

Annual Report for City of Schenectady Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024

Status: CERTIFIED

Certified Date: 03/27/2024

IDA Projects

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	4203-17-02			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	13 State Street Senior Housing Project	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$25,432.63	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$44,575.54	
Original Project Code		School Property Tax Exemption	\$69,093.63	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$17,323,959.00	Total Exemptions	\$139,101.80	
Benefited Project Amount	\$17,323,959.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$7,378.61	\$7,378.61
Not For Profit	No	Local PILOT	\$13,015.36	\$13,015.36
Date Project approved	1/27/2016	School District PILOT	\$20,697.03	\$20,697.03
Did IDA took Title to Property	Yes	Total PILOT	\$41,091.00	\$41,091.00
Date IDA Took Title to Property	5/19/2016	Net Exemptions	\$98,010.80	
Year Financial Assistance is Planned to End	2047	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	13 State Street	Original Estimate of Jobs to be Created	2.50	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00	
City	SCHENECTADY	Annualized Salary Range of Jobs to be Created	36,400.00	To: 60,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12305	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	2.00	
Applicant Name	13 State Street LLC	Project Status		
Address Line1	200 S Division Street			
Address Line2				
City	BUFFALO	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14204	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Schenectady Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024

Status: CERTIFIED

Certified Date: 03/27/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4203-13-02				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	245 Broadway Apartments	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$17,780.62		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$31,163.93		
Original Project Code		School Property Tax Exemption	\$48,305.18		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$2,909,500.00	Total Exemptions	\$97,249.73		
Benefited Project Amount	\$2,909,500.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$4,064.01	\$4,064.01
Not For Profit	No		Local PILOT	\$7,168.63	\$7,168.63
Date Project approved	2/6/2013		School District PILOT	\$11,176.04	\$11,176.04
Did IDA took Title to Property	Yes		Total PILOT	\$22,408.68	\$22,408.68
Date IDA Took Title to Property	3/20/2013		Net Exemptions	\$74,841.05	
Year Financial Assistance is Planned to End	2028	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	c/o John Paul Builders, LLC	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	SCHENECTADY	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	12305	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	14.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	14.00		
Applicant Name	"John Paul Builders, LLC"	Project Status			
Address Line1	796 Burdeck Street				
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12306	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for City of Schenectady Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024

Status: CERTIFIED

Certified Date: 03/27/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4203-13-03				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	301 Green Street	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$11,541.70		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$20,229.04		
Original Project Code		School Property Tax Exemption	\$31,355.71		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$2,000,000.00	Total Exemptions	\$63,126.45		
Benefited Project Amount	\$2,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$4,334.94	\$4,334.94
Not For Profit	No		Local PILOT	\$7,646.53	\$7,646.53
Date Project approved	2/6/2013		School District PILOT	\$11,921.11	\$11,921.11
Did IDA took Title to Property	Yes		Total PILOT	\$23,902.58	\$23,902.58
Date IDA Took Title to Property	3/1/2013		Net Exemptions	\$39,223.87	
Year Financial Assistance is Planned to End	2028	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	c/o 301 Green Street Assoc., LLC	Original Estimate of Jobs to be Created	1.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	SCHENECTADY	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	12305	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.50		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.50		
Applicant Name	"301 Green Street Assoc., LLC"				
Address Line1	14 Avalon Way	Project Status			
Address Line2					
City	ALTAMONT	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12009	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for City of Schenectady Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024

Status: CERTIFIED

Certified Date: 03/27/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	4203-06-05			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	BN Partners	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$244,402.06	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$428,361.32	
Original Project Code		School Property Tax Exemption	\$663,974.88	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$27,000,000.00	Total Exemptions	\$1,336,738.26	
Benefited Project Amount	\$25,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$108,373.55	\$108,373.55
Not For Profit	No	Local PILOT	\$191,163.37	\$191,163.37
Date Project approved	12/13/2006	School District PILOT	\$298,027.63	\$298,027.63
Did IDA took Title to Property	Yes	Total PILOT	\$597,564.55	\$597,564.55
Date IDA Took Title to Property	12/29/2006	Net Exemptions	\$739,173.71	
Year Financial Assistance is Planned to End	2028	Project Employment Information		
Notes	services			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	c/o BN Partners Associates LLC	Original Estimate of Jobs to be Created	600.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00	
City	SCHENECTADY	Annualized Salary Range of Jobs to be Created	35,000.00	To: 35,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12306	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	460.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	460.00	
Applicant Name	BN Partners Associates LLC			
Address Line1	695 Rotterdam Industrial Park	Project Status		
Address Line2				
City	SCHENECTADY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12306	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Schenectady Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024

Status: CERTIFIED

Certified Date: 03/27/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	4203-11-03			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Capital Living & Rehabilitation Center	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$225,892.68	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$395,920.09	
Original Project Code		School Property Tax Exemption	\$613,689.85	
Project Purpose Category	Continuing Care Retirement Communities	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$39,300,000.00	Total Exemptions	\$1,235,502.62	
Benefited Project Amount	\$31,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$135,466.93
Not For Profit	No		Local PILOT	\$238,954.22
Date Project approved	12/21/2011		School District PILOT	\$397,370.17
Did IDA took Title to Property	Yes		Total PILOT	\$771,791.32
Date IDA Took Title to Property	12/21/2011		Net Exemptions	\$463,711.30
Year Financial Assistance is Planned to End	2027	Project Employment Information		
Notes	assigned to Schenectady Rehab & Healthcare / Schenectady SNF Realty LLC			
Location of Project		# of FTEs before IDA Status	180.00	
Address Line1	526 Altamont Avenue	Original Estimate of Jobs to be Created	67.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	SCHENECTADY	Annualized Salary Range of Jobs to be Created	30,000.00	To: 80,000.00
State	NY	Original Estimate of Jobs to be Retained	169.00	
Zip - Plus4	12305	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00	
Province/Region		Current # of FTEs	159.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-21.00	
Applicant Name	DMN Realty Associates LLC	Project Status		
Address Line1	26 N. Broadway			
Address Line2				
City	SCHENECTADY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12305	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Schenectady Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024

Status: CERTIFIED

Certified Date: 03/27/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	4203-11-01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Civco Realty/Transfinder	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$21,477.76	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$37,643.87	
Original Project Code		School Property Tax Exemption	\$58,349.31	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,000,000.00	Total Exemptions	\$117,470.94	
Benefited Project Amount	\$3,948,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$7,035.82	\$7,035.82
Not For Profit	No	Local PILOT	\$12,331.61	\$12,331.61
Date Project approved	8/17/2011	School District PILOT	\$20,120.45	\$20,120.45
Did IDA took Title to Property	No	Total PILOT	\$39,487.88	\$39,487.88
Date IDA Took Title to Property		Net Exemptions	\$77,983.06	
Year Financial Assistance is Planned to End	2021	Project Employment Information		
Notes	PILOT termination date should be 2024			
Location of Project		# of FTEs before IDA Status	50.00	
Address Line1	440 State 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)	50,000.00	
City	SCHENECTADY	Annualized Salary Range of Jobs to be Created	40,000.00	To: 80,000.00
State	NY	Original Estimate of Jobs to be Retained	50.00	
Zip - Plus4	12305	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	50,000.00	
Province/Region		Current # of FTEs	119.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	69.00	
Applicant Name	Civco Realty Corporation			
Address Line1	120 Erie Boulevard	Project Status		
Address Line2				
City	SCHENECTADY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12305	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Schenectady Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024

Status: CERTIFIED

Certified Date: 03/27/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4203-13-04				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Development at 845 Broadway	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$42,505.96		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$74,499.82		
Original Project Code		School Property Tax Exemption	\$115,477.30		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$24,444,000.00	Total Exemptions	\$232,483.08		
Benefited Project Amount	\$24,444,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$5,418.68	\$5,418.68
Not For Profit	No		Local PILOT	\$9,558.17	\$9,558.17
Date Project approved	3/15/2013		School District PILOT	\$14,901.38	\$14,901.38
Did IDA took Title to Property	Yes		Total PILOT	\$29,878.23	\$29,878.23
Date IDA Took Title to Property	6/27/2013		Net Exemptions	\$202,604.85	
Year Financial Assistance is Planned to End	2043	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	c/o Development at Broadway, LLC	Original Estimate of Jobs to be Created	2.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00		
City	SCHENECTADY	Annualized Salary Range of Jobs to be Created	50,000.00	To: 50,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12305	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	30.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	30.00		
Applicant Name	"Development at Broadway, LLC"	Project Status			
Address Line1	695 Rotterdam Industrial Park				
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12306	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for City of Schenectady Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024

Status: CERTIFIED

Certified Date: 03/27/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	4203-19-02			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Hamilton Hill II Limited Partnership Project (Hillside Crossing)	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$7,520.92	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$13,181.85	
Original Project Code	4203-16-04	School Property Tax Exemption	\$20,432.32	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$37,873,540.00	Total Exemptions	\$41,135.09	
Benefited Project Amount	\$30,932,283.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$7,788.99	\$7,788.99
Not For Profit	Yes	Local PILOT	\$13,739.23	\$13,739.23
Date Project approved	9/14/2018	School District PILOT	\$21,847.91	\$21,847.91
Did IDA took Title to Property	Yes	Total PILOT	\$43,376.13	\$43,376.13
Date IDA Took Title to Property	11/1/2019	Net Exemptions	-\$2,241.04	
Year Financial Assistance is Planned to End	2050	Project Employment Information		
Notes	Multiple parcels			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Multiple parcels along Albany Street	Original Estimate of Jobs to be Created	6.90	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	SCHENECTADY	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	12307	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	4.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	4.00	
Applicant Name	Hamilton Hill II Limited Partnership			
Address Line1	90 State Street, Suite 602	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12207	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Schenectady Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024

Status: CERTIFIED

Certified Date: 03/27/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4203-10-01				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Highbridge 890-Argo	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$13,060.85		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$22,891.63		
Original Project Code		School Property Tax Exemption	\$0.00		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$3,300,000.00	Total Exemptions	\$35,952.48		
Benefited Project Amount	\$3,300,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$12,433.54	\$12,433.54
Not For Profit	No		Local PILOT	\$21,792.16	\$21,792.16
Date Project approved	4/14/2010		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$34,225.70	\$34,225.70
Date IDA Took Title to Property	5/28/2010		Net Exemptions	\$1,726.78	
Year Financial Assistance is Planned to End	2024	Project Employment Information			
Notes	services				
Location of Project		# of FTEs before IDA Status	16.00		
Address Line1	376 Broadway- 3rd Floor	Original Estimate of Jobs to be Created	6.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00		
City	SCHENECTADY	Annualized Salary Range of Jobs to be Created	30,000.00	To: 60,000.00	
State	NY	Original Estimate of Jobs to be Retained	16.00		
Zip - Plus4	12305	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-16.00		
Applicant Name	Highbridge 890 LLC				
Address Line1	376 Broadway- 3rd Floor	Project Status			
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	12305	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		
Country	USA				

Annual Report for City of Schenectady Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024

Status: CERTIFIED

Certified Date: 03/27/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4203-17-03				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Highbridge/Prime Development	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$250,580.10	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$21,128,000.00	Total Exemptions		\$250,580.10	
Benefited Project Amount	\$15,555,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	7/25/2015	School District PILOT	\$56,823.93	\$56,823.93	\$56,823.93
Did IDA took Title to Property	Yes	Total PILOT	\$56,823.93	\$56,823.93	\$56,823.93
Date IDA Took Title to Property	10/10/2015	Net Exemptions	\$193,756.17		
Year Financial Assistance is Planned to End	2036	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	232-260 State Street	Original Estimate of Jobs to be Created	22.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	29,000.00		
City	SCHENECTADY	Annualized Salary Range of Jobs to be Created	29,000.00	To: 29,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12305	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	8.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	8.00		
Applicant Name	Highbridge/Prime Development Inc.	Project Status			
Address Line1	376 Broadway-3rd Floor				
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12305	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for City of Schenectady Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024

Status: CERTIFIED

Certified Date: 03/27/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4203-16-04				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Hillside View (Community Builders, Inc.)	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$64,266.63		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$112,639.56		
Original Project Code		School Property Tax Exemption	\$174,595.21		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$20,919,354.00	Total Exemptions	\$351,501.40		
Benefited Project Amount	\$15,082,454.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$8,448.83	\$8,448.83
Not For Profit	No		Local PILOT	\$14,903.14	\$14,903.14
Date Project approved	12/21/2016		School District PILOT	\$23,931.34	\$23,931.34
Did IDA took Title to Property	Yes		Total PILOT	\$47,283.31	\$47,283.31
Date IDA Took Title to Property	12/23/2016		Net Exemptions	\$304,218.09	
Year Financial Assistance is Planned to End	2048	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	400 Craig Street	Original Estimate of Jobs to be Created	2.90		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	SCHENECTADY	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	12307	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	3.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	3.00		
Applicant Name	Craig Street Limited Partnership	Project Status			
Address Line1	744 Broadway				
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12207	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for City of Schenectady Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024

Status: CERTIFIED

Certified Date: 03/27/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	4203-21-01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Hotel Foster	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$30,083.67	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$52,727.38	
Original Project Code		School Property Tax Exemption	\$81,729.27	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$8,100,000.00	Total Exemptions	\$164,540.32	
Benefited Project Amount	\$7,086,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$5,689.61	\$5,689.61
Not For Profit	No	Local PILOT	\$10,036.08	\$10,036.08
Date Project approved	9/30/2020	School District PILOT	\$15,646.45	\$15,646.45
Did IDA took Title to Property	Yes	Total PILOT	\$31,372.14	\$31,372.14
Date IDA Took Title to Property	10/30/2020	Net Exemptions	\$133,168.18	
Year Financial Assistance is Planned to End	2041	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	204 Lafayette Street, Suite 2	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	SCHENECTADY	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	12305	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	21,000.00	
Province/Region		Current # of FTEs	42.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	42.00	
Applicant Name	Hotel Foster LLC			
Address Line1	204 Lafayette Street Suite 2	Project Status		
Address Line2				
City	SCHENECTADY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12305	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Schenectady Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024

Status: CERTIFIED

Certified Date: 03/27/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	4203-17-04			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	JLA Apartments	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$22,958.98	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$40,240.00	
Original Project Code		School Property Tax Exemption	\$62,373.40	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$12,345,000.00	Total Exemptions	\$125,572.38	
Benefited Project Amount	\$9,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$7,179.21	\$7,179.21
Not For Profit	No	Local PILOT	\$12,663.62	\$12,663.62
Date Project approved	11/20/2015	School District PILOT	\$20,137.73	\$20,137.73
Did IDA took Title to Property	Yes	Total PILOT	\$39,980.56	\$39,980.56
Date IDA Took Title to Property	12/11/2015	Net Exemptions	\$85,591.82	
Year Financial Assistance is Planned to End	2049	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	770-782 Albany Street	Original Estimate of Jobs to be Created	10.50	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	23,000.00	
City	SCHENECTADY	Annualized Salary Range of Jobs to be Created	23,000.00	To: 23,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12302	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	3.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	3.00	
Applicant Name	JLA Apartments LP			
Address Line1	c/o DePaul Properties	Project Status		
Address Line2				
City	ROCHESTER	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14624	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Schenectady Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024

Status: CERTIFIED

Certified Date: 03/27/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4203-21-02				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Mill Lane Apartments	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$157,013.51		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$275,196.19		
Original Project Code		School Property Tax Exemption	\$426,563.62		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$44,545,612.00	Total Exemptions	\$858,773.32		
Benefited Project Amount	\$35,052,099.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$0.00	\$0.00
Not For Profit	No		Local PILOT	\$0.00	\$0.00
Date Project approved	12/18/2020		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	2/1/2021		Net Exemptions	\$858,773.32	
Year Financial Assistance is Planned to End	2041	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	77.00		
Address Line1	108 State Street	Original Estimate of Jobs to be Created	43.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	SCHENECTADY	Annualized Salary Range of Jobs to be Created	13.00	To: 42.00	
State	NY	Original Estimate of Jobs to be Retained	77.00		
Zip - Plus4	12305	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	53,942.00		
Province/Region		Current # of FTEs	134.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	57.00		
Applicant Name	Mill Lane Apartments LLC				
Address Line1	323 Clinton Street	Project Status			
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12305	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for City of Schenectady Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024

Status: CERTIFIED

Certified Date: 03/27/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	4203-19-03			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Renaissance Square	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$23,948.44	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$41,974.22	
Original Project Code		School Property Tax Exemption	\$65,061.49	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$20,097,633.00	Total Exemptions	\$130,984.15	
Benefited Project Amount	\$16,720,562.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$5,066.46
Not For Profit	No		Local PILOT	\$8,936.89
Date Project approved	9/14/2018		School District PILOT	\$14,211.45
Did IDA took Title to Property	Yes		Total PILOT	\$28,214.80
Date IDA Took Title to Property	11/1/2019		Net Exemptions	\$102,769.35
Year Financial Assistance is Planned to End	2051	Project Employment Information		
Notes	100% of normal taxes for 2020-2021 school year and 2021 City / County			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	817-823 Eastern Avenue and 104 Irving Street	Original Estimate of Jobs to be Created	2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00	
City	SCHENECTADY	Annualized Salary Range of Jobs to be Created	40,000.00	To: 60,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12308	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	3.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	3.00	
Applicant Name	Home Leasing LLC			
Address Line1	180 Clinton Square	Project Status		
Address Line2				
City	ROCHESTER	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14604	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Schenectady Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024

Status: CERTIFIED

Certified Date: 03/27/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	4203-16-03			
Project Type	Lease	State Sales Tax Exemption	\$49,511.00	
Project Name	Riverhouse Apartments (Mohawk Harbor)	Local Sales Tax Exemption	\$49,511.00	
		County Real Property Tax Exemption	\$186,382.49	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$326,670.94	
Original Project Code		School Property Tax Exemption	\$506,351.27	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$52,020,000.00	Total Exemptions	\$1,118,426.70	
Benefited Project Amount	\$45,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$131,407.58
Not For Profit	No		Local PILOT	\$230,316.90
Date Project approved	3/11/2016		School District PILOT	\$381,891.19
Did IDA took Title to Property	Yes		Total PILOT	\$743,615.67
Date IDA Took Title to Property	7/26/2016		Net Exemptions	\$374,811.03
Year Financial Assistance is Planned to End	2026	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	221 Harborside Drive	Original Estimate of Jobs to be Created	72.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00	
City	SCHENECTADY	Annualized Salary Range of Jobs to be Created	20,000.00	To: 60,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12305	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	45,000.00	
Province/Region		Current # of FTEs	154.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	56.00	
Applicant Information		Net Employment Change	154.00	
Applicant Name	"Locomotive Lane Properties, LLC"			
Address Line1	695 Rotterdam Industrial Park	Project Status		
Address Line2				
City	SCHENECTADY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12306	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Schenectady Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024

Status: CERTIFIED

Certified Date: 03/27/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4203-16-02				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	STS Steel Peek Street Project	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$2,999.48	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$5,257.15	
Original Project Code		School Property Tax Exemption		\$8,148.78	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$105,000.00	Total Exemptions		\$16,405.41	
Benefited Project Amount	\$105,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$1,036.86
Not For Profit	No			Local PILOT	\$1,817.29
Date Project approved	1/27/2016			School District PILOT	\$2,816.86
Did IDA took Title to Property	Yes			Total PILOT	\$5,671.01
Date IDA Took Title to Property	6/1/2016			Net Exemptions	\$10,734.40
Year Financial Assistance is Planned to End	2026			Project Employment Information	
Notes					
Location of Project		# of FTEs before IDA Status		51.00	
Address Line1	421-423 Peek Street	Original Estimate of Jobs to be Created		2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		60,000.00	
City	SCHENECTADY	Annualized Salary Range of Jobs to be Created		25,000.00	To: 100,000.00
State	NY	Original Estimate of Jobs to be Retained		51.00	
Zip - Plus4	12305	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		60,000.00	
Province/Region		Current # of FTEs		58.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		7.00	
Applicant Name	STS Steel Inc.				
Address Line1	10 Rush Street				
Address Line2		Project Status			
City	SCHENECTADY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12305	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for City of Schenectady Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024

Status: CERTIFIED

Certified Date: 03/27/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	4203-06-01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Schenectady Hotel LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$64,903.56	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$113,755.89	
Original Project Code		School Property Tax Exemption	\$176,325.57	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$8,000,000.00	Total Exemptions	\$354,985.02	
Benefited Project Amount	\$8,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$36,124.52
Not For Profit	No		Local PILOT	\$63,721.12
Date Project approved	6/15/2005		School District PILOT	\$99,342.54
Did IDA took Title to Property	Yes		Total PILOT	\$199,188.18
Date IDA Took Title to Property	2/28/2006		Net Exemptions	\$155,796.84
Year Financial Assistance is Planned to End	2026	Project Employment Information		
Notes	Retail			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	450 State Street	Original Estimate of Jobs to be Created	24.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00	
City	SCHENECTADY	Annualized Salary Range of Jobs to be Created	17,000.00	To: 60,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12305	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,000.00	
Province/Region		Current # of FTEs	19.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	19.00	
Applicant Name	c/o Schenectady Hotel LLC			
Address Line1	9333 N. Meridian St. Ste	Project Status		
Address Line2				
City	INDIANAPOLIS	Current Year Is Last Year for Reporting		
State	IN	There is no Debt Outstanding for this Project		
Zip - Plus4	46260	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Schenectady Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024

Status: CERTIFIED

Certified Date: 03/27/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4203-06-02				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Scotia Holdings	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$55,545.92		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$97,354.85		
Original Project Code		School Property Tax Exemption	\$150,903.38		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$13,000,000.00	Total Exemptions	\$303,804.15		
Benefited Project Amount	\$12,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$10,873.48	\$10,873.48
Not For Profit	No		Local PILOT	\$19,180.06	\$19,180.06
Date Project approved	2/27/2006		School District PILOT	\$29,902.11	\$29,902.11
Did IDA took Title to Property	Yes		Total PILOT	\$59,955.65	\$59,955.65
Date IDA Took Title to Property	2/28/2006		Net Exemptions	\$243,848.50	
Year Financial Assistance is Planned to End	2026	Project Employment Information			
Notes	Retail				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	c/o Scotia Holdings	Original Estimate of Jobs to be Created	130.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00		
City	SCHENECTADY	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	12306	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	45.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	45.00		
Applicant Name	Scotia Holdings	Project Status			
Address Line1	695 Rotterdam Industrial Park				
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12306	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for City of Schenectady Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024

Status: CERTIFIED

Certified Date: 03/27/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4203-17-01				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Summit Tower/ Capital District Apartments	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$34,516.24		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$60,496.30		
Original Project Code		School Property Tax Exemption	\$93,771.36		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$27,082,661.00	Total Exemptions	\$188,783.90		
Benefited Project Amount	\$27,082,661.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$20,333.23	\$20,333.23
Not For Profit	No		Local PILOT	\$35,866.39	\$35,866.39
Date Project approved	11/2/2016		School District PILOT	\$57,034.54	\$57,034.54
Did IDA took Title to Property	No		Total PILOT	\$113,234.16	\$113,234.16
Date IDA Took Title to Property			Net Exemptions	\$75,549.74	
Year Financial Assistance is Planned to End	2053	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	3.00		
Address Line1	720 Albany 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)	36,500.00		
City	SCHENECTADY	Annualized Salary Range of Jobs to be Created	21,000.00	To: 69,000.00	
State	NY	Original Estimate of Jobs to be Retained	3.00		
Zip - Plus4	12307	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	36,500.00		
Province/Region		Current # of FTEs	6.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	3.00		
Applicant Name	"Capital District Apartments, LLC"	Project Status			
Address Line1	641 Lexington Avenue, 15th Floor				
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10022	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for City of Schenectady Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024

Status: CERTIFIED

Certified Date: 03/27/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4203-08-05				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	Union Graduate College	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Civic Facility	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$9,000,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$5,700,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount	\$5,700,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Taxable	County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	1/30/2008	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	1/30/2008	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2037	Project Employment Information			
Notes	civic facility				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Union Graduate College	Original Estimate of Jobs to be Created	40.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	SCHENECTADY	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	12308	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	34.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	34.00		
Applicant Name	Union Graduate College	Project Status			
Address Line1	807 Union Street				
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12308	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions		Yes	
Country	USA				

Annual Report for City of Schenectady Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024

Status: CERTIFIED

Certified Date: 03/27/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4203-19-01				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Yates Village	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00		
Original Project Code		School Property Tax Exemption	\$215,015.19		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$25,986,780.00	Total Exemptions	\$215,015.19		
Benefited Project Amount	\$19,497,871.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$0.00	\$0.00
Not For Profit	No		Local PILOT	\$0.00	\$0.00
Date Project approved	2/15/2019		School District PILOT	\$22,352.07	\$22,352.07
Did IDA took Title to Property	Yes		Total PILOT	\$22,352.07	\$22,352.07
Date IDA Took Title to Property	11/1/2019		Net Exemptions	\$192,663.12	
Year Financial Assistance is Planned to End	2056	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	2.00		
Address Line1	2450 Van Vranken Ave	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	SCHENECTADY	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	12308	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	6.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	4.00		
Applicant Name	Yates Village I LLC				
Address Line1	230 Wyoming Ave	Project Status			
Address Line2					
City	KINGSTON	Current Year Is Last Year for Reporting			
State	PA	There is no Debt Outstanding for this Project			
Zip - Plus4	18704	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for City of Schenectady Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024

Status: CERTIFIED

Certified Date: 03/27/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4203-21-03				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Yates Village II LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$46,994.81		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$82,367.39		
Original Project Code		School Property Tax Exemption	\$127,672.31		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$82,556,616.00	Total Exemptions	\$257,034.51		
Benefited Project Amount	\$49,812,326.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$5,821.82	\$5,821.82	
Not For Profit	No	Local PILOT	\$10,269.32	\$10,269.32	
Date Project approved	9/22/2021	School District PILOT	\$49,678.22	\$46,978.22	
Did IDA took Title to Property	Yes	Total PILOT	\$65,769.36	\$63,069.36	
Date IDA Took Title to Property	10/12/2021	Net Exemptions	\$191,265.15		
Year Financial Assistance is Planned to End	2052	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	7.00		
Address Line1	2450 Van Vranken 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	SCHENECTADY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	7.00		
Zip - Plus4	12308	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	5.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	127.00		
Applicant Information		Net Employment Change	-2.00		
Applicant Name	Yates Village II LLC	Project Status			
Address Line1	c/o Pennrose, LLC				
Address Line2					
City	KINGSTON	Current Year Is Last Year for Reporting			
State	PA	There is no Debt Outstanding for this Project			
Zip - Plus4	18704	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for City of Schenectady Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024

Status: CERTIFIED

Certified Date: 03/27/2024

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
23	\$7,635,167.00	\$3,017,186.91	\$4,617,980.09	922