

Annual Report for Peekskill Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 03/31/2023

Status: CERTIFIED

Certified Date: 03/29/2023

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	https://www.cityofpeekskill.com/city-of-peekskill-industrial-development-agency/pages/report-of-operations-and-accomplishments
2.	As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	https://www.cityofpeekskill.com/peekskill-industrial-development-agency/pages/pida-annual-reports-annual-financial-statements-and
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	https://www.cityofpeekskill.com/sites/g/files/vyhlif3656/f/uploads/pida_organization_chart.pdf
6.	Are any Authority staff also employed by another government agency?	Yes	City of Peekskill
7.	Does the Authority have Claw Back agreements?	Yes	N/A
8.	Has the Authority posted their mission statement to their website?	Yes	https://www.cityofpeekskill.com/sites/g/files/vyhlif3656/f/uploads/mission_statement_form_for_submission_2022_0.pdf
9.	Has the Authority's mission statement been revised and adopted during the reporting period?	Yes	N/A
10.	Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		https://www.cityofpeekskill.com/sites/g/files/vyhlif3656/f/uploads/mission_statement_form_for_submission_2022_0.pdf

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Governance Information (Board-Related)

Question	Response	URL(If Applicable)
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established a Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		https://www.cityofpeekskill.com/city-of-peekskill-industrial-development-agency/pages/pida-committees
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		https://www.cityofpeekskill.com/city-of-peekskill-industrial-development-agency
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	https://www.cityofpeekskill.com/city-of-peekskill-industrial-development-agency
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	https://www.cityofpeekskill.com/city-of-peekskill-industrial-development-agency/pages/bylaws-policies
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	Yes	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	Yes	https://www.cityofpeekskill.com/city-of-peekskill-industrial-development-agency/pages/bylaws-policies
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	https://www.cityofpeekskill.com/city-of-peekskill-industrial-development-agency/pages/bylaws-policies

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Board of Directors Listing

Name	Bell-Smith, Juliene	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	9/29/2020	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Claxton, Drew	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	12/26/2019	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

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Name	Kravitz, Alan	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	3/3/2010	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

Name	Mauricio, Dr. David	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	8/24/2020	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

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Name	Post, Deborah	Nominated By	Local
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	Local	Confirmed by Senate?	N/A
Term Start Date	3/3/2010	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Thompson, Janice	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	8/24/2020	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

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Name	de Freitas, Rohan P	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	5/9/2022	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	No
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

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Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/ Allowances/ Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the authority	If yes Is payment made by state or local government
Boyd, Jesse	CFO & Treasurer	Managerial				PT	No	\$4,675.00	\$4,675.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,675.00	Yes	Yes
Lockwood, Kathy R	Deputy Director	Operational				PT	No	\$5,225.00	\$5,225.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,225.00	Yes	Yes
Rudikoff, Matthew	Executive Director & CEO	Executive				PT	No	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	Yes	Yes

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Benefit Information

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

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
Bell-Smith, Juliene	Board of Directors												X	
Claxton, Drew	Board of Directors												X	
Kravitz, Alan	Board of Directors												X	
Mauricio, Dr. David	Board of Directors												X	
Post, Deborah	Board of Directors												X	
Thompson, Janice	Board of Directors												X	
de Freitas, Rohan P	Board of Directors												X	

Staff

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

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

Name of Subsidiary/Component Unit	Status
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Request Subsidiary/Component Unit Change

Name of Subsidiary/Component Unit	Status	Requested Changes
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Request Add Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Establishment Date	Purpose of Subsidiary/Component Unit
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Request Delete Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
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Summary Financial Information
SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$1,214,275.00
	Investments		\$308,750.00
	Receivables, net		\$0.00
	Other assets		\$0.00
	Total current assets		\$1,523,025.00
Noncurrent Assets			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$0.00
	Other assets		\$0.00
	Capital Assets		
		Land and other nondepreciable property	\$0.00
		Buildings and equipment	\$0.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$0.00
		Net Capital Assets	\$0.00
	Total noncurrent assets		\$0.00
Total assets			\$1,523,025.00
Liabilities			
Current Liabilities			
	Accounts payable		\$2,933.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$0.00
	Deferred revenues		\$0.00
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$0.00
	Total current liabilities		\$2,933.00
Noncurrent Liabilities			

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	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$0.00
	Long term leases		\$0.00
	Other long-term obligations		\$0.00
	Total noncurrent liabilities		\$0.00
Total liabilities			\$2,933.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$308,750.00
	Restricted		\$0.00
	Unrestricted		\$1,211,342.00
	Total net assets		\$1,520,092.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$0.00
	Rental and financing income		\$33,000.00
	Other operating revenues		\$24,320.00
	Total operating revenue		\$57,320.00
Operating Expenses			
	Salaries and wages		\$19,900.00
	Other employee benefits		\$1,580.00
	Professional services contracts		\$47,652.00
	Supplies and materials		\$0.00
	Depreciation and amortization		\$0.00
	Other operating expenses		\$3,513.00
	Total operating expenses		\$72,645.00
Operating income (loss)			(\$15,325.00)
Nonoperating Revenues			
	Investment earnings		\$3,462.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

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	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$0.00
	Total nonoperating revenue		\$3,462.00
Nonoperating Expenses			
	Interest and other financing charges		\$0.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$0.00
	Total nonoperating expenses		\$0.00
	Income (loss) before contributions		(\$11,863.00)
Capital contributions			\$0.00
Change in net assets			(\$11,863.00)
Net assets (deficit) beginning of year			\$1,531,955.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$1,520,092.00

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Current Debt

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

New Debt Issuances

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Schedule of Authority Debt

Type of Debt			Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation	State Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation						
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit		Conduit Debt	0.00	21,315,695.00	0.00	366,026.00	20,949,669.00
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS			0.00	21,315,695.00	0.00	366,026.00	20,949,669.00

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Real Property Acquisition/Disposal List

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

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Personal Property

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

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Property Documents

Question		Response	URL (If Applicable)
1.	In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	https://www.cityofpeekskill.com/peekskill-industrial-development-agency/pages/pida-annual-reports-annual-financial-statements-and
2.	Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	https://www.cityofpeekskill.com/city-of-peekskill-industrial-development-agency/pages/bylaws-policies
3.	In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	N/A

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IDA Projects

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	5504-21-02A			
Project Type	Tax Exemptions	State Sales Tax Exemption	\$196,532.00	
Project Name	216 South Division Street LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		
Original Project Code		School Property Tax Exemption		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$6,350,000.00	Total Exemptions	\$196,532.00	
Benefited Project Amount	\$2,850,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		
Not For Profit		Local PILOT		
Date Project approved	8/25/2020	School District PILOT		
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	4/16/2021	Net Exemptions	\$196,532.00	
Year Financial Assistance is Planned to End	2022	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	216 South Division Street	Original Estimate of Jobs to be Created	10.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	42,000.00	
City	PEEKSKILL	Annualized Salary Range of Jobs to be Created	32,000.00	To: 101,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	10566	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	9.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	37.00	
Applicant Information		Net Employment Change	9.00	
Applicant Name	216 South Division Street LLC			
Address Line1	10 Julia Lane, Suite 103	Project Status		
Address Line2				
City	COLD SPRING	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10516	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	5504-21-01A			
Project Type	Tax Exemptions	State Sales Tax Exemption	\$0.00	
Project Name	BNS1 LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		
Original Project Code		School Property Tax Exemption		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$51,107,166.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$16,000,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		
Not For Profit		Local PILOT		
Date Project approved	10/27/2020	School District PILOT		
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	3/5/2021	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2022	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	1 Park Place	Original Estimate of Jobs to be Created	60.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	45,000.00	
City	PEEKSKILL	Annualized Salary Range of Jobs to be Created	40,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	10566	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	7.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	45.00	
Applicant Information		Net Employment Change	7.00	
Applicant Name	BNS1 LLC			
Address Line1	3110 37th Ave Suite 500	Project Status		
Address Line2				
City	LONG ISLAND CITY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	11101	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2010 Dec 02A			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	Barham House LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$48,704.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$110,950.00	
Original Project Code		School Property Tax Exemption	\$272,305.00	
Project Purpose Category	Civic Facility	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$19,405,065.00	Total Exemptions	\$431,959.00	
Benefited Project Amount	\$14,634,371.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount	\$10,000,000.00	Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$4,609.00	\$4,609.00
Not For Profit	No	Local PILOT	\$13,935.00	\$13,935.00
Date Project approved	12/15/2010	School District PILOT	\$31,634.00	\$31,634.00
Did IDA took Title to Property	Yes	Total PILOT	\$50,178.00	\$50,178.00
Date IDA Took Title to Property	12/30/2010	Net Exemptions	\$381,781.00	
Year Financial Assistance is Planned to End	2042	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	2.00	
Address Line1	951 Main Street	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	PEEKSKILL	Annualized Salary Range of Jobs to be Created	32,000.00	To: 39,000.00
State	NY	Original Estimate of Jobs to be Retained	2.00	
Zip - Plus4	10566	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	55,000.00	
Province/Region		Current # of FTEs	2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Barham House LLC			
Address Line1	700 White Plains Road	Project Status		
Address Line2				
City	SCARSDALE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10583	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2005apr28			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	Courtyard Housing LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$67,881.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$154,636.00	
Original Project Code		School Property Tax Exemption	\$379,525.00	
Project Purpose Category	Civic Facility	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$12,200,000.00	Total Exemptions	\$602,042.00	
Benefited Project Amount	\$12,200,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount	\$12,200,000.00	Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$7,318.00	\$7,318.00
Not For Profit	Yes	Local PILOT	\$41,273.00	\$41,273.00
Date Project approved	4/22/2005	School District PILOT	\$50,226.00	\$50,226.00
Did IDA took Title to Property	Yes	Total PILOT	\$98,817.00	\$98,817.00
Date IDA Took Title to Property	4/28/2005	Net Exemptions	\$503,225.00	
Year Financial Assistance is Planned to End	2045	Project Employment Information		
Notes	qualified affordable rental housing for seniors age 62 and over			
Location of Project		# of FTEs before IDA Status	4.00	
Address Line1	901 Main Street	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	PEEKSKILL	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	4.00	
Zip - Plus4	10566	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	36,000.00	
Province/Region		Current # of FTEs	3.50	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-0.50	
Applicant Name	MARK SOJA			
Address Line1	COURTYARD HOUSING, LLC	Project Status		
Address Line2				
City	MANHASSET	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	11030	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2014oct31				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	DP49LLC	Local Sales Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$38,557.00	
		Local Property Tax Exemption		\$87,835.00	
		School Property Tax Exemption		\$177,690.00	
		Mortgage Recording Tax Exemption		\$0.00	
		Total Exemptions		\$304,082.00	
Original Project Code		Total Exemptions Net of RPTL Section 485-b			
Project Purpose Category	Other Categories	Pilot payment Information			
Total Project Amount	\$1,180,461.00			Actual Payment Made	Payment Due Per Agreement
Benefited Project Amount	\$2,867,000.00				
Bond/Note Amount					
Annual Lease Payment	\$30,000.00				
Federal Tax Status of Bonds		County PILOT		\$9,357.00	\$9,357.00
Not For Profit	No	Local PILOT		\$26,173.00	\$26,173.00
Date Project approved	8/26/2014	School District PILOT		\$64,220.00	\$64,220.00
Did IDA took Title to Property	Yes	Total PILOT		\$99,750.00	\$99,750.00
Date IDA Took Title to Property	10/31/2014	Net Exemptions		\$204,332.00	
Year Financial Assistance is Planned to End	2063	Project Employment Information			
Notes	Payment in Lieu of Tax Agreement				
Location of Project		# of FTEs before IDA Status	1.00		
Address Line1	333 North Bedford Road	Original Estimate of Jobs to be Created	1.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	28,712.00		
City	MOUNT KISCO	Annualized Salary Range of Jobs to be Created	25,000.00	To: 50,000.00	
State	NY	Original Estimate of Jobs to be Retained	1.00		
Zip - Plus4	10549	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	28,712.00		
Province/Region		Current # of FTEs	23.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	22.00		
Applicant Name	James Diamond				
Address Line1	333 North Bedford Road	Project Status			
Address Line2					
City	MOUNT KISCO	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10549	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	1998Nov18				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	Drum Hill Senior Living Project	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$28,532.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$64,998.00	
Original Project Code		School Property Tax Exemption		\$159,525.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$19,650,000.00	Total Exemptions		\$253,055.00	
Benefited Project Amount	\$13,900,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount	\$13,900,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT		\$19,539.00	\$19,539.00
Not For Profit	Yes	Local PILOT		\$80,275.00	\$80,275.00
Date Project approved	8/17/1998	School District PILOT		\$80,275.00	\$80,275.00
Did IDA took Title to Property	Yes	Total PILOT		\$180,089.00	\$180,089.00
Date IDA Took Title to Property	11/18/1998	Net Exemptions		\$72,966.00	
Year Financial Assistance is Planned to End	2028	Project Employment Information			
Notes	affordable rental housing for seniors				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	90 Ringgold Street	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	PEEKSKILL	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	10566	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	40.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	40.00		
Applicant Name	Drum Hill Associates LP				
Address Line1	200 Clearbrook Road, Suite 134	Project Status			
Address Line2					
City	ELMSFORD	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10523	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2017 Jun29			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Fort Hill Peekskill LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$143,676.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$327,302.00	
Original Project Code		School Property Tax Exemption	\$803,300.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$65,538,000.00	Total Exemptions	\$1,274,278.00	
Benefited Project Amount	\$45,445,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$16,537.00	\$16,537.00
Not For Profit		Local PILOT	\$36,154.00	\$36,154.00
Date Project approved	12/30/2016	School District PILOT	\$89,909.00	\$89,909.00
Did IDA took Title to Property	Yes	Total PILOT	\$142,600.00	\$142,600.00
Date IDA Took Title to Property	6/29/2018	Net Exemptions	\$1,131,678.00	
Year Financial Assistance is Planned to End	2028	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Saint Mary's Street	Original Estimate of Jobs to be Created	82.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,487.00	
City	PEEKSKILL	Annualized Salary Range of Jobs to be Created	14,900.00	To: 104,511.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	10566	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	58.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	58.00	
Applicant Name	Ft. Hill Peekskill LLC			
Address Line1	100 Summit Lake Drive	Project Status		
Address Line2				
City	VALHALLA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10595	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2012 Sept 07A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	HOTEL LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$40,586.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$92,458.00	
Original Project Code		School Property Tax Exemption	\$187,042.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$8,310,000.00	Total Exemptions	\$320,086.00	
Benefited Project Amount	\$8,310,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$11,022.00	\$11,022.00
Not For Profit	No	Local PILOT	\$3,016.00	\$3,016.00
Date Project approved	6/26/2012	School District PILOT	\$3,016.00	\$3,016.00
Did IDA took Title to Property	Yes	Total PILOT	\$17,054.00	\$17,054.00
Date IDA Took Title to Property	9/7/2012	Net Exemptions	\$303,032.00	
Year Financial Assistance is Planned to End	2032	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	2 John E Walsh Boulevard	Original Estimate of Jobs to be Created	25.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	20,000.00	
City	PEEKSKILL	Annualized Salary Range of Jobs to be Created	20,000.00	To: 75,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	10566	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	24.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	24.00	
Applicant Name	Hotel LLC			
Address Line1	2 John E Walsh Boulevard	Project Status		
Address Line2				
City	PEEKSKILL	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10566	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2007may01				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	Stuhr Gardens Associates LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$69,812.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$159,035.00	
Original Project Code		School Property Tax Exemption		\$390,320.00	
Project Purpose Category	Civic Facility	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$10,166,400.00	Total Exemptions		\$619,167.00	
Benefited Project Amount	\$8,024,400.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount	\$7,200,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT		\$19,767.00	\$19,767.00
Not For Profit	Yes	Local PILOT		\$56,324.00	\$56,324.00
Date Project approved	3/21/2007	School District PILOT		\$135,671.00	\$135,671.00
Did IDA took Title to Property	Yes	Total PILOT		\$211,762.00	\$211,762.00
Date IDA Took Title to Property	5/1/2007	Net Exemptions		\$407,405.00	
Year Financial Assistance is Planned to End	2034	Project Employment Information			
Notes	qualified affordable rental housing				
Location of Project		# of FTEs before IDA Status	2.00		
Address Line1	121 vail avenue	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	PEEKSKILL	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	2.00		
Zip - Plus4	10566	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	80,000.00		
Province/Region		Current # of FTEs	2.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	peekskill				
Address Line1	peekskill	Project Status			
Address Line2					
City	PEEKSKILL	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10566	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	5504 08 02A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Wesley Hall Apartments	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$58,661.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$133,633.00	
Original Project Code		School Property Tax Exemption		\$327,976.00	
Project Purpose Category	Civic Facility	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$16,019,119.00	Total Exemptions		\$520,270.00	
Benefited Project Amount	\$11,472,175.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$15,877.00	\$15,877.00
Not For Profit		Local PILOT		\$7,165.00	\$7,165.00
Date Project approved	12/9/2008	School District PILOT		\$38,957.00	\$38,957.00
Did IDA took Title to Property	Yes	Total PILOT		\$61,999.00	\$61,999.00
Date IDA Took Title to Property	12/23/2008	Net Exemptions		\$458,271.00	
Year Financial Assistance is Planned to End	2048	Project Employment Information			
Notes	No property taxes were due or paid from the closing date of 12/23/08 to the year end. The IDA provided PILOT and sales tax exemption. PILOT information will be reported next year as payments become due.				
Location of Project		# of FTEs before IDA Status	2.00		
Address Line1	801 South Street	Original Estimate of Jobs to be Created	1.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	38,518.00		
City	PEEKSKILL	Annualized Salary Range of Jobs to be Created	38,518.00	To: 38,518.00	
State	NY	Original Estimate of Jobs to be Retained	2.00		
Zip - Plus4	10566	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	57,991.00		
Province/Region		Current # of FTEs	3.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.00		
Applicant Name	Wesley Hall Apartments LLC				
Address Line1	c/o Omni New York LLC	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10017	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
10	\$4,521,471.00	\$862,249.00	\$3,659,222.00	160

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Additional Comments