>463</u>	<u>681</u>
Net cash provided by investing activities	<u>463</u>	<u>681</u>
 Net increase (decrease) in cash and cash equivalents	 404,676	 (209,801)
 Balances - beginning of year	 <u>250,836</u>	 <u>460,637</u>
 Balances - End Of Year	 <u>\$ 655,512</u>	 <u>\$ 250,836</u>
 Reconciliation Of Operating Income (Loss) To Net Cash Provided By (Used By) Operating Activities:		
Operating income (loss)	\$ 404,531	\$ (183,122)
Adjustments to reconcile operating income (loss) to net cash provided by (used by) operating activities:		
Changes in assets and liabilities:		
Accounts receivable	-	10,125
Mortgage notes receivable	-	11,185
Accounts payable	<u>(318)</u>	<u>(48,670)</u>
 Net Cash Provided By (Used By) Operating Activities	 <u>\$ 404,213</u>	 <u>\$ (210,482)</u>

The accompanying notes are an integral part of these financial statements

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

Notes To Financial Statements

PRELIMINARY AND TENTATIVE DRAFT
FOR DISCUSSION PURPOSES ONLY

Note 1: Organization And Summary Of Significant Accounting Policies

Organization

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

Summary of significant accounting policies

(a) Basis of presentation

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

(b) Cash and cash equivalents

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

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

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

PRELIMINARY AND TENTATIVE DRAFT
FOR DISCUSSION PURPOSES ONLY

Notes To Financial Statements

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

At December 31, 2011, the carrying amount of the Agency's deposits, including cash and a money market account, is \$655,512. The insured and collateral status of the year end bank balances are as follows:

Status of bank balances:

Collateralized with securities held by a third party for the benefit of the Agency pursuant to a third party custodian agreement	\$405,662
Covered by federal deposit insurance	<u>250,000</u>
Total Bank Balances	<u>\$655,662</u>

(c) Statement of cash flows and cash equivalents

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

(d) Mortgage notes receivable

Substantially all of the mortgage notes receivable are considered collectible. Accordingly, no allowance for doubtful accounts is required. If it is probable accounts are uncollectible, they are charged to operations and an allowance is established when that determination is made.

(e) Property and equipment

The Agency capitalizes all expenditures for property and equipment in excess of \$1,000. There were no additions of property and equipment during the year.

(f) Industrial Development Revenue Bonds

The Agency may issue Industrial Development Revenue Bonds. The Bonds are special obligations of the Agency payable solely from revenue derived from the leasing, sale, or other disposition of a project. As explained more fully in Note 5, there is no liability to the Agency; therefore, the obligations are not accounted for in the accounts of the Agency.

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

Notes To Financial Statements

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

(g) Income taxes

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

PRELIMINARY AND TENTATIVE DRAFT
FOR DISCUSSION PURPOSES ONLY

(h) Estimates

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

(i) Presentation

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

Note 2: Mortgage Notes Receivable

The Agency's mortgage notes receivable are comprised of loans which are recorded at cost. Repayment terms and interest vary with each borrower.

Note 3: Accounts Payable

The Agency's accounts payable for the year ended December 31, 2010 included charges from New York State representing the Agency's share of central governmental cost recovery. The authorization to levy this charge was based on the current Public Authorities Law. The charge was based upon operating revenue generated in 2010, and resulted in an expense accrual of \$19,465 for the year ended December 31, 2010.

On March 9, 2011, the New York State Senate repealed the cost recovery charge originally assessed against the Agency. The expense of \$19,465 accrued at December 31, 2010 was reversed in 2011. An amount for the Agency's share of central governmental cost recovery included in December 31, 2009 accounts payable of \$117,843 was reversed in 2010.

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

Notes To Financial Statements

PRELIMINARY AND TENTATIVE DRAFT
FOR DISCUSSION PURPOSES ONLY

Note 4: Mortgage Payable

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

At December 31, 2011 and 2010, long-term debt was \$131,970 and matures on December 23, 2022.

Note 5: Industrial Development Revenue Bond Transactions

Industrial Development Revenue Bonds issued by the Agency are secured by property which is leased to private companies. The debt is retired by the lease payments. The bonds are not obligations of the Agency or New York State, and the Agency does not record related activity in its accounts. The Agency acts merely as a financing conduit. For providing this service, the Agency receives an administrative fee. Such administrative fee income is recognized immediately upon issuance of bonds. Industrial Development Revenue Bonds outstanding as of December 31, 2011 total \$XXX,XXX,XXX.

Note 6: Commitments

The Agency has an agreement with the Albany Parking Authority to pay 25% of the generally offered parking rate to provide up to 50 parking spaces associated with the Hampton Plaza. The generally offered parking rate at December 31, 2011 and 2010 is \$140 per space per month. The agreement is effective through August 31, 2018.

Minimum future parking payments under the noncancelable lease agreement having initial terms in excess of one year as of December 31, 2011 are as follows:

2012	\$ 21,000
2013	21,000
2014	21,000
2015	21,000
2016	21,000
Thereafter	<u>35,000</u>
Total	<u>\$140,000</u>

Included in contractual expenses for 2011 and 2010 were expenses totaling \$21,000 for each year.

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

Notes To Financial Statements

Note 6: Commitments (Continued)

The Agency had an agreement with the New Covenant Charter School to lease a portion of the New Covenant Charter School building as a community center. The Agency paid the Community Center's share of all operating and maintenance expenses, fees, and charges. The annual costs of this lease were approximately \$76,486 and \$44,955 for the years ended December 31, 2011 and 2010, respectively. The original agreement was effective through November 30, 2099. In June 2010, the New Covenant Charter School closed and ownership rights have reverted back to the bondholders. The Agency's obligation under the lease continues despite the closing of the charter school. The Agency will continue to be required to pay a portion of all operating and maintenance expenses, fees, and charges until the charter school building is purchased. The Agency's obligation for the year ended December 31, 2011 includes usage charges that were incurred from August 9, 2010 through January 5, 2012.

PRELIMINARY AND TENTATIVE DRAFT
FOR DISCUSSION PURPOSES ONLY

PRELIMINARY AND TENTATIVE DRAFT
FOR DISCUSSION PURPOSES ONLY

REQUIRED SUPPLEMENTARY INFORMATION

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

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

PRELIMINARY AND TENTATIVE DRAFT
FOR DISCUSSION PURPOSES ONLY

For The Year Ended December 31, 2011

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues:			
Agency fees	\$ 305,868	\$ 633,492	\$ 327,624
Interest income	<u>500</u>	<u>463</u>	<u>(37)</u>
 Total revenues	 <u>306,368</u>	 <u>633,955</u>	 <u>327,587</u>
 Expenses:			
ED Support	115,000	49,599	65,401
Sub-Lease AHCC	100,000	76,486	23,514
Management contracts	40,999	73,969	(32,970)
APA Contract	23,100	21,000	2,100
Agency counsel	17,219	18,000	(781)
Audits/accounting	6,600	6,600	-
Other miscellaneous	2,250	1,762	488
Insurance	1,200	1,010	190
Governmental cost recovery	<u>-</u>	<u>(19,465)</u>	<u>19,465</u>
 Total expenses	 <u>306,368</u>	 <u>228,961</u>	 <u>77,407</u>
 Excess Of Revenue Over Expenses	 <u>\$ -</u>	 <u>\$ 404,994</u>	 <u>\$ 404,994</u>

PRELIMINARY AND TENTATIVE DRAFT
FOR DISCUSSION PURPOSES ONLY

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

The Chairman and Board of Directors
City of Albany Industrial Development Agency,
a Component Unit of the City of Albany

We have audited the financial statements of the governmental activities and the business-type activities of the City of Albany Industrial Development Agency, a Component Unit of the City of Albany (the Agency), as of and for the year ended December 31, 2011, which collectively comprise the Agency's basic financial statements and have issued our report thereon dated _____, 2012. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Agency's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the Agency's financial statements will not be prevented, or detected and corrected on a timely basis.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies, or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance And Other Matters

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

This report is intended solely for the information and use of the management of the Agency and the State of New York Office of the State Comptroller, and is not intended to be and should not be used by anyone other than these specified parties.

Albany, New York
_____, 2012

Governance Information (Authority-Related)

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

Governance Information (Board-Related)

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

Board of Directors Listing

Name	Daley, Martin	Name	Bruce, Willard A
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	05/21/2009	Term Start Date	03/19/1986
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By		Appointed By	
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Ferrara, Anthony J	Name	Pedo, Susan
Chair of the Board	Yes	Chair of the Board	No
If yes, Chairman Designated by.	Elected by Board	If yes, Chairman Designated by.	
Term Start Date	02/23/1989	Term Start Date	05/21/2007
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By		Appointed By	
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Sheehan, Kathy	Name	Owens, C. Anthony
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	03/18/2011	Term Start Date	11/07/2011
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By		Appointed By	
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	No
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	Yes	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Vero, John
Chair of the Board	No
If yes, Chairman Designated by.	
Term Start Date	11/07/2011
Term Expiration Date	Pleasure of Authority
Title	
Has the Board member appointed a designee?	
Ex-officio	No
Nominated By	Local
Appointed By	
Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	No
Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No

Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/Allowances/Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by State or local government
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This authority has indicated that it has no staff during the reporting period.

Benefit Information

During the fiscal year, did the Authority continue to pay for any of the above mentioned benefits for

No

Board Members

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	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
Vero, John	Board of Directors												X	
Owens, C. Anthony	Board of Directors												X	
Sheehan, Kathy	Board of Directors												X	
Daley, Martin	Board of Directors												X	
Ferrara, Anthony J	Board of Directors												X	
Bruce, Willard A	Board of Directors												X	
Pedo, Susan	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	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
No Data has been entered by the Authority for this section in PARIS														

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 No

Name of Subsidiary/Component Unit	Status	Requested Changes
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Subsidiary/Component Unit Creation

Name of Subsidiary/Component Unit	Establishment Date	Entity Purpose
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Subsidiary/Component unit Termination

Name of Subsidiary/Component Unit	Termination Date	Termination Reason	Proof of Termination
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No Data has been entered by the Authority for this section in PARIS

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

<u>Assets</u>	
Current Assets	
Cash and cash equivalents	\$655,512
Investments	\$0
Receivables, net	\$131,970
Other assets	\$0
Total Current Assets	\$787,482
Noncurrent Assets	
Restricted cash and investments	\$0
Long-term receivables, net	\$0
Other assets	\$0
Capital Assets	
Land and other nondepreciable property	\$0
Buildings and equipment	\$0
Infrastructure	\$0
Accumulated depreciation	\$0
Net Capital Assets	\$0
Total Noncurrent Assets	\$0
Total Assets	\$787,482

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities

Current Liabilities

Accounts payable	\$109,102
Pension contribution payable	\$0
Other post-employment benefits	\$0
Accrued liabilities	\$0
Deferred revenues	\$0
Bonds and notes payable	\$0
Other long-term obligations due within one year	\$0
Total Current Liabilities	\$109,102

Noncurrent Liabilities

Pension contribution payable	\$0
Other post-employment benefits	\$0
Bonds and notes payable	\$131,970
Long Term Leases	\$0
Other long-term obligations	\$0
Total Noncurrent Liabilities	\$131,970

Total Liabilities **\$241,072**

Net Asset (Deficit)

Net Asset

Invested in capital assets, net of related debt	\$0
Restricted	\$0
Unrestricted	\$546,410
Total Net Assets	\$546,410

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Operating Revenues

Charges for services	\$633,492
Rental & financing income	\$0
Other operating revenues	\$0
Total Operating Revenue	\$633,492

Operating Expenses

Salaries and wages	\$0
Other employee benefits	\$0
Professional services contracts	\$120,579.35
Supplies and materials	\$0
Depreciation & amortization	\$0
Other operating expenses	\$1,760.25
Total Operating Expenses	\$122,339.6

Operating Income (Loss) **\$511,152.4**

Nonoperating Revenues

Investment earnings	\$463
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$0
Total Nonoperating Revenue	\$463

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Nonoperating Expenses

Interest and other financing charges	\$0
Subsidies to other public authorities	\$126,085
Grants and donations	\$0
Other nonoperating expenses	(\$19,464.82)
Total Nonoperating Expenses	\$106,620.18
Income (Loss) Before Contributions	\$404,995.22
Capital Contributions	\$0
Change in net assets	\$404,995.22
Net assets (deficit) beginning of year	\$141,416.38
Other net assets changes	\$0
Net assets (deficit) at end of year	\$546,411.6

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?	Yes

New Debt Issuances List by Type of Debt and Program

Type Of Debt: Conduit Debt

Program:

Project	Amounts	CUSIP Number	Bond Closing Date	Taxable Status	Issue Process	True Interest Cost	Interest Type	Term	Cost of Issuance (\$)	PACB Project	URL
Swan St Lofts	Refunding	0.00	12/30/2011		Negotiated	1	Variable	1	0.00		
	New	5,400,000.00									
	Total	5,400,000.00									

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 Supported					
State Contingent Obligation					
State Moral Obligation					
Other State Funded					
Authority Obligation					
General Obligation					
Revenue					
Other Non-State Funded					
Conduit					
Conduit Debt	0.00	680,436,200.00	5,400,000.00	44,508,317.00	641,327,883.00
Conduit Debt - Pilot Increment Financing					

Real Property Acquisition/Disposal List

No Data has been entered by the Authority for this section in PARIS

Personal Property

No Data has been entered by the Authority for this section in PARIS

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?		
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?		
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?		

No Data has been entered by the Authority for this section in PARIS

IDA Projects

1.

General Project Information

Project Code: 0101 00 01A
Project Type: Bonds/Notes Issuance
Project Name: 1367 Washington Ave

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$15,000,000.00
Benefited Project Amount: \$15,000,000.00
Bond/Note Amount: \$15,000,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Taxable
Not For Profit: No
Date Project Approved: 03/16/2000
IDA Took Title Yes
to Property:
Date IDA Took Title 05/01/2000
or Leasehold Interest:
Year Financial Assistance is 2013
planned to End:
Notes: New Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 1367 Washington Ave
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 350
Average estimated annual salary of jobs to be created.(at Current market rates): 36,000
Annualized salary Range of Jobs to be Created: 10,000 To: 110,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 282
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 282

Applicant Information

Applicant Name: "1367 Washington Ave., LLC"
Address Line1: 302 Washington Ave. Ext.
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

2.

General Project Information

Project Code: 0101 04 05A
Project Type: Straight Lease
Project Name: 153 Quail St (Freihofer's)

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: \$2,145,000.00
Benefited Project Amount: \$2,145,000.00

Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 01/01/2004
IDA Took Title Yes
to Property:
Date IDA Took Title 01/01/2004
or Leasehold Interest:
Year Financial Assistance is 2015
planned to End:
Notes: Straight Lease

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$4,973.25
Local Property Tax Exemption: \$19,707.75
School Property Tax Exemption: \$40,242
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$64,923.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$830.72	\$830.72
Local PILOT:	\$3,265.54	\$3,265.54
School District PILOT:	\$6,694.1	\$6,694.1
Total PILOTS:	\$10,790.36	\$10,790.36

Net Exemptions: \$54,132.64

Location of Project

Address Line1: 153 Quail St.
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12206
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 26
Average estimated annual salary of jobs to be created.(at Current market rates): 38,000
Annualized salary Range of Jobs to be Created: 10,000 To: 75,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 15
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 15

Applicant Information

Applicant Name: "153 Quail St., LLC"
Address Line1: 1 Rapp Road
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

3.

General Project Information

Project Code: 0101 00 07A
Project Type: Straight Lease
Project Name: 196 Washington Ave

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: \$628,675.00
Benefited Project Amount: \$628,675.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 01/01/2000
IDA Took Title Yes
to Property:
Date IDA Took Title 01/01/2000
or Leasehold Interest:
Year Financial Assitance is 2011
planned to End:
Notes: Straight Lease

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$2,094
Local Property Tax Exemption: \$8,298
School Property Tax Exemption: \$16,944
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$27,336.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$10,812.95	\$10,812.95
Local PILOT:	\$44,103.64	\$44,103.64
School District PILOT:	\$56,160.93	\$0
Total PILOTS:	\$111,077.52	\$54,916.59

Net Exemptions: -\$83,741.52

Location of Project

Address Line1: 196 Washington Ave
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12206
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 6
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 6

Applicant Information

Applicant Name: "196 Waqshington Ave., LLP"
Address Line1: 1 Rapp Road
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

4.

General Project Information

Project Code: 0101 08 09A
Project Type: Straight Lease
Project Name: 22 New Scotland Avenue LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$15,117,690.00
Benefited Project Amount: \$14,690,904.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/07/2008
IDA Took Title Yes
to Property:
Date IDA Took Title 09/03/2008
or Leasehold Interest:
Year Financial Assistance is 2023
planned to End:
Notes: NA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$20,221.41
Local Property Tax Exemption: \$80,132.4
School Property Tax Exemption: \$163,625.38
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$263,979.19
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$10,627.47	\$10,627.47
Local PILOT:	\$41,776.25	\$41,776.25
School District PILOT:	\$153,946.73	\$153,946.73
Total PILOTS:	\$206,350.45	\$206,350.45

Net Exemptions: \$57,628.74

Location of Project

Address Line1: 22 New scotland Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 300
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 300
Estimated average annual salary of jobs to be retained.(at Current Market rates): 30,444
Current # of FTEs: 380
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 80

Applicant Information

Applicant Name: "22 New Scotland Avenue, LLC"
Address Line1: 302 Washington Ave Ext
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

5.

General Project Information

Project Code: 0101 11 04
Project Type: Straight Lease
Project Name: 39 Sheridan Realty, LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$6,250,000.00
Benefited Project Amount: \$6,175,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 05/06/2011
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2042
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$138,240
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$67,500
Total Exemptions: \$205,740.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$205,740

Location of Project

Address Line1: 49 Sheridan Ave
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12210
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 1
Average estimated annual salary of jobs to be created.(at Current market rates): 30,750
Annualized salary Range of Jobs to be Created: 30,750 To: 30,750
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 4
Net Employment Change: 0

Applicant Information

Applicant Name: 39 Sheridan Realty, LLC
Address Line1: 646 Plank Road
Address Line2: Suite 205
City: CLIFTON PARK
State: NY
Zip - Plus4: 12065
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

6.

General Project Information

Project Code: 0101 04 04A
Project Type: Straight Lease
Project Name: 677 Broadway

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: \$24,000,000.00
Benefited Project Amount: \$24,000,000.00

Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:

Not For Profit: No
Date Project Approved: 01/01/2004
IDA Took Title Yes
to Property:
Date IDA Took Title 01/01/2004

or Leasehold Interest:
Year Financial Assitance is 2024
planned to End:

Notes: Straight LeaseNet exemptions show a negative figure due to the fact that the project paid back taxes from 2006,2007 and 2008 in the amount of \$1,1

Location of Project

Address Line1: 677 Broadway
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12207
Province/Region:
Country: USA

Applicant Information

Applicant Name: "Columbia 677, LLC"
Address Line1: 302 Washington Ave. Ext.
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$79,449.5
Local Property Tax Exemption: \$314,838.57
School Property Tax Exemption: \$642,880.78
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$1,037,168.85
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$74,249.26	\$74,249.26
Local PILOT:	\$291,871.34	\$291,871.34
School District PILOT:	\$598,313.93	\$598,313.93
Total PILOTS:	\$964,434.53	\$964,434.53

Net Exemptions: \$72,734.32

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 580
Average estimated annual salary of jobs to be created.(at Current market rates): 87,439
Annualized salary Range of Jobs to be Created: 24,000 To: 175,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 406
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 406

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

7.

General Project Information

Project Code: 0101 04 02A
Project Type: Bonds/Notes Issuance
Project Name: Albany College of Pharmacy (A)

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$14,000,000.00
Benefited Project Amount: \$14,000,000.00
Bond/Note Amount: \$14,000,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 10/21/2004
IDA Took Title Yes
to Property:
Date IDA Took Title 12/01/2004
or Leasehold Interest:
Year Financial Assitance is 2034
planned to End:
Notes: New Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 106 New Scotland Ave
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 133
Original Estimate of Jobs to be created: 24
Average estimated annual salary of jobs to be created.(at Current market rates): 58,000
Annualized salary Range of Jobs to be Created: 35,000 To: 130,000
Original Estimate of Jobs to be Retained: 133
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 257
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 124

Applicant Information

Applicant Name: Albany College of Pharmacy
Address Line1: 106 New Scotland Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

8.

General Project Information

Project Code: 0101 08 01A
Project Type: Bonds/Notes Issuance
Project Name: Albany College of Pharmacy (A)

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Civic Facility

Total Project Amount: \$7,550,000.00
Benefited Project Amount: \$7,200,000.00
Bond/Note Amount: \$7,330,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 12/20/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 01/25/2008
or Leasehold Interest:
Year Financial Assitance is 2038
planned to End:
Notes: Project employment information listed in Series 2004 A

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 106 New Scotland Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208 - 3492
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 22
Average estimated annual salary of jobs to be created.(at Current market rates): 59,590
Annualized salary Range of Jobs to be Created: 27,000 To: 80,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: Albany College of Pharmacy
Address Line1: 106 New Scotland Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208 3492
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

9.

General Project Information

Project Code: 0101 04 02B
Project Type: Bonds/Notes Issuance
Project Name: Albany College of Pharmacy (B)

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$8,000,000.00
Benefited Project Amount: \$8,000,000.00
Bond/Note Amount: \$8,000,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 10/21/2004
IDA Took Title Yes
to Property:
Date IDA Took Title 12/01/2004
or Leasehold Interest:
Year Financial Assitance is 2034
planned to End:
Notes: New Construction Project information reported in A series

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 106 New Scotland Ave
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: Albany College of Pharmacy
Address Line1: 106 New Scotland Ave
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

10.

General Project Information

Project Code: 0101 11 06
Project Type: Straight Lease
Project Name: Albany Hotel, Inc

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$23,500,000.00
Benefited Project Amount: \$11,000,000.00

Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:

Not For Profit: No
Date Project Approved: 08/18/2011
IDA Took Title No

to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assistance is 2042
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$800,000
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$800,000.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$800,000

Location of Project

Address Line1: 89 State Street
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12207
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 148
Original Estimate of Jobs to be created: 12
Average estimated annual salary of jobs to be created.(at Current market rates): 28,000
Annualized salary Range of Jobs to be Created: 20,000 To: 70,000
Original Estimate of Jobs to be Retained: 148
Estimated average annual salary of jobs to be retained.(at Current Market rates): 27,996
Current # of FTEs: 142
of FTE Construction Jobs during fiscal year: 6
Net Employment Change: (6)

Applicant Information

Applicant Name: Albany Hotel, Inc
Address Line1: 2711 N. Haskell Ave
Address Line2: Suite 1800
City: DALLAS
State: TX
Zip - Plus4: 75204
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

11.

General Project Information

Project Code: 0101 99 02A
Project Type: Bonds/Notes Issuance
Project Name: Albany Institute of History & Art

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$11,000,000.00
Benefited Project Amount: \$11,000,000.00
Bond/Note Amount: \$11,000,000.00

Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 04/15/1999
IDA Took Title Yes
to Property:
Date IDA Took Title 06/01/1999
or Leasehold Interest:
Year Financial Assistance is 2019
planned to End:
Notes: New Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 125 Washington Ave
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 29
Original Estimate of Jobs to be created: 5
Average estimated annual salary of jobs to be created.(at Current market rates): 40,494
Annualized salary Range of Jobs to be Created: 17,500 To: 110,000
Original Estimate of Jobs to be Retained: 29
Estimated average annual salary of jobs to be retained.(at Current Market rates): 40,494
Current # of FTEs: 15
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (14)

Applicant Information

Applicant Name: Albany Institute of History & Art
Address Line1: 125 Washington Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

12.

General Project Information

Project Code: 0101 99 01A
Project Type: Bonds/Notes Issuance
Project Name: Albany Jewish Community Center

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$3,170,000.00
Benefited Project Amount: \$3,170,000.00
Bond/Note Amount: \$3,170,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 02/18/1999
IDA Took Title Yes
to Property:
Date IDA Took Title 04/01/1999
or Leasehold Interest:
Year Financial Assistance is 2019
planned to End:
Notes: New Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 340 Whitehall Rd
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 44
Original Estimate of Jobs to be created: 12
Average estimated annual salary of jobs to be created.(at Current market rates): 19,500
Annualized salary Range of Jobs to be Created: 10,000 To: 75,000
Original Estimate of Jobs to be Retained: 44
Estimated average annual salary of jobs to be retained.(at Current Market rates): 19,500
Current # of FTEs: 102
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 58

Applicant Information

Applicant Name: Albany Jewish Community Center
Address Line1: 340 Whitehall Road
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12209
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

13.

General Project Information

Project Code: 0101 00 03A
Project Type: Bonds/Notes Issuance
Project Name: Albany Law School

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$9,520,000.00
Benefited Project Amount: \$9,520,000.00
Bond/Note Amount: \$9,520,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 06/15/2000
IDA Took Title Yes
to Property:
Date IDA Took Title 08/01/2000
or Leasehold Interest:
Year Financial Assitance is 2030
planned to End:
Notes: New Construction Employment information reported in subsequent project

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 80 New Scotland Ave
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 7
Average estimated annual salary of jobs to be created.(at Current market rates): 63,840
Annualized salary Range of Jobs to be Created: 32,555 To: 140,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 143
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 143

Applicant Information

Applicant Name: Albany Law School
Address Line1: 80 New Scotland Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

14.

General Project Information

Project Code: 0101 07 06A
Project Type: Bonds/Notes Issuance
Project Name: Albany Law School (A)

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$25,000,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$16,760,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 05/16/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 06/25/2007
or Leasehold Interest:
Year Financial Assitance is 2037
planned to End:
Notes: Aquisition of property and services
Refinance of prior bonds

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 80 New Scotland Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 158
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (158)

Applicant Information

Applicant Name: Albany Law School
Address Line1: 80 New Scotland Ave
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

15.

General Project Information

Project Code: 0101 07 06B
Project Type: Bonds/Notes Issuance
Project Name: Albany Law School (B)

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$0.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$2,305,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 05/16/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 06/25/2007
or Leasehold Interest:
Year Financial Assitance is 2031
planned to End:
Notes: Acquisition of property Services
Refinance of prior bonds All project information reported in A series

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 80 New Scotland Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: Albany Law School
Address Line1: 80 New scotland Ave
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

16.

General Project Information

Project Code: 0101 99 03A
Project Type: Bonds/Notes Issuance
Project Name: Albany Medical Center (1999)

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$3,757,333.00
Benefited Project Amount: \$3,757,333.00
Bond/Note Amount: \$3,757,333.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 04/15/1999
IDA Took Title Yes
to Property:
Date IDA Took Title 06/01/1999
or Leasehold Interest:
Year Financial Assitance is 2029
planned to End:
Notes: New Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 43 New Scotland Ave
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 127
Original Estimate of Jobs to be created: 2
Average estimated annual salary of jobs to be created.(at Current market rates): 46,746
Annualized salary Range of Jobs to be Created: 19,500 To: 119,000
Original Estimate of Jobs to be Retained: 127
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 6,766
of FTE Construction Jobs during fiscal year: 58
Net Employment Change: 6,639

Applicant Information

Applicant Name: Albany Medical Center Hospital
Address Line1: 43 New Sotland Ave
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

17.

General Project Information

Project Code: 0101 05 04A
Project Type: Bonds/Notes Issuance
Project Name: Albany Medical Center 2005 (A)

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$0.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$10,000,000.00

Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 04/21/2005
IDA Took Title Yes
to Property:
Date IDA Took Title 06/01/2005

or Leasehold Interest:
Year Financial Assitance is 2035
planned to End:

Notes: New Construction. Employment reported in the initial Albany Medical Center Project0101 00 03A

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 43 New Scotland Ave
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 133
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 133
Estimated average annual salary of jobs to be retained.(at Current Market rates): 51,000
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (133)

Applicant Information

Applicant Name: Albany Medical Center Hospital
Address Line1: 43 New Scotland Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

18.

General Project Information

Project Code: 0101 05 04B
Project Type: Bonds/Notes Issuance
Project Name: Albany Medical Center 2005 (B)

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$0.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$3,000,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 04/21/2005
IDA Took Title Yes
to Property:
Date IDA Took Title 06/01/2005
or Leasehold Interest:
Year Financial Assitance is 2035
planned to End:
Notes: CONSTRUCTION Project information reported in A series

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 43 New Scotland Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: Albany Medical Center Hospital
Address Line1: 43 New Scotland Ave
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

19.

General Project Information

Project Code: 0101 07 08A
Project Type: Bonds/Notes Issuance
Project Name: Albany Medical Center 2007 (A) (25/31 Hackett)

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$12,000,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$3,020,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 06/21/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 06/28/2007
or Leasehold Interest:
Year Financial Assitance is 2027
planned to End:
Notes: Construction and Renovation Employment information reported in previous project

Location of Project

Address Line1: 25/31 Hackett Blvd
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Applicant Information

Applicant Name: Albany Medical Center Hospital
Address Line1: 43 New Scotland Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 40
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

20.

General Project Information

Project Code: 0101 07 08B
Project Type: Bonds/Notes Issuance
Project Name: Albany Medical Center 2007 (B) (25/31 Hackett)
Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$12,000,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$535,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 06/21/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 06/28/2007
or Leasehold Interest:
Year Financial Assitance is 2027
planned to End:
Notes: Construction and Renovation Project information reported in (A) series

Location of Project

Address Line1: 23/31 Hackett Blvd
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Applicant Information

Applicant Name: Albany Medical Center Hospital
Address Line1: 43 New Scotland Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

21.

General Project Information

Project Code: 0101 07 11A
Project Type: Bonds/Notes Issuance
Project Name: Albany Medical Center Hosp. Bldg F (C)

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$15,600,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$13,160,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 09/20/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 11/28/2007
or Leasehold Interest:
Year Financial Assitance is 2027
planned to End:
Notes: Renovation and Construction Employment information reported in previous project0101 00 03A

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 43 New Scotland Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: Albany Medical Center Hospital
Address Line1: 43 new Scotland Ave
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

22.

General Project Information

Project Code: 0101 07 11B
Project Type: Bonds/Notes Issuance
Project Name: Albany Medical Center Hosp. Bldg. F (D)

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$15,600,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$1,465,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 09/20/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 11/28/2007
or Leasehold Interest:
Year Financial Assitance is 2027
planned to End:
Notes: Renovation and Construction Project information reported in 0101 00 03A

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 43 New Scotland Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: Albany Medical Center Hospital
Address Line1: 43 New Scotland Ave
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

23.

General Project Information

Project Code: 0101 07 09A
Project Type: Bonds/Notes Issuance
Project Name: Albany Medical Center Hospital 2007 (A)
(60 Hackett)

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$12,000,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$6,645,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 05/21/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 06/28/2007
or Leasehold Interest:
Year Financial Assitance is 2027
planned to End:
Notes: Construction and Renovations
Employment information reported in
prior project 0101 00 03A

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 60 Hackett Blvd
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 40
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: Albany Medical Center Hospital
Address Line1: 43 New Scotland Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

24.

General Project Information

Project Code: 01010709B
Project Type: Bonds/Notes Issuance
Project Name: Albany Medical Center Hospital 2007 (B)
(60 Hackett)
Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$12,000,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$2,335,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 05/21/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 06/28/2007
or Leasehold Interest:
Year Financial Assitance is 2027
planned to End:
Notes: Construction and Renovation Project information reported in A series

Location of Project

Address Line1: 60 Hackett Blvd
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Applicant Information

Applicant Name: Albany Medical Center Hospital
Address Line1: 43 New Scotland Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

25.

General Project Information

Project Code: 0101 06 05A
Project Type: Straight Lease
Project Name: Albany Mid-Town Hotel

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: \$17,000,000.00
Benefited Project Amount: \$17,000,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 01/01/2006
IDA Took Title Yes
to Property:
Date IDA Took Title 01/01/2006
or Leasehold Interest:
Year Financial Assitance is 2017
planned to End:
Notes: Straight Lease . Actual PILOT payments are higher than payments due per agreement becasue project paid 2009 school tax late as well as interest char

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$44,459.11
Local Property Tax Exemption: \$176,180.37
School Property Tax Exemption: \$359,749.36
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$580,388.84
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$41,549.11	\$41,549.11
Local PILOT:	\$163,328.15	\$163,328.15
School District PILOT:	\$334,810.22	\$334,810.22
Total PILOTS:	\$539,687.48	\$539,687.48

Net Exemptions: \$40,701.36

Location of Project

Address Line1: 62 New Scotland Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 79
Average estimated annual salary of jobs to be created.(at Current market rates): 32,000
Annualized salary Range of Jobs to be Created: 15,000 To: 115,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 31
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 31

Applicant Information

Applicant Name: "Albany Mid-Town Hotel, LLC"
Address Line1: 302 Washingong Ave Ext
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

26.

General Project Information

Project Code: 0101 05 01A
Project Type: Straight Lease
Project Name: Albany Molecular

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: \$1,750,000.00
Benefited Project Amount: \$1,750,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 01/01/2005
IDA Took Title Yes
to Property:
Date IDA Took Title 01/01/2005
or Leasehold Interest:
Year Financial Assistance is 2015
planned to End:
Notes: Straight Lease

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$23,208.5
Local Property Tax Exemption: \$91,969.5
School Property Tax Exemption: \$187,796
Mortgage Recording Tax Exemption: \$100,000
Total Exemptions: \$402,974.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$610.57	\$610.57
Local PILOT:	\$2,400.11	\$2,400.11
School District PILOT:	\$4,920.05	\$4,920.05
Total PILOTS:	\$7,930.73	\$7,930.73

Net Exemptions: \$395,043.27

Location of Project

Address Line1: 21 Corporate Circle
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 60
Average estimated annual salary of jobs to be created.(at Current market rates): 75,139
Annualized salary Range of Jobs to be Created: 27,500 To: 193,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 77
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 77

Applicant Information

Applicant Name: Albany Molecular
Address Line1: 21 Corporate Circle
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

27.

General Project Information

Project Code: 0101 91 03A
Project Type: Bonds/Notes Issuance
Project Name: Albany Muni Golf Course

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$1,760,000.00
Benefited Project Amount: \$1,760,000.00
Bond/Note Amount: \$1,760,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 10/17/1991
IDA Took Title Yes
to Property:
Date IDA Took Title 12/01/1991
or Leasehold Interest:
Year Financial Assistance is 2012
planned to End:
Notes: New Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 2 O'Neill
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 18
Average estimated annual salary of jobs to be created.(at Current market rates): 30,000
Annualized salary Range of Jobs to be Created: 12,000 To: 70,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 28
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 28

Applicant Information

Applicant Name: Albany Municipal Gold Course
Address Line1: 2 O'Neill Rd
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

28.

General Project Information

Project Code: 0101 99 04A
Project Type: Bonds/Notes Issuance
Project Name: Barton Associates

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$5,200,000.00
Benefited Project Amount: \$5,200,000.00
Bond/Note Amount: \$5,200,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Taxable
Not For Profit: No
Date Project Approved: 04/15/1999
IDA Took Title Yes
to Property:
Date IDA Took Title 06/01/1999
or Leasehold Interest:
Year Financial Assistance is 2019
planned to End:
Notes: New Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$14,658
Local Property Tax Exemption: \$58,086
School Property Tax Exemption: \$118,608
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$191,352.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$13,698.58	\$13,698.58
Local PILOT:	\$53,848.68	\$53,848.68
School District PILOT:	\$110,385.66	\$110,385.66
Total PILOTS:	\$177,932.92	\$177,932.92

Net Exemptions: \$13,419.08

Location of Project

Address Line1: 2 Clara Barton Dr
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12210
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 142
Average estimated annual salary of jobs to be created.(at Current market rates): 30,000
Annualized salary Range of Jobs to be Created: 20,000 To: 95,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 145
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 145

Applicant Information

Applicant Name: Barton Associates
Address Line1: 40 Beaver Street
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12207
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

29.

General Project Information

Project Code: 0101 00 08A
Project Type: Straight Lease
Project Name: Beaver 50 Assoc

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: \$6,000,000.00
Benefited Project Amount: \$6,000,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 01/01/2000
IDA Took Title Yes
to Property:
Date IDA Took Title 01/01/2000
or Leasehold Interest:
Year Financial Assitance is 2020
planned to End:
Notes: Straight Lease

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$20,940
Local Property Tax Exemption: \$82,980
School Property Tax Exemption: \$169,440
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$273,360.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$14,720.68	\$14,720.68
Local PILOT:	\$57,866.49	\$57,866.49
School District PILOT:	\$157,693.8	\$157,693.8
Total PILOTS:	\$230,280.97	\$230,280.97

Net Exemptions: \$43,079.03

Location of Project

Address Line1: 50 Beaver St
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12207
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 200
Average estimated annual salary of jobs to be created.(at Current market rates): 40,000
Annualized salary Range of Jobs to be Created: 20,000 To: 120,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 105
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 105

Applicant Information

Applicant Name: "Beaver 50 Associates, LLP"
Address Line1: 40 Beaver Street
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12207
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

30.

General Project Information

Project Code: 0101 03 02A
Project Type: Straight Lease
Project Name: Boulevard Apts

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: \$2,042,307.00
Benefited Project Amount: \$2,042,307.00

Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:

Not For Profit: No
Date Project Approved: 01/01/2003
IDA Took Title Yes
to Property:
Date IDA Took Title 01/01/2003

or Leasehold Interest:
Year Financial Assistance is 2014
planned to End:
Notes: Straight Lease

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$7,416.25
Local Property Tax Exemption: \$29,388.75
School Property Tax Exemption: \$60,010
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$96,815.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$223.09	\$223.09
Local PILOT:	\$876.96	\$876.96
School District PILOT:	\$0	\$0
Total PILOTS:	\$1,100.05	\$1,100.05

Net Exemptions: \$95,714.95

Location of Project

Address Line1: 266-268 Washington Ave
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12206
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 1
Average estimated annual salary of jobs to be created.(at Current market rates): 13,000
Annualized salary Range of Jobs to be Created: 13,000 To: 13,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 13,000
Current # of FTEs: 1
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 1

Applicant Information

Applicant Name: "Boulevard Apartments, LLC"
Address Line1: 112 High Street
Address Line2:
City: HOOSICK FALLS
State: NY
Zip - Plus4: 12090
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

31.

General Project Information

Project Code: 0101 07 03A
Project Type: Bonds/Notes Issuance
Project Name: Brighter Choice Charter Schools (A)

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$19,000,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$17,895,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 03/15/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 03/30/2007
or Leasehold Interest:
Year Financial Assistance is 2037
planned to End:
Notes: New Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 250 Central Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12206
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 21
Original Estimate of Jobs to be created: 19
Average estimated annual salary of jobs to be created.(at Current market rates): 42,962
Annualized salary Range of Jobs to be Created: 16,500 To: 87,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 70
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 49

Applicant Information

Applicant Name: Brighter Choice Charter School
Address Line1: 250 Central Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12206
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

32.

General Project Information

Project Code: 0101 07 03B
Project Type: Bonds/Notes Issuance
Project Name: Brighter Choice Charter Schools (B)

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$0.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$595,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 03/15/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 03/30/2007
or Leasehold Interest:
Year Financial Assitance is 2012
planned to End:
Notes: New Construction Project information reported in A series

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 250 Central Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12206
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: Brighter Choice Charter School
Address Line1: 250 Central Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12206
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

33.

General Project Information

Project Code: 0101 01 09A
Project Type: Straight Lease
Project Name: C MCD Properties LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: \$2,850,000.00
Benefited Project Amount: \$2,850,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 01/01/2001
IDA Took Title Yes
to Property:
Date IDA Took Title 01/01/2001
or Leasehold Interest:
Year Financial Assitance is 2011
planned to End:
Notes: Straight Lease

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$7,558.29
Local Property Tax Exemption: \$29,951.63
School Property Tax Exemption: \$61,159.37
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$98,669.29
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,639.39	\$5,639.39
Local PILOT:	\$22,168.26	\$22,168.26
School District PILOT:	\$45,443.23	\$45,443.23
Total PILOTS:	\$73,250.88	\$73,250.88

Net Exemptions: \$25,418.41

Location of Project

Address Line1: 175 Central Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12206
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 50
Average estimated annual salary of jobs to be created.(at Current market rates): 35,000
Annualized salary Range of Jobs to be Created: 22,500 To: 115,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 67
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 67

Applicant Information

Applicant Name: "CMcD Properties, LLC"
Address Line1: 3 Hemlock St.
Address Line2:
City: LATHAM
State: NY
Zip - Plus4: 12110
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

34.

General Project Information

Project Code: 0101 03 04A
Project Type: Straight Lease
Project Name: CDHP

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: \$22,000,000.00
Benefited Project Amount: \$22,000,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 01/01/2003
IDA Took Title Yes
to Property:
Date IDA Took Title 01/01/2003
or Leasehold Interest:
Year Financial Assitance is 2012
planned to End:
Notes: Straight Lease

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$73,254.05
Local Property Tax Exemption: \$290,287.55
School Property Tax Exemption: \$592,749.13
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$956,290.73
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$65,500.15	\$65,500.15
Local PILOT:	\$257,478.9	\$257,478.9
School District PILOT:	\$551,057.59	\$551,057.59
Total PILOTS:	\$874,036.64	\$874,036.64

Net Exemptions: \$82,254.09

Location of Project

Address Line1: 500 Patroon Creek Blvd
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 667
Original Estimate of Jobs to be created: 76
Average estimated annual salary of jobs to be created.(at Current market rates): 60,105
Annualized salary Range of Jobs to be Created: 20,000 To: 137,500
Original Estimate of Jobs to be Retained: 667
Estimated average annual salary of jobs to be retained.(at Current Market rates): 60,105
Current # of FTEs: 874
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 207

Applicant Information

Applicant Name: CDPHP Washington Ave Campus LLC
Address Line1: 302 Washington Ave Ext
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

35.

General Project Information

Project Code: 0101 08 02A
Project Type: Bonds/Notes Issuance
Project Name: CHF - Holland Suites II LLC (A)

Project part of another phase or multi phase: Yes
Original Project Code: 0101 07 05A
Project Purpose Category: Construction

Total Project Amount: \$7,815,000.00
Benefited Project Amount: \$6,750,000.00
Bond/Note Amount: \$6,594,000.00
Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 12/20/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 01/25/2008
or Leasehold Interest:
Year Financial Assitance is 2038
planned to End:
Notes: Employment information reported 0101 07 05A

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 84 Holland Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208 - 3469
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: CHF - Holland Suites II LLC
Address Line1: 411 Johnson Avenue
Address Line2: Suite B
City: FAIRHOPE
State: AL
Zip - Plus4: 36532
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

36.

General Project Information

Project Code: 0101 07 05A
Project Type: Bonds/Notes Issuance
Project Name: CHF Holland Suites LLC (A)

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$13,250,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$12,780,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 03/15/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 05/03/2007
or Leasehold Interest:
Year Financial Assitance is 2037
planned to End:
Notes: Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: Holland Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 4
Average estimated annual salary of jobs to be created.(at Current market rates): 58,000
Annualized salary Range of Jobs to be Created: 32,000 To: 75,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 4
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 4

Applicant Information

Applicant Name: "CHF Holland Suites, LLC"
Address Line1: c/o Albany College of Pharmacy
Address Line2: 106 New Scotland Avenue
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

37.

General Project Information

Project Code: 0101 07 01A
Project Type: Straight Lease
Project Name: Central Veterinary Hospital

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$1,075,910.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 01/12/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 02/27/2007
or Leasehold Interest:
Year Financial Assitance is 2012
planned to End:
Notes: New Construction

Location of Project

Address Line1: 388 Central Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12206
Province/Region:
Country: USA

Applicant Information

Applicant Name: Michael & Michele Hardarker
Address Line1: 155 Lape Rd
Address Line2:
City: NASSAU
State: NY
Zip - Plus4: 12123
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$2,617.5
Local Property Tax Exemption: \$10,372.5
School Property Tax Exemption: \$21,180
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$34,170.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,060.85	\$2,060.85
Local PILOT:	\$8,101.15	\$8,101.15
School District PILOT:	\$18,159.23	\$18,159.23
Total PILOTS:	\$28,321.23	\$28,321.23

Net Exemptions: \$5,848.77

Project Employment Information

of FTEs before IDA Status: 14
Original Estimate of Jobs to be created: 6
Average estimated annual salary of jobs to be created.(at Current market rates): 38,000
Annualized salary Range of Jobs to be Created: 18,000 To: 95,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 19
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 5

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

38.

General Project Information

Project Code: 0101 05 02A
Project Type: Straight Lease
Project Name: Chapel Hotel Associates LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: \$11,500,000.00
Benefited Project Amount: \$11,500,000.00

Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 01/01/2005
IDA Took Title Yes
to Property:
Date IDA Took Title 01/01/2005
or Leasehold Interest:
Year Financial Assistance is 2020
planned to End:
Notes: Straight Lease

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$52,610.35
Local Property Tax Exemption: \$208,481.72
School Property Tax Exemption: \$425,706.7
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$686,798.77
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$49,166.83	\$49,166.83
Local PILOT:	\$193,273.14	\$193,273.14
School District PILOT:	\$0	\$0
Total PILOTS:	\$242,439.97	\$242,439.97

Net Exemptions: \$444,358.8

Location of Project

Address Line1: 25 C hapel Street
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12207
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 30
Average estimated annual salary of jobs to be created.(at Current market rates): 20,000
Annualized salary Range of Jobs to be Created: 15,000 To: 110,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 25
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 25

Applicant Information

Applicant Name: "Chapel 25 Hotel Associates, LLC"
Address Line1: c/o Omni Development Co.
Address Line2: 40 Beaver Street
City: ALBANY
State: NY
Zip - Plus4: 12207
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

39.

General Project Information

Project Code: 0101 02 04A
Project Type: Bonds/Notes Issuance
Project Name: Charitable Leadership

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$15,646,500.00
Benefited Project Amount: \$15,646,500.00
Bond/Note Amount: \$15,646,500.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 05/16/2002
IDA Took Title Yes
to Property:
Date IDA Took Title 07/01/2002
or Leasehold Interest:
Year Financial Assistance is 2025
planned to End:
Notes: New Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: New Scotland Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 240
Average estimated annual salary of jobs to be created.(at Current market rates): 60,000
Annualized salary Range of Jobs to be Created: 18,000 To: 100,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 219
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 219

Applicant Information

Applicant Name: Charitable Leadership Foundation
Address Line1: 747 Pierce Rd
Address Line2:
City: CLIFTON PARK
State: NY
Zip - Plus4: 12065
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

40.

General Project Information

Project Code: 0101 09 01A
Project Type: Straight Lease
Project Name: Columbia 16 NS, LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$14,489,235.00
Benefited Project Amount: \$8,563,015.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 04/27/2009
IDA Took Title Yes
to Property:
Date IDA Took Title 07/31/2009
or Leasehold Interest:
Year Financial Assitance is 2019
planned to End:
Notes: No property tax exemption calculated because property has not been reassessed as of this date.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$25,160.46
Local Property Tax Exemption: \$99,704.62
School Property Tax Exemption: \$203,590.63
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$328,455.71
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$8,073.34	\$8,073.34
Local PILOT:	\$31,736.02	\$31,736.02
School District PILOT:	\$85,832.74	\$85,832.74
Total PILOTS:	\$125,642.1	\$125,642.1

Net Exemptions: \$202,813.61

Location of Project

Address Line1: 16 New Scotland Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 102
Average estimated annual salary of jobs to be created.(at Current market rates): 58,215
Annualized salary Range of Jobs to be Created: 25,000 To: 100,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 79
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 79

Applicant Information

Applicant Name: "Columbia 16 NS, LLC"
Address Line1: 302 washngton Avenue Ext
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

41.

General Project Information

Project Code: 0101 11 03
Project Type: Straight Lease
Project Name: Columbia 425 NS LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$4,072,340.00
Benefited Project Amount: \$4,072,340.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 10/21/2010
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assistance is 2021
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$83,360
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$45,000
Total Exemptions: \$128,360.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$128,360

Location of Project

Address Line1: 413 & 425 New Scotland Ave
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 39
Average estimated annual salary of jobs to be created.(at Current market rates): 66,230
Annualized salary Range of Jobs to be Created: 27,000 To: 95,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 50
Net Employment Change: 0

Applicant Information

Applicant Name: Columbia 425 NS LLC
Address Line1: 302 Washing
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12205
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

42.

General Project Information

Project Code: 0101 10 02
Project Type: Straight Lease
Project Name: Columbia 50 NS, LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$15,208,672.00
Benefited Project Amount: \$14,419,850.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 03/18/2010
IDA Took Title Yes
to Property:
Date IDA Took Title 08/19/2010
or Leasehold Interest:
Year Financial Assitance is 2022
planned to End:
Notes: PILOT begins 2011. No jobs created building still under construction

Location of Project

Address Line1: 50 New Scotland Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Applicant Information

Applicant Name: "Columbia 50NS, LLC"
Address Line1: 302 Washington Avenue Ext
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$29,446.88
Local Property Tax Exemption: \$116,690.63
School Property Tax Exemption: \$238,275
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$384,412.51
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$652.31	\$652.31
Local PILOT:	\$2,564.23	\$2,564.23
School District PILOT:	\$101,712.5	\$101,712.5
Total PILOTS:	\$104,929.04	\$104,929.04

Net Exemptions: \$279,483.47

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 176
Average estimated annual salary of jobs to be created.(at Current market rates): 509,600
Annualized salary Range of Jobs to be Created: 25,000 To: 85,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 88
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 88

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

43.

General Project Information

Project Code: 0101 08 08A
Project Type: Straight Lease
Project Name: Columbia Harriman 555 LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$8,500,000.00
Benefited Project Amount: \$8,465,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 03/20/2008
IDA Took Title Yes
to Property:
Date IDA Took Title 05/15/2008
or Leasehold Interest:
Year Financial Assitance is 2023
planned to End:
Notes: NA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$11,381.94
Local Property Tax Exemption: \$45,103.78
School Property Tax Exemption: \$92,099.11
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$148,584.83
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$7,603.3	\$7,603.3
Local PILOT:	\$29,888.32	\$29,888.32
School District PILOT:	\$67,380.2	\$67,380.2
Total PILOTS:	\$104,871.82	\$104,871.82

Net Exemptions: \$43,713.01

Location of Project

Address Line1: 555 Patroon Creek Blvd
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12206
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 139
Original Estimate of Jobs to be created: 20
Average estimated annual salary of jobs to be created.(at Current market rates): 66,250
Annualized salary Range of Jobs to be Created: 50,000 To: 85,000
Original Estimate of Jobs to be Retained: 139
Estimated average annual salary of jobs to be retained.(at Current Market rates): 42,840
Current # of FTEs: 177
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 38

Applicant Information

Applicant Name: Columbia Harriman 555 LLC
Address Line1: 302 Washingtpon Ave Ext
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

44.

General Project Information

Project Code: 0101 02 01A
Project Type: Bonds/Notes Issuance
Project Name: Corning Preserve

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$4,390,000.00
Benefited Project Amount: \$4,390,000.00
Bond/Note Amount: \$4,390,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 02/21/2002
IDA Took Title Yes
to Property:
Date IDA Took Title 04/01/2002
or Leasehold Interest:
Year Financial Assistance is 2027
planned to End:
Notes: New Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: Corning Preserve
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12207
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: Albany Local Development Corp.
Address Line1: 21 Lodge Street
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12207
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

45.

General Project Information

Project Code: 0101 05 05A
Project Type: Bonds/Notes Issuance
Project Name: Creighton Storey Homes

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$0.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$0.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 10/20/2005
IDA Took Title Yes
to Property:
Date IDA Took Title 12/01/2005
or Leasehold Interest:
Year Financial Assitance is 2035
planned to End:
Notes: New Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: Creighton Storey Homes
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 3
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 3

Applicant Information

Applicant Name: Norstar Development
Address Line1: 733 Broadway
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12207
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

46.

General Project Information

Project Code: 0101 01 01A
Project Type: Bonds/Notes Issuance
Project Name: Daughters of Sarah 1

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$7,265,000.00
Benefited Project Amount: \$7,265,000.00
Bond/Note Amount: \$7,265,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 01/18/2001
IDA Took Title Yes
to Property:
Date IDA Took Title 03/01/2001
or Leasehold Interest:
Year Financial Assitance is 2031
planned to End:
Notes: New Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 180 Washington Ave Ext
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 188
Original Estimate of Jobs to be created: 23
Average estimated annual salary of jobs to be created.(at Current market rates): 41,220
Annualized salary Range of Jobs to be Created: 15,000 To: 98,500
Original Estimate of Jobs to be Retained: 188
Estimated average annual salary of jobs to be retained.(at Current Market rates): 41,220
Current # of FTEs: 183
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (5)

Applicant Information

Applicant Name: Daughters of Sarah Nursing Home Pr
Address Line1: 180 Washington Ave. Ext
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

47.

General Project Information

Project Code: 0101 02 02A
Project Type: Bonds/Notes Issuance
Project Name: Daughters of Sarah 2

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$8,825,000.00
Benefited Project Amount: \$8,825,000.00
Bond/Note Amount: \$8,825,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 02/21/2002
IDA Took Title Yes
to Property:
Date IDA Took Title 04/01/2002
or Leasehold Interest:
Year Financial Assitance is 2021
planned to End:
Notes: New Construction Employment informatin reported under previous project

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 180 Washington Ave Ext
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 23
Average estimated annual salary of jobs to be created.(at Current market rates): 41,220
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: Daughters of Sarah Nursing Home Pr
Address Line1: 180 Washington Ave. Ext.
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

48.

General Project Information

Project Code: 0101 95 01A
Project Type: Bonds/Notes Issuance
Project Name: Davies Office Refurbishing 1

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$2,500,000.00
Benefited Project Amount: \$2,500,000.00
Bond/Note Amount: \$2,500,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Taxable
Not For Profit: No
Date Project Approved: 07/20/1995
IDA Took Title Yes
to Property:
Date IDA Took Title 09/01/1995
or Leasehold Interest:
Year Financial Assitance is 2015
planned to End:
Notes: New Construction Employment information reported in subsequent project Davies 2

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$17,450
Local Property Tax Exemption: \$69,150
School Property Tax Exemption: \$141,200
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$227,800.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$16,307.84	\$16,307.84
Local PILOT:	\$64,105.56	\$64,105.56
School District PILOT:	\$131,411.5	\$131,411.5
Total PILOTS:	\$211,824.9	\$211,824.9

Net Exemptions: \$15,975.1

Location of Project

Address Line1: Davies Office Refurbishing
Address Line2: 40 Loudonville Rd
City: ALBANY
State: NY
Zip - Plus4: 12210
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 15
Average estimated annual salary of jobs to be created.(at Current market rates): 41,745
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: Davies Office Refurbishing
Address Line1: 40 Loudonville Rd
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12210
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

49.

General Project Information

Project Code: 0101 97 01A
Project Type: Bonds/Notes Issuance
Project Name: Davies Office Refurbishing 2

Project part of another phase or multi phase: Yes
Original Project Code: 0101 95 01A
Project Purpose Category: Construction

Total Project Amount: \$3,600,000.00
Benefited Project Amount: \$3,600,000.00
Bond/Note Amount: \$3,600,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Taxable
Not For Profit: No
Date Project Approved: 12/19/1996
IDA Took Title Yes
to Property:
Date IDA Took Title 02/01/1997
or Leasehold Interest:
Year Financial Assitance is 2017
planned to End:
Notes: New Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 40 Loudonville Rd
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12210
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 178
Original Estimate of Jobs to be created: 8
Average estimated annual salary of jobs to be created.(at Current market rates): 41,745
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 178
Estimated average annual salary of jobs to be retained.(at Current Market rates): 41,745
Current # of FTEs: 140
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (38)

Applicant Information

Applicant Name: Davies Office Refurbishing
Address Line1: 40 Loudonville Rd
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12210
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

50.

General Project Information

Project Code: 0101 11 01
Project Type: Straight Lease
Project Name: FC DCI, LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$24,962,668.00
Benefited Project Amount: \$23,962,668.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 09/16/2010
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assistance is 2022
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$60,160
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$23,750
Total Exemptions: \$83,910.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$83,910

Location of Project

Address Line1: 184 Washington Ave Ext
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 1
Average estimated annual salary of jobs to be created.(at Current market rates): 50,000
Annualized salary Range of Jobs to be Created: 35,000 To: 75,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 14
of FTE Construction Jobs during fiscal year: 30
Net Employment Change: 14

Applicant Information

Applicant Name: FC DCI, LLC
Address Line1: 22 Century Hill Drive
Address Line2: Suite 301
City: LATHAM
State: NY
Zip - Plus4: 12110
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

51.

General Project Information

Project Code: 0101 03 03A
Project Type: Straight Lease
Project Name: HVAC Assoc

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: \$1,650,000.00
Benefited Project Amount: \$1,650,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 01/01/2003
IDA Took Title Yes
to Property:
Date IDA Took Title 01/01/2003
or Leasehold Interest:
Year Financial Assistance is 2014
planned to End:
Notes: Straight Lease

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$5,416.13
Local Property Tax Exemption: \$21,462.78
School Property Tax Exemption: \$43,825.66
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$70,704.57
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,497.54	\$2,497.54
Local PILOT:	\$9,817.77	\$9,817.77
School District PILOT:	\$20,125.67	\$20,125.67
Total PILOTS:	\$32,440.98	\$32,440.98

Net Exemptions: \$38,263.59

Location of Project

Address Line1: 145 Central Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12206
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 60
Average estimated annual salary of jobs to be created.(at Current market rates): 35,000
Annualized salary Range of Jobs to be Created: 17,500 To: 112,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 1
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 1

Applicant Information

Applicant Name: "HVAC Assoc, LLC"
Address Line1: 3 Hemlock St
Address Line2:
City: LATHAM
State: NY
Zip - Plus4: 12110
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

52.

General Project Information

Project Code: 0101 93 01A
Project Type: Bonds/Notes Issuance
Project Name: Hampton Plaza

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$7,410,000.00
Benefited Project Amount: \$7,410,000.00
Bond/Note Amount: \$7,410,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 01/21/1993
IDA Took Title Yes
to Property:
Date IDA Took Title 03/01/1993
or Leasehold Interest:
Year Financial Assistance is 2018
planned to End:
Notes: New Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 36-38 State Street
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12207
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 203
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 203
Estimated average annual salary of jobs to be retained.(at Current Market rates): 50,000
Current # of FTEs: 196
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (7)

Applicant Information

Applicant Name: NYS OGS
Address Line1: 36-38 State Street
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12207
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: Yes
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: Yes
The project receives no tax exemptions: Yes

IDA Projects

53.

General Project Information

Project Code: 0101 93 02A
Project Type: Bonds/Notes Issuance
Project Name: Henry Johnson Blvd

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$1,975,000.00
Benefited Project Amount: \$1,975,000.00
Bond/Note Amount: \$1,975,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 01/21/1993
IDA Took Title Yes
to Property:
Date IDA Took Title 03/01/1993
or Leasehold Interest:
Year Financial Assitance is 2018
planned to End:
Notes: New Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 200 Henry Johnson Blvd
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12210
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 41
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 43,776
Annualized salary Range of Jobs to be Created: 23,500 To: 75,000
Original Estimate of Jobs to be Retained: 30
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 20
of FTE Construction Jobs during fiscal year: 7
Net Employment Change: (21)

Applicant Information

Applicant Name: 200 Henry Johnson Blvd
Address Line1: c/o Albany Local Development Corp
Address Line2: 21 Lodge St.
City: ALBANY
State: NY
Zip - Plus4: 12207
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

54.

General Project Information

Project Code: 0101 07 02A
Project Type: Bonds/Notes Issuance
Project Name: Living Resources (A)

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$7,139,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$7,240,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 01/18/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 02/28/2007
or Leasehold Interest:
Year Financial Assitance is 2037
planned to End:
Notes: New Construction

Location of Project

Address Line1: 300 Washington Avenue Ext
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Applicant Information

Applicant Name: Living Resources
Address Line1: 300 Washington Ave. Ext
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 173
Original Estimate of Jobs to be created: 25
Average estimated annual salary of jobs to be created.(at Current market rates): 28,000
Annualized salary Range of Jobs to be Created: 14,300 To: 79,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 177
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 4

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

55.

General Project Information

Project Code: 0101 07 02B
Project Type: Bonds/Notes Issuance
Project Name: Living Resources (B)

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$0.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$405,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 01/18/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 02/28/2007
or Leasehold Interest:
Year Financial Assitance is 2017
planned to End:
Notes: New Construction Project information reported in A series

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 300 Washington Avenue Ext
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: Living Resources
Address Line1: 300 Washington Ave. Ext
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

56.

General Project Information

Project Code: 0101 09 03A
Project Type: Straight Lease
Project Name: Madison Properties of Albany, LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$1,350,000.00
Benefited Project Amount: \$1,310,000.00

Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 12/17/2009
IDA Took Title Yes
to Property:
Date IDA Took Title 12/30/2009
or Leasehold Interest:
Year Financial Assitance is 2025
planned to End:

Notes: Project is not completed. No taxes paid in 2010 due to taxes under review. All back taxes were brought current per PILOT in January 2011

Location of Project

Address Line1: 684 - 690 Madison Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Applicant Information

Applicant Name: "Madison Properties of Albany, LLC
Address Line1: 1 Rapp Raod
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$1,814.8
Local Property Tax Exemption: \$7,191.6
School Property Tax Exemption: \$14,684.8
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$23,691.20
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,027.39	\$1,027.39
Local PILOT:	\$4,038.65	\$4,038.65
School District PILOT:	\$8,278.93	\$8,278.93
Total PILOTS:	\$13,344.97	\$13,344.97

Net Exemptions: \$10,346.23

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

57.

General Project Information

Project Code: 0101 91 01A
Project Type: Bonds/Notes Issuance
Project Name: NYS Assembly Bldg

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$10,736,000.00
Benefited Project Amount: \$10,736,000.00
Bond/Note Amount: \$10,736,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 06/20/1991
IDA Took Title Yes
to Property:
Date IDA Took Title 08/01/1991
or Leasehold Interest:
Year Financial Assitance is 2010
planned to End:
Notes: New Construction

Location of Project

Address Line1: 1 Enterprise Drive
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12204
Province/Region:
Country: USA

Applicant Information

Applicant Name: NYS Local Government Service Corp.
Address Line1: PO Box 799
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12201
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$17,329.03	\$17,329.03
Local PILOT:	\$68,119.86	\$68,119.86
School District PILOT:	\$139,640.49	\$139,640.49
Total PILOTS:	\$225,089.38	\$225,089.38

Net Exemptions: -\$225,089.38

Project Employment Information

of FTEs before IDA Status: 225
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 48,406
Annualized salary Range of Jobs to be Created: 24,000 To: 163,000
Original Estimate of Jobs to be Retained: 225
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 176
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (49)

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

58.

General Project Information

Project Code: 0101 02 03A
Project Type: Bonds/Notes Issuance
Project Name: NYS Research Foundation

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$6,500,000.00
Benefited Project Amount: \$6,500,000.00
Bond/Note Amount: \$6,500,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 03/21/2002
IDA Took Title Yes
to Property:
Date IDA Took Title 05/01/2002
or Leasehold Interest:
Year Financial Assitance is 2032
planned to End:
Notes: New Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: Research Foundation SUNY
Address Line2: State University Plaza P.O. Box 9
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 121
Original Estimate of Jobs to be created: 26
Average estimated annual salary of jobs to be created.(at Current market rates): 71,514
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 146
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 25

Applicant Information

Applicant Name: Research Foundation SUNY
Address Line1: State University Plaza P.O. Box 9
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

59.

General Project Information

Project Code: 0101 05 03A
Project Type: Bonds/Notes Issuance
Project Name: New Covenant Charter School (A)

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$15,125,000.00
Benefited Project Amount: \$15,125,000.00
Bond/Note Amount: \$15,125,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 03/17/2005
IDA Took Title Yes
to Property:
Date IDA Took Title 05/01/2005
or Leasehold Interest:
Year Financial Assitance is 2035
planned to End:
Notes: New Construction School was closed June 2010

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: New Covenant Charter School
Address Line2: 25 Lark St
City: ALBANY
State: NY
Zip - Plus4: 12210
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 39
Average estimated annual salary of jobs to be created.(at Current market rates): 16,116
Annualized salary Range of Jobs to be Created: 7,800 To: 85,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: "Victory School, Inc"
Address Line1: c/o0 Joshua Moreau
Address Line2: 111 W. 57th St. Suite 525
City: NEW YORK
State: NY
Zip - Plus4: 10019
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

60.

General Project Information

Project Code: 0101 05 03B
Project Type: Bonds/Notes Issuance
Project Name: New Covenant Charter School (B)

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$1,480,000.00
Benefited Project Amount: \$1,480,000.00
Bond/Note Amount: \$1,480,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 03/17/2005
IDA Took Title Yes
to Property:
Date IDA Took Title 05/01/2005
or Leasehold Interest:
Year Financial Assitance is 2041
planned to End:
Notes: See Project information reported in (A) series

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 25 Lark St
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12210
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: c/o Victory Schools
Address Line1: 111 W. 57th St., Suite 525
Address Line2:
City: NEW YORK
State: NY
Zip - Plus4: 10019
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

61.

General Project Information

Project Code: 0101 09 02A
Project Type: Bonds/Notes Issuance
Project Name: New Scotland Avenue Parking Garage Facility
Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$39,200,000.00
Benefited Project Amount: \$34,923,362.00
Bond/Note Amount: \$25,000,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 09/17/2009
IDA Took Title Yes
to Property:
Date IDA Took Title 10/09/2009
or Leasehold Interest:
Year Financial Assitance is 2041
planned to End:
Notes: Project still under construction. See employment figures under 0101 00 03A

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 40 New Scotland Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 9
Average estimated annual salary of jobs to be created.(at Current market rates): 23,500
Annualized salary Range of Jobs to be Created: 19,000 To: 28,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: Albany Medical Center Hospital
Address Line1: 43 New Scotland Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

62.

General Project Information

Project Code: 0101 10 01
Project Type: Bonds/Notes Issuance
Project Name: New Scotland Avenue Parking Garage Facility
Project part of another phase or multi phase: Yes
Original Project Code: 0101 09 02A
Project Purpose Category: Construction

Total Project Amount: \$39,200,000.00
Benefited Project Amount: \$34,923,362.00
Bond/Note Amount: \$14,506,500.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 09/17/2009
IDA Took Title Yes
to Property:
Date IDA Took Title 10/09/2009
or Leasehold Interest:
Year Financial Assitance is 2041
planned to End:
Notes: Project still under construction.
Project information reported in Project 0101 09 02A

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 40 New Scotland Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: Albany Medical Center Hospital
Address Line1: 43 New Scotland Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

63.

General Project Information

Project Code: 0101 04 03A
Project Type: Bonds/Notes Issuance
Project Name: Port of Albany

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$1,675,000.00
Benefited Project Amount: \$1,675,000.00
Bond/Note Amount: \$1,675,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 09/16/2004
IDA Took Title Yes
to Property:
Date IDA Took Title 11/01/2004
or Leasehold Interest:
Year Financial Assistance is 2024
planned to End:
Notes: New Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: Port of Albany
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12207
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 9
Original Estimate of Jobs to be created: 9
Average estimated annual salary of jobs to be created.(at Current market rates): 25,000
Annualized salary Range of Jobs to be Created: 10,000 To: 90,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 36
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 27

Applicant Information

Applicant Name: Albany Local Development Corp.
Address Line1: 21 Lodge Street
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12207
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

64.

General Project Information

Project Code: 0101 01 03A
Project Type: Bonds/Notes Issuance
Project Name: Prime Management

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$4,300,000.00
Benefited Project Amount: \$4,300,000.00
Bond/Note Amount: \$4,300,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Taxable
Not For Profit: No
Date Project Approved: 05/17/2001
IDA Took Title Yes
to Property:
Date IDA Took Title 07/01/2001
or Leasehold Interest:
Year Financial Assitance is 2013
planned to End:
Notes: New Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 302 Washington Avenue Ext.
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 180
Original Estimate of Jobs to be created: 20
Average estimated annual salary of jobs to be created.(at Current market rates): 68,000
Annualized salary Range of Jobs to be Created: 24,500 To: 178,000
Original Estimate of Jobs to be Retained: 180
Estimated average annual salary of jobs to be retained.(at Current Market rates): 68,000
Current # of FTEs: 220
of FTE Construction Jobs during fiscal year: 11
Net Employment Change: 40

Applicant Information

Applicant Name: Prime Management
Address Line1: 302 Washington Ave. Ext
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

65.

General Project Information

Project Code: 0101 93 03A
Project Type: Bonds/Notes Issuance
Project Name: Rehabilitation Services

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$1,350,000.00
Benefited Project Amount: \$1,350,000.00
Bond/Note Amount: \$1,350,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 04/15/1993
IDA Took Title Yes
to Property:
Date IDA Took Title 06/01/1993
or Leasehold Interest:
Year Financial Assistance is 2023
planned to End:
Notes: New Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: Rehabilitation Services
Address Line2: 314 Central avenue
City: ALBANY
State: NY
Zip - Plus4: 12206
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 50
Original Estimate of Jobs to be created: 9
Average estimated annual salary of jobs to be created.(at Current market rates): 35,600
Annualized salary Range of Jobs to be Created: 23,000 To: 86,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 60
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 10

Applicant Information

Applicant Name: Rehabilitation Services
Address Line1: 2113 Western Avenue
Address Line2:
City: GUILDERLAND
State: NY
Zip - Plus4: 12084
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

66.

General Project Information

Project Code: 0101 04 01A
Project Type: Bonds/Notes Issuance
Project Name: Renaissance Corp. of Albany

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$12,850,000.00
Benefited Project Amount: \$12,850,000.00
Bond/Note Amount: \$12,850,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 04/15/2004
IDA Took Title Yes
to Property:
Date IDA Took Title 06/01/2004
or Leasehold Interest:
Year Financial Assistance is 2034
planned to End:
Notes: New Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 130 New Scotland Ave
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 9
Average estimated annual salary of jobs to be created.(at Current market rates): 32,857
Annualized salary Range of Jobs to be Created: 21,250 To: 111,200
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 7
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 7

Applicant Information

Applicant Name: Renaissance Corp. of America
Address Line1: 130 New Scotland Ave.
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

67.

General Project Information

Project Code: 0101 11 05
Project Type: Straight Lease
Project Name: SRS Albany LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$21,700,891.00
Benefited Project Amount: \$21,700,891.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 07/21/2011
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2017
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$1,171,153
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$187,500
Total Exemptions: \$1,358,653.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$1,358,653

Location of Project

Address Line1: 711 Central Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12206
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 17
Original Estimate of Jobs to be created: 335
Average estimated annual salary of jobs to be created.(at Current market rates): 27,276
Annualized salary Range of Jobs to be Created: 15,000 To: 75,000
Original Estimate of Jobs to be Retained: 17
Estimated average annual salary of jobs to be retained.(at Current Market rates): 27,276
Current # of FTEs: 17
of FTE Construction Jobs during fiscal year: 20
Net Employment Change: 0

Applicant Information

Applicant Name: SRS Albany LLC
Address Line1: 302 Washington Ave Ext
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

68.

General Project Information

Project Code: 0101 99 05A
Project Type: Bonds/Notes Issuance
Project Name: Sage Colleges

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$8,550,000.00
Benefited Project Amount: \$8,550,000.00
Bond/Note Amount: \$8,550,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 02/18/1999
IDA Took Title Yes
to Property:
Date IDA Took Title 04/01/1999
or Leasehold Interest:
Year Financial Assitance is 2029
planned to End:
Notes: New Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 140 New Scotland Ave
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 416
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 416
Estimated average annual salary of jobs to be retained.(at Current Market rates): 42,430
Current # of FTEs: 406
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (10)

Applicant Information

Applicant Name: Sage Colleges
Address Line1: 140 New Scotland Ave
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

69.

General Project Information

Project Code: 0101 03 01A
Project Type: Bonds/Notes Issuance
Project Name: South Mall Towers (A)

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$11,890,000.00
Benefited Project Amount: \$11,890,000.00
Bond/Note Amount: \$11,890,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 11/21/2002
IDA Took Title Yes
to Property:
Date IDA Took Title 01/01/2003
or Leasehold Interest:
Year Financial Assistance is 2035
planned to End:
Notes: New Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$41,130.52
Local Property Tax Exemption: \$162,990.01
School Property Tax Exemption: \$332,815.46
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$536,935.99
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$807	\$807
Local PILOT:	\$3,174	\$3,174
School District PILOT:	\$6,019	\$6,019
Total PILOTS:	\$10,000	\$10,000

Net Exemptions: \$526,935.99

Location of Project

Address Line1: 101 South Pearl St
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12207
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 12
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 12
Estimated average annual salary of jobs to be retained.(at Current Market rates): 30,520
Current # of FTEs: 10
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (2)

Applicant Information

Applicant Name: South Mall Towers
Address Line1: 101 South Pearl St
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12207
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

70.

General Project Information

Project Code: 0101 03 01B
Project Type: Bonds/Notes Issuance
Project Name: South Mall Towers (B)

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$4,110,000.00
Benefited Project Amount: \$4,110,000.00
Bond/Note Amount: \$4,110,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 11/21/2002
IDA Took Title Yes
to Property:
Date IDA Took Title 01/01/2003
or Leasehold Interest:
Year Financial Assitance is 2015
planned to End:
Notes: New Construction Project information reported in A series

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 101 South Pearl St
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12207
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: South Pearl Towers
Address Line1: 101 South Pearl St.
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12207
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

71.

General Project Information

Project Code: 0101 08 03A
Project Type: Bonds/Notes Issuance
Project Name: St. Peter's Hospital Phase I

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$243,328,938.00
Benefited Project Amount: \$194,571,814.00
Bond/Note Amount: \$172,620,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 01/28/2008
IDA Took Title Yes
to Property:
Date IDA Took Title 01/30/2008
or Leasehold Interest:
Year Financial Assistance is 2033
planned to End:
Notes: N/A

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 315 Manning Blvd.
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 2,115
Original Estimate of Jobs to be created: 75
Average estimated annual salary of jobs to be created.(at Current market rates): 26,780
Annualized salary Range of Jobs to be Created: 22,500 To: 50,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 2,341
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 226

Applicant Information

Applicant Name: St. Peter's Hospital
Address Line1: 315 Manning Blvd.
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

72.

General Project Information

Project Code: 0101 08 04A
Project Type: Bonds/Notes Issuance
Project Name: St. Peter's Hospital Phase II

Project part of another phase or multi phase: Yes
Original Project Code: 0101 08 03A
Project Purpose Category: Construction

Total Project Amount: \$20,000,000.00
Benefited Project Amount: \$20,000,000.00
Bond/Note Amount: \$4,395,000.00
Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 01/28/2008
IDA Took Title Yes
to Property:
Date IDA Took Title 01/30/2008
or Leasehold Interest:
Year Financial Assitance is 2033
planned to End:

Notes: Employment information reported in ProjectCode 0101 08 03A

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 315 South Manning Blvd.
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: St. Peter's Hospital
Address Line1: 315 South Manning Blvs.
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

73.

General Project Information

Project Code: 0101 08 05A
Project Type: Bonds/Notes Issuance
Project Name: St. Peter's Hospital Phase III

Project part of another phase or multi phase: Yes
Original Project Code: 0101 08 03A
Project Purpose Category: Construction

Total Project Amount: \$25,877,000.00
Benefited Project Amount: \$24,988,000.00
Bond/Note Amount: \$16,365,000.00
Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 01/28/2008
IDA Took Title Yes
to Property:
Date IDA Took Title 01/30/2008
or Leasehold Interest:
Year Financial Assitance is 2033
planned to End:
Notes: Employment information recorded in Project Code 0101 08 03A

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 315 South Manning Blvd.
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: St. Peter's Hospital
Address Line1: 315 South Manning Blvd.
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

74.

General Project Information

Project Code: 0101 08 07A
Project Type: Bonds/Notes Issuance
Project Name: St. Peter's Hospital Phase V

Project part of another phase or multi phase: Yes
Original Project Code: 0101 08 03A
Project Purpose Category: Construction

Total Project Amount: \$32,304,547.00
Benefited Project Amount: \$31,572,277.00
Bond/Note Amount: \$20,000,000.00
Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 01/28/2008
IDA Took Title Yes
to Property:
Date IDA Took Title 01/30/2008
or Leasehold Interest:
Year Financial Assitance is 2033
planned to End:

Notes: Employment information reported in Project Code 0101 08 03A

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 315 South Manning Blvd.
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: St. Peter's Hospital
Address Line1: 315 South Manning Blvd
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

75.

General Project Information

Project Code: 0101 08 06A
Project Type: Bonds/Notes Issuance
Project Name: St. Peterr's Hospital Phase IV

Project part of another phase or multi phase: Yes
Original Project Code: 0101 08 03A
Project Purpose Category: Construction

Total Project Amount: \$20,000,000.00
Benefited Project Amount: \$19,162,614.00
Bond/Note Amount: \$15,605,000.00
Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 01/28/2008
IDA Took Title Yes
to Property:
Date IDA Took Title 01/30/2008
or Leasehold Interest:
Year Financial Assitance is 2033
planned to End:

Notes: Employment information reported in Project Code 0101 08 03A

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 315 South Manning Blvd
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: St. Peter's Hospital
Address Line1: 315 South Manning Blvd
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

76.

General Project Information

Project Code: 0101 01 02A
Project Type: Bonds/Notes Issuance
Project Name: St. Rose College

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$22,575,000.00
Benefited Project Amount: \$22,575,000.00
Bond/Note Amount: \$22,575,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 02/15/2001
IDA Took Title Yes
to Property:
Date IDA Took Title 04/01/2001
or Leasehold Interest:
Year Financial Assitance is 2031
planned to End:
Notes: New Construction. Employment information is on project 0101 07 07A

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 432 Western Ave
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 8
Average estimated annual salary of jobs to be created.(at Current market rates): 43,882
Annualized salary Range of Jobs to be Created: 26,000 To: 139,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 618
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 618

Applicant Information

Applicant Name: St. Rose College
Address Line1: 432 Western Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

77.

General Project Information

Project Code: 0101 07 07A
Project Type: Bonds/Notes Issuance
Project Name: St. Rose College 2007 (A)

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$62,500,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$34,000,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 04/19/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 06/27/2007
or Leasehold Interest:
Year Financial Assistance is 2037
planned to End:
Notes: Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 432Western Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 552
Original Estimate of Jobs to be created: 4
Average estimated annual salary of jobs to be created.(at Current market rates): 43,882
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (552)

Applicant Information

Applicant Name: St Rose College
Address Line1: 432 Western Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

78.

General Project Information

Project Code: 0101 07 07B
Project Type: Bonds/Notes Issuance
Project Name: St. Rose College 2007 (B)

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$62,500,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$6,600,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 04/19/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 06/27/2007
or Leasehold Interest:
Year Financial Assitance is 2031
planned to End:
Notes: Construction Project information reported under A series

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 432 Western Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: St. Rose College
Address Line1: 432 Western Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

79.

General Project Information

Project Code: 0101 07 10A
Project Type: Bonds/Notes Issuance
Project Name: Teresian House (A)

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$15,500,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$13,360,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 06/21/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 06/28/2007
or Leasehold Interest:
Year Financial Assitance is 2016
planned to End:
Notes: Refinance

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 200 Washington Avenue Ext
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 306
Original Estimate of Jobs to be created: 5
Average estimated annual salary of jobs to be created.(at Current market rates): 33,883
Annualized salary Range of Jobs to be Created: 24,000 To: 150,000
Original Estimate of Jobs to be Retained: 306
Estimated average annual salary of jobs to be retained.(at Current Market rates): 33,883
Current # of FTEs: 370
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 64

Applicant Information

Applicant Name: Teresian House
Address Line1: 200 Washington Ave. Ext
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

80.

General Project Information

Project Code: 0101 98 03A
Project Type: Bonds/Notes Issuance
Project Name: TransWorld Entertainment

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$10,297,997.00
Benefited Project Amount: \$10,297,997.00
Bond/Note Amount: \$10,297,997.00
Annual Lease Payment:
Federal Tax Status of Bonds: Taxable
Not For Profit: No
Date Project Approved: 08/20/1998
IDA Took Title Yes
to Property:
Date IDA Took Title 10/01/1998
or Leasehold Interest:
Year Financial Assitance is 2013
planned to End:
Notes: New Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 38 Corporate Circle
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12210
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 161
Original Estimate of Jobs to be created: 85
Average estimated annual salary of jobs to be created.(at Current market rates): 43,000
Annualized salary Range of Jobs to be Created: 23,000 To: 250,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 330
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 169

Applicant Information

Applicant Name: TransWorld Entertainmnet
Address Line1: 38 Corporate Circle
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12210
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

81.

General Project Information

Project Code: 0101 07 13A
Project Type: Straight Lease
Project Name: True North

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$10,500,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 04/19/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 12/18/2007
or Leasehold Interest:
Year Financial Assitance is 2014
planned to End:
Notes: Renovation and Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$36,645
Local Property Tax Exemption: \$145,215
School Property Tax Exemption: \$296,520
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$478,380.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$25,907.25
Local PILOT:	\$0	\$101,840.53
School District PILOT:	\$119,402.07	\$119,402.07
Total PILOTS:	\$119,402.07	\$247,149.85

Net Exemptions: \$358,977.93

Location of Project

Address Line1: 22 Holland Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 25
Average estimated annual salary of jobs to be created.(at Current market rates): 41,600
Annualized salary Range of Jobs to be Created: 12,300 To: 69,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 21
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 21

Applicant Information

Applicant Name: "True North Albany Extgended Stay,
Address Line1: 5000 Express Drive South
Address Line2:
City: RONKONKOMA
State: NY
Zip - Plus4: 11779
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

82.

General Project Information

Project Code: 0101 97 02A
Project Type: Bonds/Notes Issuance
Project Name: United Cerebral Palsy Center 1

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$3,000,000.00
Benefited Project Amount: \$3,000,000.00
Bond/Note Amount: \$3,000,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 03/20/1997
IDA Took Title Yes
to Property:
Date IDA Took Title 05/01/1997
or Leasehold Interest:
Year Financial Assitance is 2019
planned to End:
Notes: New Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 314 S. Manning Blvd
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 445
Original Estimate of Jobs to be created: 20
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 445
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 1,778
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 1,333

Applicant Information

Applicant Name: United Cerebral Palsy Center
Address Line1: 314 S. Manning Blvd
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12208
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

83.

General Project Information

Project Code: 0101 01 06A
Project Type: Bonds/Notes Issuance
Project Name: Univ. at Albany Foundation Student Housing - South

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$18,205,000.00
Benefited Project Amount: \$18,205,000.00
Bond/Note Amount: \$18,205,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 10/18/2001
IDA Took Title Yes
to Property:
Date IDA Took Title 12/01/2001
or Leasehold Interest:
Year Financial Assistance is 2032
planned to End:
Notes: New Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 1400 Washington Ave
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 4
Average estimated annual salary of jobs to be created.(at Current market rates): 35,161
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 7
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 7

Applicant Information

Applicant Name: Univ. at Albany Foundation of Stud
Address Line1: 1400 Washington Ave
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

84.

General Project Information

Project Code: 0101 01 07A
Project Type: Bonds/Notes Issuance
Project Name: Univ.at Albany Foundation Student Housing - East
Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$14,070,000.00
Benefited Project Amount: \$14,070,000.00
Bond/Note Amount: \$14,070,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 10/18/2001
IDA Took Title Yes
to Property:
Date IDA Took Title 12/01/2001
or Leasehold Interest:
Year Financial Assitance is 2032
planned to End:
Notes: New Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 1400 Washington Ave
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 7
Average estimated annual salary of jobs to be created.(at Current market rates): 35,161
Annualized salary Range of Jobs to be Created: 20,000 To: 63,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 9
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 9

Applicant Information

Applicant Name: Univ. At Albany Foundation of Stud
Address Line1: 1400 Washington Ave
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

85.

General Project Information

Project Code: 0101 01 05A
Project Type: Bonds/Notes Issuance
Project Name: Univ.at Albany Foundation Student Housing - North

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$14,275,000.00
Benefited Project Amount: \$14,275,000.00
Bond/Note Amount: \$14,275,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 10/18/2001
IDA Took Title Yes
to Property:
Date IDA Took Title 12/01/2001
or Leasehold Interest:
Year Financial Assitance is 2032
planned to End:
Notes: New Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 1400 Washington Ave
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 4
Average estimated annual salary of jobs to be created.(at Current market rates): 35,161
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 7
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 7

Applicant Information

Applicant Name: Univ. at Albany Foundation of Stud
Address Line1: 1400 Washington Ave.
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

86.

General Project Information

Project Code: 0101 01 08A
Project Type: Bonds/Notes Issuance
Project Name: Univ.at Albany Foundation Student Housing - West

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$14,140,000.00
Benefited Project Amount: \$14,140,000.00
Bond/Note Amount: \$14,140,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 10/18/2001
IDA Took Title Yes
to Property:
Date IDA Took Title 12/01/2001
or Leasehold Interest:
Year Financial Assitance is 2032
planned to End:
Notes: New Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 1400 Washington Ave
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 3
Average estimated annual salary of jobs to be created.(at Current market rates): 35,161
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 6
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 6

Applicant Information

Applicant Name: Univ. at Albany Foundation of Stud
Address Line1: 1400 Washington Ave
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

87.

General Project Information

Project Code: 0101 06 04A
Project Type: Straight Lease
Project Name: Urgo Project

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: \$600,000.00
Benefited Project Amount: \$600,000.00

Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 01/01/2006
IDA Took Title Yes
to Property:
Date IDA Took Title 01/01/2006
or Leasehold Interest:
Year Financial Assitance is 2014
planned to End:
Notes: Straight Lease

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$1,221.5
Local Property Tax Exemption: \$4,840.5
School Property Tax Exemption: \$984
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$7,046.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$587.08	\$587.08
Local PILOT:	\$2,307.8	\$2,307.8
School District PILOT:	\$4,730.81	\$4,730.81
Total PILOTS:	\$7,625.69	\$7,625.69

Net Exemptions: -\$579.69

Location of Project

Address Line1: 39 North Pearl St
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12207
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: Michael & Antonella Urgo
Address Line1: 12 Briarwood Terrace
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

Annual Report for Albany City Industrial Development Agency
Fiscal Year Ending:12/31/2011

Run Date: 03/21/2012

Status: UNSUBMITTED

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
87	\$9,496,899.48	\$4,422,804.68	\$5,074,094.8	10,517

Additional Comments:

MEMO

TO: City of Albany IDA members
FROM: Bradley Chevalier, Economic Development Specialist
RE: Columbia 425 NS, LLC
DATE: March 21, 2012

At the request of the Treasurer, Kathy Sheehan, an update on the Columbia 425 NS, LLC project follows hereafter.

Background

As the Board will recall, the Columbia 425 NS, LLC project called for the acquisition and renovation of the property located at 425 New Scotland Avenue into a senior care facility. The 16,000 square foot building had once been home to St. Teresa of Avila's Elementary School. The school closed as part of a Catholic Diocese consolidation in 2010.

The property would be home to the Care for Life Center. The Center is part of the Care for Life Foundation - a partnership between Seton Health and the Catholic Diocese that provides medical and day care services for frail senior citizens. These individuals are typically in their late seventies and suffer from multiple chronic illnesses. The facility would provide numerous offerings such as onsite medical care, bathing facilities, laundry services, social activities, etc. The program is part of an initiative designed to keep these individuals in their homes and out of nursing home facilities.

The project was expected to cost approximately \$4.1 million and create 39 new jobs. Care for Life would lease the building for 20 years from the applicant, Columbia 425 NS, LLC. The project received sales tax exemption, mortgage tax exemption, and real property tax abatement as benefits.

The project received final approval from the Board in November 2011. The project closed on August 29, 2011.

Update

Per a discussion with Paul Tenan, a representative for Care for Life, the project is moving forward as planned. The Certificate of Occupancy is expected this week. He expects that over the next 4-5 weeks outstanding items such as landscaping will be completed. In the meantime, employment opportunities are starting to be advertised with interviews for several positions currently underway. An anticipated opening date is expected in early July.

MEMO

TO: City of Albany IDA members
FROM: Bradley Chevalier, Economic Development Specialist
RE: Albany Hotel, Inc.
DATE: March 21, 2012

At the request of the Treasurer, Kathy Sheehan, an update on the Albany Hotel, Inc. project follows hereafter.

Background

As the Board will recall, the Albany Hotel, Inc. project involved the 1) acquisition of the underlying fee title for the (former) Crowne Plaza Hotel from UDC/Empire State Development for \$1,000,000 2) investment of over \$10,000,000 to upgrade facilities in order to maintain a major brand name franchise 3) refinance of \$12,500,000 in existing debt.

The project was expected create approximately 20 new permanent jobs and retain an additional 249 permanent jobs (approximate). In addition, approximately 45 construction jobs were expected to be created during renovations. The project received sales tax exemption and real property tax abatement as benefits from the IDA. It did not receive a mortgage recording tax exemption. As part of the agreement a community development fee of \$100,000 would be assessed by the IDA each year for 15 years starting in 2012.

The project received final approval from the Board in August 2011. The project closed on October 31, 2011. The project is current on both its PILOT payment and community development fee.

Update

Per a discussion with Neil Teplica, a representative for Albany Hotel, Inc., the project is moving forward at a steady pace. On December 28, 2011 the Applicant finalized a franchise agreement with Hilton Hotels. Since that time the Applicant has begun to incorporate the Hilton brand. For example, the Hotel is bidding for events as a Hilton Hotel. Essentially, the Hotel is operating as a Hilton except for the lack of signs and recognition on the national 800 phone number. Per Hilton Hotel standards the signs cannot be displayed until the guest rooms are renovated.

In the meantime, bids for the renovation of guest rooms went out on January 16th 2012. The bids were recently received and are currently under review. Work on the rooms should begin shortly. Completion on this phase of the project is expected in July. As for

the lobby and common areas, the Applicant is still working with its architect and Hilton Hotels on the design. Final approval is expected in the coming weeks and bids would follow shortly.

The Applicant had originally anticipated a project completion date of October 15, 2012. However, due to the closing process taking longer than anticipated, the Applicant expects completion to occur in November or early December of this year.