

Annual Investment Projects Report

Pursuant to New York City
Administrative Code §22-823

FY 2021, Volume I
January 31, 2022

One Liberty Plaza
New York, NY 10006
edc.nyc



NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION

One Liberty Plaza, New York, NY 10006

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Executive Summary

The following summarizes New York City Economic Development Corporation's (NYCEDC) Fiscal Year 2021 ("FY21") annual report on projects to support investment, job creation, job retention, and growth in New York City. This year's report includes information on 456 projects receiving Financial Assistance in the form of loans, grants, and tax or energy benefits. The report also includes information on 50 sales and 96 leases of City-owned land.

For the projects receiving Financial Assistance:

- NYCEDC has been directing the majority of its investments towards boroughs outside Manhattan, where three quarters (75.0%) of active projects were located during FY21.
- Fifteen (15) projects commenced in FY21, 10 of which were part of the Build NYC tax-exempt financing program, two of which were NYCIDA FRESH projects, another two of which were NYCIDA Industrial Incentive projects, and one of which was an NYCIDA Commercial project.
- Since the NYCIDA Food Retail Expansion to Support Health (FRESH) program began in FY10, 24 projects have closed and are still active, providing healthy foods to NYC's poorest and most underserved neighborhoods.
- Full-Time Equivalent ("FTE") employment at project locations was 2.6 times employment prior to their start. Taking into account employees that may have been relocated to project sites from elsewhere in the City, employment growth was 121.1%.
- Financial assistance ended for 22 projects in FY21 because of natural expiration of the agreement, voluntary termination, or suspension as a result of default.
- Approximately \$7.8 million was recovered from projects during FY21, contributing to a total of more than \$128 million recovered from non-compliant projects since FY03.
- Of projects that submitted living wage information in FY21, nearly 100% (at 99.8%) of employees were paid a living wage (a total of 174,480 employees). In FY21, there were 45 projects required to pay a living wage pursuant to the Fair Wages for New Yorkers Act; all 45 projects were compliant in FY21.

Chapter One:

NYCEDC and Public Benefits from Investment Projects

Section 1. Introduction

This is New York City Economic Development Corporation's (NYCEDC) Fiscal Year 2021 ("FY21")¹ annual report on its projects with businesses to support investment, job creation, and job retention and growth ("Investment Projects"), pursuant to New York City Administrative Code §22-823.

New York City Administrative Code §22-823 requires NYCEDC to submit to the New York City Council, the Mayor, the City Comptroller, the Public Advocate, and the Borough Presidents, an annual report, containing descriptive data on a selected group of NYCEDC projects, the amounts of City assistance (hereinafter referred to as "City Costs") provided by NYCEDC to the businesses involved in these projects, and estimates of the tax revenues generated (hereinafter referred to as "City Benefits") by these projects. Data on Investment Projects receiving loans, grants and tax or energy benefits ("Financial Assistance") are provided for the life of the project, irrespective of the date it initiated. Data on sales of City-owned land are provided for all transactions closed at any time within the 15-year period ending on the first day of FY21, if at least 25 jobs are estimated to be at the project's site. Data on leases of City-owned land are provided for all active contracts.²

This year's report has three volumes as well as data and documentation available online. Chapter One of this Volume includes a summary of results, the description of reporting requirements, and a summary of entities and programs included. Chapter Two presents the framework used to estimate City Benefits and a summary of results aggregated at the City level, by borough and by main program. Volume II includes the information on all projects receiving Financial Assistance. Volume III includes the information on sales and leases of City-owned land. The data in Volume II of each report from FY06 through FY20 are available for download at edc.nyc.

Local Law 35 took effect on August 21, 2020, and two projects, the Yankee Stadium LLC Payment in Lieu of Taxes (PILOT) Bond Refinancing and the Queens Ballpark Company L.L.C. PILOT Bond Refinancing, were subject to Local Law 35 and the Neighborhood Retail Needs Assessment Report on these projects are included in this year's report.

NYCEDC appreciates this opportunity to provide information on some of its key economic development services. NYCEDC believes that this report demonstrates how critical its economic development programs are in maintaining and expanding New York City's economic base by stimulating investment, job growth and business expansion. The typical company investment included in this report would have been delayed, abandoned or made outside New York City but for the intervention and support of NYCEDC.

In addition, NYCEDC appreciates this opportunity to discuss the public benefits generated by its Investment Projects and to explain the dynamic public-private partnership that makes NYCEDC successful.

Section 2. FY21 Reporting Requirements and Summary of Results

NYCEDC's Annual Investment Projects Report, which is currently regulated by the Administrative Code §22-823³, requires the City's Department of Small Business Services ("SBS") to include in its contracts with NYCEDC, by virtue of its status as a not-for-profit entity engaged in providing or administering economic development benefits on behalf of the City and expend-

- ¹ Fiscal Year covers the period from July 1 of the year prior to the corresponding calendar year until June 30 of the corresponding calendar year. FY21 refers to the fiscal year commencing on July 1, 2020 and ending on June 30, 2021.
- ² Estimates of City Costs and City Benefits are not required under New York City Administrative Code §22-823 for sales and leases of City-owned land. Reporting on leases of City-owned land is subject to the same job threshold as land sales. However, due to data availability, the report includes data on all contracts active in FY21.
- ³ NYCEDC's Annual Investment Project Report was previously regulated by City Charter §1301(1)(b). In December 2017, City Charter §1301(1)(b) was repealed and a new City Charter §1301(1)(b) was enacted by Local Law 222 (2017) ("LL2017"). LL2017 became effective as of January 14, 2019. LL2017 essentially moved the requirements stipulated under former City Charter §1301(1)(b) to a new subchapter of New York City Administrative Code, §22-823.

ing City capital appropriations in connection therewith, a requirement to prepare and submit this report for the prior fiscal year to the Mayor, the New York City Council, the City Comptroller, the Public Advocate, the Borough Presidents and Community Planning Boards by January 31 of each year. Accordingly, SBS has included such requirements in its annual contracts with NYCEDC for FY21. Table 1-1 below summarizes the reporting requirements of the Administrative Code §22-823, as in effect on the effective date of the annual contracts between SBS and NYCEDC for FY21. The text of the Administrative Code §22-823 as then in effect is included in Appendix III of this Volume. This Annual Investment Projects Report pertains only to FY21 and was prepared in accordance with the Administrative Code §22-823 as in effect on the effective date of the annual contracts between SBS and NYCEDC for FY21. Pursuant to Administrative Code §22-823, the annual contracts between SBS and NYCEDC for FY21 require NYCEDC to comply with the reporting requirements for the prior fiscal year (FY21).

TABLE 1-1: Summary of New York City Administrative Code §22-823 Reporting Requirements

Project Type	Criteria for Inclusion	Information to be Reported ⁴
Financial Assistance (Loans, grants and tax or energy benefits)	<ul style="list-style-type: none"> All Investment Projects for which Financial Assistance was made available on any day during the prior fiscal year (or "Reporting Year"), regardless of the execution date of the projects' agreement (i.e., projects are included for the entire span of Financial Assistance) Entities providing Financial Assistance: NYCEDC, NYC Industrial Development Agency (NYCIDA), and Build NYC Resource Corporation (Build NYC) Types of Financial Assistance: NYCEDC loans, Business Incentive Rate (BIR) programs, tax-exempt bonds, sales tax waivers, mortgage reporting tax (MRT) waivers, Payments-In-Lieu-Of-Taxes (PILOT) real property tax exemptions, and incentives awarded as a part of the Applied Sciences NYC program, and New Markets Tax Credit program 	<ul style="list-style-type: none"> All information listed in clauses (a) through (o) of the Administrative Code §22-823(b) (2) and included in the project report tables (for an explanation, see Appendix I of this Volume) Information on Investment Projects for which Financial Assistance in the Reporting Year was less than \$150,000 is aggregated, as stipulated in clauses under the Administrative Code §22-823(c) Data are to be made available in a non-proprietary database format
Sales of City-Owned Land	<ul style="list-style-type: none"> All sales of City-owned land that are (i) estimated to retain or create at least 25 jobs and (ii) closed at any time within the 15-year period ending on the first day of FY21 	<ul style="list-style-type: none"> As stipulated under the Administrative Code §22-823(d) A list of sales and sale prices, to be made available in a non-proprietary database format Terms or restrictions on the use or resale of the property
Leases of City-Owned Land	<ul style="list-style-type: none"> All leases of City-owned land (i) estimated to retain or create at least 25 jobs and (ii) was effective as of 6/30/2021, regardless of the commencement date of such lease 	<ul style="list-style-type: none"> As stipulated under the Administrative Code §22-823(d) A list of leases and rent payments in the reporting year, to be made available in a non-proprietary database format Terms or restrictions on the use of the property

4 For projects for which assistance was rendered before 7/1/2005, this report is required to include information that is available to NYCEDC, can be reasonably derived from available sources, or reasonably obtained from the business entity. For projects for which assistance was rendered before 7/1/2012, this report is required to include living wage data that is available to NYCEDC, can be reasonably derived from available sources, or reasonably obtained from the business entity.

Section 2.1 Summary of Results

There are 456 Financial Assistance Investment Projects included in this year's report.⁵ In FY21, 15 projects started reporting, and Financial Assistance ended for 22 projects. These 456 projects accounted for:

- 5.7% percent of total private employment in New York City;
- \$37.0 billion in private investment;
- \$3.0 billion in City Costs (present value), net of recapture, cancellations, reductions and penalties;⁶
- \$44.3 billion in City Benefits (present value), net of the assistance provided and recapture/penalties.

There are 50 land sales satisfying the criteria for inclusion in this year's report. These sales account for \$623.6 million (in FY21 dollars).⁷ Total rent in FY21 from the 96 leases included in the report was \$150.3 million.⁸

Section 3: NYCEDC

NYCEDC is the City's primary agent for economic development. Acting under annual contracts with the City, NYCEDC is a not-for-profit corporation that serves as the catalyst for promoting economic development and business growth. Its principal mandate is to encourage investment and attract, retain, and create jobs in New York City.

The Mayor appoints NYCEDC's president and chairman of the board, and NYCEDC's unpaid board includes representatives of City agencies as well as appointees recommended by the Borough Presidents and the Speaker of the City Council. Partnering with City, State, Federal and regional agencies, as well as businesses and residents, NYCEDC is a key driver of the City's three-pronged economic development strategy to create jobs, diversify the City's economy, and build affordable, attractive neighborhoods.

To fulfill its broad economic development mission, NYCEDC wears many hats—it is a business advocate and partner, a project manager, a policy analyst and a program administrator. The Initiatives Department at NYCEDC develops and implements initiatives to grow traditional and emerging industries in the City, as well as promote entrepreneurship across all industries. The Transportation Department advises on transportation and waterfront policy matters, and the Real Estate Transaction Services, Asset Management, and Capital Departments manage the sale of City-owned land, the management of City-owned property, and the management of capital construction projects, respectively. In addition, NYCEDC oversees industrial parks, wholesale and retail markets, cruise terminals, rail lines and waterfront development. Other responsibilities include design, planning and construction capabilities on various projects. NYCEDC also supports small businesses through a loan guarantee program for private lenders and catalyzes the development and preservation of industrial real estate through direct lending.

Furthermore, NYCEDC provides discretionary Financial Assistance and lower cost energy assistance to Investment Projects under the authority of the New York City Industrial Development Agency (NYCIDA), Build NYC Resource Corporation (Build NYC) and the Business Incentive Rate (BIR) programs, contingent upon the realization of specified investment and/or job commitments. This discretionary Financial Assistance is the focus of this report. Through the NYC Neighborhood Capital Corporation (NYCNCC), NYCEDC also facilitates the use of the New Market Tax Credit (NMTC) program, a federal tax credit program administered by the U.S. Department of The Treasury Community Development Financial Institutions Fund to generate private sector capital investment in low-income communities. In addition, in limited circumstances involving certain projects meeting Federal distressed-area criteria, NYCEDC provides loans with Federal funds. The Industrial Developer Fund is a public-private partnership fund intended to provide project financing for industrial real estate development projects in

5 For projects for which assistance was rendered before 7/1/2005, this report is required to include information that is available to NYCEDC, can be reasonably derived from available sources, or reasonably obtained from the business entity. For projects for which assistance was rendered before 7/1/2012, this report is required to include living wage data that is available to NYCEDC, can be reasonably derived from available sources, or reasonably obtained from the business entity.

6 Present value calculation methods are explained in Chapter 2, Section 1 and Appendix I of this Volume.

7 Sale prices were adjusted using NY Metropolitan Area Consumer Price Index—All Urban Consumers from the U.S. Bureau of Labor Statistics.

8 There may be overlap between Financial Assistance projects and land sales or leases.

the City. The fund was established with the aim of catalyzing investment in 400,000 square feet of new or renovated industrial space and supporting job creation. The Applied Sciences initiative provided City-owned land and a seed investment of City capital for top academic institutions to create new or expanded applied sciences campuses in New York City in order to maintain global competitiveness and create jobs. In the wake of the COVID-19 pandemic, New York City's fast-growing life science sector will play a crucial role as the city looks toward recovery. Throughout FY21, NYCEDC supported the City's LifeSci NYC Initiative to establish New York as a global leader in life science research and innovation by connecting research to industry, unlocking space for life sciences companies, and building a pipeline for the talent and workforce needed to support these companies across the five boroughs.

Also described in this report are NYCEDC land sales and leases. NYCEDC makes underutilized City-owned properties available for sale or lease to private companies and organizations willing and able to invest in development or expansion for economic development.

Section 4: NYCIDA/Build NYC Financial Assistance

The New York City Industrial Development Agency (NYCIDA) is a public benefit corporation organized under Article 18-A of the New York State General Municipal Law to serve the five boroughs of New York City. NYCIDA helps companies undertake capital expansions and become more competitive by locating within New York City or by expanding their existing operations. Its mission is to encourage economic development throughout the five boroughs, and to assist in the retention of existing jobs and the creation and attraction of new jobs.

The Mayor appoints the Chairman of NYCIDA, and the fifteen-member Board of Directors includes representatives from each borough. NYCIDA's Board of Directors must approve all projects and/or programs and NYCIDA files annual reports on its activities with the New York State Comptroller and the New York State Authorities Budget Office.⁹ NYCIDA contracts with NYCEDC for staffing and administrative services. NYCEDC markets NYCIDA programs through a variety of initiatives, including providing a detailed description of NYCIDA services on its website, direct mailings, and informational seminars, often in partnership with local development corporations located Citywide.

NYCIDA Programs

NYCIDA provides four types of Financial Assistance to support qualifying private capital investment:

- a) **Tax-exempt bond financing.** NYCIDA is a qualified issuer of both taxable and tax-exempt bonds. The interest on NYCIDA bonds is exempt from the income taxes imposed by the New York State and City governments, and in certain cases by the Federal Government (referred to as "triple tax-exempt bonds"). Private investors, who assume the financing risks of the project, purchase these bonds. Repayment of the bonds is not an obligation of NYCIDA or the City, State or Federal Governments, but, rather, of the project owner. Investors in triple tax-exempt bonds typically accept a lower interest rate because of the income tax exemption. Currently, Build NYC Resource Corporation serves as the primary issuer of both taxable and tax-exempt bonds, as described below.
- b) **Property tax reductions.** NYCIDA can exempt real property from City ad valorem real property taxes. Typically, NYCIDA utilizes this exemption authority to abate and/or stabilize the amount of real property taxes that would otherwise be due with respect to a company's real property. The company enters into an agreement with NYCIDA requiring the company to make Payments in Lieu of Taxes (PILOT) with respect to such exempted property; the PILOT reflects the amount of the abatement and/or stabilization provided.
- c) **Partial exemption of mortgage recording tax.** City and State mortgage recording tax (MRT) relating to the project financing can be reduced from 2.8% to 0.3%.
- d) **Exemption from sales and use taxes on construction and equipping costs.** The 8.875 percent City and State sales tax on materials used to construct, renovate or equip facilities may be exempted by NYCIDA.

⁹ These reports are available at edc.nyc

NYCIDA provides its Financial Assistance through programs established under its Uniform Tax Exemption Policy (UTEP), the current version of which is available at edc.nyc, or as otherwise permitted by the NYCIDA statute. During FY18 the UTEP was updated and currently includes the following programs:

Food Retail Expansion to Support Health (FRESH)

The FRESH program provides eligible companies with real property tax exemptions or abatements, and sales tax exemptions on purchases of materials used to construct, renovate or equip facilities, as well as MRT exemptions. Eligible companies include grocery store operators and developers seeking to acquire, construct or renovate facilities for their own use or to be leased to eligible businesses. Projects must be located in a Highly Distressed¹⁰ area and/or in areas with a quantified deficiency of food retail space.

Industrial Program

The Industrial Program provides eligible companies with real property tax exemptions or abatements, and sales tax exemptions on purchases of materials used to construct, renovate or equip facilities, as well as MRT exemptions.

¹¹Eligible companies include manufacturers, distributors, warehouses, other industrial companies, and developers seeking to acquire, construct or renovate facilities for their own use or to be leased to eligible businesses. Companies must make capital investments of at least \$1,000,000 to be eligible for the Industrial Program.

Commercial Program

The Commercial Program provides eligible companies with real property tax exemptions or abatements, and sales tax exemptions on purchases of materials used to construct, renovate or equip facilities, as well as MRT exemptions. Eligible projects include the construction or major renovation of commercial office facilities primarily targeted for use by high-growth industries, including but not limited to, technology, advertising, media, information technology, engineering, life sciences, and fashion. Further, the project must be in an area of the City which lacks adequate commercial office facilities to meet market demand for such facilities, and in a Highly Distressed area if located in Manhattan. The project must include property improvements of at least \$5,000,000 to be eligible for the Commercial Program.

In the previous versions of UTEPs, this category includes NYCIDA projects where the capital asset or assets are (or will be after a period of construction, reconstruction and/or renovation) for use primarily by the owners hereof (or their affiliates) in the pursuit of commercial endeavors, such as Class A office buildings and ancillary support space and destination retail complexes.

For the purposes of this Report, the Commercial Project category includes Hudson Yards Commercial Construction Projects, Life Sciences Program Projects, and stadia projects. In previous years, the projects reported in this category were included in the Commercial Growth Program category.

Hudson Yards Commercial Construction Projects

NYCIDA also provides discretionary Financial Assistance for Hudson Yards Commercial Construction Projects within the Hudson Yards area as part of a comprehensive financing and implementation program for Hudson Yards Infrastructure Corporation ("HYIC") to realize the development potential of Manhattan's far west side.

Such financial assistance includes real property tax exemptions and required payments in lieu of real property taxes ("PILOT") to induce the construction of new Class A office buildings and other development within the Hudson Yards area. In addition, NYCIDA provides mortgage recording tax exemptions and requires payments in lieu of mortgage recording taxes ("PILOMRT") equal to the full exemption amount mortgage for qualified projects. The PILOT and PILOMRT are in whole or in part remitted to HYIC to service debt issued to fund critical elements of the Hudson Yards project, including the No. 7 Subway extension, and the new open space network.

10 Highly Distressed is defined in Section 854 of the New York State Industrial Development Agency Act, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended, together with Section 917 of Title 2 of Article 18-A of the General Municipal Law, as in effect at any given time.

11 Projects that were separately classified under the Small Industry Incentive program in previous Fiscal Years are now classified under the Industrial Program.

Previous versions of the UTEP included the following programs:

Tax-Exempt Bond Programs:

Manufacturing Facilities Bond Program: Manufacturers of tangible personal property developing or equipping facilities for their own use can access bond financing and real property and sales tax reductions, as well as MRT reduction.

Not-For-Profit Bond Program: Prior to February 2008, 501(c)(3) not-for-profit organizations developing, purchasing or equipping facilities for their own use could access financing and MRT exemptions through NYCIDA. A subcategory of this program was the Pooled Bond Program, established for borrowers that are members of the InterAgency Council, an association of not-for-profit organizations that provide services to individuals with disabilities. Beginning in FY12, access to financing for not-for-profit organizations resumed under the Build NYC Resource Corporation, described below.

Exempt Facilities Bond Program: Companies developing publicly-owned airports, docks or wharves, solid waste recycling facilities or other categories of Federal exempt facility bonds can access bond financing. Reductions in real property taxes and sales taxes, as well as MRT reduction, may also be available.

Liberty Bond Program: Developers of commercial and retail facilities can access tax-exempt bond refinancing through this program. The bonds authorized under this program have been fully allocated and thus are no longer available for new projects.

Industrial Tax Incentive Programs:

The Industrial Incentive Program (IIP) and Food Retail Expansion to Support Health Program (FRESH) provide eligible companies with real property tax exemptions or abatements, and sales tax exemptions on purchases of materials used to construct, renovate or equip facilities, as well as MRT exemptions.¹² Eligible companies include manufacturers, distributors, warehouses, other industrial companies, and grocery store operators and developers seeking to acquire, construct or renovate facilities for their own use or to be leased to eligible businesses. Developers of such space in designated areas can seek MRT exemptions and sales tax exemptions on purchases of materials used to construct, renovate or equip facilities.

Commercial Growth Program:

NYCIDA's UTEP provides for individually negotiated benefit agreements for non-industrial projects and requires a commitment of a specific number of jobs and/or maintenance of certain designated operations, such as corporate headquarters, in return. These transactions may provide for reductions in real property, MRT and sales tax; most transactions, however, provide only for sales tax exemptions.

NYCIDA Selection Considerations

All NYCIDA benefits are discretionary. Firms seeking Financial Assistance must apply to NYCIDA under one of its programs and receive approval for benefits from the NYCIDA Board of Directors. NYCIDA must ascertain that a project would not proceed, or would proceed in a substantially reduced form, without incentives. Consideration is given to the impact of the proposed project on New York City's economy, including job creation and retention, as well as infrastructure or technology upgrades.

The specific terms of NYCIDA transactions are set forth in project and lease agreements. Discussions with a company begin with a detailed information request by NYCIDA staff, followed by a rigorous staff review of the company's proposed investment, its existing real estate situation, potential alternatives, and the qualitative and quantitative factors driving its location decision. An environmental review is also conducted. NYCIDA staff consider the number of jobs that the company will retain, recruit and/or create, the value of private-sector investment that will result from the project, and the fiscal impact (e.g., direct and indirect taxes) of the company's investment and operations. In the case of bond financings, projects must comply with relevant Federal statutes and regulations.

¹² Projects that were separately classified under the Small Industry Incentive program in previous Fiscal Years are now classified under the Industrial Program.

In the case of negotiated Industrial or Commercial Program incentives, staff determine the minimum level of assistance necessary to ensure a project's financial feasibility (e.g., maximum effective rent or threshold developer rate of return). That required level of assistance is compared to the incremental fiscal impact of the project, which typically repays the City's cost of incentives many times over if incentives are to be provided. If appropriate, an incentive offer is then developed to maximize the return on the City's investment by assuring that the company performs in exchange for the incentives. This approach provides a significant return on the City's investment, while reflecting the reality of operating a business, particularly a cyclical one, in an unpredictable economy.

Negotiated Commercial Growth incentives were provided for projects involving substantial capital expenditures (including the construction, renovation, and equipping of real estate) in targeted locations, and the maintenance of existing employment and operations in targeted economic sectors, or the creation or relocation into the City of new jobs in these sectors. Commercial Growth agreements were structured so that most benefits were tied to future job growth. These growth benefits were made available on a per-job basis. The per-employee tax revenue to the City estimated for this type of projects usually far outweighs the value of the total per-employee incentive.

During the 1990s and early 2000s, the primary focus of Commercial Growth (previously known as "Commercial Retention") agreements was to provide incentives for the retention of existing jobs and certain designated operations such as corporate headquarters. Over time, incentives were increasingly provided primarily to hire new jobs and add new operations. More recent Commercial Growth transactions need to maintain those incrementally added jobs and operations to be compliant with the agreement.

Ongoing Monitoring of Performance

Beneficiaries of NYCIDA agreements must submit employment and benefits reports each year. NYCEDC staff performs site visits and conduct other follow-up activities to monitor compliance with NYCIDA agreements.

Commercial Growth agreements generally provide for a required employment base that a company must maintain. These agreements are subject to certain negotiated buffers that determine reductions to remaining benefits or a recapture of benefits already received. The agreement may also provide for the maintenance of a company's headquarters and/or certain designated operations.

During the term of a Commercial Growth agreement, if a company falls below its required employment commitment in any year, the total benefits allowed over the term of the agreement are reduced, and, in most cases, if it has already exceeded the reduced maximum benefit, it must repay the difference. If the employment reduction is large enough, the agreement may be terminated. If a company falls below its required employment commitment due to a relocation of jobs out of New York City or, if applicable, it relocates its headquarters or designated operations, it also faces recapture of benefits with penalties as well as forfeiture of future benefits.

IIP, Manufacturing Facility Bond and Not-for-Profit Bond Programs require a company to maintain its operations at the project location. If the company moves to another location, its benefits are terminated. If the new location is within New York City, the company is not subject to recapture of prior benefits. If the company relocates out of New York City during the first ten years of its deal, it is subject to recapture of realized benefits pursuant to a declining recapture schedule.

Projects utilizing tax-exempt financing through the NYCIDA's various Bond Programs are required by the Internal Revenue Code to use the facilities and/or equipment financed with bonds as a qualifying project during the term of the bonds to preserve the tax-exempt status of the bonds.

Build NYC Resource Corporation

Build Build NYC Resource Corporation ("Build NYC") is a local development corporation incorporated under the New York Not-for Profit Corporation Law and staffed by NYCEDC. The mission of Build NYC is to encourage community and economic development and job creation and retention throughout New York City by providing low-cost financing programs to qualified borrowers through the issuance of tax-exempt and taxable bonds. Build NYC's administration and Board of Directors is the same as that of NYCIDA.

As a conduit bond issuer, Build NYC can make tax-exempt financing available to qualified entities to acquire, construct, renovate and/or equip facilities in New York City.

Eligible borrowers include not-for-profit organizations with Federal 501(c)(3) status incorporated or otherwise qualified to do business within New York State, such as educational institutions, arts and cultural organizations, and organizations providing social services, student housing, senior housing and healthcare. Eligible projects seek to finance (or refinance) the construction, acquisition, renovation and equipping of facilities primarily for the borrower's own use located within New York City. Pursuant to the Internal Revenue Code, certain private companies can access tax-exempt financing to finance the construction, renovation and equipping costs associated with the following types of projects: airport facilities, other transportation-related infrastructure, dock and wharf facilities, solid waste disposal facilities, and recycling facilities.

Section 5: NYCNCC/NMTC Program

The New York City Neighborhood Capital Corporation (NYCNCC) is a not-for-profit corporation incorporated in July 2014 under Section 402 of the Not-for-Profit Corporation Law of the State of New York for the following purpose: a) to make Qualified Low-Income Community Investments (QLICI) in the serve area of the City of New York, b) to operate as a qualified Community Development Entity (CDE) under the NMTC program, c) to form and manage subsidiary limited liability companies which are certified as CDEs to receive equity contributions which will be utilized primarily as QLICIs, and d) to engage in all activities consistent with the business of NYCNCC thus furthering the interest of the City.

The NMTC program permits taxpaying investors to receive a credit against federal income tax liability in exchange for making qualified equity investments (QEI) in designated CDEs. Substantially, all of the qualified equity investment must in turn be used by the CDE to provide investments to projects and businesses in low-income communities.

In addition to directly financing projects through capital from NYCNCC, NYCEDC collaborates with a number of national CDEs to identify and help channel capital to qualified low-income community development projects in New York City.

Section 6: Energy Assistance

Business Incentive Rate

Business Incentive Rate (BIR) is an energy discount program provided by Con Edison but co-administered by NYCEDC for companies receiving a comprehensive Financial Assistance package. The program is designed to encourage economic growth in the manufacturing, industrial, and commercial sectors by offering a discount from Con Edison's electric delivery charges. The overall discount is 10–15% of the client's total electric bill. During FY21 there were three (3) New York City businesses enrolled in the NYCEDC's portion of the BIR program.¹³

Con Edison directly provides the electricity discount to eligible businesses under this program. NYCEDC processes and tracks the paperwork and performs account management and compliance functions for the companies that it adds to the program. NYCEDC's BIR is a discretionary program. To be accepted into the program, companies must:

- Have an electric account under service class 4 or 9;
- Apply for, and subsequently receive, a substantial comprehensive package of economic development incentives from State or City authorities. The net present value of the matching benefits needs to be greater or equal than the expected net present value of BIR benefits over the course of the program;
- Conduct an energy use survey of their premises; and
- Commit to increasing employment by 10% in three years and/or relocating to new premises within New York City.

Retail and residential projects are not eligible.

¹³ Financial Assistance for two BIR projects was less than \$150,000. Data for those projects are aggregated and provided in the summary report at the end of the Volume II report.

NYCEDC screens incoming applicants and reviews compliance with employment and other requirements on an annual basis. Businesses that do not meet employment requirements or lose their matching benefit(s) are subject to reduction or termination of BIR discounts.

Section 7: Sales and Leases of City-Owned Land

The sale or ground lease of City-owned property for new development or business expansion is another key tool that NYCEDC uses to promote economic development throughout the City. NYCEDC selects qualified purchasers (or lessees) that respond to requests for proposals or requests for expressions of interest or are otherwise uniquely positioned to successfully develop underutilized properties for the attraction and retention of companies, creation of new jobs, the expansion of affordable housing supply, and other economic development purposes, such as community facilities. NYCEDC also provides technical assistance to help these purchasers complete public approval and environmental review processes and assists in coordinating applications for City incentive programs for the developers and tenants of City-owned land where appropriate.

Pursuant to its guidelines, NYCEDC conveys property at fair market value or at a below market value amount that reflects the value of the benefits derived by the City from the respective project. Restrictions are imposed in the deed or lease agreement to ensure that the purchaser performs on the agreed economic development project. The purchase price or rent is based on an independent appraisal, with appropriate adjustments for site conditions, use restrictions, and other factors that affect value. In general, projects do not receive any discretionary tax benefits if the land sale or lease is the sole transaction with NYCEDC.

The business terms of each sale or lease by NYCEDC are approved by NYCEDC's Board of Directors and the Mayor, as well as through a community review process involving the local community board and borough board.

Chapter Two:

Overview of Public Benefits from Investment Projects

Section 1: Framework of NYCEDC's Public Benefit Analysis

The Administrative Code §22-823 requires NYCEDC to report on projects undertaken by NYCEDC for the purpose of the creation or retention of jobs if, in connection with such projects, Financial Assistance was provided in the form of loans, grants or tax benefits and/or a sale or lease of City-owned land took place.¹⁴

The analysis presented in this report reflects three basic steps: determining which Investment Projects are to be included, calculating City Costs, and estimating City Benefits.

Included Projects

For each Financial Assistance Investment Project, the Administrative Code §22-823 requires that NYCEDC provide a variety of descriptive information, including project name (usually the name of the business receiving the benefits), the location, the time span over which the project is to receive assistance, the type of City assistance received, the maximum or estimated total amount of assistance, the number of employees at the start of the project, the number of jobs that the company must maintain during the reporting year in order to avoid any loss of allowable benefits, the actual number of employees in the reporting year, information about the residence, health benefits, the number and percentage of employees earning less than a living wage, and—for entities that employ at least 250 persons—compensation of workers, along with information on assistance provided in the reporting year under certain statutory tax abatement programs administered by the City's Department of Finance ("DOF"). The report also provides estimates of City Costs and City Benefits, except if City Costs are lower than \$150,000, in which case the information is aggregated.

The 456 active Financial Assistance Investment Projects included in the report are distributed across program categories as follows:¹⁵

- 1) Manufacturing Facilities Bonds: 13 active projects in FY21; (2 terminated in FY21)
- 2) Not-for-Profit Bonds (through NYCIDA): 19 active projects in FY21; (4 terminated in FY21)
- 3) Build NYC Revenue Bonds: 118 active projects in FY21;¹⁶ (5 terminated in FY21)
- 4) Build NYC Tax Exempt Promissory Notes: 18 active projects in FY21; (1 terminated in FY21)
- 5) NYCIDA Pooled Bonds: 14 active projects in FY21; (5 terminated in FY21)-
- 6) NYCIDA Exempt Facilities Bonds: 2 active projects in FY21;
- 7) Empowerment Zone Facilities Bonds: 1 active project in FY20;
- 8) Liberty Bonds: 1 active project in FY21;
- 9) Industrial Incentive: 191 active projects in FY21; (5 terminated in FY21)
- 10) FRESH: 24 active projects in FY21;
- 11) Commercial Growth: 13 active projects in FY21;

14 Some projects in this report are covered by the provision of the Administrative Code §22-823 stating that reports with regard to projects for which assistance was rendered prior to 7/1/2005 need only contain such information as is available to NYCEDC, can be reasonably derived from available sources, and can be reasonably obtained from the business entity to which assistance is provided. The remainder of this report reflects the application of this provision.

15 If a project received assistance under more than one program, it is included in the category that generates the largest amount of financial assistance. For example, if a Commercial Growth project also received BIR assistance, it is included in the Commercial Growth category.

16 Build NYC bonds are also Not-for-Profit bonds but are issued under a separate authority from the Not-for-Profit Bonds issued by NYCIDA. The proceeds from some Build NYC bond issuances refunded then-outstanding NYCIDA bonds (as refinancing of old debt—NYCIDA bonds—with the issuance of new debt—Build NYC financing) and terminated corresponding NYCIDA projects during FY21. In this case, the Report counted both as a terminated project under NYCIDA and as a new, active project under Build NYC.

- 12) Commercial Project: 24 active projects in FY21;
- 13) Recovery Zone Facility Bonds: 2 active projects in FY21;
- 14) Applied Sciences: 4 active projects in FY21;
- 15) BIR Assistance: 3 active projects in FY21¹⁷;
- 16) NYCEDC Loans: 6 active projects in FY21;
- 17) New Market Tax Credit Program: 3 active projects in FY21;

It should be noted that the following programs are no longer available to new projects: Manufacturing Facilities Bonds, Empowerment Zone Facilities Bonds, Recovery Zone Facility Bonds, Not-for-Profit Bonds, Liberty Bonds and Pooled Bonds issued through NYCIDA.

The Administrative Code §22-823 requires NYCEDC to provide information on sales of City-owned land closed on or after 1/1/2005 for 15 years after closing if such projects are estimated to retain or create at least 25 jobs. The Administrative Code §22-823 also requires the provision of a list of all active leases of City-owned land as of 6/30/2021, regardless of start year, if the same jobs thresholds are met. Volume III of this year's report contains data on 50 sales and on 96 leases. The Administrative Code §22-823 does not require estimates of City Costs and City Benefits associated with these projects.

Calculation of City Costs

The Administrative Code §22-823 requires NYCEDC to report on the type and amount of City assistance provided by NYCEDC to companies for eligible projects. Assistance that gives rise to City Costs includes the issuance of tax-exempt bonds, MRT exemption, real property tax savings from PILOT abatement and stabilization, sales tax exemption, and reduced taxes due to energy assistance. These incentives encourage eligible businesses to invest in New York City and locate jobs here.

Calculation of City Costs requires the collection of project-specific cost data on eligible projects. In general, the estimates of assistance reflect only those discretionary financial benefits provided by NYCEDC. PILOT savings (i.e., foregone taxes) figures are provided by DOF and the amount of discretionary assistance may overstate the cost to the city provided those projects may have received as-of-right property tax benefits such as the Industrial and Commercial Incentive Program ("ICIP") or the Industrial and Commercial Abatement Program ("ICAP"), both administered by DOF.¹⁸

City Costs include only the revenue lost by the New York City government, even though some of the costs of the assistance NYCEDC provides are borne by the State and Federal governments. For example, the figures include only the City portion of the MRT exemptions and sales tax exemptions, although the assistance provided by NYCEDC waives the State portions of these taxes as well. For projects that receive BIR benefits, the report only counts the City forgone taxes as a City Cost because of the lower electric rates provided to businesses; the lower rates themselves flow from non-City sources (the savings to the company from lower rates is shown separately in the project report table for each project). Similarly, the Federal and State governments realize most of the revenue loss resulting from the issuance of triple tax-exempt bonds.

The City Cost attributable to triple tax-exempt and taxable bond issuance is particularly difficult to estimate. Although New York City residents who purchase tax-exempt bonds are eligible to receive an exemption from City personal income taxes on interest earnings from these bonds, many of these bonds are held by mutual funds, other large financial institutions, New York State residents who are not City residents but do not pay State income tax on their City bonds, and other non-City residents who would pay no taxes to the City even if the bonds were taxable. Information on the dispersion of holdings of tax-exempt bonds, which can be sold by initial investors to other investors during the period the bonds are outstanding, is not readily available. For estimation purposes, we have assumed that 35 percent of tax-exempt bonds are held by City residents and thus generate revenue loss to the City.

¹⁷ Financial Assistance for two BIR projects was less than \$150,000. Data for those projects are aggregated and provided in the summary report at the end of the Volume II report.

¹⁸ Effective 7/1/2008, the ICIP program was replaced by ICAP. Grandfathering rules regulate eligibility of projects completed on or after FY09 for ICIP.

For each project, two measures of City Costs are provided: (1) the amount for the reporting year (FY21) and (2) the total amount over the life of the project. The total amount is presented as a present value discounted to the project start date, in order to reflect the value of assistance to both the City and the company at the time the project investment decision was made. This total present value is subdivided into two amounts: the portion (using actual figures) relating to the years from the project start through the reporting year, and the portion (using projected figures) from FY21 through the end of the project. Entries are also made to reflect any recapture, cancellation, or reduction of benefits made after the project start date and any penalties assessed..

Calculation of City Benefits

The Administrative Code §22-823 requires estimates of the tax revenues realized by the City as a result of each project. There are two categories of City Benefits:

Company Direct Impacts. The City Benefits generated directly by a company included in this report are called Company Direct Impacts. These include the tax revenues (business income taxes, real property taxes, sales tax from purchases made in the City, and employee income taxes) that would be paid if the City Costs were all zero ("full taxes").

Indirect and Induced Impacts. The City Benefits generated elsewhere within the City by a company's business activities are called Indirect Impacts. These impacts include the activities of various vendors and suppliers that provide essential goods and services the company requires. The City Benefits associated with the household spending of those residents whose employment depends directly or indirectly on a company are called Induced Impacts. These impacts include spending by employees on food, clothing, shelter, child-care, and other expenses related to living in the City. Estimates of the taxes from Induced and Indirect impacts are aggregated.

NYCEDC uses an economic model (described more fully in Appendix I) to estimate the portions of City Benefits that cannot be directly measured. Using current employment of the entity as the starting point, this model calculates the economic and fiscal impacts using multipliers, or factors, for the entity's relevant industry.

The calculation of City Benefits generally is based on employment figures as of the end of each fiscal year, as supplied to NYCEDC by each company in response to an annual survey administered by NYCEDC.¹⁹ When employment figures were unavailable for the reporting year, the calculation estimated current employment to be equal to the previous year's figure, or jobs at the start of the project, in that order. When these data are not available, NYCEDC assumes that the project supported one job. To project employment in future years, NYCEDC assumes that employment remains at the FY21 figure. This assumption as to future employment may result in a substantial understatement of future City Benefits, especially for projects that are in a start-up phase. Average annual construction employment is reported separately and is not assumed to continue beyond the reporting year.

¹⁹ Appendix IV contains the form sent to project companies to collect the employment and other information displayed in this report; similar forms were used for other projects.

NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

Total Projects: **456**
 Program: **All**
 Borough: **All**
 Sq. Ft-Land: 70,040,512
 Sq.Ft-Building: 116,103,288
 Project Amount (000s): \$37,003,988
 Type of Assistance: Business Incentive Rate, Mortgage Recording Tax, NYC Public Utility Service, Payment In Lieu Of Taxes, Sales Tax, Sales Tax Growth Credits, Tax Exempt Bonds

EMPLOYMENT INFORMATION			
Current Project Jobs			
Part Time Perm. Jobs:	26,254		
Part Time Temp. Jobs:	10,765		
Full Time Perm. Jobs:	135,813		
Full Time Temp. Jobs:	7,924		
Contract Employees:	10,355		
Jobs Total:	191,111		
Jobs FTE:	197,523	Total Project Jobs at Application (FTE):	75,637
Construction Jobs:	4454		
Following not required for companies with fewer than 250 employees			
% Employees		% Living in NYC:	60
Exempt:	63		
Non-Exempt earning:			
< \$25,000:	9	Health Benefit Full Time:	97 %
\$25,001 - \$40,000:	9	Health Benefit Part Time:	13 %
\$40,001 - \$50,000:	20		
> \$50,000:	63		

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
(All dollar values in thousands. Italics denotes projections.)		FY 21	Through FY 21	FY 22 and After	Total
Real Property Related Taxes					
Company Direct: Land	\$302,391	\$5,625,702	\$1,706,620	\$7,332,322	
Company Direct: Building	\$595,899	\$2,837,909	\$3,547,897	\$6,385,806	
Mortgage Recording Tax	\$5,913	\$185,847	\$0	\$185,847	
Pilot Savings	\$234,621	\$522,457	\$2,019,948	\$2,542,404	
Mortgage Recording Tax Exemption	\$5,913	\$185,847	\$0	\$185,847	
Indirect and Induced: Land	\$188,282	\$1,277,756	\$749,113	\$2,026,868	
Indirect and Induced: Building	\$667,546	\$4,530,225	\$2,655,945	\$7,186,170	
TOTAL Real Property Related Taxes	\$1,519,499	\$13,749,135	\$6,639,627	\$20,388,762	
Income, Consumption & Use Taxes					
Company Direct	\$1,231,330	\$9,438,475	\$4,954,146	\$14,392,620	
Sales Tax Exemption	\$2,462	\$78,573	\$165,534	\$244,108	
Energy Tax Savings	\$175	\$2,276	\$449	\$2,725	
Tax Exempt Bond Savings	\$4,042	\$30,624	\$26,703	\$57,327	
Indirect and Induced	\$768,297	\$6,495,752	\$3,281,096	\$9,776,848	
TOTAL Income, Consumption & Use Taxes	\$1,992,949	\$15,822,753	\$8,042,556	\$23,865,309	
SUMMARY					
Assistance Provided	\$247,213	\$819,777	\$2,212,634	\$3,032,411	
Recapture/cancellation/reduction amount	\$7,817	\$10,273	\$0	\$10,273	
Penalty Paid	\$0	\$0	\$0	\$0	
TOTAL Assistance (Net of recapture/penalties)	\$239,396	\$809,504	\$2,212,634	\$3,022,138	
Company-Direct Tax Revenue (Before Assistance)	\$2,135,534	\$18,087,933	\$10,208,663	\$28,296,595	
Indirect and Induced Tax Revenues	\$1,624,126	\$12,303,732	\$6,686,154	\$18,989,886	
TOTAL Tax Revenues (Before Assistance)	\$3,759,660	\$30,391,665	\$16,894,817	\$47,286,482	
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$3,520,264	\$29,582,161	\$14,682,183	\$44,264,344	
FY 21 Amounts (thousands)					
Bond Issuance:	\$445,959	DOF Incentive Programs			
		REAP: \$1,169			
Value of Energy Benefit:	\$2,537	CEP: \$18			

NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

Total Projects: **73**
 Program: **All**
 Borough: **Bronx**
 Sq. Ft-Land: 17,160,550
 Sq.Ft-Building: 14,453,007
 Project Amount (000s): \$4,094,775
 Type of Assistance: Business Incentive Rate, Mortgage Recording Tax, NYC Public Utility Service, Payment In Lieu Of Taxes, Sales Tax, Tax Exempt Bonds

EMPLOYMENT INFORMATION

Current Project Jobs

Part Time Perm. Jobs:	3,074		
Part Time Temp. Jobs:	951		
Full Time Perm. Jobs:	12,399		
Full Time Temp. Jobs:	122		
Contract Employees:	2,205		
Jobs Total:	18,751		
Jobs FTE:	17,355	Total Project Jobs at Application (FTE):	7,165
Construction Jobs:	263		

Following not required for companies with fewer than 250 employees

% Employees	% Living in NYC:	79
Exempt:	41	
Non-Exempt earning:		
< \$25,000:	4	Health Benefit Full Time: 94 %
\$25,001 - \$40,000:	31	Health Benefit Part Time: 15 %
\$40,001 - \$50,000:	24	
> \$50,000:	41	

ASSISTANCE AND TOTAL REVENUES

(All dollar values in thousands. Italics denotes projections.)

Present Value Discounted to Project Start Date

	FY 21	Through FY 21	FY 22 and After	Total
Real Property Related Taxes				
Company Direct: Land	\$22,171	\$129,052	\$146,849	\$275,901
Company Direct: Building	\$41,964	\$189,303	\$274,710	\$464,012
Mortgage Recording Tax	\$2,351	\$61,917	\$0	\$61,917
Pilot Savings	\$44,871	\$87,687	\$334,220	\$421,907
Mortgage Recording Tax Exemption	\$2,351	\$61,917	\$0	\$61,917
Indirect and Induced: Land	\$10,606	\$84,093	\$82,246	\$166,340
Indirect and Induced: Building	\$37,603	\$298,149	\$291,601	\$589,750
TOTAL Real Property Related Taxes	\$67,473	\$612,910	\$461,186	\$1,074,096
Income, Consumption & Use Taxes				
Company Direct	\$75,869	\$683,054	\$530,172	\$1,213,226
Sales Tax Exemption	\$162	\$14,079	\$7,097	\$21,176
Energy Tax Savings	\$0	\$228	\$0	\$228
Tax Exempt Bond Savings	\$1,778	\$14,567	\$11,719	\$26,286
Indirect and Induced	\$45,818	\$453,146	\$363,178	\$816,324
TOTAL Income, Consumption & Use Taxes	\$119,746	\$1,107,326	\$874,534	\$1,981,861
SUMMARY				
Assistance Provided	\$49,162	\$178,478	\$353,036	\$531,514
Recapture/cancellation/reduction amount	\$5,986	\$3,916	\$0	\$3,916
Penalty Paid	\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$43,176	\$174,562	\$353,036	\$527,598
Company-Direct Tax Revenue (Before Assistance)	\$142,354	\$1,063,326	\$951,731	\$2,015,057
Indirect and Induced Tax Revenues	\$94,027	\$835,388	\$737,026	\$1,572,414
TOTAL Tax Revenues (Before Assistance)	\$236,381	\$1,898,714	\$1,688,756	\$3,587,470
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$193,205	\$1,724,153	\$1,335,720	\$3,059,873

FY 21 Amounts (thousands)

Bond Issuance:	\$189,989	<u>DOF Incentive Programs</u>
		REAP: \$380
Value of Energy Benefit:	\$0	CEP: \$0

NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

Total Projects: **122**
 Program: **All**
 Borough: **Brooklyn**
 Sq. Ft-Land: 7,823,150
 Sq.Ft-Building: 13,446,716
 Project Amount (000s): \$1,771,223
 Type of Assistance: Business Incentive Rate, Mortgage Recording Tax, Payment In Lieu Of Taxes, Sales Tax, Tax Exempt Bonds

EMPLOYMENT INFORMATION

Current Project Jobs

Part Time Perm. Jobs:	3,169		
Part Time Temp. Jobs:	924		
Full Time Perm. Jobs:	14,198		
Full Time Temp. Jobs:	558		
Contract Employees:	377		
Jobs Total:	19,226		
Jobs FTE:	24,355	Total Project Jobs at Application (FTE):	20,300
Construction Jobs:	534		

Following not required for companies with fewer than 250 employees

% Employees		% Living in NYC:	74
Exempt:	65		
Non-Exempt earning:			
< \$25,000:	3	Health Benefit Full Time:	99 %
\$25,001 - \$40,000:	12	Health Benefit Part Time:	38 %
\$40,001 - \$50,000:	17		
> \$50,000:	68		

ASSISTANCE AND TOTAL REVENUES

(All dollar values in thousands. Italics denotes projections.)

Real Property Related Taxes

	FY 21	Through FY 21	FY 22 and After	Total
Company Direct: Land	\$27,447	\$108,174	\$195,662	\$303,837
Company Direct: Building	\$51,187	\$213,343	\$364,691	\$578,034
Mortgage Recording Tax	\$333	\$11,857	\$0	\$11,857
Pilot Savings	\$9,756	\$71,835	\$61,896	\$133,731
Mortgage Recording Tax Exemption	\$333	\$11,857	\$0	\$11,857
Indirect and Induced: Land	\$23,658	\$192,613	\$65,337	\$257,950
Indirect and Induced: Building	\$83,878	\$682,900	\$231,651	\$914,550
TOTAL Real Property Related Taxes	\$176,414	\$1,125,196	\$795,444	\$1,920,640

Income, Consumption & Use Taxes

Company Direct	\$179,222	\$1,851,388	\$489,819	\$2,341,207
Sales Tax Exemption	\$569	\$20,184	\$33,785	\$53,970
Energy Tax Savings	\$26	\$138	\$90	\$228
Tax Exempt Bond Savings	\$441	\$2,746	\$2,386	\$5,132
Indirect and Induced	\$111,266	\$1,112,078	\$324,787	\$1,436,866
TOTAL Income, Consumption & Use Taxes	\$289,452	\$2,940,398	\$778,345	\$3,718,743

SUMMARY

Assistance Provided	\$11,126	\$106,759	\$98,158	\$204,917
Recapture/cancellation/reduction amount	\$0	\$219	\$0	\$219
Penalty Paid	\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$11,126	\$106,540	\$98,158	\$204,698
Company-Direct Tax Revenue (Before Assistance)	\$258,190	\$2,184,762	\$1,050,172	\$3,234,934
Indirect and Induced Tax Revenues	\$218,802	\$1,987,591	\$621,775	\$2,609,366
TOTAL Tax Revenues (Before Assistance)	\$476,991	\$4,172,353	\$1,671,947	\$5,844,300
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$465,866	\$4,065,813	\$1,573,789	\$5,639,602

FY 21 Amounts (thousands)

Bond Issuance:	\$44,272	<u>DOF Incentive Programs</u>
		REAP: \$468
Value of Energy Benefit:	\$377	CEP: \$18

NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

Total Projects: **114**
 Program: **All**
 Borough: **Manhattan**
 Sq. Ft-Land: 12,715,796
 Sq.Ft-Building: 71,810,232
 Project Amount (000s): \$26,928,495
 Type of Assistance: Business Incentive Rate, Mortgage Recording Tax, NYC Public Utility Service, Payment In Lieu Of Taxes, Sales Tax, Sales Tax Growth Credits, Tax Exempt Bonds

EMPLOYMENT INFORMATION

Current Project Jobs

Part Time Perm. Jobs:	14,066		
Part Time Temp. Jobs:	6,467		
Full Time Perm. Jobs:	79,558		
Full Time Temp. Jobs:	7,112		
Contract Employees:	6,612		
Jobs Total:	113,815		
Jobs FTE:	120,487	Total Project Jobs at Application (FTE):	35,990
Construction Jobs:	3083		

Following not required for companies with fewer than 250 employees

% Employees	% Living in NYC:	52
Exempt:		
Non-Exempt earning:		
< \$25,000:	9	Health Benefit Full Time: 95 %
\$25,001 - \$40,000:	3	Health Benefit Part Time: 11 %
\$40,001 - \$50,000:	12	
> \$50,000:	76	

ASSISTANCE AND TOTAL REVENUES

(All dollar values in thousands. Italics denotes projections.)

Real Property Related Taxes

	FY 21	Through FY 21	FY 22 and After	Total
Company Direct: Land	\$232,484	\$5,283,839	\$1,276,786	\$6,560,625
Company Direct: Building	\$465,094	\$2,266,513	\$2,744,393	\$5,010,905
Mortgage Recording Tax	\$2,130	\$51,527	\$0	\$51,527
Pilot Savings	\$98,410	\$166,786	\$1,030,018	\$1,196,804
Mortgage Recording Tax Exemption	\$2,130	\$51,527	\$0	\$51,527
Indirect and Induced: Land	\$123,083	\$808,263	\$353,662	\$1,161,925
Indirect and Induced: Building	\$436,385	\$2,865,661	\$1,253,893	\$4,119,554
TOTAL Real Property Related Taxes	\$1,158,635	\$11,057,490	\$4,598,716	\$15,656,206

Income, Consumption & Use Taxes

Company Direct	\$763,051	\$5,278,778	\$2,599,603	\$7,878,380
Sales Tax Exemption	\$997	\$28,945	\$93,634	\$122,579
Energy Tax Savings	\$149	\$1,802	\$359	\$2,161
Tax Exempt Bond Savings	\$800	\$4,702	\$5,862	\$10,564
Indirect and Induced	\$476,062	\$3,921,278	\$1,485,372	\$5,406,650
TOTAL Income, Consumption & Use Taxes	\$1,237,167	\$9,164,606	\$3,985,120	\$13,149,726

SUMMARY

Assistance Provided	\$102,486	\$253,762	\$1,129,872	\$1,383,635
Recapture/cancellation/reduction amount	\$0	\$4,834	\$0	\$4,834
Penalty Paid	\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$102,486	\$248,928	\$1,129,872	\$1,378,800
Company-Direct Tax Revenue (Before Assistance)	\$1,462,758	\$12,880,656	\$6,620,781	\$19,501,438
Indirect and Induced Tax Revenues	\$1,035,530	\$7,595,203	\$3,092,926	\$10,688,129
TOTAL Tax Revenues (Before Assistance)	\$2,498,288	\$20,475,859	\$9,713,708	\$30,189,567
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$2,395,802	\$20,226,931	\$8,583,836	\$28,810,766

FY 21 Amounts (thousands)

Bond Issuance:	\$125,558	DOF Incentive Programs
		REAP: \$73
Value of Energy Benefit:	\$2,161	CEP: \$0

NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

Total Projects: **122**
 Program: **All**
 Borough: **Queens**
 Sq. Ft-Land: 13,457,139
 Sq.Ft-Building: 13,534,154
 Project Amount (000s): \$3,311,342
 Type of Assistance: Business Incentive Rate, Mortgage Recording Tax, NYC Public Utility Service, Payment In Lieu Of Taxes, Sales Tax, Sales Tax Growth Credits, Tax Exempt Bonds

EMPLOYMENT INFORMATION

Current Project Jobs

Part Time Perm. Jobs:	3,855		
Part Time Temp. Jobs:	2,408		
Full Time Perm. Jobs:	25,636		
Full Time Temp. Jobs:	114		
Contract Employees:	808		
Jobs Total:	32,821		
Jobs FTE:	29,816	Total Project Jobs at Application (FTE):	8,462
Construction Jobs:	472		

Following not required for companies with fewer than 250 employees

% Employees	% Living in NYC:	67
Exempt:		
Non-Exempt earning:		
< \$25,000:	11	Health Benefit Full Time: 100 %
\$25,001 - \$40,000:	13	Health Benefit Part Time: 9 %
\$40,001 - \$50,000:	41	
> \$50,000:	35	

ASSISTANCE AND TOTAL REVENUES

(All dollar values in thousands. Italics denotes projections.)

Real Property Related Taxes

	FY 21	Through FY 21	FY 22 and After	Total
Company Direct: Land	\$14,726	\$80,170	\$69,474	\$149,644
Company Direct: Building	\$27,268	\$130,136	\$130,316	\$260,451
Mortgage Recording Tax	\$245	\$51,978	\$0	\$51,978
Pilot Savings	\$80,583	\$192,493	\$587,557	\$780,050
Mortgage Recording Tax Exemption	\$245	\$51,978	\$0	\$51,978
Indirect and Induced: Land	\$27,205	\$177,577	\$198,137	\$375,714
Indirect and Induced: Building	\$96,455	\$629,591	\$702,485	\$1,332,076
TOTAL Real Property Related Taxes	\$85,071	\$824,981	\$512,855	\$1,337,835

Income, Consumption & Use Taxes

Company Direct	\$191,386	\$1,517,427	\$1,078,519	\$2,595,946
Sales Tax Exemption	\$685	\$14,911	\$30,430	\$45,341
Energy Tax Savings	\$0	\$108	\$0	\$108
Tax Exempt Bond Savings	\$774	\$7,542	\$4,432	\$11,973
Indirect and Induced	\$117,528	\$929,616	\$871,142	\$1,800,757
TOTAL Income, Consumption & Use Taxes	\$307,454	\$2,424,482	\$1,914,799	\$4,339,281

SUMMARY

Assistance Provided	\$82,287	\$267,032	\$622,418	\$889,450
Recapture/cancellation/reduction amount	\$547	\$370	\$0	\$370
Penalty Paid	\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$81,740	\$266,661	\$622,418	\$889,080
Company-Direct Tax Revenue (Before Assistance)	\$233,624	\$1,779,711	\$1,278,308	\$3,058,019
Indirect and Induced Tax Revenues	\$241,188	\$1,736,784	\$1,771,764	\$3,508,547
TOTAL Tax Revenues (Before Assistance)	\$474,812	\$3,516,494	\$3,050,072	\$6,566,566
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$393,072	\$3,249,833	\$2,427,654	\$5,677,487

FY 21 Amounts (thousands)

Bond Issuance:	\$4,410	<u>DOF Incentive Programs</u>
		REAP: \$248
Value of Energy Benefit:	\$0	CEP: \$0

NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

Total Projects: **25**
 Program: **All**
 Borough: **Staten Island**
 Sq. Ft-Land: 18,883,877
 Sq.Ft-Building: 2,859,179
 Project Amount (000s): \$898,153
 Type of Assistance: Mortgage Recording Tax, Payment In Lieu Of Taxes, Sales Tax, Tax Exempt Bonds

EMPLOYMENT INFORMATION

Current Project Jobs

Part Time Perm. Jobs:	2,090		
Part Time Temp. Jobs:	15		
Full Time Perm. Jobs:	4,022		
Full Time Temp. Jobs:	18		
Contract Employees:	353		
Jobs Total:	6,498		
Jobs FTE:	5,510	Total Project Jobs at Application (FTE):	3,720
Construction Jobs:	102		

Following not required for companies with fewer than 250 employees

% Employees

% Living in NYC: 80

Exempt: 25

Non-Exempt earning:

< \$25,000: 19

Health Benefit Full Time: 100 %

\$25,001 - \$40,000: 16

Health Benefit Part Time: 0 %

\$40,001 - \$50,000: 40

> \$50,000: 25

ASSISTANCE AND TOTAL REVENUES

(All dollar values in thousands. Italics denotes projections.)

Present Value Discounted to Project Start Date

FY 21

Through FY 21

FY 22 and After

Total

Real Property Related Taxes

Company Direct: Land	\$5,564	\$24,466	\$17,849	\$42,315
Company Direct: Building	\$10,387	\$38,615	\$33,789	\$72,403
Mortgage Recording Tax	\$855	\$8,569	\$0	\$8,569
Pilot Savings	\$1,001	\$3,655	\$6,257	\$9,912
Mortgage Recording Tax Exemption	\$855	\$8,569	\$0	\$8,569
Indirect and Induced: Land	\$3,730	\$15,209	\$49,730	\$64,939
Indirect and Induced: Building	\$13,226	\$53,923	\$176,316	\$230,239
TOTAL Real Property Related Taxes	\$31,906	\$128,558	\$271,427	\$399,985

Income, Consumption & Use Taxes

Company Direct	\$21,803	\$107,828	\$256,033	\$363,861
Sales Tax Exemption	\$48	\$454	\$588	\$1,042
Energy Tax Savings	\$0	\$0	\$0	\$0
Tax Exempt Bond Savings	\$249	\$1,068	\$2,305	\$3,373
Indirect and Induced	\$17,623	\$79,635	\$236,617	\$316,252
TOTAL Income, Consumption & Use Taxes	\$39,130	\$185,940	\$489,757	\$675,697

SUMMARY

Assistance Provided	\$2,152	\$13,746	\$9,150	\$22,896
Recapture/cancellation/reduction amount	\$1,283	\$934	\$0	\$934
Penalty Paid	\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$869	\$12,812	\$9,150	\$21,962
Company-Direct Tax Revenue (Before Assistance)	\$38,609	\$179,477	\$307,670	\$487,148
Indirect and Induced Tax Revenues	\$34,579	\$148,767	\$462,663	\$611,430
TOTAL Tax Revenues (Before Assistance)	\$73,188	\$328,245	\$770,334	\$1,098,578
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$72,319	\$315,433	\$761,184	\$1,076,616

FY 21 Amounts (thousands)

Bond Issuance: \$81,730

DOF Incentive Programs

REAP: \$0

Value of Energy Benefit: \$0

CEP: \$0

Section 2.1: NYC-wide Results for Loans, Grants and Tax Benefit Projects

The summary of the analysis for all 456 NYCEDC Financial Assistance Investment Projects is presented in Table 2-1. Similar results are presented by borough in Tables 2-2 through 2-6.²⁰ Results for individual projects are included in Volume II.²¹

The projects include an important part of the City's economy. In FY21, jobs at project locations totaled approximately 197,523 or 5.7 percent of the City's private sector jobs.²² The projects involved approximately \$37.0 billion in private investments.

For FY21, total City Costs net of recapture, cancellations, reductions and penalties ("recapture and penalties") on these projects were \$239.4 million. Recaptures, cancellations, and reductions totaled \$7.8 million in FY21. City Benefits (tax revenues generated directly and indirectly by the projects) net of assistance, recapture, and penalties were estimated at \$3.5 billion. About 57 percent of City Benefits in FY21 derived directly from business activity at project locations (Company Direct Impacts), while the remainder was generated by indirect and induced economy activity.

The present value of City Costs over the lives of the projects is estimated to be \$3.0 billion net of recapture and penalties.²³ PILOT savings comprised the greatest share of total assistance (83.8%), followed by sales tax exemptions (8.0%), MRT exemptions (6.1%), tax-exempt bond interest savings (1.9%), and energy tax savings (0.1%). The present value of City Benefits over the lives of the projects is estimated to be \$44.3 billion net of assistance, recapture and penalty.

Total full-time equivalent ("FTE") employment was 197,523, which was 2.6 times the number of applicant jobs at the project site prior to project start. Taking into account employees that may have been relocated to project sites from elsewhere in the City, employment growth was 121.1 percent.²⁴ In companies reporting information on earnings levels, 63 percent were exempt, as defined by the Federal Fair Labor Standards Act, 37 percent of employees were non-exempt. 18 percent off the non-exempt employees earned \$40,000 or less annually, and 83 percent earned over \$40,000 annually.²⁵ 97 percent of full-time employees at project locations were offered health insurance, as were 13 percent of part-time employees. About 77 percent of employees at project locations live in New York City.²⁶

The Fair Wages for New Yorkers Act (the "Act"), constituting Section 6-134 of the New York City Administrative Code, is intended to ensure that New York City companies that receive financial assistance from the City of New York pay their employees a salary commensurate to a "living wage." Living Wage is defined as the sum of the "living wage rate" and the "health benefits supplement rate" for each hour worked. The living wage rate as of June 30, 2021, was \$11.60 per hour and the health benefits supplement rate as of such date was \$2.00 per hour.

Only projects that closed on or after June 28, 2012, and that received \$1 million or more in financial assistance are subject to the Act. For projects that closed prior to July 1, 2012, this report need only contain such information that is available to NYCEDC, can be reasonably derived from available sources, and can be reasonably obtained from the project companies. For the purposes of this report, 207 projects have closed since the enactment of the Act. Of these, 162 projects are exempt, while the remaining 45 are required to pay a living wage. This report includes living wage information for all projects that submitted information regarding employment, benefits, and living wage. Of all the projects that submitted living wage information in FY21, nearly 100% (99.8%) reported paying a living wage to an aggregate of 174,480 employees.

20 Results by borough are imprecise because many projects have multiple locations, which may be in more than one borough. The tables attribute the entire project to the borough of the main project location.

21 As previously noted, only projects for which assistance exceeds \$150,000 are required to be shown separately in Volume II. Projects not meeting this threshold are included in aggregated fashion.

22 Except for certain programs, the total number of jobs reflects full-time, part-time, permanent and temporary positions as well as contract employees at the project site or sites, as of the end of the fiscal year. City-wide employment is the FY21 average private sector payroll employment from the NYS Department of Labor's Current Employment Survey (CES) data as of the December 16, 2021, data release. All data definitions can be found in Appendix I of this Volume.

23 Recapture and penalties include amounts through FY21.

24 Employment at the start of a project only includes jobs specifically at project locations. Jobs at application are reported as 0 for projects involving an acquisition, new construction or start-ups. Connected jobs reflect employment at a company prior to project start that were not necessarily located on the project site(s) but not necessarily covering all the company's establishments in the City. Such jobs total 13,711 in this year's report (where each full-time job is 1 job and each part-time job is 0.5 jobs)

25 The terms "exempt" and "non-exempt" are defined under the federal Fair Labor Standards Act. Generally, an exempt employee is not eligible for overtime compensation. Numbers may not add up to 100 percent due to rounding.

26 Figures on wage levels, health benefits, and residency in all of the summary tables, including those by borough and program, reflect information only for those companies that responded to these questions on the survey form and do not include employees of tenants.

At the end of FY21, there were 22 projects no longer receiving assistance because of termination, default or suspension of benefits.²⁷ For these projects, the present value of City Costs through FY21 is estimated to be \$8.8 million net of recapture and penalties. Roughly 49.0 percent of the assistance gross of recapture and penalties was in the form of MRT exemptions, followed by PILOT savings at 41.1 percent, while tax-exempt bond interest savings, sales tax abatements, and energy tax savings made up 9.8, 0.1, and 0.0 percent, respectively. The present value of City Benefits through FY21 is estimated to be \$741.8 million net of assistance, recapture, and penalty. Table 2-7 below contains information on the 22 projects.

Table 2-7: Projects for which Financial Assistance ended in FY21

Project ID	Project Name	Original Maturity Date	Termination Reason
91047	Q.T. Minibus of the Bronx, Inc. / GVC, LTD.	9/1/2021	Termination - Non-Default
91140	Allied Metal Spinning Corp.	12/31/2027	Termination - Non-Default
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	7/1/2025	Termination - Non-Default
92687	16 Tons Inc.	7/1/2028	Termination - Non-Default
92735	UB Distributors, LLC	7/1/2028	Termination - Non-Default
92941	Block Institute Inc.	7/1/2029	Termination - Non-Default
92944	QSAC, Inc. #3 (2004)	7/1/2029	Termination - Non-Default
92979	Advocates for Services for the Blind Multihandicapped, Inc.	7/1/2020	Natural Maturity
93003	Independent Living Association, Inc.	7/1/2020	Natural Maturity
93144	Women's League Community Residences, Inc. #3 (2006)	7/1/2030	Termination - Non-Default
93178	New York Congregational Nursing Center	7/1/2026	Termination - Non-Default
93194	Guttmacher Institute, Inc.	12/1/2036	Termination - Non-Default
93212	Rivendell School	7/1/2036	Termination - Non-Default
93397	Forest City Pierrepont Associates	5/13/2021	Natural Maturity
93448	J & J Johnson General Contracting Co., Inc.	6/30/2036	Termination - Non-Default
93962	Calhoun School, Inc., The	10/1/2043	Termination - Non-Default
93978	Berkeley Carroll School, The	6/1/2044	Termination - Non-Default
94049	New York Methodist Hospital, The	7/1/2030	Termination - Non-Default
94050	Dealer Storage Corp.	6/30/2040	Termination - Non-Default
94122	Blue School and Blue School Real Estate, LLC	9/1/2046	Termination - Non-Default
94176	American Dream Charter School	6/15/2052	Termination - Non-Default
94177	Friends of Hebrew Public Borrower, LLC	6/15/2052	Termination - Non-Default

²⁷ Benefits can cease due to a variety of reasons. Terminated projects no longer receive assistance and become inactive. When a default occurs under an agreement, or a company is below certain employment thresholds or fails to meet other commitments, benefits may be forfeited and/or recaptured. Projects that have forfeited all remaining benefits may be required to report employment information to NYCEDC until the maturity date of the agreement.

Section 2.2: Overall NYCEDC-wide Results – Sale and Lease of City-owned Land Projects

Of the 50 land sales included in the report, 16 took place in FY06 and FY07 for a total sale price of \$213.6 million (FY21 dollars) or 34.2 percent of the total. There was one new transaction in FY21. The most valuable properties were located in Manhattan, where eleven transactions totaled approximately \$391.7 million or 62.8 percent of the total.

Of the 96 leases active at the end of FY21, 31 were in Brooklyn (\$29.2 million or 19.4% of total rent collected in FY21), 16 were in the Bronx (\$28.6 million or 19.0%), 32 in Manhattan (\$82.8 million or 55.1%), 10 in Queens (\$1.6 million or 1.1%) and seven in Staten Island (\$8.2 million or 5.4%).

Volume III contains all the information on sales and leases of City-owned land, including terms or restrictions on use or resale of the properties.

Section 3: Results by Financial Assistance

This section provides an overview of the results for the main program category, as summarized in Tables 2-8 through 2-21.

Manufacturing Facilities Bonds (Table 2-8)

13 projects are included for a total investment amount of \$164.1 million. The total of City Costs net of recapture and penalties in FY21 was \$2.4 million in the form of PILOT benefits and tax-exempt bond interest savings. In FY21, these projects generated about \$59.3 million in gross (before assistance) City Benefits. Of these tax revenues, 59.8 percent were Company Direct Impacts.

The present value of City Costs (net of recapture and penalties) is estimated at \$15.6 million. Before recapture and penalties, 88.2 percent of the assistance is in the form of PILOT savings. The present value of tax revenues (before assistance) generated by the projects is estimated to be approximately \$534.1 million.

The Manufacturing Facilities Bond projects have current FTE employment of 2,567, nearly 4.1 times the number of jobs at project location and 1.8 times the number of jobs connected to the projects at time of application. 83 percent of the employees are New York City residents.

At the end of FY21, there were two Manufacturing Facilities Bond projects no longer receiving assistance. For these projects, the present value of City Costs through FY21 is estimated to be \$552,884 net of recapture and penalties. PILOT savings comprise 74.3 percent of this total. The present value of gross City Benefits through FY21 is estimated to be \$186.1 million.

NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

Total Projects: **13**
 Program: **Manufacturing Facilities Bond**
 Borough: **All**
 Sq. Ft-Land: 922,809
 Sq.Ft-Building: 1,532,520
 Project Amount (000s): \$164,089
 Type of Assistance: Business Incentive Rate, Mortgage Recording Tax, Payment In Lieu Of Taxes, Sales Tax, Tax Exempt Bonds

EMPLOYMENT INFORMATION

Current Project Jobs

Part Time Perm. Jobs:	1		
Part Time Temp. Jobs:			
Full Time Perm. Jobs:	1,575		
Full Time Temp. Jobs:	20		
Contract Employees:			
Jobs Total:	1,596		
Jobs FTE:	2,567	Total Project Jobs at Application (FTE):	625
Construction Jobs:			

Following not required for companies with fewer than 250 employees

% Employees	% Living in NYC:	83
Exempt:		
Non-Exempt earning:		
< \$25,000:	Health Benefit Full Time:	100 %
\$25,001 - \$40,000: 79	Health Benefit Part Time:	
\$40,001 - \$50,000: 11		
> \$50,000: 10		

ASSISTANCE AND TOTAL REVENUES

(All dollar values in thousands. Italics denotes projections.)

Present Value Discounted to Project Start Date

	FY 21	Through FY 21	FY 22 and After	Total
Real Property Related Taxes				
Company Direct: Land	\$3,575	\$11,582	\$1,772	\$13,354
Company Direct: Building	\$6,687	\$25,719	\$3,183	\$28,902
Mortgage Recording Tax	\$0	\$982	\$0	\$982
Pilot Savings	\$2,425	\$10,213	\$3,515	\$13,729
Mortgage Recording Tax Exemption	\$0	\$982	\$0	\$982
Indirect and Induced: Land	\$2,630	\$20,114	\$2,265	\$22,379
Indirect and Induced: Building	\$9,324	\$71,314	\$8,029	\$79,344
TOTAL Real Property Related Taxes	\$19,791	\$118,516	\$11,734	\$130,250
Income, Consumption & Use Taxes				
Company Direct	\$25,230	\$225,975	\$31,860	\$257,834
Sales Tax Exemption	\$0	\$478	\$0	\$478
Energy Tax Savings	\$0	\$27	\$0	\$27
Tax Exempt Bond Savings	\$6	\$323	\$17	\$341
Indirect and Induced	\$11,864	\$121,553	\$9,784	\$131,337
TOTAL Income, Consumption & Use Taxes	\$37,089	\$346,699	\$41,626	\$388,325
SUMMARY				
Assistance Provided	\$2,430	\$12,024	\$3,533	\$15,557
Recapture/cancellation/reduction amount	\$0	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$2,430	\$12,024	\$3,533	\$15,557
Company-Direct Tax Revenue (Before Assistance)	\$35,493	\$264,257	\$36,815	\$301,072
Indirect and Induced Tax Revenues	\$23,818	\$212,982	\$20,078	\$233,060
TOTAL Tax Revenues (Before Assistance)	\$59,311	\$477,239	\$56,893	\$534,132
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$56,880	\$465,215	\$53,361	\$518,576

FY 21 Amounts (thousands)

Bond Issuance:	\$0	<u>DOF Incentive Programs</u>
		REAP: \$0
Value of Energy Benefit:	\$0	CEP: \$0

Not-for-Profit Bonds (Issued through NYCIDA) (Table 2-9)

19 projects are included with a total investment amount of about \$491.6 million. The total City Costs net of recapture and penalties in FY21 were \$311,937 in the form of tax-exempt bond savings. In FY21, these projects generated about \$12.5 million in total revenues (before assistance). Of these tax revenues, about 33.1 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$8.3 million. 62.8 percent of gross City Costs are in the form of tax-exempt bond interest savings. The present value of gross City Benefits is estimated to be about \$271.3 million.

The Not-for-Profit Bond projects have current FTE employment of 2,269, 28.2 percent lower than the number of jobs at project location at time of application. 76 percent of the employees are New York City residents.

At the end of FY21, there were four Not-for-Profit Bond projects no longer receiving assistance. For these projects, the present value of City Costs through FY21 is estimated to be \$1.0 million net of recapture and penalties. 81.2 percent of the total assistance is in the form of MRT exemptions, while costs related to tax-exempt bonds made up the remainder. The present value of gross City Benefits through FY21 is estimated to be \$128.2 million.

NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

Total Projects: **19**
 Program: **Not For Profit Bond**
 Borough: **All**
 Sq. Ft-Land: 10,191,035
 Sq.Ft-Building: 10,512,436
 Project Amount (000s): \$491,611
 Type of Assistance: Mortgage Recording Tax, Tax Exempt Bonds

EMPLOYMENT INFORMATION

Current Project Jobs

Part Time Perm. Jobs:	561		
Part Time Temp. Jobs:	50		
Full Time Perm. Jobs:	1,288		
Full Time Temp. Jobs:	10		
Contract Employees:	83		
Jobs Total:	1,992		
Jobs FTE:	2,269	Total Project Jobs at Application (FTE):	3,158
Construction Jobs:			

Following not required for companies with fewer than 250 employees

% Employees	% Living in NYC:	76
Exempt:		77
Non-Exempt earning:		
< \$25,000:	Health Benefit Full Time:	100 %
\$25,001 - \$40,000:	Health Benefit Part Time:	0 %
\$40,001 - \$50,000:		
> \$50,000:		

ASSISTANCE AND TOTAL REVENUES

(All dollar values in thousands. Italics denotes projections.)

Present Value Discounted to Project Start Date

	FY 21	Through FY 21	FY 22 and After	Total
Real Property Related Taxes				
Company Direct: Land	\$0	\$0	\$0	\$0
Company Direct: Building	\$0	\$0	\$0	\$0
Mortgage Recording Tax	\$0	\$3,092	\$0	\$3,092
Pilot Savings	\$0	\$0	\$0	\$0
Mortgage Recording Tax Exemption	\$0	\$3,092	\$0	\$3,092
Indirect and Induced: Land	\$938	\$15,075	\$2,248	\$17,323
Indirect and Induced: Building	\$3,324	\$53,448	\$7,971	\$61,419
TOTAL Real Property Related Taxes	\$4,261	\$68,523	\$10,219	\$78,743
Income, Consumption & Use Taxes				
Company Direct	\$4,123	\$78,469	\$10,062	\$88,531
Sales Tax Exemption	\$0	\$0	\$0	\$0
Energy Tax Savings	\$0	\$0	\$0	\$0
Tax Exempt Bond Savings	\$312	\$3,692	\$1,526	\$5,218
Indirect and Induced	\$4,073	\$91,288	\$9,686	\$100,975
TOTAL Income, Consumption & Use Taxes	\$7,884	\$166,065	\$18,222	\$184,288
SUMMARY				
Assistance Provided	\$312	\$6,784	\$1,526	\$8,310
Recapture/cancellation/reduction amount	\$0	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$312	\$6,784	\$1,526	\$8,310
Company-Direct Tax Revenue (Before Assistance)	\$4,123	\$81,561	\$10,062	\$91,623
Indirect and Induced Tax Revenues	\$8,335	\$159,812	\$19,906	\$179,717
TOTAL Tax Revenues (Before Assistance)	\$12,458	\$241,372	\$29,967	\$271,340
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$12,146	\$234,589	\$28,442	\$263,030

FY 21 Amounts (thousands)

Bond Issuance:	\$0	<u>DOF Incentive Programs</u>
		REAP: \$0
Value of Energy Benefit:	\$0	CEP: \$0

Build NYC Revenue Bonds (Table 2-10)

118 projects are included with a total investment amount of about \$3.4 billion. The total City Costs net of recapture and penalties in FY21 were \$6.6 million, in the form of MRT exemptions and tax-exempt bond interest savings. In FY21, these projects generated about \$396.8 million in total revenues (before assistance). Of these tax revenues, about 37.7 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$62.7 million. 61.3 percent of gross City Costs are in the form of MRT exemptions. The present value of gross City Benefits is estimated to be about \$6.0 billion.

The Build NYC Revenue Bond projects have current FTE employment of 40,127, 56.5 percent greater than the number of jobs at project location, and 47.5 percent greater than the number of jobs connected to the projects at time of application. 74 percent of the employees are New York City residents.

At the end of FY21, there were five Build NYC Revenue Bond projects no longer receiving assistance. For these projects, the present value of City Costs through FY21 is estimated to be \$3.6 million net of recapture and penalties. 85.6 percent of the total assistance is in the form of MRT exemptions, while costs related to tax-exempt bond interest savings make up the remainder. The present value of gross City Benefits through FY21 is estimated to be \$334.9 million.

NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

Total Projects: **118**
 Program: **Build NYC Revenue Bond**
 Borough: **All**
 Sq. Ft-Land: 18,499,386
 Sq.Ft-Building: 31,507,939
 Project Amount (000s): \$3,362,701
 Type of Assistance: Mortgage Recording Tax, Tax Exempt Bonds

EMPLOYMENT INFORMATION			
Current Project Jobs			
Part Time Perm. Jobs:	7,445		
Part Time Temp. Jobs:	1,413		
Full Time Perm. Jobs:	30,259		
Full Time Temp. Jobs:	251		
Contract Employees:	741		
Jobs Total:	40,109		
Jobs FTE:	40,127	Total Project Jobs at Application (FTE):	25,646
Construction Jobs:	283		
Following not required for companies with fewer than 250 employees			
% Employees		% Living in NYC:	74
Exempt:	40		
Non-Exempt earning:			
< \$25,000:	11	Health Benefit Full Time:	100 %
\$25,001 - \$40,000:	11	Health Benefit Part Time:	16 %
\$40,001 - \$50,000:	38		
> \$50,000:	40		

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
(All dollar values in thousands. Italics denotes projections.)		FY 21	Through FY 21	FY 22 and After	Total
Real Property Related Taxes					
Company Direct: Land	\$7,047	\$29,348	\$78,459	\$107,807	
Company Direct: Building	\$13,088	\$47,748	\$145,710	\$193,458	
Mortgage Recording Tax	\$4,640	\$38,416	\$0	\$38,416	
Pilot Savings	\$0	\$0	\$0	\$0	
Mortgage Recording Tax Exemption	\$4,640	\$38,416	\$0	\$38,416	
Indirect and Induced: Land	\$27,648	\$145,395	\$266,614	\$412,009	
Indirect and Induced: Building	\$98,025	\$515,493	\$945,268	\$1,460,761	
TOTAL Real Property Related Taxes	\$145,808	\$737,984	\$1,436,051	\$2,174,035	
Income, Consumption & Use Taxes					
Company Direct	\$124,681	\$723,580	\$1,195,565	\$1,919,144	
Sales Tax Exemption	\$0	\$0	\$0	\$0	
Energy Tax Savings	\$0	\$0	\$0	\$0	
Tax Exempt Bond Savings	\$1,928	\$9,297	\$15,002	\$24,298	
Indirect and Induced	\$121,661	\$722,076	\$1,173,694	\$1,895,769	
TOTAL Income, Consumption & Use Taxes	\$244,414	\$1,436,359	\$2,354,257	\$3,790,615	
SUMMARY					
Assistance Provided	\$6,568	\$47,712	\$15,002	\$62,714	
Recapture/cancellation/reduction amount	\$0	\$0	\$0	\$0	
Penalty Paid	\$0	\$0	\$0	\$0	
TOTAL Assistance (Net of recapture/penalties)	\$6,568	\$47,712	\$15,002	\$62,714	
Company-Direct Tax Revenue (Before Assistance)	\$149,456	\$839,091	\$1,419,734	\$2,258,825	
Indirect and Induced Tax Revenues	\$247,333	\$1,382,964	\$2,385,576	\$3,768,540	
TOTAL Tax Revenues (Before Assistance)	\$396,789	\$2,222,055	\$3,805,310	\$6,027,365	
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$390,222	\$2,174,343	\$3,790,308	\$5,964,650	

FY 21 Amounts (thousands)			
Bond Issuance:	\$335,952	DOF Incentive Programs	
		REAP:	\$0
Value of Energy Benefit:	\$0	CEP:	\$0

Build NYC Tax-Exempt Promissory Notes (Table 2-11)

18 projects are included with a total investment amount of about \$446.8 million. The total City Costs net of recapture and penalties in FY21 were \$768,683, in the form of MRT exemptions and tax-exempt bond interest savings. In FY21, these projects generated about \$27.9 million in total revenues (before assistance). Of these tax revenues, roughly 37.2 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$7.9 million. 60.5 percent of gross City Costs are in the form of MRT exemptions. The present value of gross City Benefits is estimated to be about \$437.5 million.

The Build NYC Tax-Exempt Promissory Note projects have current FTE employment of 4,117, approximately 97.3 percent higher than the number of jobs at project location, and 86.6 percent higher than the number of jobs connected to the projects at time of application. 75 percent of the employees are New York City residents.

At the end of FY21, there was one Build NYC Tax-Exempt Promissory Notes projects no longer receiving assistance. For this project, the present value of City Costs through FY21 is estimated to be \$657,113 net of recapture and penalties. 83.7 percent of the total assistance is in the form of MRT exemptions, while costs related to tax-exempt bond interest savings make up the remainder. The present value of gross City Benefits through FY21 is estimated to be \$6.7 million.

NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

Total Projects: **18**
 Program: **Build NYC Tax-Exempt Promissory Note**
 Borough: **All**
 Sq. Ft-Land: 1,859,822
 Sq.Ft-Building: 2,092,423
 Project Amount (000s): \$446,805
 Type of Assistance: Mortgage Recording Tax, Tax Exempt Bonds

EMPLOYMENT INFORMATION			
Current Project Jobs			
Part Time Perm. Jobs:	419		
Part Time Temp. Jobs:	196		
Full Time Perm. Jobs:	3,448		
Full Time Temp. Jobs:	41		
Contract Employees:	152		
Jobs Total:	4,256		
Jobs FTE:	4,117	Total Project Jobs at Application (FTE):	2,087
Construction Jobs:	8		
Following not required for companies with fewer than 250 employees			
% Employees		% Living in NYC:	
Exempt:		58	
Non-Exempt earning:			
< \$25,000:	9	Health Benefit Full Time:	100 %
\$25,001 - \$40,000:	4	Health Benefit Part Time:	36 %
\$40,001 - \$50,000:	29		
> \$50,000:	58		

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
(All dollar values in thousands. Italics denotes projections.)		FY 21	Through FY 21	FY 22 and After	Total
Real Property Related Taxes					
Company Direct: Land	\$24	\$1,590	\$211	\$1,801	
Company Direct: Building	\$45	\$2,953	\$392	\$3,345	
Mortgage Recording Tax	\$534	\$4,798	\$0	\$4,798	
Pilot Savings	\$0	\$0	\$0	\$0	
Mortgage Recording Tax Exemption	\$534	\$4,798	\$0	\$4,798	
Indirect and Induced: Land	\$2,023	\$10,167	\$21,151	\$31,318	
Indirect and Induced: Building	\$7,171	\$36,046	\$74,990	\$111,035	
TOTAL Real Property Related Taxes	\$9,263	\$50,756	\$96,743	\$147,499	
Income, Consumption & Use Taxes					
Company Direct	\$9,805	\$50,400	\$100,355	\$150,755	
Sales Tax Exemption	\$0	\$0	\$0	\$0	
Energy Tax Savings	\$0	\$0	\$0	\$0	
Tax Exempt Bond Savings	\$235	\$1,279	\$1,857	\$3,136	
Indirect and Induced	\$8,343	\$47,018	\$87,404	\$134,423	
TOTAL Income, Consumption & Use Taxes	\$17,913	\$96,140	\$185,902	\$282,042	
SUMMARY					
Assistance Provided	\$769	\$6,076	\$1,857	\$7,933	
Recapture/cancellation/reduction amount	\$0	\$0	\$0	\$0	
Penalty Paid	\$0	\$0	\$0	\$0	
TOTAL Assistance (Net of recapture/penalties)	\$769	\$6,076	\$1,857	\$7,933	
Company-Direct Tax Revenue (Before Assistance)	\$10,408	\$59,741	\$100,958	\$160,698	
Indirect and Induced Tax Revenues	\$17,537	\$93,231	\$183,545	\$276,776	
TOTAL Tax Revenues (Before Assistance)	\$27,945	\$152,971	\$284,503	\$437,474	
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$27,176	\$146,895	\$282,645	\$429,541	

FY 21 Amounts (thousands)			
Bond Issuance:	\$58,483	DOF Incentive Programs	
		REAP:	\$0
Value of Energy Benefit:	\$0	CEP:	\$0

NYCIDA Pooled Bonds (Table 2-12)

14 projects are included with a total project amount of \$24.0 million. The total of City Costs net of recapture and penalties in FY21 was \$4,458, in the form of tax-exempt bond interest savings. In FY21, these projects generated about \$4.4 million in total revenues (before assistance). Of these tax revenues, about 31.7 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$650,881. 76.4 percent of gross City Costs are in the form of MRT exemptions. The present value of gross City Benefits is estimated to be \$67.2 million.

The Pooled Bond projects have current FTE employment of 794, about 52.4% of the number of jobs at project location and approximately 48.2% of the number of jobs related to the projects at time of application. 83 percent of the employees are New York City residents.

At the end of FY21, there were 5 Pooled Bond projects no longer receiving assistance. For these projects, the present value of City Costs through FY21 is estimated to be \$233,197 net of recapture and penalties. 72.4 percent of total assistance was in the form of MRT exemptions, while costs related to tax-exempt bond interest savings make up the remainder. The present value of gross City Benefits through FY21 is estimated to be \$11.8 million.

NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

Total Projects: **14**
 Program: **Pooled Bond**
 Borough: **All**
 Sq. Ft-Land: 422,996
 Sq.Ft-Building: 173,759
 Project Amount (000s): \$23,954
 Type of Assistance: Mortgage Recording Tax, Tax Exempt Bonds

EMPLOYMENT INFORMATION			
Current Project Jobs			
Part Time Perm. Jobs:	122		
Part Time Temp. Jobs:	75		
Full Time Perm. Jobs:	542		
Full Time Temp. Jobs:			
Contract Employees:	37		
Jobs Total:	776		
Jobs FTE:	794	Total Project Jobs at Application (FTE):	1,515
Construction Jobs:			
Following not required for companies with fewer than 250 employees			
% Employees		% Living in NYC:	83
Exempt:	18		
Non-Exempt earning:			
< \$25,000:	26	Health Benefit Full Time:	100 %
\$25,001 - \$40,000:	39	Health Benefit Part Time:	54 %
\$40,001 - \$50,000:	17		
> \$50,000:	18		

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
(All dollar values in thousands. Italics denotes projections.)		FY 21	Through FY 21	FY 22 and After	Total
Real Property Related Taxes					
Company Direct: Land	\$0	\$0	\$0	\$0	
Company Direct: Building	\$0	\$0	\$0	\$0	
Mortgage Recording Tax	\$0	\$497	\$0	\$497	
Pilot Savings	\$0	\$0	\$0	\$0	
Mortgage Recording Tax Exemption	\$0	\$497	\$0	\$497	
Indirect and Induced: Land	\$336	\$3,479	\$1,061	\$4,539	
Indirect and Induced: Building	\$1,191	\$12,334	\$3,760	\$16,094	
TOTAL Real Property Related Taxes	\$1,527	\$15,812	\$4,821	\$20,633	
Income, Consumption & Use Taxes					
Company Direct	\$1,399	\$17,215	\$4,316	\$21,531	
Sales Tax Exemption	\$0	\$0	\$0	\$0	
Energy Tax Savings	\$0	\$0	\$0	\$0	
Tax Exempt Bond Savings	\$4	\$145	\$8	\$153	
Indirect and Induced	\$1,483	\$19,909	\$4,591	\$24,500	
TOTAL Income, Consumption & Use Taxes	\$2,877	\$36,978	\$8,900	\$45,878	
SUMMARY					
Assistance Provided	\$4	\$643	\$8	\$651	
Recapture/cancellation/reduction amount	\$0	\$0	\$0	\$0	
Penalty Paid	\$0	\$0	\$0	\$0	
TOTAL Assistance (Net of recapture/penalties)	\$4	\$643	\$8	\$651	
Company-Direct Tax Revenue (Before Assistance)	\$1,399	\$17,712	\$4,316	\$22,028	
Indirect and Induced Tax Revenues	\$3,010	\$35,721	\$9,412	\$45,133	
TOTAL Tax Revenues (Before Assistance)	\$4,409	\$53,433	\$13,728	\$67,161	
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$4,404	\$52,790	\$13,720	\$66,511	

FY 21 Amounts (thousands)

Bond Issuance: \$0 DOF Incentive Programs

REAP: \$0

Value of Energy Benefit: \$0 CEP: \$0

NYCIDA Exempt Facilities Bonds (Table 2-13)

Two (2) projects are included with a total project amount of \$145.9 million. The total of City Costs net of recapture and penalties in FY21 was \$68,632, in the form of tax-exempt bond interest savings. In FY21, these projects generated \$6.9 million in total revenues (before assistance). Of these tax revenues, 43.8 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$3.7 million. 65.6% of these gross City Costs took the form of MRT exemptions. The present value of gross City Benefits is estimated to be about \$100.9 million.

The Exempt Facilities Bond projects have current FTE employment of 662, about 2.9 times the number of jobs connected to the projects at the time of application. 9 percent of the employees are New York City residents.

NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

Total Projects: **2**
 Program: **Exempt Facilities Bond**
 Borough: **All**
 Sq. Ft-Land: 595,206
 Sq.Ft-Building: 566,525
 Project Amount (000s): \$145,875
 Type of Assistance: Mortgage Recording Tax, Sales Tax, Tax Exempt Bonds

EMPLOYMENT INFORMATION

Current Project Jobs

Part Time Perm. Jobs:	56		
Part Time Temp. Jobs:			
Full Time Perm. Jobs:	394		
Full Time Temp. Jobs:			
Contract Employees:	240		
Jobs Total:	690		
Jobs FTE:	662	Total Project Jobs at Application (FTE):	0
Construction Jobs:	71		

Following not required for companies with fewer than 250 employees

% Employees	% Living in NYC:	9
Exempt:		
Non-Exempt earning:		
< \$25,000:	Health Benefit Full Time:	100 %
\$25,001 - \$40,000:	Health Benefit Part Time:	100 %
\$40,001 - \$50,000:		
> \$50,000:		

ASSISTANCE AND TOTAL REVENUES

(All dollar values in thousands. Italics denotes projections.)

Present Value Discounted to Project Start Date

	FY 21	Through FY 21	FY 22 and After	Total
Real Property Related Taxes				
Company Direct: Land	\$0	\$0	\$0	\$0
Company Direct: Building	\$0	\$0	\$0	\$0
Mortgage Recording Tax	\$0	\$2,444	\$0	\$2,444
Pilot Savings	\$0	\$0	\$0	\$0
Mortgage Recording Tax Exemption	\$0	\$2,444	\$0	\$2,444
Indirect and Induced: Land	\$439	\$4,226	\$1,308	\$5,534
Indirect and Induced: Building	\$1,556	\$14,983	\$4,639	\$19,621
TOTAL Real Property Related Taxes	\$1,995	\$19,209	\$5,947	\$25,155
Income, Consumption & Use Taxes				
Company Direct	\$3,030	\$35,677	\$8,750	\$44,427
Sales Tax Exemption	\$0	\$346	\$0	\$346
Energy Tax Savings	\$0	\$0	\$0	\$0
Tax Exempt Bond Savings	\$69	\$685	\$248	\$933
Indirect and Induced	\$1,896	\$22,366	\$6,505	\$28,872
TOTAL Income, Consumption & Use Taxes	\$4,857	\$57,012	\$15,007	\$72,019
SUMMARY				
Assistance Provided	\$69	\$3,475	\$248	\$3,723
Recapture/cancellation/reduction amount	\$0	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$69	\$3,475	\$248	\$3,723
Company-Direct Tax Revenue (Before Assistance)	\$3,030	\$38,121	\$8,750	\$46,871
Indirect and Induced Tax Revenues	\$3,891	\$41,575	\$12,452	\$54,027
TOTAL Tax Revenues (Before Assistance)	\$6,921	\$79,696	\$21,203	\$100,898
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$6,852	\$76,221	\$20,954	\$97,175

FY 21 Amounts (thousands)

Bond Issuance:	\$0	<u>DOF Incentive Programs</u>
		REAP: \$0
Value of Energy Benefit:	\$0	CEP: \$0

Liberty Bonds (Table 2-14)

One (1) project is included with a total project amount of \$50.0 million. The total of City Costs net of recapture and penalties in FY21 was \$16,839, in the form of tax-exempt bond interest savings. In FY21, this project generated \$5.0 million in total revenues (before assistance). Of these tax revenues, 99.3 percent were Company Direct taxes.

The present value of City Costs net of recapture and penalties is estimated to be \$292,409, entirely in the form of tax-exempt bonds. The present value of gross City Benefits is estimated to be \$80.3 million.

The Liberty Bond project has current FTE employment of 7, entirely created by this project. 100 percent of the employees are New York City residents.

NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

Total Projects: **1**
 Program: **Liberty Bond**
 Borough: **All**
 Sq. Ft-Land: 14,139
 Sq.Ft-Building: 132,000
 Project Amount (000s): \$50,000
 Type of Assistance: Tax Exempt Bonds

EMPLOYMENT INFORMATION

Current Project Jobs

Part Time Perm. Jobs:
 Part Time Temp. Jobs:
 Full Time Perm. Jobs: **7**
 Full Time Temp. Jobs:
 Contract Employees:
 Jobs Total: **7**
 Jobs FTE: **7** Total Project Jobs at Application (FTE): **0**
 Construction Jobs:

Following not required for companies with fewer than 250 employees

% Employees

% Living in NYC: **100**

Exempt: **0**

Non-Exempt earning:

< \$25,000:

Health Benefit Full Time: **100 %**

\$25,001 - \$40,000:

Health Benefit Part Time:

\$40,001 - \$50,000:

> \$50,000:

ASSISTANCE AND TOTAL REVENUES

(All dollar values in thousands. Italics denotes projections.)

Present Value Discounted to
Project Start Date

FY 21

Through FY 21

FY 22 and After

Total

Real Property Related Taxes

Company Direct: Land	\$1,724	\$11,827	\$12,934	\$24,761
Company Direct: Building	\$3,202	\$18,755	\$24,020	\$42,775
Mortgage Recording Tax	\$0	\$0	\$0	\$0
Pilot Savings	\$0	\$0	\$0	\$0
Mortgage Recording Tax Exemption	\$0	\$0	\$0	\$0
Indirect and Induced: Land	\$4	\$706	\$33	\$739
Indirect and Induced: Building	\$16	\$2,503	\$117	\$2,620
TOTAL Real Property Related Taxes	\$4,946	\$33,792	\$37,103	\$70,895

Income, Consumption & Use Taxes

Company Direct	\$25	\$5,422	\$189	\$5,611
Sales Tax Exemption	\$0	\$0	\$0	\$0
Energy Tax Savings	\$0	\$0	\$0	\$0
Tax Exempt Bond Savings	\$17	\$202	\$90	\$292
Indirect and Induced	\$17	\$3,671	\$127	\$3,798
TOTAL Income, Consumption & Use Taxes	\$25	\$8,891	\$226	\$9,117

SUMMARY

Assistance Provided	\$17	\$202	\$90	\$292
Recapture/cancellation/reduction amount	\$0	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$17	\$202	\$90	\$292
Company-Direct Tax Revenue (Before Assistance)	\$4,951	\$36,004	\$37,143	\$73,147
Indirect and Induced Tax Revenues	\$37	\$6,881	\$277	\$7,158
TOTAL Tax Revenues (Before Assistance)	\$4,988	\$42,885	\$37,420	\$80,305
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$4,971	\$42,683	\$37,330	\$80,012

FY 21 Amounts (thousands)

Bond Issuance: \$0

DOF Incentive Programs

REAP: \$0

Value of Energy Benefit: \$0

CEP: \$0

Industrial Incentive (Table 2-15)

In all, 191 projects are included with a total project amount of \$2.3 billion. The total of City Costs net of recapture and penalties in FY21 was \$42.5 million. PILOT savings represented 98.6 percent of gross City Costs, followed by sales tax exemptions with 0.9 percent. In FY21, these projects generated about \$439.3 million in total revenues (before assistance). Of these tax revenues about 60.2 percent were Company Direct taxes.

The present value of City Costs net of recapture and penalties is estimated to be \$489.7 million. 91.3 percent of gross City Costs are in the form of PILOT savings. The present value of gross City Benefits is estimated to be \$5.5 billion.

The Industrial Incentive projects have current FTE employment of 21,945, nearly three times the number of jobs at project location and 44.8 percent higher than the number of jobs connected to the projects at the time of application. 74 percent of the employees are New York City residents.

At the end of FY21, there were 5 Industrial Incentive projects no longer receiving assistance. For these projects, the present value of City Costs through FY21 was estimated to be \$2.7 million net of recapture and penalties. 93.9 percent of gross City Costs are in the form of PILOT savings, 5.8 percent in MRT exemptions, and the remaining 0.3 percent in sales tax exemptions. The present value of gross City Benefits through FY21 is estimated to be \$82.9 million.

NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

Total Projects: **191**
 Program: **Industrial Incentive**
 Borough: **All**
 Sq. Ft-Land: 25,446,391
 Sq.Ft-Building: 13,634,969
 Project Amount (000s): \$2,268,024
 Type of Assistance: Business Incentive Rate, Mortgage Recording Tax, NYC Public Utility Service, Payment In Lieu Of Taxes, Sales Tax, Tax Exempt Bonds

EMPLOYMENT INFORMATION

Current Project Jobs

Part Time Perm. Jobs:	2,633		
Part Time Temp. Jobs:	650		
Full Time Perm. Jobs:	18,167		
Full Time Temp. Jobs:	409		
Contract Employees:	577		
Jobs Total:	22,436		
Jobs FTE:	21,945	Total Project Jobs at Application (FTE):	7,434
Construction Jobs:	412		

Following not required for companies with fewer than 250 employees

% Employees		% Living in NYC:	74
Exempt:	24		
Non-Exempt earning:			
< \$25,000:	1	Health Benefit Full Time:	96 %
\$25,001 - \$40,000:	44	Health Benefit Part Time:	11 %
\$40,001 - \$50,000:	27		
> \$50,000:	28		

ASSISTANCE AND TOTAL REVENUES

(All dollar values in thousands. Italics denotes projections.)

Present Value Discounted to Project Start Date

Real Property Related Taxes

	FY 21	Through FY 21	FY 22 and After	Total
Company Direct: Land	\$29,232	\$176,916	\$130,774	\$307,690
Company Direct: Building	\$55,150	\$291,895	\$246,486	\$538,381
Mortgage Recording Tax	\$245	\$28,500	\$0	\$28,500
Pilot Savings	\$49,643	\$187,515	\$264,154	\$451,669
Mortgage Recording Tax Exemption	\$245	\$28,500	\$0	\$28,500
Indirect and Induced: Land	\$19,489	\$138,115	\$94,436	\$232,552
Indirect and Induced: Building	\$69,098	\$489,682	\$334,819	\$824,501
TOTAL Real Property Related Taxes	\$123,326	\$909,094	\$542,361	\$1,451,455

Income, Consumption & Use Taxes

Company Direct	\$179,681	\$1,584,075	\$823,761	\$2,407,836
Sales Tax Exemption	\$455	\$7,280	\$7,084	\$14,364
Energy Tax Savings	\$2	\$135	\$4	\$139
Tax Exempt Bond Savings	\$1	\$264	\$2	\$266
Indirect and Induced	\$86,401	\$766,443	\$426,405	\$1,192,847
TOTAL Income, Consumption & Use Taxes	\$265,624	\$2,342,840	\$1,243,075	\$3,585,915

SUMMARY

Assistance Provided	\$50,346	\$223,693	\$271,244	\$494,937
Recapture/cancellation/reduction amount	\$7,809	\$5,273	\$0	\$5,273
Penalty Paid	\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$42,538	\$218,420	\$271,244	\$489,665
Company-Direct Tax Revenue (Before Assistance)	\$264,308	\$2,081,386	\$1,201,021	\$3,282,407
Indirect and Induced Tax Revenues	\$174,989	\$1,394,240	\$855,659	\$2,249,900
TOTAL Tax Revenues (Before Assistance)	\$439,296	\$3,475,627	\$2,056,680	\$5,532,307
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$396,759	\$3,257,207	\$1,785,436	\$5,042,642

FY 21 Amounts (thousands)

Bond Issuance:	\$0	<u>DOF Incentive Programs</u>
		REAP: \$1,096
Value of Energy Benefit:	\$36	CEP: \$18

FRESH (Table 2-16)

24 projects are included with a total investment amount of about \$148.3 million. The total City Costs net of recapture and penalties in FY21 were \$3.6 million, in the form of PILOT savings and sales tax exemptions. In FY21, these projects generated about \$33.4 million in total revenues (before assistance). Of these tax revenues, about 84.4 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$54.2 million. 95.1 percent of gross City Costs are in the form of PILOT savings. The present value of gross City Benefits is estimated to be \$441.9 million.

The FRESH projects have current FTE employment of 1,737, over 3.6 times the number of jobs at project location, and about 1.8 times the number of jobs connected to the projects at time of application. 97 percent of the employees are New York City residents.

NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

Total Projects: **24**
 Program: **FRESH**
 Borough: **All**
 Sq. Ft-Land: 1,707,044
 Sq.Ft-Building: 1,857,019
 Project Amount (000s): \$148,262
 Type of Assistance: Mortgage Recording Tax, Payment In Lieu Of Taxes, Sales Tax

EMPLOYMENT INFORMATION

Current Project Jobs

Part Time Perm. Jobs:	1,784		
Part Time Temp. Jobs:			
Full Time Perm. Jobs:	850		
Full Time Temp. Jobs:			
Contract Employees:			
Jobs Total:	2,634		
Jobs FTE:	1,737	Total Project Jobs at Application (FTE):	486
Construction Jobs:			

Following not required for companies with fewer than 250 employees

% Employees	% Living in NYC:	97
Exempt:		1
Non-Exempt earning:		
< \$25,000:	Health Benefit Full Time:	83 %
\$25,001 - \$40,000: 90	Health Benefit Part Time:	67 %
\$40,001 - \$50,000: 8		
> \$50,000: 1		

ASSISTANCE AND TOTAL REVENUES

(All dollar values in thousands. Italics denotes projections.)

Present Value Discounted to Project Start Date

Real Property Related Taxes

	FY 21	Through FY 21	FY 22 and After	Total
Company Direct: Land	\$8,308	\$30,059	\$82,163	\$112,222
Company Direct: Building	\$15,507	\$49,142	\$153,668	\$202,810
Mortgage Recording Tax	\$0	\$978	\$0	\$978
Pilot Savings	\$3,580	\$10,759	\$40,761	\$51,521
Mortgage Recording Tax Exemption	\$0	\$978	\$0	\$978
Indirect and Induced: Land	\$578	\$3,155	\$4,163	\$7,318
Indirect and Induced: Building	\$2,049	\$11,186	\$14,760	\$25,945
TOTAL Real Property Related Taxes	\$22,861	\$82,783	\$213,992	\$296,775

Income, Consumption & Use Taxes

Company Direct	\$4,367	\$26,940	\$31,080	\$58,020
Sales Tax Exemption	\$38	\$1,505	\$165	\$1,671
Energy Tax Savings	\$0	\$0	\$0	\$0
Tax Exempt Bond Savings	\$0	\$0	\$0	\$0
Indirect and Induced	\$2,585	\$16,185	\$18,398	\$34,583
TOTAL Income, Consumption & Use Taxes	\$6,914	\$41,620	\$49,313	\$90,933

SUMMARY

Assistance Provided	\$3,619	\$13,242	\$40,927	\$54,169
Recapture/cancellation/reduction amount	\$0	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$3,619	\$13,242	\$40,927	\$54,169
Company-Direct Tax Revenue (Before Assistance)	\$28,182	\$107,119	\$266,911	\$374,029
Indirect and Induced Tax Revenues	\$5,212	\$30,526	\$37,321	\$67,847
TOTAL Tax Revenues (Before Assistance)	\$33,394	\$137,645	\$304,231	\$441,876
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$29,775	\$124,403	\$263,305	\$387,707

FY 21 Amounts (thousands)

Bond Issuance: \$0 DOF Incentive Programs

REAP: \$0

Value of Energy Benefit: \$0 CEP: \$0

Commercial Growth (Table 2-17)

In all, 13 projects are included with a total project amount of about \$5.0 billion. The total of City Costs net of recapture and penalties in FY21 was \$22.1 million. PILOT savings represented 92.9% of gross City Costs. In FY21, these projects generated about \$1.3 billion in total revenues (before assistance). Of these tax revenues, about 57.0 percent were Company Direct taxes.

The present value of City Costs net of recapture and penalties is estimated to be \$362.2 million. 51.9 percent of gross City Costs are in the form of sales tax exemptions, with the remainder in the form of PILOT savings, MRT exemptions, and energy tax savings. The present value of gross City Benefits is estimated to be \$16.3 billion.

The Commercial Growth projects have current FTE employment of 37,914, about 65.0 percent higher than the number of jobs at project location and 57.5 percent higher than the number of jobs related to the projects at the time project applications were received. 42 percent of the employees are New York City residents.

NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

Total Projects: **13**
 Program: **Commercial Growth Project**
 Borough: **All**
 Sq. Ft-Land: 2,782,470
 Sq.Ft-Building: 17,141,324
 Project Amount (000s): \$4,968,201
 Type of Assistance: Business Incentive Rate, Mortgage Recording Tax, NYC Public Utility Service, Payment In Lieu Of Taxes, Sales Tax, Sales Tax Growth Credits

EMPLOYMENT INFORMATION

Current Project Jobs

Part Time Perm. Jobs:	434		
Part Time Temp. Jobs:	91		
Full Time Perm. Jobs:	29,632		
Full Time Temp. Jobs:	406		
Contract Employees:	2,359		
Jobs Total:	32,922		
Jobs FTE:	37,914	Total Project Jobs at Application (FTE):	22,980
Construction Jobs:	84		

Following not required for companies with fewer than 250 employees

% Employees	% Living in NYC:	42
Exempt:	81	
Non-Exempt earning:		
< \$25,000:	1	Health Benefit Full Time: 100 %
\$25,001 - \$40,000:	2	Health Benefit Part Time: 2 %
\$40,001 - \$50,000:	16	
> \$50,000:	81	

ASSISTANCE AND TOTAL REVENUES

(All dollar values in thousands. Italics denotes projections.)

Present Value Discounted to Project Start Date

	FY 21	Through FY 21	FY 22 and After	Total
Real Property Related Taxes				
Company Direct: Land	\$108,014	\$4,820,506	\$169,086	\$4,989,592
Company Direct: Building	\$203,314	\$1,191,896	\$312,041	\$1,503,937
Mortgage Recording Tax	\$0	\$27,840	\$0	\$27,840
Pilot Savings	\$20,541	\$43,788	\$104,071	\$147,858
Mortgage Recording Tax Exemption	\$0	\$27,840	\$0	\$27,840
Indirect and Induced: Land	\$66,116	\$488,982	\$77,375	\$566,357
Indirect and Induced: Building	\$234,412	\$1,733,663	\$274,331	\$2,007,994
TOTAL Real Property Related Taxes	\$591,314	\$8,191,259	\$728,763	\$8,920,022
Income, Consumption & Use Taxes				
Company Direct	\$436,434	\$3,803,843	\$536,549	\$4,340,392
Sales Tax Exemption	\$1,553	\$48,993	\$141,715	\$190,708
Energy Tax Savings	\$10	\$775	\$3	\$778
Tax Exempt Bond Savings	\$0	\$0	\$0	\$0
Indirect and Induced	\$264,384	\$2,531,224	\$309,298	\$2,840,521
TOTAL Income, Consumption & Use Taxes	\$699,255	\$6,285,299	\$704,128	\$6,989,427
SUMMARY				
Assistance Provided	\$22,104	\$121,396	\$245,789	\$367,184
Recapture/cancellation/reduction amount	\$0	\$4,997	\$0	\$4,997
Penalty Paid	\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$22,104	\$116,398	\$245,789	\$362,187
Company-Direct Tax Revenue (Before Assistance)	\$747,762	\$9,844,085	\$1,017,676	\$10,861,761
Indirect and Induced Tax Revenues	\$564,912	\$4,753,868	\$661,004	\$5,414,872
TOTAL Tax Revenues (Before Assistance)	\$1,312,674	\$14,597,954	\$1,678,680	\$16,276,634
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$1,290,570	\$14,481,556	\$1,432,891	\$15,914,447

FY 21 Amounts (thousands)

Bond Issuance:	\$0	<u>DOF Incentive Programs</u>
		REAP: \$73
Value of Energy Benefit:	\$143	CEP: \$0

Commercial Project (Table 2-18)

In all, 24 projects are included with a total project amount of about \$24.3 billion. The total of City Costs net of recapture and penalties in FY21 was \$160.8 million. PILOT savings represented 98.5 percent of gross City Costs. In FY21, these projects generated about \$585.5 million in total revenues (before assistance). Of these tax revenues, about 73.9 percent were Company Direct taxes.

The present value of City Costs net of recapture and penalties is estimated to be \$2.0 billion. 93.2 percent of gross City Costs are in the form of PILOT savings. The present value of gross City Benefits is estimated to be \$8.9 billion.

The Commercial Projects have current FTE employment of 31,014, only 100 of which were at project location at the time project applications were received. 55 percent of the employees are New York City residents.

NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

Total Projects: **24**
 Program: **Commercial Project**
 Borough: **All**
 Sq. Ft-Land: 2,252,894
 Sq.Ft-Building: 16,520,405
 Project Amount (000s): \$24,317,029
 Type of Assistance: Mortgage Recording Tax, Payment In Lieu Of Taxes, Sales Tax, Tax Exempt Bonds

EMPLOYMENT INFORMATION

Current Project Jobs

Part Time Perm. Jobs:	1,321		
Part Time Temp. Jobs:	3,115		
Full Time Perm. Jobs:	24,529		
Full Time Temp. Jobs:	735		
Contract Employees:	3,539		
Jobs Total:	33,239		
Jobs FTE:	31,014	Total Project Jobs at Application (FTE):	100
Construction Jobs:	3280		

Following not required for companies with fewer than 250 employees

% Employees	% Living in NYC:	55
Exempt:		59
Non-Exempt earning:		
< \$25,000:	Health Benefit Full Time:	85 %
\$25,001 - \$40,000:	Health Benefit Part Time:	28 %
\$40,001 - \$50,000:		
> \$50,000:		

ASSISTANCE AND TOTAL REVENUES

(All dollar values in thousands. Italics denotes projections.)

Present Value Discounted to Project Start Date

Real Property Related Taxes

	FY 21	Through FY 21	FY 22 and After	Total
Company Direct: Land	\$82,609	\$148,298	\$1,069,718	\$1,218,017
Company Direct: Building	\$184,022	\$587,644	\$2,362,460	\$2,950,104
Mortgage Recording Tax	\$496	\$78,300	\$0	\$78,300
Pilot Savings	\$158,431	\$270,182	\$1,607,447	\$1,877,628
Mortgage Recording Tax Exemption	\$496	\$78,300	\$0	\$78,300
Indirect and Induced: Land	\$18,000	\$67,303	\$183,516	\$250,819
Indirect and Induced: Building	\$63,817	\$238,619	\$650,647	\$889,266
TOTAL Real Property Related Taxes	\$190,016	\$771,682	\$2,658,894	\$3,430,576

Income, Consumption & Use Taxes

Company Direct	\$165,672	\$584,024	\$1,758,011	\$2,342,034
Sales Tax Exemption	\$415	\$19,972	\$16,569	\$36,541
Energy Tax Savings	\$0	\$0	\$0	\$0
Tax Exempt Bond Savings	\$1,465	\$14,605	\$7,910	\$22,515
Indirect and Induced	\$70,875	\$317,436	\$843,148	\$1,160,584
TOTAL Income, Consumption & Use Taxes	\$234,668	\$866,884	\$2,576,679	\$3,443,563

SUMMARY

Assistance Provided	\$160,806	\$383,058	\$1,631,926	\$2,014,985
Recapture/cancellation/reduction amount	\$8	\$3	\$0	\$3
Penalty Paid	\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$160,798	\$383,055	\$1,631,926	\$2,014,981
Company-Direct Tax Revenue (Before Assistance)	\$432,799	\$1,398,266	\$5,190,189	\$6,588,455
Indirect and Induced Tax Revenues	\$152,691	\$623,358	\$1,677,311	\$2,300,668
TOTAL Tax Revenues (Before Assistance)	\$585,490	\$2,021,624	\$6,867,500	\$8,889,124
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$424,692	\$1,638,569	\$5,235,573	\$6,874,142

FY 21 Amounts (thousands)

Bond Issuance:	\$51,524	<u>DOF Incentive Programs</u>
		REAP: \$0
Value of Energy Benefit:	\$0	CEP: \$0

Recovery Zone Facility Bonds (Table 2-19)

In all, two (2) projects are included with a total project amount of \$26.1 million. The total of City Costs net of recapture and penalties in FY21 was \$5,462, in the form of tax-exempt bond interest savings. In FY21, these projects generated about \$3.9 million in total revenues (before assistance). Of these tax revenues, 57.9 percent were Company Direct taxes.

The present value of City Costs net of recapture and penalties is estimated to be \$116,623, all in the form of tax-exempt bond interest savings. The present value of gross City Benefits is estimated to be \$57.6 million.

The Recovery Zone Facility Bond projects have current FTE employment of 324, 2 times the number of jobs at project location and the number of jobs related to the projects at the time project applications were received. 92 percent of the employees are New York City residents.

NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

Total Projects: **2**

Program: **Recovery Zone Facility Bond**

Borough: **All**

Sq. Ft-Land: 237,391

Sq.Ft-Building: 130,955

Project Amount (000s): \$26,100

Type of Assistance: Tax Exempt Bonds

EMPLOYMENT INFORMATION
Current Project Jobs

Part Time Perm. Jobs:	182		
Part Time Temp. Jobs:	5		
Full Time Perm. Jobs:	229		
Full Time Temp. Jobs:	2		
Contract Employees:			
Jobs Total:	418		
Jobs FTE:	324	Total Project Jobs at Application (FTE):	162
Construction Jobs:			

Following not required for companies with fewer than 250 employees

	% Employees	% Living in NYC:	92
Exempt:	11		
Non-Exempt earning:			
< \$25,000:	3	Health Benefit Full Time:	100 %
\$25,001 - \$40,000:	67	Health Benefit Part Time:	20 %
\$40,001 - \$50,000:	19		
> \$50,000:	11		

ASSISTANCE AND TOTAL REVENUES

(All dollar values in thousands. Italics denotes projections.)

Present Value Discounted to Project Start Date

Real Property Related Taxes

	FY 21	Through FY 21	FY 22 and After	Total
Company Direct: Land	\$354	\$4,051	\$3,277	\$7,328
Company Direct: Building	\$657	\$3,908	\$6,086	\$9,994
Mortgage Recording Tax	\$0	\$0	\$0	\$0
Pilot Savings	\$0	\$0	\$0	\$0
Mortgage Recording Tax Exemption	\$0	\$0	\$0	\$0
Indirect and Induced: Land	\$180	\$880	\$1,497	\$2,377
Indirect and Induced: Building	\$638	\$3,120	\$5,308	\$8,428
TOTAL Real Property Related Taxes	\$1,828	\$11,959	\$16,168	\$28,127

Income, Consumption & Use Taxes

Company Direct	\$1,265	\$7,288	\$10,528	\$17,816
Sales Tax Exemption	\$0	\$0	\$0	\$0
Energy Tax Savings	\$0	\$0	\$0	\$0
Tax Exempt Bond Savings	\$5	\$77	\$39	\$117
Indirect and Induced	\$837	\$4,688	\$6,942	\$11,630
TOTAL Income, Consumption & Use Taxes	\$2,096	\$11,899	\$17,431	\$29,330

SUMMARY

Assistance Provided	\$5	\$77	\$39	\$117
Recapture/cancellation/reduction amount	\$0	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$5	\$77	\$39	\$117
Company-Direct Tax Revenue (Before Assistance)	\$2,275	\$15,247	\$19,892	\$35,138
Indirect and Induced Tax Revenues	\$1,655	\$8,688	\$13,747	\$22,435
TOTAL Tax Revenues (Before Assistance)	\$3,930	\$23,935	\$33,639	\$57,573
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$3,924	\$23,857	\$33,599	\$57,457

FY 21 Amounts (thousands)

Bond Issuance: \$0 DOF Incentive Programs

REAP: \$0

Value of Energy Benefit: \$0 CEP: \$0

Applied Sciences NYC (Table 2-20)

In all, four (4) projects are included with a total project amount of \$450.0 million. The total of gross City Costs in FY21 was \$121,699, all of which took the form of energy tax savings. In FY21, these projects generated about \$150.2 million in total revenues (before assistance). Of these tax revenues, 32.9 percent were Company Direct taxes.

The present value of gross City Costs is estimated to be \$911,984, all of which derived from energy tax savings. The present value of gross City Benefits is estimated to be \$1.6 billion.

The Applied Sciences NYC projects have current FTE employment of 28,868, only 56 of which were connected to the projects at the time of application. 58 percent of the employees are New York City residents.

NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

Total Projects: **4**
 Program: **Applied Sciences NYC**
 Borough: **All**
 Sq. Ft-Land: 2,115,248
 Sq.Ft-Building: 4,638,563
 Project Amount (000s): \$450,000
 Type of Assistance: Business Incentive Rate

EMPLOYMENT INFORMATION

Current Project Jobs

Part Time Perm. Jobs:	10,813		
Part Time Temp. Jobs:	5,169		
Full Time Perm. Jobs:	14,749		
Full Time Temp. Jobs:	6,047		
Contract Employees:	83		
Jobs Total:	36,861		
Jobs FTE:	28,868	Total Project Jobs at Application (FTE):	56
Construction Jobs:	115		

Following not required for companies with fewer than 250 employees

% Employees	% Living in NYC:	58
Exempt:		
Non-Exempt earning:		
< \$25,000:	14	Health Benefit Full Time: 100 %
\$25,001 - \$40,000:	3	Health Benefit Part Time: 1 %
\$40,001 - \$50,000:	8	
> \$50,000:	75	

ASSISTANCE AND TOTAL REVENUES

(All dollar values in thousands. Italics denotes projections.)

Present Value Discounted to Project Start Date

	FY 21	Through FY 21	FY 22 and After	Total
Real Property Related Taxes				
Company Direct: Land	\$0	\$0	\$0	\$0
Company Direct: Building	\$0	\$0	\$0	\$0
Mortgage Recording Tax	\$0	\$0	\$0	\$0
Pilot Savings	\$0	\$0	\$0	\$0
Mortgage Recording Tax Exemption	\$0	\$0	\$0	\$0
Indirect and Induced: Land	\$11,911	\$52,006	\$71,171	\$123,177
Indirect and Induced: Building	\$42,230	\$184,385	\$252,335	\$436,720
TOTAL Real Property Related Taxes	\$54,142	\$236,391	\$323,507	\$559,897
Income, Consumption & Use Taxes				
Company Direct	\$49,375	\$222,316	\$298,640	\$520,956
Sales Tax Exemption	\$0	\$0	\$0	\$0
Energy Tax Savings	\$122	\$487	\$425	\$912
Tax Exempt Bond Savings	\$0	\$0	\$0	\$0
Indirect and Induced	\$46,726	\$232,081	\$289,292	\$521,374
TOTAL Income, Consumption & Use Taxes	\$95,979	\$453,910	\$587,507	\$1,041,417
SUMMARY				
Assistance Provided	\$122	\$487	\$425	\$912
Recapture/cancellation/reduction amount	\$0	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$122	\$487	\$425	\$912
Company-Direct Tax Revenue (Before Assistance)	\$49,375	\$222,316	\$298,640	\$520,956
Indirect and Induced Tax Revenues	\$100,868	\$468,472	\$612,799	\$1,081,271
TOTAL Tax Revenues (Before Assistance)	\$150,243	\$690,788	\$911,439	\$1,602,227
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$150,121	\$690,301	\$911,014	\$1,601,315

FY 21 Amounts (thousands)

Bond Issuance:	\$0	DOF Incentive Programs
		REAP: \$0
Value of Energy Benefit:	\$1,763	CEP: \$0

New Markets Tax Credits Program (Table 2-21)

In all, three (3) projects²⁸ are included with a total project amount of \$37.2 million. In FY21, this project generated \$21.8 million in total revenues. Of these tax revenues, 92.4 percent were Company Direct taxes.

The New Market Tax Credits Program project has a current FTE employment of 86, 3.4 times the number of jobs at project locations and the number of jobs related to the projects at the time of project applications. More than half of the employees under this program (55 percent) are New York City residents.

²⁸ In FY21, there were seven active NMTC projects. However, four of which also obtained a higher level of financial assistance through NYCIDA programs. To avoid double counting, the data of those four projects were included in the report under their primary NYCIDA program type.

NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

Total Projects: **3**
 Program: **New Markets Tax Credits Program**
 Borough: **All**
 Sq. Ft-Land: 18,190
 Sq.Ft-Building: 152,063
 Project Amount (000s): \$37,160
 Type of Assistance:

EMPLOYMENT INFORMATION			
Current Project Jobs			
Part Time Perm. Jobs:			
Part Time Temp. Jobs:			
Full Time Perm. Jobs:	12		
Full Time Temp. Jobs:			
Contract Employees:	37		
Jobs Total:	49		
Jobs FTE:	86	Total Project Jobs at Application (FTE):	25
Construction Jobs:	64		
Following not required for companies with fewer than 250 employees			
% Employees		% Living in NYC:	55
Exempt:	0		
Non-Exempt earning:			
< \$25,000:		Health Benefit Full Time:	100 %
\$25,001 - \$40,000:		Health Benefit Part Time:	
\$40,001 - \$50,000:			
> \$50,000:			

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
(All dollar values in thousands. Italics denotes projections.)		FY 21	Through FY 21	FY 22 and After	Total
Real Property Related Taxes					
Company Direct: Land	\$6,320	\$9,845	\$92,380	\$102,226	
Company Direct: Building	\$11,738	\$18,431	\$171,564	\$189,994	
Mortgage Recording Tax	\$0	\$0	\$0	\$0	
Pilot Savings	\$0	\$0	\$0	\$0	
Mortgage Recording Tax Exemption	\$0	\$0	\$0	\$0	
Indirect and Induced: Land	\$180	\$564	\$2,151	\$2,715	
Indirect and Induced: Building	\$640	\$2,001	\$7,626	\$9,626	
TOTAL Real Property Related Taxes	\$18,878	\$30,841	\$273,720	\$304,561	
Income, Consumption & Use Taxes					
Company Direct	\$2,089	\$6,041	\$25,440	\$31,480	
Sales Tax Exemption	\$0	\$0	\$0	\$0	
Energy Tax Savings	\$0	\$0	\$0	\$0	
Tax Exempt Bond Savings	\$0	\$0	\$0	\$0	
Indirect and Induced	\$837	\$2,653	\$13,526	\$16,178	
TOTAL Income, Consumption & Use Taxes	\$2,925	\$8,693	\$38,965	\$47,659	
SUMMARY					
Assistance Provided	\$0	\$0	\$0	\$0	
Recapture/cancellation/reduction amount	\$0	\$0	\$0	\$0	
Penalty Paid	\$0	\$0	\$0	\$0	
TOTAL Assistance (Net of recapture/penalties)	\$0	\$0	\$0	\$0	
Company-Direct Tax Revenue (Before Assistance)	\$20,147	\$34,317	\$289,383	\$323,700	
Indirect and Induced Tax Revenues	\$1,657	\$5,218	\$23,302	\$28,520	
TOTAL Tax Revenues (Before Assistance)	\$21,804	\$39,535	\$312,686	\$352,220	
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$21,804	\$39,535	\$312,686	\$352,220	

FY 21 Amounts (thousands)			
Bond Issuance:	\$0	DOF Incentive Programs	
		REAP:	\$0
Value of Energy Benefit:	\$0	CEP:	\$0

APPENDIX I

Appendix I

Cost/Benefit Model And Project Report Tables

1. Understanding The Analysis: The Economic Model

In order to analyze the impact of NYCEDC's Investment Projects, NYCEDC created an economic model, which relies on data provided by the Bureau of Economic Analysis (BEA), a division of the United States Department of Commerce. This Appendix describes the economic theory behind the model and then explains the organization and content of the Project Report Tables (PRT), which present the data for each project.

The RIMS II Model as Applied to New York City Projects

The analytical tool used to estimate the economic impact of NYCEDC's economic development activities in order to derive estimates of City Benefits and City Costs is the Regional Input-Output Modeling System, otherwise known as RIMS II, prepared by the BEA. This report uses the 2002 version of the model for calculations relating to FY03 and years prior, the 2004 version for FY04, the 2005 version for FY05, the 2006 version for FY06, the 2007 version for FY07, the 2008 version for FY08 and FY09, the 2010 version for FY10 through FY12, the 2013 version for FY13 through FY14, the 2015 version for FY15, the 2016 version for FY16, the 2017 version for FY17, and the 2018 version for FY18, and the 2019 version for FY19 and years following.

RIMS II is based on inter-industry economic relationships known as input-output analysis. Input-output analysis is an accounting framework that shows the inter-relationships between sectors of the economy and reveals how the various parts relate to each other and to the whole. The analysis essentially quantifies the extent to which a given sector contributes to total output in the economy.

The RIMS II input-output analysis quantifies the extent to which each industry requires goods and services from other sectors in order to produce its own products. For example, a tool and dye operation requires inputs from metals suppliers and industrial machinery producers to do its work. In turn, the metals suppliers require inputs from the mining sector, which produces the raw ore. These relationships apply to retail and service industries as well; hotels, for example, purchase food from wholesalers to serve to their guests and, similarly, accountants require computer software and office paper in order to serve their clients.

However, not all inputs that an industry requires to produce its goods and services are available within any given regional economy. Even in a large economy like New York City, businesses may choose to acquire their inputs from outside of the area. Consequently, BEA can create versions of the RIMS II model that focus on regions as small as a single county. NYCEDC utilizes a version of the RIMS II model specific to New York City's economy.

RIMS II can also be used to translate these economic transactions into employment and the household earnings these jobs produce. The factors that describe the proportions between jobs, output (sales), and earnings are commonly known as multipliers. A multiplier represents the factor by which an initial change in output in an economic sector is multiplied to arrive at the total change in the economic measure of interest. The bullet points below summarize the types of multipliers available through RIMS II:

- ***Output multipliers*** reflect the change in total regional economic output resulting from a dollar change in final demand in a specific industry sector in that region. "Final demand" changes refer to purchases of goods and services by businesses, consumers, investors and government. RIMS II output multipliers are adjusted for the fact that regional industries make some of their purchases from outside the region. In this report, the output of a business represents its effect on the final demand in that sector. Output multipliers measure the extent to which specific industries are integrated with the rest of the regional economy: the higher the output multiplier of a given sector, the more integrated it is within the regional economy and the greater the extent to which it receives its inputs from that regional economy.
- ***Earnings multipliers*** measure the total earnings accruing to households generated by a dollar change in final demand.

- **Employment multipliers** measure the total number of jobs created by a million dollar change in final demand in a given sector.

These multipliers enable analysts to estimate the total economic impact, including jobs, earnings and output, based on either the number of direct jobs or direct earnings attributable to a specific project.

BEA prepares two versions of RIMS II: one that evaluates the relationships among over 350 separate sectors, and an aggregated version that groups these industries together in about 60 categories. This analysis uses the aggregate version for the sake of simplicity. It should be noted that the multipliers generated by RIMS II represent averages across all businesses within a given sector operating within the New York City economy. Therefore, while they correctly represent the relationships among industrial sectors on average, they may not be accurate for any specific business.

2. Model Basics And Project Report Table Explanation

The model used to estimate the City Costs and City Benefits associated with each project included in this report consists of two components: information culled from NYCEDC and other agency files, along with the analysis conducted using the RIMS II multipliers as described above. These elements are discussed below.

NYCEDC has produced a Project Report Table (PRT) for most eligible projects. To help in understanding the model and the PRT, we have provided a “by-the-numbers” explanation of each item on the PRT. Refer to Table I-1 and the discussion below which explains each item on the PRT.

Project Information – Loans, Grants and Tax Benefit Projects

Item No. 1 – Project ID Number: Each NYCEDC project was assigned a unique identification number that enables the model to utilize the proper information stored in the database. In the case of a company that reports total employment covering multiple projects included in the time frame of this report, a single PRT contains the combined cost and benefit information for all such projects. In these cases, the descriptive information in Items 1 to 15 refer to the project with the earliest start date or the earliest project receiving PILOT assistance, except that when all of the projects are NYCIDA projects, the entries in Items 8 and 9 are the sum of the individual project amounts.

Item Nos. 2 and 3 – Name/Location: This item provides the project participant's business name, primary street address, and ZIP code. (In cases where a project has multiple locations, this item includes the project's primary location.)

Item No. 4 – Borough: Item No. 4 – Borough: The Borough in which the company's primary project site is located.

Item No. 5 – Council District: The Council District in which the company's primary project site is located.

Item Nos. 6 and 7 – Block and Lots: The number of the block where the project's primary site is located and, similarly, the number(s) designating the lot(s) on the block which include this site.

Item Nos. 8 and 9 – Square Feet of Land and Building: The size of the lot (in square feet) and the actual or planned area of the building contained in the project location. These data, which mainly come from the Department of Finance, were used to estimate annual property taxes paid for the project when property assessment figures were not available.²⁹

Item No. 10 – NAICS Code: The project's North American Industrial Classification System Code, which is a business and government standard coding of establishments based on type of economic activity. Certain projects were intended for multiple tenants, potentially falling within different NAICS codes. For these projects, the NAICS code for the largest tenant is listed.

Item No. 11 – Program Name: The specific NYCEDC, NYCIDA, or Build NYC program under which assistance is provided (e.g., Manufacturing Facility Bond, Commercial Growth, Industrial Incentive, etc.).

Item No. 12 – Start Date: The Start Date is the date on which the transaction with NYCEDC, NYCIDA, or Build NYC was executed and, if applicable, Financial Assistance was made available.

²⁹ Efforts were made for the FY12 report to list square feet of land and building for all projects. Where it was not provided directly by the company, data was gathered internally from other surveys and/or DOF's Real Property Assessment Data master file. As a result, total land and building square footage for all projects is significantly higher since the FY12 report.

TABLE I-1 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

LL62 ID: **1** Program Name: **11**
 Project Name: **2** Start Date: **12**
 Location: **3** End Date: **13**
 Borough: **4** Project Amount (000s): **14**
 Council District: **5** Type of Assistance: **15**
 Block: **6**
 Lot: **7**
 Sq. Ft-Land: **8**
 Sq. Ft-Building: **9**
 NAICS Code: **10**

EMPLOYMENT INFORMATION:

Current Project Jobs

Part Time Perm. Jobs:	17	Contract Employees:	20
Part Time Temp. Jobs:	19	Construction Jobs:	21
Full Time Perm. Jobs:	16	Total Project Jobs at Application (FTE):	25
Full Time Temp. Jobs:	18		
Jobs Total:	22	Job Creation Estimate:	26
		Jobs FTE:	23
% Living in NYC:	32	Job Target for Current Yr.:	24
Health Benefit Full Time:	33		
Health Benefit Part Time:	34		

FY 19 Amounts (thousands)

Exempt: 27	% Employees	Bond Issuance:	57
Non-Exempt earning:		Value of Energy Benefit:	58
< \$25,000: 28-31			
\$25,001 - \$40,000:		<u>DOF Incentive Programs</u>	
\$40,001 - \$50,000:		REAP:	59
> \$50,000:		CEP:	60

COMMENTS: 62

ASSISTANCE AND TOTAL REVENUES

(All dollar values in thousands. Italics denotes projections.)

Rated Taxes

		Present Value Discounted to Project Start Date		
	FY 20	Through FY 20	FY 21 and After	Total
Company Direct: Land	35			
Company Direct: Building	36			
Mortgage Recording Tax	37			
Pilot Savings	38			
Mortgage Recording Tax Exemption	39			
Indirect and Induced: Land	40			
Indirect and Induced: Building	41			
TOTAL Real Property Related Taxes	42			

Income, Consumption & Use Taxes

Company Direct	43			
Sales Tax Exemption	44			
Energy Tax Savings	45			
Tax Exempt Bond Savings	46			
Indirect and Induced	47			
TOTAL Income, Consumption & Use Taxes	48			

SUMMARY

Assistance Provided	49			
Recapture/cancellation/reduction amount	50			
Penalty Paid	51			
TOTAL Assistance (Net of recapture/penalties)	52			
Company-Direct Tax Revenue (Before Assistance)	53			
Indirect and Induced Tax Revenues	54			
TOTAL Tax Revenues (Before Assistance)	55			
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	56			

Living Wage Information: 61

Category	Total # of Jobs in Category	Number of Jobs in Category Earning a Living Wage or more	Percentage of Employees in Category Earning a Living Wage or more
Industrial Jobs			
Restaurant Jobs			
Retail Jobs			
Other Jobs			
ALL JOBS TOTAL			

Item No. 13 – End Date: The End Date is the date on which the company's agreement with NYCEDC, NYCIDA, or Build NYC is scheduled to terminate and/or mature.

Item No. 14 – Project Amount: The amount spent by the company on investment in the project inclusive of property acquisition cost, or, in the case of tax-exempt bond programs, the total amount of tax-exempt bonds authorized is provided instead. For energy assistance projects, this field is left blank.

Item No. 15 – Type(s) of Assistance: This item lists the types of assistance (involving a City Cost) the company received (e.g., sales tax exemption, MRT exemption, etc.) or is authorized to receive during the life of the project.

Item Nos. 16 to 23 – Current Project Jobs Data: These figures include information about jobs related to the project, as of the end of the fiscal year, were obtained from the companies and may include information on their tenants.

- Permanent Full-Time Employee is an employee, other than a Contract Employee, hired for permanent employment and not for seasonal or temporary purposes, who works at least 35 hours per week at a Project Location.
- Permanent Part-Time Employee is an employee, other than a Contract Employee, hired for permanent employment and not for seasonal or temporary purposes, who works on average at least 17.5 hours, but less than 35 hours, per week at a Project Location.
- Temporary Full-Time Employee is an employee, other than a Contract Employee, hired for temporary employment for seasonal or other temporary purposes, who works at least 35 hours per week at a Project Location.
- Temporary Part-Time Employee is an employee, other than a Contract Employee, hired for temporary employment for seasonal or other temporary purposes, who works on average at least 17.5 hours, but less than 35 hours, per week at a Project Location.
- Contract Employee is a person, other than a Contract Construction Employee, who is an independent contractor (i.e., a person who is not an "employee"), or is employed by an independent contractor, who provides services at a Project Location.
- Contract Construction Employee is a person who is an independent contractor or subcontractor, or an employee thereof, who provides construction services to the Company, an Affiliate or a Tenant at a Project Location. Construction jobs are reported on an annual average basis.
- The Jobs Total field is the sum of the full-time, part-time, temporary, and contract jobs figures.
- The Jobs FTE field contains the figure used for the calculation of City Benefits: it is given by Contract + Full Time + $\frac{1}{2}$ Part Time jobs at project location (both permanent and temporary jobs are included). As a result, sometimes when data is presented after aggregation, this field might be higher than the Total Current Jobs.
- For Commercial Growth recipients, the Jobs FTE number is the average annual employment for the 12-month period, as specified in the assistance agreement, that ends in the reporting (fiscal) year and includes jobs at all projects sites throughout New York City that are taken into account under job trigger provisions of the assistance agreement.
- If a company did not submit data for the reporting year, fields other than the "Jobs FTE" field are left blank. Jobs FTE is made equal to the previous year's figure, or jobs at the time of application, in that order. When none of these data were available, the report assumes that the project supported one job.
- Projects that have affiliates and/or tenants at a project location may have employees included in the Full Time and Part Time employment calculation.

Item No. 24 – Job Target for Current Year: The figure in this item is the "base employment" level that applies to the project. If average annual employment falls below a certain percentage of base employment, reduction or cancellation of assistance is triggered. The percentage varies by project and by whether the fall in the employment level was due to relocation or reduction in the number of jobs. This field applies only to Commercial Growth, and BIR programs; it is 0 for all other types of projects.

Item No. 25 – Total Project Jobs at Application (FTE): Full time equivalent employment (Full Time + ½ (Part Time)) at the project's location prior to Start Date. In cases where the company is a real estate company that owns real estate at the project location, this figure includes jobs of the company's tenants. For most Commercial Growth projects, this figure includes jobs throughout New York City as set forth in the assistance agreement that make certain benefits contingent on annual employment. Note that this field is 0 in cases of acquisition, new construction, start-up companies, and projects intended for multiple tenants with potential multiple uses. Jobs connected to the project, but not located at the project site prior to project Start Date, are provided in comments where applicable.

Item No. 26 – Job Creation Estimate: The company's estimated projection, provided at the start of the project, of the number of jobs that would exist three years after the start of the project, net of Total Project Jobs at Application. For certain Commercial Growth projects, the projection is of incremental jobs at the end (or for the life) of the project.

Item Nos. 27 to 34 – Employee Information: This information only refers to employees of the project company and is therefore not applicable to the employees of tenants. If a company did not supply this information for the reporting year, the fields are left blank. Items 27 to 31 were not required for companies with employment of less than 250 at project locations.

Item No. 27 – Exempt: The percentage of the company's employees that are classified as "exempt" under the federal Fair Labor Standards Act. Generally, an exempt employee is not eligible for overtime compensation.

Item Nos. 28 to 31 – Non-Exempt: These items list the percentages of employees whose annual earnings fall within various ranges. The "greater than \$50,000" category was computed by subtracting from the total number of employees (as reported on the survey form) the sum of the employees in the lowest three earnings ranges. The sum of Items 28 through 31 may differ from 100% because of rounding.

Item No. 32 – % Living in NYC: The percentage of employees of the company who are residents of NYC.

Item Nos. 33 and 34 – Health Benefits Offered: These items report whether or not the company offers health benefits to all its full-time and part-time employees, respectively.

Cost and Benefit Calculations

Several of the items of City Benefit reported in the next section of the table use economic output estimates generated by the RIMS II model:

- **Estimated Company Direct Output:** The model estimates the subject company's annual business output for each year by dividing the number of its FTE employees by the relevant RIMS factor, representing the typical number of jobs per million dollars of output for that sector. To project employment in future years, as described above, the report assumes that employment will stay at the FY21 figure.
- **Estimated Indirect and Induced Output:** The model uses the proportional relationships between direct and total outputs expressed in the RIMS II model to calculate the remaining indirect and induced output attributable to the company's business activity.
- **Estimated Total Output:** The model estimates the total output (direct, indirect, and induced output) associated with the subject company's business activity by taking the product of the Output multiplier and the Estimated Company Direct Output.

The RIMS II factors produce dollar figures in historical dollars. The model converts these figures into current dollars for each fiscal year using historical and projected inflation factors.³⁰ For years after FY21, output is assumed to grow at 3.5% annually.

Actual data for tax savings (project assistance) and estimates for direct tax liability generated directly and indirectly by the project in absence of assistance from NYCEDC/NYCIDA/Build NYC (full tax) are reported for FY21 in the column "FY21."

The column "Through FY21" provides the present value, as of the project start date, of the estimated full taxes and the tax savings for each project from the project start date through FY21. All present values are computed using the discount rate

³⁰ Historic inflation is based on the NY Metro Area Consumer Price Index reported by Bureau of Labor Statistics.

in effect at the Start Date. For projects beginning in FY06 or later, the discount rate is 6.25 percent; for all other projects, the discount rate is 7.75 percent.

For all types of assistance, the column "FY21 and After" presents present values, as of the project start date, of estimated figures from FY21 through the date that assistance is scheduled to end. The bases of all taxes are assumed to increase from their FY21 level by 3.5 percent annually.

The column "Total" sums the "Through FY21" and "FY21 and After" columns. For Commercial Growth projects, a maximum assistance amount generally is provided in the project agreement and is included in the "Total" column; the column "FY21 and After" is the "Total" less the "Through FY21" column, rather than a figure derived from projected annual amounts. Note that the "Total" amounts may include some assistance that will be available to the company only if future employment exceeds specified levels.³¹

Item Nos. 35 to 42 – Real Property-Related Taxes: This section of the PRT shows the real property-related taxes generated by the company and by those companies that produce the indirect economic activity.

Item Nos. 35 and 36 – Company Direct Property Taxes, Land and Building: NYCEDC obtains information from DOF on what real property tax liability would have been for the land and the structure in the absence of PILOT assistance and in the absence of possible benefit from the ICIP or ICAP programs. When such data are not available, NYCEDC estimates property taxes by multiplying the effective Class IV (commercial/industrial) property tax rate by the Assessed Value (or, if lower, Transitional Value) obtained from DOF. If assessed value information is unavailable from DOF sources, NYCEDC estimates the assessed value of the property by multiplying the square footage of building by the median assessed value per square foot for the ZIP code in which the property is located. Square footage information is obtained from the company; when not reported, square footage is obtained from DOF's Real Property Assessment Data. Property taxes estimated based on square footage are split between land and building using an estimate of the median ratio of existing Land and Building assessed values for the ZIP code.

Item No. 37 – Mortgage Recording Tax: This item is an estimate of the City portion of MRT (without regard to any exemption) generated directly by the project.³² For NYCIDA and Build NYC projects receiving an MRT exemption, this amount is set equal to the exemption amount (Item 39) based on the assumption that the exemption offsets all MRT that otherwise would be due. For other programs, this amount is estimated to be zero because projects in other categories are not eligible for MRT waiver.

Item No. 38 – PILOT Savings: Tax savings realized by the company (i.e., tax expenditures of the City's real property tax) due to the PILOT agreement are reported here, as obtained from DOF. As explained in Chapter 2, the PILOT savings figures may be overstated since they could include property tax savings that would have been available as-of-right under the ICIP or ICAP programs, both administered by DOF. For purposes of projections for FY21 and thereafter, PILOT savings is assumed to grow by 3.5 percent annually from its FY21 level.

Item No. 39 – Mortgage Recording Tax Exemption: The City portion of tax savings enjoyed by the company due to its exemption from the MRT are reported here based on data in NYCEDC/NYCIDA/Build NYC project files. The total benefit is reported in the year that the project closes.

Item Nos. 40 and 41 – Indirect and Induced Property Related Taxes: Estimates of the property-related taxes paid by other businesses benefiting directly or indirectly from the company's economic activity are reported here. These estimates represent the project's estimated indirect and induced output resulting from its economic activity multiplied by the average ratio of New York City's property taxes to its Gross City Product for the current year and the previous four years. These taxes are split between land and building using an estimate of the median ratio of existing Land and Building assessed values.

31 All Assistance and Total Revenues is presented in the tables in thousands. Numbers may not sum exactly due to rounding, and values less than \$1000 may display as \$0.

32 The City portion is calculated as the percentage of mortgage recording tax that goes to the NYC General Fund. Rates differ for commercial mortgages above and below \$500,000, so a weighted average of the rate is used based on the sizes of the mortgages in NYCEDC's project portfolio.

Item No. 42 – Total Real Property-Related Taxes: This line totals the figures in this subsection, less any savings enjoyed by the participating company.

Item Nos. 43 to 48 – Income, Consumption and Use Taxes: This subsection presents estimates of the other taxes generated for New York City by the project's business activity.

Item No. 43 – Company Direct Income, Consumption and Use Taxes: This line reports the income, consumption, and use taxes generated by the company itself, including sales tax, business income, and employees' personal income taxes. These figures were estimated by multiplying the RIMS II estimate of company direct output by the average ratio of City receipts for these taxes to Gross City Product for the current fiscal year and the previous four fiscal years. The estimate corrects for the fact that, on average, a portion of a company's employees do not reside within the City (which affects employee income taxes) and that non-profit entities have reduced tax liability.

Item No. 44 – Sales Tax Exemption: Tax savings enjoyed by the company due to the City portion of its sales tax exemption. For purposes of computing the present value of the savings in FY21 and after for projects other than Commercial Growth projects, the difference between the estimated total exemption and the amount through FY21 is assumed to be realized in FY21. (As noted above, for Commercial Growth projects, the "FY21 and After" column generally is computed by subtracting the amount in the "Through FY21" column from the "Total" figure, which is taken from the project agreement.)

Item No. 45 – Energy Tax Savings: The City charges utility taxes and sales tax on the purchase of energy. Through BIR assistance, low-cost energy is provided to project businesses. The estimated value of the City taxes forgone due to the lower cost of electricity is included in this line.

Item No. 46 – Tax-Exempt Bond Savings: Through NYCIDA and Build NYC, some companies receive the benefit of lower interest rates due to the exemption of interest earned on their bonds from City, State, and Federal income taxes. An estimate of City income taxes forgone is included in this line. It is calculated assuming that 35 percent of tax-exempt City bonds are held by taxpayers' subject to City income taxes, that the applicable marginal tax rate is 3.876 percent (the highest rate under the City's income tax), and that the taxable equivalent interest rate is 1.24 times the actual rate on the bond. These factors are applied to the average bond balances in each fiscal year to produce the estimate of City income tax foregone. Projections assume that bond balances remain constant at their level at the end of FY21.

Item No. 47 – Indirect and Induced Income, Consumption and Use Taxes: Estimates of the income, consumption, and use taxes paid by those businesses benefiting directly or indirectly from the company's economic activity are reported here. These estimates represent the project's estimated indirect and induced output multiplied by the average ratio of New York City's total non-property taxes to its Gross City Product for the current fiscal year and the previous four fiscal years. As with Item 43, the estimate corrects for the facts that, on average, a portion of employees working in the City do not reside within the City.

Item No. 48 – Total Income, Consumption and Use Taxes: This line totals the figures in this subsection, less any savings enjoyed by the participating company.

Item No. 49 – Assistance Provided: This line sums the total assistance provided (Items 38-39; 44-46).

Item No. 50 – Recapture/Cancellation/Reduction Amount: Under certain circumstances (employee relocation, misuse of project benefits, prepayment by company, etc.), the assistance provided to the company is reduced, recaptured, repaid, or cancelled. This line provides the amount of assistance that was recaptured or recovered from the company, or a reduction in possible benefits that could have been claimed in future years. In the case of a reduction in future benefits, Item 49 (and the items included in that sum) is the amount of estimated benefits if the reduction had not taken place. Repayments of past assistance are accounted for on a cash basis, so that amounts that have been requested from companies but have not yet been repaid are not reflected in the table. If a company loses the ability to access future benefits, all cancelled benefits projected for the life of the project are included in this figure.

Item No. 51 – Penalty Paid: This line provides the amount of penalty assessed (interest on amounts due to NYCEDC/NYCI-DA/Build NYC) over and above the recapture/reduction amount.

Item No. 52 – Total Assistance Provided (Net of Recapture and Penalties): This line is equal to Item 49 minus the sum of Items 50 and 51.

Item Nos. 53 and 54 – Tax Revenue Subtotals: These two lines provide totals of all tax revenues generated by the company before assistance (Item 53) and other firms/households sharing in the economic activity generated (Item 54).

Item No. 55 – Total Tax Revenues (Before Assistance): The Total Tax Revenues line sums Items 53 and 54.

Item No. 56 – Total Tax Revenues (Net of Assistance, Recapture and Penalties): This line is equal to Item 55 minus Item 52.

Item No. 57 – Bond Issuance: This field is the volume of tax-exempt bonds issued in the reporting fiscal year.

Item No. 58 – Value of Energy Benefit: This is an estimate of the total benefit a project received from BIR during the reporting year (not including the tax savings in Item 45) from the purchase of electricity at rates lower than the company would otherwise pay.

Item Nos. 59 and 60 – DOF Incentive Programs: This indicates the amounts of assistance the company reports receiving during the reporting fiscal year under the Relocation and Employment Assistance Program (REAP) and the Commercial Expansion Program (CEP), both administered by DOF. These are not included in the total assistance figure in Item 52 since they are not provided by NYCEDC

Living Wage Information

The Fair Wages for New Yorkers Act (the “Act”), constituting Section 6-134 of the New York City Administrative Code, is intended to ensure that New York City companies who receive financial assistance from the City of New York pay their employees a salary commensurate to a “Living Wage”. Living Wage is defined as the sum of the “living wage rate” and the “health benefits supplement rate” for each hour worked. The living wage rate as of June 30, 2021, was \$11.60 per hour and the health benefits supplement rate as of such date was \$2.00 per hour.

Item No. 61 - Living Wage: This section provides information on the Company, its Affiliates, and all Tenants at each site covered by the Project as of the last pay period on or prior to June 30, 2021. The Company must submit the number of employees (including All Permanent Full-Time Employees, Temporary Full-Time Employees, Permanent Part-Time Employees, Temporary Part-Time Employees and Contract Employees) earning less than a living wage categorized by industrial jobs, food service jobs, retail jobs, other jobs, and total jobs.

Item No. 62 – Comments: These lines may note the following:

- i) whether the company participated in multiple projects that share the same employment;
- ii) whether the project is a non-profit organization and hence exempt from various taxes;
- iii) whether the project is located on land owned by the Port Authority or City and hence exempt from property taxes;
- iv) whether and how NYCEDC has estimated employment data in the current reporting year due to non-reporting of employment by the company;
- v) whether the project has multiple locations, and, if so, the council district and borough of the project locations not reported in items 2 and 3;
- vi) whether project agreement or assistance has been terminated or reduced, either as a result of natural maturity or before the originally planned date and if benefits have been repaid;
- vii) whether the company has applied for ICIP/ICAP;
- viii) whether the employee information includes tenant information because the company leases property to tenants at the project location;

- ix) whether the Jobs at application represent Citywide employment;
- x) whether benefits authorized under the PILOT program have not commenced during the Fiscal Year;
- xi) whether the project acquisition/construction was not reported as complete as of the end of the reporting fiscal year;
- xii) whether the project and/or holding company has filed for bankruptcy;
- xiii) whether there was a post-closing amendment that changed total project amount;
- xiv) whether there were jobs connected to the project at the time of application (only in cases where jobs at the project location prior to project Start Date were 0);
- xv) whether the company is subject to the Act, is exempt from paying a living wage, and provided an exemption certificate;
- xvi) whether the company is subject to the Act and certified that it pays a living wage;
- xvii) whether the company is not subject to the Act and did not submit data on living wage requested by NYCEDC;
- xviii) whether the company refunded its existing NYCIDA bond transaction and entered into a new transaction with Build NYC
- xix) other comments as needed

APPENDIX II

Project Indexes: by Company

INDEX TO NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT FILES

<u>ID Number</u>	<u>Company Name</u>	<u>Program</u>	<u>Amount</u>	<u>Closing Date</u>	<u>Page</u>
94131	105 Rockaway Realty LLC	Commercial Project	\$23,750,000	04-Jan-17	1
93283	123 Washington LLC	Liberty Bond	\$50,000,000	18-Oct-07	2
94061	149 Street Food Corp.	FRESH	\$1,890,990	28-Sep-15	3
92687	16 Tons Inc.	Industrial Incentive	\$1,172,000	04-Dec-02	4
94219	2395 CDM Meat & Produce Corp.	FRESH	\$1,500,414	05-Jan-21	5
94191	30 HY WM Unit Owner LP	Commercial Project	\$0	15-Apr-19	6
93931	3462 Third Avenue Food Corp. d/b/a Associated Supermarket	FRESH	\$2,050,000	20-Dec-11	7
94208	425 Westchester Fee Owner, LLC	Commercial Project	\$81,414,386	24-Jun-20	8
94201	45-18 Court Square Owner L.L.C.	Commercial Project	\$237,857,908	19-Dec-19	9
94034	5 Bay Street Phase 1, LLC	Commercial Growth Project	\$150,049,053	29-Jan-16	10
94153	50 HYMC Owner LLC	Commercial Project	\$3,835,000,000	31-Aug-17	11
94209	500 Stagg Street LLC	Industrial Incentive	\$6,847,810	01-Oct-19	12
94139	509 W 34, L.L.C.	Commercial Project	\$3,735,000,000	09-Apr-18	13
93281	88 Trading Corp.	Industrial Incentive	\$8,955,000	01-Aug-07	14
94145	A & J Supermarket Corp.	FRESH	\$10,814,113	28-Dec-17	15
93376	A & L Scientific Corp.	Industrial Incentive	\$1,850,000	05-Nov-09	16
93878	A Very Special Place, Inc. (2013 Adjustable)	Build NYC Revenue Bond	\$4,840,000	28-Feb-13	17
93886	A Very Special Place, Inc. (2013 Fixed)	Build NYC Revenue Bond	\$6,795,000	21-Mar-13	18
93180	A. Liss & Co., Inc.	Industrial Incentive	\$2,250,000	10-Oct-06	19
92673	A.F.C. Industries Inc. & Affiliates	Industrial Incentive	\$1,400,000	18-Dec-01	20
94041	A.K.S. International Inc.	Industrial Incentive	\$2,120,000	10-Sep-14	21
92745	Aabco Sheet Metal Co., Inc.	Manufacturing Facilities Bond	\$5,525,000	30-Jun-04	22
93933	Accurate Specialty Metal Fabricators, Inc.	Industrial Incentive	\$7,850,000	28-Feb-12	23
92691	Acme Smoked Fish Corp.	Industrial Incentive	\$5,200,000	27-Jun-03	24
91142	Adriatic Wood Products, Inc. #2 (1997)	Industrial Incentive	\$1,725,000	31-Dec-97	25
92979	Advocates for Services for the Blind Multihandicapped, Inc.	Pooled Bond	\$1,625,000	23-Mar-05	26
93862	Aero JFK, LLC	Exempt Facilities Bond	\$126,875,000	13-Sep-12	27
93319	Aesthetonics Inc. d/b/a Remains Lighting	Industrial Incentive	\$4,634,000	20-Jun-08	28
91136	Air Express International Corporation	Exempt Facilities Bond	\$19,000,000	16-Jul-97	29
92312	Air-Sea Packing Group, Inc.	Industrial Incentive	\$2,645,000	10-Jun-99	30
94052	Albee Retail Development LLC (2014)	Build NYC Revenue Bond	\$20,000,000	29-Oct-14	31
94090	Albert Einstein College of Medicine, Inc. (f/k/a Com Affiliation, Inc.)	Build NYC Revenue Bond	\$175,000,000	09-Sep-15	32
93184	Aleta Industries Inc. and Aleta Group, Inc.	Industrial Incentive	\$4,640,000	25-Sep-06	33
92561	All City Switch Board Corporation	Manufacturing Facilities Bond	\$3,000,000	20-Dec-00	34
93871	All Stars Project, Inc.	Build NYC Tax-Exempt Promissory Note	\$10,720,000	29-Nov-12	35
92933	Alle Processing Corporation	Industrial Incentive	\$1,040,000	01-Dec-04	36
91140	Allied Metal Spinning Corp.	Manufacturing Facilities Bond	\$2,610,000	23-Dec-97	37
94133	Alphapointe	Build NYC Revenue Bond	\$18,850,000	16-Jun-17	38
92956	AM&G Waterproofing LLC	Industrial Incentive	\$11,895,000	29-Mar-05	39
92646	AMB Property, LP (lot 20)	Industrial Incentive	\$73,000,000	31-May-01	40
92893	AMB Property, LP (lot 21)	Industrial Incentive	\$19,500,000	31-May-01	41

INDEX TO NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT FILES

<u>ID Number</u>	<u>Company Name</u>	<u>Program</u>	<u>Amount</u>	<u>Closing Date</u>	<u>Page</u>
92894	AMB Property, LP (lot 22)	Industrial Incentive	\$26,970,000	31-May-01	42
92895	AMB Property, LP (lot 23)	Industrial Incentive	\$26,970,000	31-May-01	43
94084	AMDA, Inc.	Build NYC Revenue Bond	\$21,000,000	02-Dec-15	44
94095	American Committee for the Weizmann Institute of Science Inc.	Build NYC Revenue Bond	\$8,830,000	29-Oct-15	45
94176	American Dream Charter School	Build NYC Revenue Bond	\$26,745,000	29-Oct-18	46
93320	Approved Oil Co. of Brooklyn, Inc.	Industrial Incentive	\$5,200,000	07-May-08	47
93207	Apthorp Cleaners Inc.	Industrial Incentive	\$1,128,300	26-Apr-07	48
94116	ARK Development LLC	Build NYC Revenue Bond	\$35,000,000	14-Jun-17	49
92678	Aron's Manufacturing Corp.	Industrial Incentive	\$1,890,000	13-Jun-02	50
92753	Arrow Linen Supply Co., Inc.	Industrial Incentive	\$897,000	19-Aug-03	51
93948	Art to Frames Inc.	Industrial Incentive	\$6,000,000	10-Jul-13	52
94045	Arverne By The Sea & LLC & Benjamin Beechwood Retail LLC	Recovery Zone Facility Bond	\$11,100,000	12-Feb-15	53
94077	Asia Society, The	Build NYC Revenue Bond	\$16,795,000	01-Jul-15	54
93214	Ateret Torah Center	Not For Profit Bond	\$13,200,000	29-Mar-07	55
91009	Atlantic Veal & Lamb	Industrial Incentive	\$1,995,000	13-Dec-96	56
93216	B.C.S. International Corporation d/b/a Royal Food International Corp.	Industrial Incentive	\$16,829,550	28-Feb-07	57
92564	Baco Enterprises, Inc. #1 (2001)	Industrial Incentive	\$2,470,000	29-Jun-01	58
94048	Bais Ruchel High School, Inc.	Build NYC Revenue Bond	\$18,100,000	23-Oct-14	59
94202	Bais Yaakov Dkhal Adas Yereim	Build NYC Revenue Bond	\$15,670,000	18-Jul-19	60
92926	Bank of America, N.A	Commercial Growth Project	\$622,000,000	17-Nov-04	61
92313	Bark Frameworks, Inc.	Industrial Incentive	\$2,025,000	30-Apr-99	62
94106	Barkai Foundation, Inc.	Build NYC Revenue Bond	\$8,700,000	15-Oct-15	63
93282	Barone Steel Fabricators, Inc.	Industrial Incentive	\$5,700,000	29-Aug-07	64
94220	Bartlett Dairy, Inc.	Industrial Incentive	\$25,999,962	16-Jul-20	65
92316	Bauerschmidt & Sons, Inc. #2 (1999)	Industrial Incentive	\$1,000,000	11-Feb-99	66
92364	Bedessee Imports, Inc.	Industrial Incentive	\$1,600,000	04-Jan-00	67
94221	Bedford EMR Holdings LLC	FRESH	\$1,350,000	18-Nov-20	68
92527	Ben Hur Moving & Storage, Inc.	Industrial Incentive	\$6,000,000	29-Mar-01	69
93978	Berkeley Carroll School, The	Build NYC Revenue Bond	\$26,700,000	03-Jun-14	70
93362	Best Choice Trading Corporation	Industrial Incentive	\$2,625,000	11-Dec-08	71
94203	Best Choice Trading Corporation #2	Industrial Incentive	\$6,016,500	21-Aug-19	72
94230	Bideawee, Inc.	Build NYC Revenue Bond	\$12,100,000	01-Mar-21	73
93984	Big Brothers/Big Sisters of New York City, Inc.	Build NYC Revenue Bond	\$9,000,000	02-May-14	74
92366	Big Geyser, Inc.	Industrial Incentive	\$10,000,000	16-Nov-99	75
92941	Block Institute Inc.	Pooled Bond	\$1,145,000	19-Aug-04	76
94122	Blue School and Blue School Real Estate, LLC	Build NYC Revenue Bond	\$55,475,000	21-Dec-16	77
94173	Bnos Bais Yaakov of Far Rockaway	Build NYC Revenue Bond	\$7,000,000	13-Dec-18	78
94096	BNOS Square of Williamsburg	Build NYC Revenue Bond	\$7,400,000	28-Jun-16	79
94197	Bogopa BTM, LLC	FRESH	\$10,000,000	28-Jun-19	80
93952	Bogopa LIC, Inc.	FRESH	\$4,400,000	13-Aug-13	81
93977	Bogopa Washington, Inc.	FRESH	\$12,165,500	17-Dec-13	82

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93927	Bogopa, Inc.	FRESH	\$3,500,000	06-Oct-11	83
93929	Bogopa-Concourse, Inc.	FRESH	\$1,066,000	06-Oct-11	84
93930	Bogopa-Junction, Inc.	FRESH	\$805,000	06-Oct-11	85
93928	Bogopa-Junius, Inc.	FRESH	\$910,000	06-Oct-11	86
93920	Bogopa-Manhattan, Inc.	FRESH	\$980,000	06-Oct-11	87
94073	BOP NE LLC	Commercial Project	\$2,180,000,000	14-Apr-15	88
94227	BOP NE Retail LLC	Commercial Project	\$0	27-Jul-20	89
94205	BOP SE LLC	Commercial Project	\$2,423,000,000	07-Feb-20	90
94093	Boyce Technologies, Inc.	Industrial Incentive	\$26,250,000	12-Apr-16	91
93091	BP Air Conditioning Corp.	Industrial Incentive	\$5,523,500	06-Oct-05	92
94097	Brearley School, The	Build NYC Tax-Exempt Promissory Note	\$50,000,000	29-Sep-15	93
93877	Bronx Charter School for Excellence	Build NYC Revenue Bond	\$24,000,000	24-Apr-13	94
93284	Bronx Parking Development Company, LLC	Not For Profit Bond	\$237,635,000	01-Dec-07	95
93869	Brooklyn Heights Montessori School	Build NYC Tax-Exempt Promissory Note	\$10,000,000	03-Jun-13	96
94198	Brooklyn Navy Yard Building 127	New Markets Tax Credits Program	\$0	21-Sep-18	97
94186	Brooklyn Navy Yard Cogeneration Partners, L.P. #2	Build NYC Revenue Bond	\$82,135,000	14-Feb-19	98
93943	Brooklyn Union Gas Company	Industrial Incentive	\$14,400,000	23-May-14	99
94089	Brooklyn United Methodist Church Home	Build NYC Revenue Bond	\$6,295,000	09-Oct-15	100
92680	Brown Brothers Harriman & Co.	Commercial Growth Project	\$61,500,000	01-May-02	101
93191	BTM Development Partners, LLC	Industrial Incentive	\$494,000,000	14-Sep-06	102
94179	C. Kenneth Imports, Inc.	Industrial Incentive	\$5,580,843	13-Feb-19	103
93962	Calhoun School, Inc., The	Build NYC Tax-Exempt Promissory Note	\$32,840,000	30-Sep-13	104
91108	Campbell & Dawes Ltd.	Industrial Incentive	\$475,000	09-Oct-97	105
94057	Carlton House Restoration, Inc	Industrial Incentive	\$2,415,000	25-Nov-14	106
94162	Cathedral School of St. John The Divine	Build NYC Revenue Bond	\$11,000,000	29-Dec-17	107
94129	Center for Elimination of Violence in the Family, Inc.	Build NYC Revenue Bond	\$3,860,000	26-Jan-17	108
92372	Center for Family Support, Inc., The #1 (1999)	Pooled Bond	\$462,800	10-Dec-99	109
92757	Center for Family Support, Inc., The #2 (2004)	Pooled Bond	\$900,000	27-Feb-04	110
93313	Center for Family Support, Inc., The #3 (2008)	Pooled Bond	\$2,420,000	30-Jan-08	111
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	112
94044	Center for Urban Community Services, Inc.	Build NYC Tax-Exempt Promissory Note	\$6,355,000	24-Jul-14	113
94185	Center for Urban Community Services, Inc. #2	Build NYC Tax-Exempt Promissory Note	\$13,250,000	19-Dec-18	114
93369	Centro Social La Esperanza, Inc. #2 (2008)	Pooled Bond	\$1,000,000	30-Jan-08	115
94119	Chapin School, The LTD.	Build NYC Revenue Bond	\$75,000,000	24-Aug-16	116
94189	Charles B. Wang Community Health Center, Inc.	Build NYC Revenue Bond	\$30,000,000	30-May-19	117
93389	Chase Manhattan Bank, NA	Commercial Growth Project	\$0	03-Nov-89	118
92697	Child School, The	Not For Profit Bond	\$18,250,000	22-Apr-03	119
94076	Children's Aid Society, The	Build NYC Revenue Bond	\$37,205,000	23-Jul-15	120
94204	Children's Aid Society, The #2	Build NYC Revenue Bond	\$34,420,000	01-Aug-19	121
92377	Churchill School & Center For Learning Inc., The	Not For Profit Bond	\$22,000,000	16-Dec-99	122
92891	City Merchandise, Inc. (2002)	Industrial Incentive	\$2,430,000	03-Jan-02	123
92658	Citywide Mobile Response Corporation	Industrial Incentive	\$2,200,000	22-May-02	124

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93286	Cobble Hill Health Center, Inc.	Build NYC Revenue Bond	\$48,190,000	31-Jan-08	125
93140	College of Mount Saint Vincent #3	Not For Profit Bond	\$22,787,000	29-Jun-06	126
94113	Collegiate School, Inc.	Build NYC Tax-Exempt Promissory Note	\$40,000,000	30-Jun-16	127
93892	Columbia University	Applied Sciences NYC	\$95,000,000	01-Jul-12	128
92989	Comfort Bedding Inc.	Industrial Incentive	\$1,900,000	15-Jun-05	129
92765	Commercial Cooling Service, Inc.	Industrial Incentive	\$2,075,000	31-Mar-04	130
92255	Commercial Electrical Contractors, Inc.	Industrial Incentive	\$545,000	19-Aug-98	131
94224	Committee to Protect Journalists, Inc.	Build NYC Revenue Bond	\$5,500,000	01-Mar-21	132
94216	Community Healthcare Network (aka Betty Shabazz)	New Markets Tax Credits Program	\$0	31-Dec-19	133
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	134
93391	Comprehensive Care Management Corporation #1 (1996)	Not For Profit Bond	\$6,525,000	20-Jun-96	135
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	136
93910	Comprehensive Care Management Corporation #3 (1998)	Not For Profit Bond	\$4,760,000	14-Jul-98	137
94180	Congregation Machna Shalva, 1462 CMS LLC & 5815 CMS LLC	Build NYC Revenue Bond	\$24,500,000	09-Nov-18	138
94035	Congregation Yeshiva Beis Chaya Mushka, Inc.	Build NYC Revenue Bond	\$4,500,000	28-Aug-14	139
94207	Consortium for Worker Education	Build NYC Revenue Bond	\$9,350,000	22-Jan-20	140
92642	Contractors SM, LLC	Manufacturing Facilities Bond	\$2,100,000	27-Dec-01	141
92699	Convent of the Sacred Heart School of New York	Not For Profit Bond	\$15,115,000	20-Nov-02	142
94158	Cooke School and Institute	Build NYC Revenue Bond	\$44,000,000	20-Dec-17	143
93280	Cool Wind Ventilation Corp.	Manufacturing Facilities Bond	\$9,000,000	31-Aug-07	144
93851	Corlears School	Build NYC Revenue Bond	\$10,000,000	18-Jul-12	145
93992	Cornell University	Applied Sciences NYC	\$0	19-Dec-13	146
93093	Coronet Parts Manufacturing Company, Inc.	Industrial Incentive	\$2,732,000	08-Dec-05	147
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	148
92382	Crystal Window & Door Systems, Ltd.	Industrial Incentive	\$15,000,000	28-Oct-99	149
94046	Cubit Power One Inc.	Industrial Incentive	\$23,089,000	19-Aug-15	150
94114	D'Onofrio General Contractors Corp.	Industrial Incentive	\$5,000,000	24-Jun-16	151
93202	D.C. Center Corp	Industrial Incentive	\$4,955,000	23-May-07	152
93455	DASNY Mechanical Inc.	Industrial Incentive	\$5,016,000	06-Apr-11	153
93288	DCD Marketing Ltd.	Industrial Incentive	\$5,500,000	25-Sep-07	154
94050	Dealer Storage Corp.	Industrial Incentive	\$7,516,000	06-Aug-14	155
94206	Deerfield Management Company, L.P.	Commercial Growth Project	\$605,000,000	01-Sep-19	156
93377	Dinas Distribution	Industrial Incentive	\$3,825,000	29-Dec-09	157
94160	DMFYD LIC LLC	Industrial Incentive	\$32,096,773	29-Dec-17	158
94211	DNJ Industries Inc.	Industrial Incentive	\$7,570,000	16-Jan-20	159
92940	Down Right Ltd.	Industrial Incentive	\$4,120,000	30-Jul-04	160
93974	E. Gluck Corporation	Industrial Incentive	\$20,775,000	27-Mar-14	161
93858	East Gun Hill Road Food, LLC	FRESH	\$4,825,000	03-Jan-13	162
94066	Eastern Effects, Inc.	Industrial Incentive	\$3,550,000	17-Apr-15	163
93951	Eclectic/Encore Properties, Inc.	Industrial Incentive	\$11,350,000	26-Jul-13	164
92771	Economy Pump & Motor Repair, Inc.	Industrial Incentive	\$840,000	07-Aug-03	165

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93879	Eden II School for Autistic Children, Inc. (2013)	Build NYC Revenue Bond	\$3,305,000	17-Apr-13	166
92449	Elite Airline Laundry Services Corp	Industrial Incentive	\$3,500,000	20-Jun-00	167
92950	Empire Merchants LLC/Charmer Industries, Inc.	Industrial Incentive	\$1,800,000	04-Jan-05	168
92670	Empire Metal Finishing, Inc.	Industrial Incentive	\$1,501,000	06-Dec-01	169
92846	Ernst & Young US LLP	Commercial Growth Project	\$159,900,000	15-Jul-04	170
94212	ERY North Tower Ob Deck Member LLC	Commercial Project	\$0	12-Nov-19	171
93946	ERY Retail Podium LLC	Commercial Project	\$1,948,000,000	17-Mar-14	172
94072	Ethical Culture Fieldston School	Build NYC Revenue Bond	\$49,355,000	21-May-15	173
94188	Evergreen 105 LLC	Commercial Project	\$76,500,000	19-Dec-18	174
93289	Excellent Poly, Inc.	Industrial Incentive	\$1,900,000	03-Dec-07	175
93312	Extech Building Materials, Inc.	Industrial Incentive	\$8,600,000	01-Apr-08	176
93944	Extell GT LLC	Commercial Project	\$745,793,000	30-Jul-13	177
93976	Falcon Builder Inc.	Industrial Incentive	\$1,550,000	17-Apr-14	178
94094	Faviana International Inc.	Industrial Incentive	\$4,575,000	02-Nov-15	179
94123	Favorite Plastic Corp.	Industrial Incentive	\$1,675,000	30-Dec-16	180
93096	Faztec Industries, Inc.	Industrial Incentive	\$1,488,800	14-Nov-05	181
94070	FC Hanson Office Associates, LLC	Build NYC Revenue Bond	\$105,000,000	17-Jun-15	182
93973	Fedcap Rehabilitation Services, Inc. (2013)	Build NYC Revenue Bond	\$28,450,000	11-Dec-13	183
92669	Federal Express Corporation #1 (2001)	Industrial Incentive	\$90,758,100	26-Dec-01	184
93185	Federal Express Corporation #2 (2006)	Industrial Incentive	\$5,000,000	10-Oct-06	185
93174	Federal Express Corporation 3 (2006 Harlem River Yards Project)	Industrial Incentive	\$25,788,500	28-Dec-06	186
94053	Federation of Protestant Welfare Agencies, Inc.	Build NYC Revenue Bond	\$12,345,000	12-Nov-14	187
92229	Felix Storch, Inc.	Industrial Incentive	\$2,060,000	18-Dec-98	188
94181	Fencers Club, Inc.	Build NYC Revenue Bond	\$9,000,000	13-Dec-18	189
93866	Foodfest Depot LLC	Industrial Incentive	\$10,775,000	20-Dec-12	190
94083	Foodsaver New York, Inc.	Industrial Incentive	\$5,317,306	05-Jan-16	191
93397	Forest City Pierrepont Associates	Manufacturing Facilities Bond	\$107,409,000	07-May-86	192
92654	Foto Electric Supply Co., Inc.	Industrial Incentive	\$4,150,000	19-Jul-01	193
93945	Fresh Direct, LLC & U.T.F. Trucking, Inc.	Industrial Incentive	\$142,454,000	19-Dec-13	194
94237	Friends of Academic Leadership CS, LLC	Build NYC Revenue Bond	\$17,770,000	16-Jun-21	195
94177	Friends of Hebrew Public Borrower, LLC	Build NYC Revenue Bond	\$36,010,000	06-Sep-18	196
94228	Friends of Hellenic Classical Charter Schools, Inc.	Build NYC Revenue Bond	\$40,970,000	25-Feb-21	197
94214	Friends Seminary	Build NYC Revenue Bond	\$25,000,000	30-Jun-20	198
94042	G&G Electric Supply Co, Inc. #2 (2014)	Industrial Incentive	\$3,800,000	28-Aug-14	199
92990	G&G Electric Supply Company, Inc. #1	Industrial Incentive	\$1,475,000	12-May-05	200
91024	Gabrielli Truck Sales, Ltd.	Industrial Incentive	\$5,100,000	19-Dec-96	201
94102	Gabrielli Truck Sales, Ltd. #2	Industrial Incentive	\$23,381,549	14-Jan-16	202
94136	Gabrielli Truck Sales, Ltd. #3	Industrial Incentive	\$22,517,713	28-Jun-17	203
92232	Gary Plastic Packaging Corp.	Manufacturing Facilities Bond	\$6,400,000	09-Oct-98	204
93975	Gateway ShopRite Associates, LLC	FRESH	\$12,500,000	07-May-14	205
94128	GCT New York LP	Industrial Incentive	\$25,000,000	28-Jul-16	206
93967	GMDC Atlantic Avenue LLC	Industrial Incentive	\$13,983,527	12-Dec-13	207

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94147	GMDC OP LLC	Industrial Incentive	\$41,000,000	16-Nov-17	208
92505	Goldfeder/Kahan Framing Group, Ltd.	Industrial Incentive	\$1,910,000	07-Jun-01	209
93238	Goldman Sachs Group, Inc.	BIR Energy Incentive		02-Oct-06	210
92648	Goldstone Hosiery Co., Inc.	Industrial Incentive	\$3,000,000	22-Oct-01	211
94058	Gotham Seafood Corp.	Industrial Incentive	\$4,225,000	05-Jan-16	212
93186	Gourmet Boutique, L.L.C.	Manufacturing Facilities Bond	\$6,200,000	06-Dec-06	213
93954	Grace Church School	Build NYC Revenue Bond	\$40,000,000	01-Jul-13	214
92708	Great Wall Corp.	Industrial Incentive	\$2,500,000	03-Jan-03	215
93218	Greenpoint Manufacturing and Design Center #2 (2007)	Industrial Incentive	\$11,004,000	29-Jun-07	216
94142	Grimm Ales LLC	Industrial Incentive	\$4,200,000	06-Feb-18	217
93856	GSNY Properties, Inc.	Build NYC Revenue Bond	\$16,925,000	09-Aug-12	218
92500	Guild for Exceptional Children, Inc., The	Pooled Bond	\$1,182,300	01-Jan-99	219
93194	Guttmacher Institute, Inc.	Not For Profit Bond	\$11,000,000	02-May-07	220
93860	Halmark Architectural Finishing Corp.	Industrial Incentive	\$1,125,000	23-Aug-12	221
94062	Handy Tool & MFG. Co., Inc.,The	Industrial Incentive	\$2,525,000	05-Jan-15	222
94098	Hannah Senesh Community Day School	Build NYC Revenue Bond	\$4,785,000	30-Sep-15	223
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	224
94075	Hebrew Home for the Aged at Riverdale, The	Build NYC Revenue Bond	\$55,000,000	13-Feb-15	225
92412	Hephaistos Building Supplies, Inc.	Industrial Incentive	\$2,118,000	30-Sep-99	226
93890	Hewitt School, The	Build NYC Tax-Exempt Promissory Note	\$23,620,000	27-Jun-13	227
94200	Hi-Tech Metals, Inc.	Industrial Incentive	\$7,166,000	01-Jul-19	228
94229	Highbridge Facilities, LLC	Build NYC Revenue Bond	\$125,105,000	22-Dec-20	229
93381	Hindustan Granites, Inc.	Industrial Incentive	\$6,736,000	07-Apr-10	230
94064	Horace Mann School	Build NYC Revenue Bond	\$33,525,000	20-Nov-14	231
93970	House of Spices (India), Inc.	Industrial Incentive	\$6,429,938	18-Jun-14	232
93914	Hudson Moving and Storage Co., Inc.	Industrial Incentive	\$6,200,000	14-Jul-11	233
94036	Hudson Yards North Tower Tenant LLC (RHY Unit)	Commercial Project	\$2,674,000,000	11-Dec-15	234
93295	Human Care Services for Families and Children, Inc. #2	Not For Profit Bond	\$1,355,000	07-Nov-07	235
93947	Hutch Tower Two LLC	Build NYC Tax-Exempt Promissory Note	\$80,500,000	20-Dec-12	236
94192	HY30-67 Owner LP	Commercial Project	\$0	15-Apr-19	237
94155	Hyde Leadership Charter School	Build NYC Revenue Bond	\$15,250,000	15-Dec-17	238
93987	Icahn School of Medicine at Mount Sinai	Applied Sciences NYC	\$5,000,000	24-Feb-14	239
93819	Idlewild 228th Street, LLC	Industrial Incentive	\$19,741,250	20-Jul-12	240
93003	Independent Living Association, Inc.	Not For Profit Bond	\$2,484,000	24-Jun-05	241
93876	Institute for Community Living, Inc. (2013)	Build NYC Revenue Bond	\$2,600,000	17-Apr-13	242
93885	International Leadership Charter School	Build NYC Revenue Bond	\$21,050,000	21-Mar-13	243
94166	Inwood Academy for Leadership Charter School	Build NYC Revenue Bond	\$17,995,000	15-May-18	244
93870	Iron Mountain Information Management	Industrial Incentive	\$20,550,000	21-Dec-12	245
92715	Isamu Noguchi Foundation, Inc., The	Not For Profit Bond	\$9,000,000	26-Feb-03	246
92417	Island Computer Products, Inc.	Industrial Incentive	\$2,700,000	25-Aug-99	247
93179	J & J Farms Creamery, Inc. and Fisher Foods of Queens Corp.	Industrial Incentive	\$540,288	20-Nov-06	248

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93448	J & J Johnson General Contracting Co., Inc.	Industrial Incentive	\$4,050,000	10-Nov-10	249
92783	Jamaica First Parking, LLC #2 (2004)	Not For Profit Bond	\$9,525,000	23-Mar-04	250
92784	James Carpenter Design Associates, Inc.	Industrial Incentive	\$1,700,000	05-Jan-04	251
91176	James F. Volpe Electrical Contracting Corp.	Industrial Incentive	\$880,000	11-Feb-98	252
93863	Japanese Food Depot LLC	Industrial Incentive	\$10,514,000	26-Sep-12	253
93449	JetBlue Airways Corporation #2 (2010)	Commercial Growth Project	\$52,800,000	18-Nov-10	254
92914	Jetro Cash & Carry Enterprises, Inc. #2 (2005)	Industrial Incentive	\$2,400,000	27-Apr-05	255
93451	Jetro Cash & Carry Enterprises, LLC #3 (2010)	Industrial Incentive	\$50,000,000	17-Dec-10	256
93859	Jetro Cash & Carry Enterprises, LLC #4 (2012)	Industrial Incentive	\$30,100,000	24-Aug-12	257
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	258
94125	Jewish Community Center of Manhattan, Inc.	Build NYC Revenue Bond	\$27,270,000	29-Sep-16	259
94170	JMDH Real Estate Offices, LLC	Commercial Growth Project	\$57,050,000	13-Jul-18	260
92545	Just Bagels Manufacturing, Inc.	Industrial Incentive	\$2,070,000	20-Dec-00	261
92520	Kaylim Supplies, Inc.	Industrial Incentive	\$1,450,000	21-Dec-00	262
92672	Kew Forest Plumbing & Heating, Inc.	Industrial Incentive	\$577,500	17-May-02	263
93934	Kingdom Castle Food Corp.	FRESH	\$5,270,000	12-Mar-12	264
94193	KKR HY Owner LLC (PE 1 Unit)	Commercial Project	\$0	20-May-19	265
94195	KKR HY Owner LLC (PE 2 Unit)	Commercial Project	\$0	20-May-19	266
92421	Klein's Naturals, Ltd.	Industrial Incentive	\$2,850,000	22-Mar-00	267
94088	Krasnyi Oktyabr Inc.	Industrial Incentive	\$5,140,000	10-Dec-15	268
93867	Krinos Foods LLC	Industrial Incentive	\$23,355,000	02-May-13	269
93888	Legacy Yards Tenant LLC	Commercial Project	\$1,386,000,000	01-Apr-13	270
92674	Leo International, Inc.	Industrial Incentive	\$1,239,375	19-Dec-01	271
94115	LIC Site B-1 Owner, LLC	Commercial Project	\$706,743,996	30-Jun-16	272
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	273
92963	Lighting & Supplies, Inc. a/k/a Sunlight Clinton Realty LLC	Industrial Incentive	\$10,800,000	17-Mar-05	274
93965	Little Red School House and Elisabeth Irwin High School	Build NYC Revenue Bond	\$9,650,000	10-Oct-13	275
94069	Lobster Place Inc., The	Industrial Incentive	\$7,350,000	13-Mar-15	276
94078	Lower East Side Tenement Museum	Build NYC Revenue Bond	\$10,700,000	24-Nov-15	277
94222	Luria Academy of Brooklyn	Build NYC Revenue Bond	\$10,653,000	01-Apr-21	278
93958	Lycee Francais de New York	Build NYC Revenue Bond	\$81,650,000	01-Aug-13	279
92845	M & V Provision Co., Inc.	Industrial Incentive	\$6,065,000	04-Apr-01	280
91095	Madelaine Chocolate Novelties #3 (1997)	Industrial Incentive	\$3,408,000	17-Nov-97	281
94137	Madison Square Boys and Girls Club, Inc.	New Markets Tax Credits Program	\$37,160,000	05-May-17	282
92634	Magen David Yeshivah	Not For Profit Bond	\$38,500,000	26-Jun-02	283
92838	Mana Products, Inc. #1 (1997)	Industrial Incentive	\$18,796,322	19-Dec-97	284
92788	Mana Products, Inc. #2 (1998)	Industrial Incentive	\$6,300,000	29-Jul-98	285
93949	Manhattan Beer Distributors LLC #2	Industrial Incentive	\$68,407,000	12-Dec-13	286
94135	Manhattan College #3 (2017)	Build NYC Revenue Bond	\$90,575,000	14-Jun-17	287
94104	Manhattan Country School, Inc. and West 85th Street Owner LLC	Build NYC Revenue Bond	\$22,000,000	07-Apr-16	288
94140	Marathon Energy Corporation	Industrial Incentive	\$11,200,000	11-Jul-17	289
93875	Maric Mechanical, Inc.	Industrial Incentive	\$1,195,565	04-Jan-13	290

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92971	Marjam Supply of Rewe Street, LLC	Industrial Incentive	\$5,200,000	04-Jan-05	291
94152	Mary McDowell Friends School (2017)	Build NYC Revenue Bond	\$20,800,000	29-Sep-17	292
93873	Marymount School of New York	Build NYC Revenue Bond	\$19,480,000	20-Dec-12	293
92833	Medisys Health Network Inc.	Not For Profit Bond	\$20,190,000	30-Jun-99	294
93450	Mediterranean Gyros Products, Inc.	Industrial Incentive	\$2,425,000	17-Dec-10	295
94054	Metropolitan College of New York	Build NYC Revenue Bond	\$67,440,000	10-Dec-14	296
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	297
94092	Metropolitan Montessori School #2	Build NYC Revenue Bond	\$17,000,000	25-Sep-15	298
93171	Meurice Garment Care of Manhasset Inc.	Industrial Incentive	\$2,600,000	06-Sep-06	299
94196	MHANY Peninsula Local Development Corporation	EDC Loan	\$3,000,000	22-May-19	300
93290	Mind, Hand and Company & J.V. Woodworking & Oh-Show Woodworking Studio	Industrial Incentive	\$2,450,000	03-Jan-08	301
92790	ML Design, Inc.	Industrial Incentive	\$2,150,000	30-Jul-03	302
94120	Modern Window & Door, Inc.	Industrial Incentive	\$8,300,720	29-Nov-16	303
93917	Moisha's Kosher Discount Supermarket, Inc.	FRESH	\$3,100,000	18-Sep-11	304
93198	Mondial Automotive, Inc and Kal-Bros, Inc	Industrial Incentive	\$5,400,000	08-Feb-07	305
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	306
92295	Morrisons Pastry Corp.	Industrial Incentive	\$3,200,000	16-Apr-99	307
93966	Mount Sinai Hospital, The	Build NYC Revenue Bond	\$112,000,000	19-Dec-13	308
92432	Moving Right Along Service, Inc.	Industrial Incentive	\$1,400,000	20-Dec-99	309
92720	Musco Food Corporation	Industrial Incentive	\$6,375,000	06-May-03	310
93880	National Acoustics, Inc.	Industrial Incentive	\$1,579,850	02-May-13	311
92721	National Compressor Exchange of N.Y., Inc.	Industrial Incentive	\$5,211,211	11-Sep-02	312
93305	Natural Resources Defense Council	Build NYC Revenue Bond	\$12,730,000	01-Jan-08	313
92519	NBC Universal, Inc.	Commercial Growth Project	\$1,500,300,000	20-Dec-88	314
94190	New Dawn Charter Schools	Build NYC Revenue Bond	\$20,685,000	28-Feb-19	315
94223	New World Preparatory Charter School	Build NYC Revenue Bond	\$51,160,000	24-Jun-21	316
93178	New York Congregational Nursing Center	Not For Profit Bond	\$17,420,000	27-Jul-06	317
93874	New York Genome Center, Inc.	EDC Loan	\$5,000,000	16-Nov-12	318
94110	New York Law School (2016)	Build NYC Revenue Bond	\$140,210,000	29-Jan-16	319
94049	New York Methodist Hospital, The	Build NYC Revenue Bond	\$29,720,000	15-Oct-14	320
92664	New York Post	Commercial Growth Project	\$168,915,000	25-Mar-02	321
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	322
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	323
93950	Nightingale-Bamford School, The	Build NYC Tax-Exempt Promissory Note	\$35,000,000	04-Dec-13	324
92792	Novelty Crystal Corp.	Manufacturing Facilities Bond	\$7,500,000	22-Dec-03	325
94150	Nuasin Next Generation Charter School (FKA Metropolitan Lighthouse Charter School)	Build NYC Revenue Bond	\$24,895,000	22-Dec-17	326
93359	O. & I. Realty, Inc. / Peralta Metal Works, Inc.	Industrial Incentive	\$2,100,000	05-Sep-08	327
94148	Octopus Garden Inc.	Industrial Incentive	\$2,477,000	27-Oct-17	328
94105	ODA Primary Health Care Network, Inc.	Build NYC Revenue Bond	\$5,000,000	12-Feb-16	329
93922	Oh Nuts Warehousing Inc. and Online Express Manufacturers and Distributors Inc.	Industrial Incentive	\$3,230,000	09-Nov-11	330
94038	One Hudson Yards Owner LLC	Commercial Project	\$1,434,114,029	05-Dec-14	331

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92795	Otsar Early Childhood Center Project	Pooled Bond	\$2,415,000	27-Feb-04	332
92503	P. S. Pibbs, Inc.	Manufacturing Facilities Bond	\$2,000,000	07-Jun-01	333
94087	Packer Collegiate Institute, The	Build NYC Revenue Bond	\$22,000,000	07-Apr-15	334
93919	Pain D'Avignon III, Ltd.	Industrial Incentive	\$2,958,403	28-Sep-11	335
91044	Panorama Windows Ltd.	Industrial Incentive	\$1,169,400	03-Jan-97	336
92797	Park View Realty Associates LLC	Industrial Incentive	\$4,300,000	21-Aug-03	337
93204	Peerless Equities LLC/Empire Merchants LLC	Industrial Incentive	\$7,805,000	04-Jan-07	338
93092	Pepsi-Cola Bottling Company of New York, Inc. and Canada Dry Bottling Company of New York, L.P.	Industrial Incentive	\$13,250,000	29-Jun-06	339
94172	Person Centered Care Services, Inc.	Build NYC Revenue Bond	\$5,000,000	13-Jul-18	340
94175	Pharos Academy Charter School (FKA Bronx Lighthouse Charter School)	Build NYC Revenue Bond	\$8,825,000	12-Oct-18	341
94231	Phoenix Building Supply Inc.	Industrial Incentive	\$2,800,000	22-Dec-20	342
94112	Picture Car Services, LTD	Industrial Incentive	\$47,450,000	24-Jun-16	343
93964	Poly Prep Country Day School	Build NYC Revenue Bond	\$10,000,000	10-Sep-13	344
94055	Pratt Paper (NY), Inc.	Build NYC Revenue Bond	\$96,300,000	18-Dec-14	345
92844	Precision Gear, Inc.	Industrial Incentive	\$6,560,000	23-Dec-98	346
94134	Professional Children's School, Inc. (2017)	Build NYC Tax-Exempt Promissory Note	\$6,856,000	01-May-17	347
93317	Program Development Services, Inc. #2 (2008)	Pooled Bond	\$2,200,000	30-Jan-08	348
93287	Proxima, Inc.	Industrial Incentive	\$7,633,000	20-Nov-07	349
94059	Q Student Residences, LLC	Build NYC Revenue Bond	\$65,230,000	05-Sep-14	350
91047	Q.T. Minibus of the Bronx, Inc. / GVC, LTD.	Industrial Incentive	\$1,500,500	25-Sep-96	351
92944	QSAC, Inc. #3 (2004)	Pooled Bond	\$419,000	19-Aug-04	352
93176	Queens Ballpark Company, L.L.C.	Commercial Project	\$896,932,088	22-Aug-06	353
92928	Rapid Processing, LLC	Industrial Incentive	\$3,250,000	03-Mar-05	354
93246	Related Retail Hub LLC	EDC Loan	\$4,000,000	24-Mar-06	355
93848	ReyCo Supermarkets LLC	FRESH	\$2,650,000	25-Jun-13	356
93841	Richards Plumbing and Heating Co., Inc.	Industrial Incentive	\$4,696,526	17-May-13	357
94187	Richmond Medical Center	Build NYC Revenue Bond	\$132,065,000	20-Dec-18	358
92448	Rite Lite Ltd.	Industrial Incentive	\$3,500,000	05-Jan-00	359
93212	Rivendell School	Pooled Bond	\$5,260,000	22-Feb-07	360
94081	Riverdale Country School, Inc.	Build NYC Tax-Exempt Promissory Note	\$51,800,000	15-Jul-15	361
94127	Rogers Surveying, PLLC	Industrial Incentive	\$4,950,000	05-Jan-17	362
92589	Rosco, Inc.	Manufacturing Facilities Bond	\$4,200,000	27-Jun-02	363
93940	Royal Charter Properties, Inc.	Build NYC Revenue Bond	\$24,660,000	29-Jun-12	364
93382	Royal Recycling Services, Inc.	Industrial Incentive	\$6,975,000	12-Apr-10	365
92955	S. DiFazio and Sons Construction, Inc. & Faztec Industries, Inc.	Industrial Incentive	\$1,295,000	30-Dec-04	366
93349	Safe Art SAT, Inc.	Industrial Incentive	\$11,100,000	17-Dec-08	367
94085	Saint Ann's School	Build NYC Tax-Exempt Promissory Note	\$30,000,000	10-Sep-15	368
94099	Saint David's School	Build NYC Revenue Bond	\$35,000,000	24-Nov-15	369
93918	Salmar Properties, LLC	Industrial Incentive	\$44,429,433	22-Sep-11	370
92452	Sarad, Inc. #1 (1999)	Industrial Incentive	\$1,000,000	31-Aug-99	371
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	372

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94146	Seamen's Society for Children and Families (2017)	Build NYC Revenue Bond	\$4,298,000	27-Sep-17	373
93882	Seaview Senior Living Housing Development Fund Corporation	Build NYC Revenue Bond	\$36,000,000	23-Jan-13	374
94132	Services and Advocacy for Gay, Lesbian, Bisexual and Transgender Elder, Inc.	Build NYC Revenue Bond	\$7,799,000	22-Feb-17	375
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	376
94159	Siach Yitzchok	Build NYC Revenue Bond	\$7,000,000	29-Mar-18	377
94199	SIM Digital New York Inc.	Industrial Incentive	\$2,475,000	20-Dec-19	378
93961	Simon Liu, Inc.	Industrial Incentive	\$2,850,000	19-Sep-13	379
93190	Simon's Hardware & Bath, LLC	Industrial Incentive	\$4,700,000	01-Aug-06	380
94047	Skyline Restoration Inc.	Industrial Incentive	\$16,700,000	14-Nov-14	381
92274	Solco Plumbing Supply, Inc.	Industrial Incentive	\$1,060,000	12-May-99	382
93889	South Bronx Charter School for International Cultures and the Arts	Build NYC Revenue Bond	\$22,270,000	11-Jun-13	383
93038	Spence- Chapin, Services to Families and Children	Not For Profit Bond	\$9,875,000	22-Jun-06	384
94215	St. Francis College	Build NYC Revenue Bond	\$42,055,000	22-Jun-20	385
94039	St. George Outlet Development LLC	Commercial Project	\$298,955,299	07-Nov-14	386
93217	Stallion Inc. #1 (2007)	Industrial Incentive	\$8,530,000	02-Mar-07	387
92947	State Narrow Fabrics, Inc.	Industrial Incentive	\$2,585,000	25-Aug-04	388
92275	Steinway, Inc.	Industrial Incentive	\$1,400,000	18-Jun-99	389
94037	Stephen Gaynor School	Build NYC Revenue Bond	\$28,900,000	16-Jul-14	390
92934	Super-Tek Products	Manufacturing Facilities Bond	\$5,900,000	29-Dec-04	391
92930	Sweet Sams Baking Company, LLC	Industrial Incentive	\$8,000,000	10-Aug-04	392
92587	T & G Industries, Inc.	Industrial Incentive	\$2,450,000	15-Nov-01	393
94144	Talmud Torah Ohel Yochanan & The Bnei Torah Trust	Build NYC Revenue Bond	\$14,855,000	20-Jul-17	394
93348	Technical Library Service, Inc.	Industrial Incentive	\$4,875,000	19-Dec-08	395
94226	The Calhoun School	Build NYC Tax-Exempt Promissory Note	\$0	30-Dec-20	396
94118	The Rogosin Institute, Inc.	Build NYC Revenue Bond	\$12,000,000	21-Jul-16	397
94182	Therapy and Learning Center, Inc. #2	Build NYC Revenue Bond	\$3,473,000	14-Dec-18	398
93175	Tiago Holdings LLC #1	Empowerment Zone Facility Bond	\$91,833,000	31-Jan-07	399
92279	Titan Machine Corporation	Industrial Incentive	\$2,758,000	16-Jul-98	400
94121	Transcontinental Ultra Flex Inc.	Industrial Incentive	\$16,427,341	16-Dec-16	401
94043	Treasure Asset Storage LLC	Industrial Incentive	\$21,000,000	28-Jul-14	402
94063	Trey Whitfield School	Build NYC Revenue Bond	\$3,975,000	05-Feb-15	403
93019	Tri-State Camera Exchange Inc.	Industrial Incentive	\$4,365,000	08-Sep-05	404
92590	Tri-State Surgical Supply & Equipment Ltd. and H & H Laboratories, Inc.	Industrial Incentive	\$3,400,000	20-Sep-01	405
93979	Trinity Episcopal School Corporation	Build NYC Tax-Exempt Promissory Note	\$6,784,000	11-Apr-14	406
94149	Tristate Plumbing Services Corp.	Industrial Incentive	\$5,498,000	14-Nov-17	407
93963	Trustees of The Spence School, Inc.	Build NYC Tax-Exempt Promissory Note	\$14,080,000	26-Sep-13	408
94183	Trustees of The Spence School, Inc. #2	Build NYC Tax-Exempt Promissory Note	\$30,000,000	22-May-19	409
92735	UB Distributors, LLC	Industrial Incentive	\$4,575,000	12-Sep-02	410
93456	Ulano Corporation f/k/a The Utah Company of New York, Inc.	Industrial Incentive	\$5,910,000	01-Sep-10	411
94225	Union of Orthodox Jewish Congregations of America, d/b/a Orthodox Union "OU"	Build NYC Revenue Bond	\$60,060,000	14-Jan-21	412

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93350	United Airconditioning Corp. II	Industrial Incentive	\$1,085,645	02-Jul-08	413
94111	United Cerebral Palsy of New York City #2 (2016)	Build NYC Revenue Bond	\$35,253,130	30-Jun-16	414
93883	United Cerebral Palsy of New York City, Inc.	Build NYC Revenue Bond	\$5,995,000	25-Apr-13	415
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	416
94051	United Jewish Appeal- Federation of Jewish Philanthropies of New York, Inc.	Build NYC Revenue Bond	\$27,335,000	14-Aug-14	417
93959	United Nations International School	Build NYC Tax-Exempt Promissory Note	\$5,000,000	28-Aug-13	418
94060	United New York Sandy Hook Pilots' Association and United New Jersey Sandy Hook Pilots' Association	Industrial Incentive	\$5,500,000	22-Sep-14	419
94126	United States Fund for UNICEF	Build NYC Revenue Bond	\$39,100,000	22-Sep-16	420
94100	Urban Resource Institute	Build NYC Revenue Bond	\$11,283,000	17-Dec-15	421
91126	Victory FoodService Distributors Corp.	Industrial Incentive	\$3,700,000	24-Jul-97	422
93968	Village Center for Care	Build NYC Revenue Bond	\$15,805,000	01-Oct-13	423
94210	Village Community School #2	Build NYC Revenue Bond	\$21,000,000	07-Oct-19	424
94141	Village Super Market, Inc.	FRESH	\$14,000,000	29-Dec-17	425
94101	Volunteers of America - Greater New York, Inc #2	Build NYC Revenue Bond	\$5,515,000	17-Nov-15	426
94165	Volunteers of America - Greater New York, Inc #3	Build NYC Revenue Bond	\$5,553,000	28-Dec-17	427
93980	Volunteers of America - Greater New York, Inc.	Build NYC Revenue Bond	\$9,520,000	21-Mar-14	428
93803	Wagner College	Build NYC Revenue Bond	\$12,705,000	25-Sep-12	429
92469	Watkins Poultry Merchants of New York, Inc.	Industrial Incentive	\$1,600,000	19-Oct-99	430
92935	Way Fong, LLC	Industrial Incentive	\$2,775,000	21-Sep-04	431
93981	Weapons Specialists Ltd.	Industrial Incentive	\$9,610,000	28-Mar-14	432
94194	Wells Fargo Properties, Inc.	Commercial Project	\$0	20-May-19	433
93380	Western Beef Retail, Inc. #1	FRESH	\$11,450,000	01-Mar-10	434
94040	Western Beef Retail, Inc. #2 (2014)	FRESH	\$5,525,000	23-Dec-14	435
94143	Western Beef Retail, Inc. #3 (2018)	FRESH	\$3,180,000	04-Jan-18	436
94157	Western Beef Retail, Inc. #4 (2017)	FRESH	\$23,345,079	04-Jan-18	437
94174	Western Beef Retail, Inc. #5 (2018)	FRESH	\$10,985,000	22-Aug-18	438
92471	Wipe-Tex International Corp.	Industrial Incentive	\$2,675,000	09-Sep-99	439
93144	Women's League Community Residences, Inc. #3 (2006)	Pooled Bond	\$2,220,000	01-Mar-06	440
92472	World Casing Corp.	Manufacturing Facilities Bond	\$2,245,000	18-Nov-99	441
93453	WytheHotel LLC	Recovery Zone Facility Bond	\$15,000,000	15-Dec-10	442
94109	Xaverian High School/Ryken Educational Center, Inc.	Build NYC Revenue Bond	\$15,000,000	03-May-16	443
93177	Yankee Stadium LLC	Commercial Project	\$1,633,968,000	22-Aug-06	444
93942	Yeshiva Har Torah	Build NYC Revenue Bond	\$3,600,000	28-Jun-12	445
94117	Yeshivah of Flatbush	Build NYC Revenue Bond	\$29,000,000	08-Sep-16	446
94056	Yeshivat Beth Hillel of Krasna, Inc.	Build NYC Revenue Bond	\$10,000,000	20-Feb-15	447
94130	Yeshivat Darche Eres, Inc.	Build NYC Revenue Bond	\$11,040,000	09-Dec-16	448
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	449
94154	York Studios - Michaelangelo Campus LLC	Industrial Incentive	\$45,630,977	05-Mar-18	450
94218	Young Adult Institute, Inc.	Build NYC Revenue Bond	\$5,490,000	01-Dec-20	451
92936	Zalmen Reiss and Associates Inc. (2004)	Industrial Incentive	\$4,730,000	05-Jan-05	452

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Bronx					
94061	149 Street Food Corp.	FRESH	\$1,890,990	28-Sep-15	3
93931	3462 Third Avenue Food Corp. d/b/a Associated Supermarket	FRESH	\$2,050,000	20-Dec-11	7
94208	425 Westchester Fee Owner, LLC	Commercial Project	\$81,414,386	24-Jun-20	8
94090	Albert Einstein College of Medicine, Inc. (f/k/a Com Affiliation, Inc.)	Build NYC Revenue Bond	\$175,000,000	09-Sep-15	32
91140	Allied Metal Spinning Corp.	Manufacturing Facilities Bond	\$2,610,000	23-Dec-97	37
94176	American Dream Charter School	Build NYC Revenue Bond	\$26,745,000	29-Oct-18	46
93207	Apthorp Cleaners Inc.	Industrial Incentive	\$1,128,300	26-Apr-07	48
92564	Baco Enterprises, Inc. #1 (2001)	Industrial Incentive	\$2,470,000	29-Jun-01	58
92527	Ben Hur Moving & Storage, Inc.	Industrial Incentive	\$6,000,000	29-Mar-01	69
94197	Bogopa BTM, LLC	FRESH	\$10,000,000	28-Jun-19	80
93977	Bogopa Washington, Inc.	FRESH	\$12,165,500	17-Dec-13	82
93929	Bogopa-Concourse, Inc.	FRESH	\$1,066,000	06-Oct-11	84
93877	Bronx Charter School for Excellence	Build NYC Revenue Bond	\$24,000,000	24-Apr-13	94
93284	Bronx Parking Development Company, LLC	Not For Profit Bond	\$237,635,000	01-Dec-07	95
93191	BTM Development Partners, LLC	Industrial Incentive	\$494,000,000	14-Sep-06	102
94179	C. Kenneth Imports, Inc.	Industrial Incentive	\$5,580,843	13-Feb-19	103
92372	Center for Family Support, Inc., The #1 (1999)	Pooled Bond	\$462,800	10-Dec-99	109
92757	Center for Family Support, Inc., The #2 (2004)	Pooled Bond	\$900,000	27-Feb-04	110
94076	Children's Aid Society, The	Build NYC Revenue Bond	\$37,205,000	23-Jul-15	120
92658	Citywide Mobile Response Corporation	Industrial Incentive	\$2,200,000	22-May-02	124
93140	College of Mount Saint Vincent #3	Not For Profit Bond	\$22,787,000	29-Jun-06	126
93391	Comprehensive Care Management Corporation #1 (1996)	Not For Profit Bond	\$6,525,000	20-Jun-96	135
93910	Comprehensive Care Management Corporation #3 (1998)	Not For Profit Bond	\$4,760,000	14-Jul-98	137
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	148
93858	East Gun Hill Road Food, LLC	FRESH	\$4,825,000	03-Jan-13	162
94072	Ethical Culture Fieldston School	Build NYC Revenue Bond	\$49,355,000	21-May-15	173
93174	Federal Express Corporation 3 (2006 Harlem River Yards Project)	Industrial Incentive	\$25,788,500	28-Dec-06	186
92229	Felix Storch, Inc.	Industrial Incentive	\$2,060,000	18-Dec-98	188
93866	Foodfest Depot LLC	Industrial Incentive	\$10,775,000	20-Dec-12	190
93945	Fresh Direct, LLC & U.T.F. Trucking, Inc.	Industrial Incentive	\$142,454,000	19-Dec-13	194
94237	Friends of Academic Leadership CS, LLC	Build NYC Revenue Bond	\$17,770,000	16-Jun-21	195
94042	G&G Electric Supply Co, Inc. #2 (2014)	Industrial Incentive	\$3,800,000	28-Aug-14	199
94136	Gabrielli Truck Sales, Ltd. #3	Industrial Incentive	\$22,517,713	28-Jun-17	203
92232	Gary Plastic Packaging Corp.	Manufacturing Facilities Bond	\$6,400,000	09-Oct-98	204
94058	Gotham Seafood Corp.	Industrial Incentive	\$4,225,000	05-Jan-16	212
94075	Hebrew Home for the Aged at Riverdale, The	Build NYC Revenue Bond	\$55,000,000	13-Feb-15	225
94229	Highbridge Facilities, LLC	Build NYC Revenue Bond	\$125,105,000	22-Dec-20	229
94064	Horace Mann School	Build NYC Revenue Bond	\$33,525,000	20-Nov-14	231
93947	Hutch Tower Two LLC	Build NYC Tax-Exempt Promissory Note	\$80,500,000	20-Dec-12	236
94155	Hyde Leadership Charter School	Build NYC Revenue Bond	\$15,250,000	15-Dec-17	238
93885	International Leadership Charter School	Build NYC Revenue Bond	\$21,050,000	21-Mar-13	243

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Bronx					
93451	Jetro Cash & Carry Enterprises, LLC #3 (2010)	Industrial Incentive	\$50,000,000	17-Dec-10	256
92545	Just Bagels Manufacturing, Inc.	Industrial Incentive	\$2,070,000	20-Dec-00	261
92520	Kaylim Supplies, Inc.	Industrial Incentive	\$1,450,000	21-Dec-00	262
93867	Krinos Foods LLC	Industrial Incentive	\$23,355,000	02-May-13	269
94069	Lobster Place Inc., The	Industrial Incentive	\$7,350,000	13-Mar-15	276
93949	Manhattan Beer Distributors LLC #2	Industrial Incentive	\$68,407,000	12-Dec-13	286
94135	Manhattan College #3 (2017)	Build NYC Revenue Bond	\$90,575,000	14-Jun-17	287
93171	Meurice Garment Care of Manhasset Inc.	Industrial Incentive	\$2,600,000	06-Sep-06	299
94196	MHANY Peninsula Local Development Corporation	EDC Loan	\$3,000,000	22-May-19	300
94120	Modern Window & Door, Inc.	Industrial Incentive	\$8,300,720	29-Nov-16	303
92664	New York Post	Commercial Growth Project	\$168,915,000	25-Mar-02	321
94150	Nuasin Next Generation Charter School (FKA Metropolitan Lighthouse Charter School)	Build NYC Revenue Bond	\$24,895,000	22-Dec-17	326
91044	Panorama Windows Ltd.	Industrial Incentive	\$1,169,400	03-Jan-97	336
94175	Pharos Academy Charter School (FKA Bronx Lighthouse Charter School)	Build NYC Revenue Bond	\$8,825,000	12-Oct-18	341
91047	Q.T. Minibus of the Bronx, Inc. / GVC, LTD.	Industrial Incentive	\$1,500,500	25-Sep-96	351
93246	Related Retail Hub LLC	EDC Loan	\$4,000,000	24-Mar-06	355
94081	Riverdale Country School, Inc.	Build NYC Tax-Exempt Promissory Note	\$51,800,000	15-Jul-15	361
93889	South Bronx Charter School for International Cultures and the Arts	Build NYC Revenue Bond	\$22,270,000	11-Jun-13	383
92930	Sweet Sams Baking Company, LLC	Industrial Incentive	\$8,000,000	10-Aug-04	392
94149	Tristate Plumbing Services Corp.	Industrial Incentive	\$5,498,000	14-Nov-17	407
91126	Victory FoodService Distributors Corp.	Industrial Incentive	\$3,700,000	24-Jul-97	422
94141	Village Super Market, Inc.	FRESH	\$14,000,000	29-Dec-17	425
93980	Volunteers of America - Greater New York, Inc.	Build NYC Revenue Bond	\$9,520,000	21-Mar-14	428
93380	Western Beef Retail, Inc. #1	FRESH	\$11,450,000	01-Mar-10	434
94040	Western Beef Retail, Inc. #2 (2014)	FRESH	\$5,525,000	23-Dec-14	435
94157	Western Beef Retail, Inc. #4 (2017)	FRESH	\$23,345,079	04-Jan-18	437
94174	Western Beef Retail, Inc. #5 (2018)	FRESH	\$10,985,000	22-Aug-18	438
92471	Wipe-Tex International Corp.	Industrial Incentive	\$2,675,000	09-Sep-99	439
93177	Yankee Stadium LLC	Commercial Project	\$1,633,968,000	22-Aug-06	444
94154	York Studios - Michaelangelo Campus LLC	Industrial Incentive	\$45,630,977	05-Mar-18	450

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Brooklyn					
92687	16 Tons Inc.	Industrial Incentive	\$1,172,000	04-Dec-02	4
94209	500 Stagg Street LLC	Industrial Incentive	\$6,847,810	01-Oct-19	12
92691	Acme Smoked Fish Corp.	Industrial Incentive	\$5,200,000	27-Jun-03	24
91142	Adriatic Wood Products, Inc. #2 (1997)	Industrial Incentive	\$1,725,000	31-Dec-97	25
92979	Advocates for Services for the Blind Multihandicapped, Inc.	Pooled Bond	\$1,625,000	23-Mar-05	26
93319	Aesthetonics Inc. d/b/a Remains Lighting	Industrial Incentive	\$4,634,000	20-Jun-08	28
94052	Albee Retail Development LLC (2014)	Build NYC Revenue Bond	\$20,000,000	29-Oct-14	31
93184	Aleta Industries Inc. and Aleta Group, Inc.	Industrial Incentive	\$4,640,000	25-Sep-06	33
92956	AM&G Waterproofing LLC	Industrial Incentive	\$11,895,000	29-Mar-05	39
93320	Approved Oil Co. of Brooklyn, Inc.	Industrial Incentive	\$5,200,000	07-May-08	47
92678	Aron's Manufacturing Corp.	Industrial Incentive	\$1,890,000	13-Jun-02	50
92753	Arrow Linen Supply Co., Inc.	Industrial Incentive	\$897,000	19-Aug-03	51
93948	Art to Frames Inc.	Industrial Incentive	\$6,000,000	10-Jul-13	52
93214	Ateret Torah Center	Not For Profit Bond	\$13,200,000	29-Mar-07	55
91009	Atlantic Veal & Lamb	Industrial Incentive	\$1,995,000	13-Dec-96	56
94048	Bais Ruchel High School, Inc.	Build NYC Revenue Bond	\$18,100,000	23-Oct-14	59
94202	Bais Yaakov Dkhal Adas Yereim	Build NYC Revenue Bond	\$15,670,000	18-Jul-19	60
94106	Barkai Foundation, Inc.	Build NYC Revenue Bond	\$8,700,000	15-Oct-15	63
93282	Barone Steel Fabricators, Inc.	Industrial Incentive	\$5,700,000	29-Aug-07	64
92364	Bedessee Imports, Inc.	Industrial Incentive	\$1,600,000	04-Jan-00	67
94221	Bedford EMR Holdings LLC	FRESH	\$1,350,000	18-Nov-20	68
93978	Berkeley Carroll School, The	Build NYC Revenue Bond	\$26,700,000	03-Jun-14	70
93362	Best Choice Trading Corporation	Industrial Incentive	\$2,625,000	11-Dec-08	71
94203	Best Choice Trading Corporation #2	Industrial Incentive	\$6,016,500	21-Aug-19	72
92941	Block Institute Inc.	Pooled Bond	\$1,145,000	19-Aug-04	76
94096	BNOS Square of Williamsburg	Build NYC Revenue Bond	\$7,400,000	28-Jun-16	79
93927	Bogopa, Inc.	FRESH	\$3,500,000	06-Oct-11	83
93928	Bogopa-Junius, Inc.	FRESH	\$910,000	06-Oct-11	86
93920	Bogopa-Manhattan, Inc.	FRESH	\$980,000	06-Oct-11	87
93869	Brooklyn Heights Montessori School	Build NYC Tax-Exempt Promissory Note	\$10,000,000	03-Jun-13	96
94198	Brooklyn Navy Yard Building 127	New Markets Tax Credits Program	\$0	21-Sep-18	97
94186	Brooklyn Navy Yard Cogeneration Partners, L.P. #2	Build NYC Revenue Bond	\$82,135,000	14-Feb-19	98
93943	Brooklyn Union Gas Company	Industrial Incentive	\$14,400,000	23-May-14	99
94089	Brooklyn United Methodist Church Home	Build NYC Revenue Bond	\$6,295,000	09-Oct-15	100
93389	Chase Manhattan Bank, NA	Commercial Growth Project	\$0	03-Nov-89	118
92891	City Merchandise, Inc. (2002)	Industrial Incentive	\$2,430,000	03-Jan-02	123
93286	Cobble Hill Health Center, Inc.	Build NYC Revenue Bond	\$48,190,000	31-Jan-08	125
92989	Comfort Bedding Inc.	Industrial Incentive	\$1,900,000	15-Jun-05	129
92765	Commercial Cooling Service, Inc.	Industrial Incentive	\$2,075,000	31-Mar-04	130
94216	Community Healthcare Network (aka Betty Shabazz)	New Markets Tax Credits Program	\$0	31-Dec-19	133
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	136

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94180	Congregation Machna Shalva, 1462 CMS LLC & 5815 CMS LLC	Build NYC Revenue Bond	\$24,500,000	09-Nov-18	138
94035	Congregation Yeshiva Beis Chaya Mushka, Inc.	Build NYC Revenue Bond	\$4,500,000	28-Aug-14	139
93093	Coronet Parts Manufacturing Company, Inc.	Industrial Incentive	\$2,732,000	08-Dec-05	147
93288	DCD Marketing Ltd.	Industrial Incentive	\$5,500,000	25-Sep-07	154
92940	Down Right Ltd.	Industrial Incentive	\$4,120,000	30-Jul-04	160
94066	Eastern Effects, Inc.	Industrial Incentive	\$3,550,000	17-Apr-15	163
94188	Evergreen 105 LLC	Commercial Project	\$76,500,000	19-Dec-18	174
93289	Excellent Poly, Inc.	Industrial Incentive	\$1,900,000	03-Dec-07	175
93312	Extech Building Materials, Inc.	Industrial Incentive	\$8,600,000	01-Apr-08	176
93976	Falcon Builder Inc.	Industrial Incentive	\$1,550,000	17-Apr-14	178
94123	Favorite Plastic Corp.	Industrial Incentive	\$1,675,000	30-Dec-16	180
94070	FC Hanson Office Associates, LLC	Build NYC Revenue Bond	\$105,000,000	17-Jun-15	182
94083	Foodsaver New York, Inc.	Industrial Incentive	\$5,317,306	05-Jan-16	191
93397	Forest City Pierrepont Associates	Manufacturing Facilities Bond	\$107,409,000	07-May-86	192
92654	Foto Electric Supply Co., Inc.	Industrial Incentive	\$4,150,000	19-Jul-01	193
94177	Friends of Hebrew Public Borrower, LLC	Build NYC Revenue Bond	\$36,010,000	06-Sep-18	196
94228	Friends of Hellenic Classical Charter Schools, Inc.	Build NYC Revenue Bond	\$40,970,000	25-Feb-21	197
93975	Gateway ShopRite Associates, LLC	FRESH	\$12,500,000	07-May-14	205
93967	GMDC Atlantic Avenue LLC	Industrial Incentive	\$13,983,527	12-Dec-13	207
93218	Greenpoint Manufacturing and Design Center #2 (2007)	Industrial Incentive	\$11,004,000	29-Jun-07	216
94142	Grimm Ales LLC	Industrial Incentive	\$4,200,000	06-Feb-18	217
92500	Guild for Exceptional Children, Inc., The	Pooled Bond	\$1,182,300	01-Jan-99	219
93860	Halmark Architectural Finishing Corp.	Industrial Incentive	\$1,125,000	23-Aug-12	221
94062	Handy Tool & MFG. Co., Inc.,The	Industrial Incentive	\$2,525,000	05-Jan-15	222
94098	Hannah Senesh Community Day School	Build NYC Revenue Bond	\$4,785,000	30-Sep-15	223
93381	Hindustan Granites, Inc.	Industrial Incentive	\$6,736,000	07-Apr-10	230
93295	Human Care Services for Families and Children, Inc. #2	Not For Profit Bond	\$1,355,000	07-Nov-07	235
91176	James F. Volpe Electrical Contracting Corp.	Industrial Incentive	\$880,000	11-Feb-98	252
92914	Jetro Cash & Carry Enterprises, Inc. #2 (2005)	Industrial Incentive	\$2,400,000	27-Apr-05	255
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	258
92421	Klein's Naturals, Ltd.	Industrial Incentive	\$2,850,000	22-Mar-00	267
94088	Krasnyi Oktyabr Inc.	Industrial Incentive	\$5,140,000	10-Dec-15	268
92674	Leo International, Inc.	Industrial Incentive	\$1,239,375	19-Dec-01	271
92963	Lighting & Supplies, Inc. a/k/a Sunlight Clinton Realty LLC	Industrial Incentive	\$10,800,000	17-Mar-05	274
94222	Luria Academy of Brooklyn	Build NYC Revenue Bond	\$10,653,000	01-Apr-21	278
92634	Magen David Yeshivah	Not For Profit Bond	\$38,500,000	26-Jun-02	283
92971	Marjam Supply of Rewe Street, LLC	Industrial Incentive	\$5,200,000	04-Jan-05	291
94152	Mary McDowell Friends School (2017)	Build NYC Revenue Bond	\$20,800,000	29-Sep-17	292
93917	Moisha's Kosher Discount Supermarket, Inc.	FRESH	\$3,100,000	18-Sep-11	304
94190	New Dawn Charter Schools	Build NYC Revenue Bond	\$20,685,000	28-Feb-19	315
93178	New York Congregational Nursing Center	Not For Profit Bond	\$17,420,000	27-Jul-06	317
94049	New York Methodist Hospital, The	Build NYC Revenue Bond	\$29,720,000	15-Oct-14	320

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93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	323
93359	O. & I. Realty, Inc. / Peralta Metal Works, Inc.	Industrial Incentive	\$2,100,000	05-Sep-08	327
94105	ODA Primary Health Care Network, Inc.	Build NYC Revenue Bond	\$5,000,000	12-Feb-16	329
92795	Otsar Early Childhood Center Project	Pooled Bond	\$2,415,000	27-Feb-04	332
94087	Packer Collegiate Institute, The	Build NYC Revenue Bond	\$22,000,000	07-Apr-15	334
93204	Peerless Equities LLC/Empire Merchants LLC	Industrial Incentive	\$7,805,000	04-Jan-07	338
93964	Poly Prep Country Day School	Build NYC Revenue Bond	\$10,000,000	10-Sep-13	344
93317	Program Development Services, Inc. #2 (2008)	Pooled Bond	\$2,200,000	30-Jan-08	348
93841	Richards Plumbing and Heating Co., Inc.	Industrial Incentive	\$4,696,526	17-May-13	357
92448	Rite Lite Ltd.	Industrial Incentive	\$3,500,000	05-Jan-00	359
93212	Rivendell School	Pooled Bond	\$5,260,000	22-Feb-07	360
94085	Saint Ann's School	Build NYC Tax-Exempt Promissory Note	\$30,000,000	10-Sep-15	368
93918	Salmar Properties, LLC	Industrial Incentive	\$44,429,433	22-Sep-11	370
92452	Sarad, Inc. #1 (1999)	Industrial Incentive	\$1,000,000	31-Aug-99	371
93961	Simon Liu, Inc.	Industrial Incentive	\$2,850,000	19-Sep-13	379
92274	Solco Plumbing Supply, Inc.	Industrial Incentive	\$1,060,000	12-May-99	382
94215	St. Francis College	Build NYC Revenue Bond	\$42,055,000	22-Jun-20	385
92587	T & G Industries, Inc.	Industrial Incentive	\$2,450,000	15-Nov-01	393
94144	Talmud Torah Ohel Yochanan & The Bnei Torah Trust	Build NYC Revenue Bond	\$14,855,000	20-Jul-17	394
93348	Technical Library Service, Inc.	Industrial Incentive	\$4,875,000	19-Dec-08	395
94118	The Rogosin Institute, Inc.	Build NYC Revenue Bond	\$12,000,000	21-Jul-16	397
94182	Therapy and Learning Center, Inc. #2	Build NYC Revenue Bond	\$3,473,000	14-Dec-18	398
94121	Transcontinental Ultra Flex Inc.	Industrial Incentive	\$16,427,341	16-Dec-16	401
94063	Trey Whitfield School	Build NYC Revenue Bond	\$3,975,000	05-Feb-15	403
93019	Tri-State Camera Exchange Inc.	Industrial Incentive	\$4,365,000	08-Sep-05	404
92590	Tri-State Surgical Supply & Equipment Ltd. and H & H Laboratories, Inc.	Industrial Incentive	\$3,400,000	20-Sep-01	405
92735	UB Distributors, LLC	Industrial Incentive	\$4,575,000	12-Sep-02	410
93456	Ulano Corporation f/k/a The Utah Company of New York, Inc.	Industrial Incentive	\$5,910,000	01-Sep-10	411
93883	United Cerebral Palsy of New York City, Inc.	Build NYC Revenue Bond	\$5,995,000	25-Apr-13	415
94100	Urban Resource Institute	Build NYC Revenue Bond	\$11,283,000	17-Dec-15	421
92469	Watkins Poultry Merchants of New York, Inc.	Industrial Incentive	\$1,600,000	19-Oct-99	430
94143	Western Beef Retail, Inc. #3 (2018)	FRESH	\$3,180,000	04-Jan-18	436
93144	Women's League Community Residences, Inc. #3 (2006)	Pooled Bond	\$2,220,000	01-Mar-06	440
93453	WytheHotel LLC	Recovery Zone Facility Bond	\$15,000,000	15-Dec-10	442
94109	Xaverian High School/Ryken Educational Center, Inc.	Build NYC Revenue Bond	\$15,000,000	03-May-16	443
94117	Yeshivah of Flatbush	Build NYC Revenue Bond	\$29,000,000	08-Sep-16	446
94056	Yeshivat Beth Hillel of Krasna, Inc.	Build NYC Revenue Bond	\$10,000,000	20-Feb-15	447
94130	Yeshivat Darche Eres, Inc.	Build NYC Revenue Bond	\$11,040,000	09-Dec-16	448
92936	Zalmen Reiss and Associates Inc. (2004)	Industrial Incentive	\$4,730,000	05-Jan-05	452

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Manhattan					
93283	123 Washington LLC	Liberty Bond	\$50,000,000	18-Oct-07	2
94219	2395 CDM Meat & Produce Corp.	FRESH	\$1,500,414	05-Jan-21	5
94191	30 HY WM Unit Owner LP	Commercial Project	\$0	15-Apr-19	6
94153	50 HYMC Owner LLC	Commercial Project	\$3,835,000,000	31-Aug-17	11
94139	509 W 34, L.L.C.	Commercial Project	\$3,735,000,000	09-Apr-18	13
94145	A & J Supermarket Corp.	FRESH	\$10,814,113	28-Dec-17	15
93871	All Stars Project, Inc.	Build NYC Tax-Exempt Promissory Note	\$10,720,000	29-Nov-12	35
94084	AMDA, Inc.	Build NYC Revenue Bond	\$21,000,000	02-Dec-15	44
94095	American Committee for the Weizmann Institute of Science Inc.	Build NYC Revenue Bond	\$8,830,000	29-Oct-15	45
94077	Asia Society, The	Build NYC Revenue Bond	\$16,795,000	01-Jul-15	54
92926	Bank of America, N.A	Commercial Growth Project	\$622,000,000	17-Nov-04	61
94230	Bideawee, Inc.	Build NYC Revenue Bond	\$12,100,000	01-Mar-21	73
93984	Big Brothers/Big Sisters of New York City, Inc.	Build NYC Revenue Bond	\$9,000,000	02-May-14	74
94122	Blue School and Blue School Real Estate, LLC	Build NYC Revenue Bond	\$55,475,000	21-Dec-16	77
94073	BOP NE LLC	Commercial Project	\$2,180,000,000	14-Apr-15	88
94227	BOP NE Retail LLC	Commercial Project	\$0	27-Jul-20	89
94205	BOP SE LLC	Commercial Project	\$2,423,000,000	07-Feb-20	90
94097	Brearley School, The	Build NYC Tax-Exempt Promissory Note	\$50,000,000	29-Sep-15	93
92680	Brown Brothers Harriman & Co.	Commercial Growth Project	\$61,500,000	01-May-02	101
93962	Calhoun School, Inc., The	Build NYC Tax-Exempt Promissory Note	\$32,840,000	30-Sep-13	104
94162	Cathedral School of St. John The Divine	Build NYC Revenue Bond	\$11,000,000	29-Dec-17	107
94129	Center for Elimination of Violence in the Family, Inc.	Build NYC Revenue Bond	\$3,860,000	26-Jan-17	108
94044	Center for Urban Community Services, Inc.	Build NYC Tax-Exempt Promissory Note	\$6,355,000	24-Jul-14	113
94185	Center for Urban Community Services, Inc. #2	Build NYC Tax-Exempt Promissory Note	\$13,250,000	19-Dec-18	114
93369	Centro Social La Esperanza, Inc. #2 (2008)	Pooled Bond	\$1,000,000	30-Jan-08	115
94119	Chapin School, The LTD.	Build NYC Revenue Bond	\$75,000,000	24-Aug-16	116
92697	Child School, The	Not For Profit Bond	\$18,250,000	22-Apr-03	119
94204	Children's Aid Society, The #2	Build NYC Revenue Bond	\$34,420,000	01-Aug-19	121
92377	Churchill School & Center For Learning Inc., The	Not For Profit Bond	\$22,000,000	16-Dec-99	122
94113	Collegiate School, Inc.	Build NYC Tax-Exempt Promissory Note	\$40,000,000	30-Jun-16	127
93892	Columbia University	Applied Sciences NYC	\$95,000,000	01-Jul-12	128
94224	Committee to Protect Journalists, Inc.	Build NYC Revenue Bond	\$5,500,000	01-Mar-21	132
94207	Consortium for Worker Education	Build NYC Revenue Bond	\$9,350,000	22-Jan-20	140
92699	Convent of the Sacred Heart School of New York	Not For Profit Bond	\$15,115,000	20-Nov-02	142
94158	Cooke School and Institute	Build NYC Revenue Bond	\$44,000,000	20-Dec-17	143
93851	Corlears School	Build NYC Revenue Bond	\$10,000,000	18-Jul-12	145
93992	Cornell University	Applied Sciences NYC	\$0	19-Dec-13	146
94206	Deerfield Management Company, L.P.	Commercial Growth Project	\$605,000,000	01-Sep-19	156
92846	Ernst & Young US LLP	Commercial Growth Project	\$159,900,000	15-Jul-04	170
94212	ERY North Tower Ob Deck Member LLC	Commercial Project	\$0	12-Nov-19	171
93946	ERY Retail Podium LLC	Commercial Project	\$1,948,000,000	17-Mar-14	172

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93944	Extell GT LLC	Commercial Project	\$745,793,000	30-Jul-13	177
93973	Fedcap Rehabilitation Services, Inc. (2013)	Build NYC Revenue Bond	\$28,450,000	11-Dec-13	183
92669	Federal Express Corporation #1 (2001)	Industrial Incentive	\$90,758,100	26-Dec-01	184
93185	Federal Express Corporation #2 (2006)	Industrial Incentive	\$5,000,000	10-Oct-06	185
94053	Federation of Protestant Welfare Agencies, Inc.	Build NYC Revenue Bond	\$12,345,000	12-Nov-14	187
94181	Fencers Club, Inc.	Build NYC Revenue Bond	\$9,000,000	13-Dec-18	189
94214	Friends Seminary	Build NYC Revenue Bond	\$25,000,000	30-Jun-20	198
92990	G&G Electric Supply Company, Inc. #1	Industrial Incentive	\$1,475,000	12-May-05	200
92505	Goldfeder/Kahan Framing Group, Ltd.	Industrial Incentive	\$1,910,000	07-Jun-01	209
93238	Goldman Sachs Group, Inc.	BIR Energy Incentive		02-Oct-06	210
93954	Grace Church School	Build NYC Revenue Bond	\$40,000,000	01-Jul-13	214
93856	GSNY Properties, Inc.	Build NYC Revenue Bond	\$16,925,000	09-Aug-12	218
93194	Guttmacher Institute, Inc.	Not For Profit Bond	\$11,000,000	02-May-07	220
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	224
93890	Hewitt School, The	Build NYC Tax-Exempt Promissory Note	\$23,620,000	27-Jun-13	227
93914	Hudson Moving and Storage Co., Inc.	Industrial Incentive	\$6,200,000	14-Jul-11	233
94036	Hudson Yards North Tower Tenant LLC (RHY Unit)	Commercial Project	\$2,674,000,000	11-Dec-15	234
94192	HY30-67 Owner LP	Commercial Project	\$0	15-Apr-19	237
93987	Icahn School of Medicine at Mount Sinai	Applied Sciences NYC	\$5,000,000	24-Feb-14	239
93876	Institute for Community Living, Inc. (2013)	Build NYC Revenue Bond	\$2,600,000	17-Apr-13	242
94166	Inwood Academy for Leadership Charter School	Build NYC Revenue Bond	\$17,995,000	15-May-18	244
92784	James Carpenter Design Associates, Inc.	Industrial Incentive	\$1,700,000	05-Jan-04	251
94125	Jewish Community Center of Manhattan, Inc.	Build NYC Revenue Bond	\$27,270,000	29-Sep-16	259
94193	KKR HY Owner LLC (PE 1 Unit)	Commercial Project	\$0	20-May-19	265
94195	KKR HY Owner LLC (PE 2 Unit)	Commercial Project	\$0	20-May-19	266
93888	Legacy Yards Tenant LLC	Commercial Project	\$1,386,000,000	01-Apr-13	270
93965	Little Red School House and Elisabeth Irwin High School	Build NYC Revenue Bond	\$9,650,000	10-Oct-13	275
94078	Lower East Side Tenement Museum	Build NYC Revenue Bond	\$10,700,000	24-Nov-15	277
93958	Lycee Francais de New York	Build NYC Revenue Bond	\$81,650,000	01-Aug-13	279
94137	Madison Square Boys and Girls Club, Inc.	New Markets Tax Credits Program	\$37,160,000	05-May-17	282
94104	Manhattan Country School, Inc. and West 85th Street Owner LLC	Build NYC Revenue Bond	\$22,000,000	07-Apr-16	288
93873	Marymount School of New York	Build NYC Revenue Bond	\$19,480,000	20-Dec-12	293
94054	Metropolitan College of New York	Build NYC Revenue Bond	\$67,440,000	10-Dec-14	296
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	297
94092	Metropolitan Montessori School #2	Build NYC Revenue Bond	\$17,000,000	25-Sep-15	298
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	306
93305	Natural Resources Defense Council	Build NYC Revenue Bond	\$12,730,000	01-Jan-08	313
92519	NBC Universal, Inc.	Commercial Growth Project	\$1,500,300,000	20-Dec-88	314
93874	New York Genome Center, Inc.	EDC Loan	\$5,000,000	16-Nov-12	318
94110	New York Law School (2016)	Build NYC Revenue Bond	\$140,210,000	29-Jan-16	319
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	322

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93950	Nightingale-Bamford School, The	Build NYC Tax-Exempt Promissory Note	\$35,000,000	04-Dec-13	324
94038	One Hudson Yards Owner LLC	Commercial Project	\$1,434,114,029	05-Dec-14	331
92797	Park View Realty Associates LLC	Industrial Incentive	\$4,300,000	21-Aug-03	337
94134	Professional Children's School, Inc. (2017)	Build NYC Tax-Exempt Promissory Note	\$6,856,000	01-May-17	347
93848	ReyCo Supermarkets LLC	FRESH	\$2,650,000	25-Jun-13	356
93940	Royal Charter Properties, Inc.	Build NYC Revenue Bond	\$24,660,000	29-Jun-12	364
94099	Saint David's School	Build NYC Revenue Bond	\$35,000,000	24-Nov-15	369
94132	Services and Advocacy for Gay, Lesbian, Bisexual and Transgender Elder, Inc.	Build NYC Revenue Bond	\$7,799,000	22-Feb-17	375
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	376
94199	SIM Digital New York Inc.	Industrial Incentive	\$2,475,000	20-Dec-19	378
93038	Spence- Chapin, Services to Families and Children	Not For Profit Bond	\$9,875,000	22-Jun-06	384
94037	Stephen Gaynor School	Build NYC Revenue Bond	\$28,900,000	16-Jul-14	390
94226	The Calhoun School	Build NYC Tax-Exempt Promissory Note	\$0	30-Dec-20	396
93175	Tiago Holdings LLC #1	Empowerment Zone Facility Bond	\$91,833,000	31-Jan-07	399
94043	Treasure Asset Storage LLC	Industrial Incentive	\$21,000,000	28-Jul-14	402
93979	Trinity Episcopal School Corporation	Build NYC Tax-Exempt Promissory Note	\$6,784,000	11-Apr-14	406
93963	Trustees of The Spence School, Inc.	Build NYC Tax-Exempt Promissory Note	\$14,080,000	26-Sep-13	408
94183	Trustees of The Spence School, Inc. #2	Build NYC Tax-Exempt Promissory Note	\$30,000,000	22-May-19	409
94225	Union of Orthodox Jewish Congregations of America, d/b/a Orthodox Union "OU"	Build NYC Revenue Bond	\$60,060,000	14-Jan-21	412
94111	United Cerebral Palsy of New York City #2 (2016)	Build NYC Revenue Bond	\$35,253,130	30-Jun-16	414
94051	United Jewish Appeal- Federation of Jewish Philanthropies of New York, Inc.	Build NYC Revenue Bond	\$27,335,000	14-Aug-14	417
93959	United Nations International School	Build NYC Tax-Exempt Promissory Note	\$5,000,000	28-Aug-13	418
94126	United States Fund for UNICEF	Build NYC Revenue Bond	\$39,100,000	22-Sep-16	420
93968	Village Center for Care	Build NYC Revenue Bond	\$15,805,000	01-Oct-13	423
94210	Village Community School #2	Build NYC Revenue Bond	\$21,000,000	07-Oct-19	424
94101	Volunteers of America - Greater New York, Inc #2	Build NYC Revenue Bond	\$5,515,000	17-Nov-15	426
94165	Volunteers of America - Greater New York, Inc #3	Build NYC Revenue Bond	\$5,553,000	28-Dec-17	427
94194	Wells Fargo Properties, Inc.	Commercial Project	\$0	20-May-19	433
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	449
94218	Young Adult Institute, Inc.	Build NYC Revenue Bond	\$5,490,000	01-Dec-20	451

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Queens					
94131	105 Rockaway Realty LLC	Commercial Project	\$23,750,000	04-Jan-17	1
94201	45-18 Court Square Owner L.L.C.	Commercial Project	\$237,857,908	19-Dec-19	9
93281	88 Trading Corp.	Industrial Incentive	\$8,955,000	01-Aug-07	14
93376	A & L Scientific Corp.	Industrial Incentive	\$1,850,000	05-Nov-09	16
93180	A. Liss & Co., Inc.	Industrial Incentive	\$2,250,000	10-Oct-06	19
92673	A.F.C. Industries Inc. & Affiliates	Industrial Incentive	\$1,400,000	18-Dec-01	20
94041	A.K.S. International Inc.	Industrial Incentive	\$2,120,000	10-Sep-14	21
92745	Aabco Sheet Metal Co., Inc.	Manufacturing Facilities Bond	\$5,525,000	30-Jun-04	22
93933	Accurate Specialty Metal Fabricators, Inc.	Industrial Incentive	\$7,850,000	28-Feb-12	23
93862	Aero JFK, LLC	Exempt Facilities Bond	\$126,875,000	13-Sep-12	27
91136	Air Express International Corporation	Exempt Facilities Bond	\$19,000,000	16-Jul-97	29
92312	Air-Sea Packing Group, Inc.	Industrial Incentive	\$2,645,000	10-Jun-99	30
92561	All City Switch Board Corporation	Manufacturing Facilities Bond	\$3,000,000	20-Dec-00	34
92933	Alle Processing Corporation	Industrial Incentive	\$1,040,000	01-Dec-04	36
94133	Alphapointe	Build NYC Revenue Bond	\$18,850,000	16-Jun-17	38
92646	AMB Property, LP (lot 20)	Industrial Incentive	\$73,000,000	31-May-01	40
92893	AMB Property, LP (lot 21)	Industrial Incentive	\$19,500,000	31-May-01	41
92894	AMB Property, LP (lot 22)	Industrial Incentive	\$26,970,000	31-May-01	42
92895	AMB Property, LP (lot 23)	Industrial Incentive	\$26,970,000	31-May-01	43
94116	ARK Development LLC	Build NYC Revenue Bond	\$35,000,000	14-Jun-17	49
94045	Arverne By The Sea & LLC & Benjamin Beechwood Retail LLC	Recovery Zone Facility Bond	\$11,100,000	12-Feb-15	53
93216	B.C.S. International Corporation d/b/a Royal Food International Corp.	Industrial Incentive	\$16,829,550	28-Feb-07	57
92313	Bark Frameworks, Inc.	Industrial Incentive	\$2,025,000	30-Apr-99	62
94220	Bartlett Dairy, Inc.	Industrial Incentive	\$25,999,962	16-Jul-20	65
92316	Bauerschmidt & Sons, Inc. #2 (1999)	Industrial Incentive	\$1,000,000	11-Feb-99	66
92366	Big Geyser, Inc.	Industrial Incentive	\$10,000,000	16-Nov-99	75
94173	Bnos Bais Yaakov of Far Rockaway	Build NYC Revenue Bond	\$7,000,000	13-Dec-18	78
93952	Bogopa LIC, Inc.	FRESH	\$4,400,000	13-Aug-13	81
93930	Bogopa-Junction, Inc.	FRESH	\$805,000	06-Oct-11	85
94093	Boyce Technologies, Inc.	Industrial Incentive	\$26,250,000	12-Apr-16	91
93091	BP Air Conditioning Corp.	Industrial Incentive	\$5,523,500	06-Oct-05	92
91108	Campbell & Dawes Ltd.	Industrial Incentive	\$475,000	09-Oct-97	105
94057	Carlton House Restoration, Inc	Industrial Incentive	\$2,415,000	25-Nov-14	106
93313	Center for Family Support, Inc., The #3 (2008)	Pooled Bond	\$2,420,000	30-Jan-08	111
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	112
94189	Charles B. Wang Community Health Center, Inc.	Build NYC Revenue Bond	\$30,000,000	30-May-19	117
92255	Commercial Electrical Contractors, Inc.	Industrial Incentive	\$545,000	19-Aug-98	131
92642	Contractors SM, LLC	Manufacturing Facilities Bond	\$2,100,000	27-Dec-01	141
93280	Cool Wind Ventilation Corp.	Manufacturing Facilities Bond	\$9,000,000	31-Aug-07	144
92382	Crystal Window & Door Systems, Ltd.	Industrial Incentive	\$15,000,000	28-Oct-99	149
93202	D.C. Center Corp	Industrial Incentive	\$4,955,000	23-May-07	152

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93455	DASNY Mechanical Inc.	Industrial Incentive	\$5,016,000	06-Apr-11	153
93377	Dinas Distribution	Industrial Incentive	\$3,825,000	29-Dec-09	157
94160	DMFYD LIC LLC	Industrial Incentive	\$32,096,773	29-Dec-17	158
94211	DNJ Industries Inc.	Industrial Incentive	\$7,570,000	16-Jan-20	159
93974	E. Gluck Corporation	Industrial Incentive	\$20,775,000	27-Mar-14	161
93951	Eclectic/Encore Properties, Inc.	Industrial Incentive	\$11,350,000	26-Jul-13	164
92771	Economy Pump & Motor Repair, Inc.	Industrial Incentive	\$840,000	07-Aug-03	165
92449	Elite Airline Laundry Services Corp	Industrial Incentive	\$3,500,000	20-Jun-00	167
92950	Empire Merchants LLC/Charmer Industries, Inc.	Industrial Incentive	\$1,800,000	04-Jan-05	168
92670	Empire Metal Finishing, Inc.	Industrial Incentive	\$1,501,000	06-Dec-01	169
94094	Faviana International Inc.	Industrial Incentive	\$4,575,000	02-Nov-15	179
91024	Gabrielli Truck Sales, Ltd.	Industrial Incentive	\$5,100,000	19-Dec-96	201
94102	Gabrielli Truck Sales, Ltd. #2	Industrial Incentive	\$23,381,549	14-Jan-16	202
94147	GMDC OP LLC	Industrial Incentive	\$41,000,000	16-Nov-17	208
92648	Goldstone Hosiery Co., Inc.	Industrial Incentive	\$3,000,000	22-Oct-01	211
93186	Gourmet Boutique, L.L.C.	Manufacturing Facilities Bond	\$6,200,000	06-Dec-06	213
92708	Great Wall Corp.	Industrial Incentive	\$2,500,000	03-Jan-03	215
92412	Hephaistos Building Supplies, Inc.	Industrial Incentive	\$2,118,000	30-Sep-99	226
94200	Hi-Tech Metals, Inc.	Industrial Incentive	\$7,166,000	01-Jul-19	228
93970	House of Spices (India), Inc.	Industrial Incentive	\$6,429,938	18-Jun-14	232
93819	Idlewild 228th Street, LLC	Industrial Incentive	\$19,741,250	20-Jul-12	240
93870	Iron Mountain Information Management	Industrial Incentive	\$20,550,000	21-Dec-12	245
92715	Isamu Noguchi Foundation, Inc., The	Not For Profit Bond	\$9,000,000	26-Feb-03	246
93179	J & J Farms Creamery, Inc. and Fisher Foods of Queens Corp.	Industrial Incentive	\$540,288	20-Nov-06	248
93448	J & J Johnson General Contracting Co., Inc.	Industrial Incentive	\$4,050,000	10-Nov-10	249
92783	Jamaica First Parking, LLC #2 (2004)	Not For Profit Bond	\$9,525,000	23-Mar-04	250
93863	Japanese Food Depot LLC	Industrial Incentive	\$10,514,000	26-Sep-12	253
93449	JetBlue Airways Corporation #2 (2010)	Commercial Growth Project	\$52,800,000	18-Nov-10	254
93859	Jetro Cash & Carry Enterprises, LLC #4 (2012)	Industrial Incentive	\$30,100,000	24-Aug-12	257
94170	JMDH Real Estate Offices, LLC	Commercial Growth Project	\$57,050,000	13-Jul-18	260
92672	Kew Forest Plumbing & Heating, Inc.	Industrial Incentive	\$577,500	17-May-02	263
94115	LIC Site B-1 Owner, LLC	Commercial Project	\$706,743,996	30-Jun-16	272
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	273
92845	M & V Provision Co., Inc.	Industrial Incentive	\$6,065,000	04-Apr-01	280
91095	Madelaine Chocolate Novelties #3 (1997)	Industrial Incentive	\$3,408,000	17-Nov-97	281
92838	Mana Products, Inc. #1 (1997)	Industrial Incentive	\$18,796,322	19-Dec-97	284
92788	Mana Products, Inc. #2 (1998)	Industrial Incentive	\$6,300,000	29-Jul-98	285
94140	Marathon Energy Corporation	Industrial Incentive	\$11,200,000	11-Jul-17	289
93875	Maric Mechanical, Inc.	Industrial Incentive	\$1,195,565	04-Jan-13	290
92833	Medisys Health Network Inc.	Not For Profit Bond	\$20,190,000	30-Jun-99	294
93450	Mediterranean Gyros Products, Inc.	Industrial Incentive	\$2,425,000	17-Dec-10	295

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93290	Mind, Hand and Company & J.V. Woodworking & Oh-Show Woodworking Studio	Industrial Incentive	\$2,450,000	03-Jan-08	301
92790	ML Design, Inc.	Industrial Incentive	\$2,150,000	30-Jul-03	302
93198	Mondial Automotive, Inc and Kal-Bros, Inc	Industrial Incentive	\$5,400,000	08-Feb-07	305
92295	Morrisons Pastry Corp.	Industrial Incentive	\$3,200,000	16-Apr-99	307
93966	Mount Sinai Hospital, The	Build NYC Revenue Bond	\$112,000,000	19-Dec-13	308
92432	Moving Right Along Service, Inc.	Industrial Incentive	\$1,400,000	20-Dec-99	309
92720	Musco Food Corporation	Industrial Incentive	\$6,375,000	06-May-03	310
93880	National Acoustics, Inc.	Industrial Incentive	\$1,579,850	02-May-13	311
92721	National Compressor Exchange of N.Y., Inc.	Industrial Incentive	\$5,211,211	11-Sep-02	312
92792	Novelty Crystal Corp.	Manufacturing Facilities Bond	\$7,500,000	22-Dec-03	325
93922	Oh Nuts Warehousing Inc. and Online Express Manufacturers and Distributors Inc.	Industrial Incentive	\$3,230,000	09-Nov-11	330
92503	P. S. Pibbs, Inc.	Manufacturing Facilities Bond	\$2,000,000	07-Jun-01	333
93919	Pain D'Avignon III, Ltd.	Industrial Incentive	\$2,958,403	28-Sep-11	335
93092	Pepsi-Cola Bottling Company of New York, Inc. and Canada Dry Bottling Company of New York, L.P.	Industrial Incentive	\$13,250,000	29-Jun-06	339
94231	Phoenix Building Supply Inc.	Industrial Incentive	\$2,800,000	22-Dec-20	342
94112	Picture Car Services, LTD	Industrial Incentive	\$47,450,000	24-Jun-16	343
92844	Precision Gear, Inc.	Industrial Incentive	\$6,560,000	23-Dec-98	346
93287	Proxima, Inc.	Industrial Incentive	\$7,633,000	20-Nov-07	349
94059	Q Student Residences, LLC	Build NYC Revenue Bond	\$65,230,000	05-Sep-14	350
92944	QSAC, Inc. #3 (2004)	Pooled Bond	\$419,000	19-Aug-04	352
93176	Queens Ballpark Company, L.L.C.	Commercial Project	\$896,932,088	22-Aug-06	353
92928	Rapid Processing, LLC	Industrial Incentive	\$3,250,000	03-Mar-05	354
92589	Rosco, Inc.	Manufacturing Facilities Bond	\$4,200,000	27-Jun-02	363
93382	Royal Recycling Services, Inc.	Industrial Incentive	\$6,975,000	12-Apr-10	365
93349	Safe Art SAT, Inc.	Industrial Incentive	\$11,100,000	17-Dec-08	367
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	372
94159	Siach Yitzchok	Build NYC Revenue Bond	\$7,000,000	29-Mar-18	377
93190	Simon's Hardware & Bath, LLC	Industrial Incentive	\$4,700,000	01-Aug-06	380
94047	Skyline Restoration Inc.	Industrial Incentive	\$16,700,000	14-Nov-14	381
93217	Stallion Inc. #1 (2007)	Industrial Incentive	\$8,530,000	02-Mar-07	387
92947	State Narrow Fabrics, Inc.	Industrial Incentive	\$2,585,000	25-Aug-04	388
92275	Steinway, Inc.	Industrial Incentive	\$1,400,000	18-Jun-99	389
92934	Super-Tek Products	Manufacturing Facilities Bond	\$5,900,000	29-Dec-04	391
92279	Titan Machine Corporation	Industrial Incentive	\$2,758,000	16-Jul-98	400
93350	United Airconditioning Corp. II	Industrial Incentive	\$1,085,645	02-Jul-08	413
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	416
92935	Way Fong, LLC	Industrial Incentive	\$2,775,000	21-Sep-04	431
93981	Weapons Specialists Ltd.	Industrial Incentive	\$9,610,000	28-Mar-14	432
92472	World Casing Corp.	Manufacturing Facilities Bond	\$2,245,000	18-Nov-99	441
93942	Yeshiva Har Torah	Build NYC Revenue Bond	\$3,600,000	28-Jun-12	445

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Staten Island					
94034	5 Bay Street Phase 1, LLC	Commercial Growth Project	\$150,049,053	29-Jan-16	10
93878	A Very Special Place, Inc. (2013 Adjustable)	Build NYC Revenue Bond	\$4,840,000	28-Feb-13	17
93886	A Very Special Place, Inc. (2013 Fixed)	Build NYC Revenue Bond	\$6,795,000	21-Mar-13	18
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	134
94046	Cubit Power One Inc.	Industrial Incentive	\$23,089,000	19-Aug-15	150
94114	D'Onofrio General Contractors Corp.	Industrial Incentive	\$5,000,000	24-Jun-16	151
94050	Dealer Storage Corp.	Industrial Incentive	\$7,516,000	06-Aug-14	155
93879	Eden II School for Autistic Children, Inc. (2013)	Build NYC Revenue Bond	\$3,305,000	17-Apr-13	166
93096	Faztec Industries, Inc.	Industrial Incentive	\$1,488,800	14-Nov-05	181
94128	GCT New York LP	Industrial Incentive	\$25,000,000	28-Jul-16	206
93003	Independent Living Association, Inc.	Not For Profit Bond	\$2,484,000	24-Jun-05	241
92417	Island Computer Products, Inc.	Industrial Incentive	\$2,700,000	25-Aug-99	247
93934	Kingdom Castle Food Corp.	FRESH	\$5,270,000	12-Mar-12	264
94223	New World Preparatory Charter School	Build NYC Revenue Bond	\$51,160,000	24-Jun-21	316
94148	Octopus Garden Inc.	Industrial Incentive	\$2,477,000	27-Oct-17	328
94172	Person Centered Care Services, Inc.	Build NYC Revenue Bond	\$5,000,000	13-Jul-18	340
94055	Pratt Paper (NY), Inc.	Build NYC Revenue Bond	\$96,300,000	18-Dec-14	345
94187	Richmond Medical Center	Build NYC Revenue Bond	\$132,065,000	20-Dec-18	358
94127	Rogers Surveying, PLLC	Industrial Incentive	\$4,950,000	05-Jan-17	362
92955	S. DiFazio and Sons Construction, Inc. & Faztec Industries, Inc.	Industrial Incentive	\$1,295,000	30-Dec-04	366
94146	Seamen's Society for Children and Families (2017)	Build NYC Revenue Bond	\$4,298,000	27-Sep-17	373
93882	Seaview Senior Living Housing Development Fund Corporation	Build NYC Revenue Bond	\$36,000,000	23-Jan-13	374
94039	St. George Outlet Development LLC	Commercial Project	\$298,955,299	07-Nov-14	386
94060	United New York Sandy Hook Pilots' Association and United New Jersey Sandy Hook Pilots' Association	Industrial Incentive	\$5,500,000	22-Sep-14	419
93803	Wagner College	Build NYC Revenue Bond	\$12,705,000	25-Sep-12	429

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93283	123 Washington LLC	Liberty Bond	\$50,000,000	18-Oct-07	2
93984	Big Brothers/Big Sisters of New York City, Inc.	Build NYC Revenue Bond	\$9,000,000	02-May-14	74
94122	Blue School and Blue School Real Estate, LLC	Build NYC Revenue Bond	\$55,475,000	21-Dec-16	77
92680	Brown Brothers Harriman & Co.	Commercial Growth Project	\$61,500,000	01-May-02	101
93391	Comprehensive Care Management Corporation #1 (1996)	Not For Profit Bond	\$6,525,000	20-Jun-96	135
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	136
94053	Federation of Protestant Welfare Agencies, Inc.	Build NYC Revenue Bond	\$12,345,000	12-Nov-14	187
92505	Goldfeder/Kahan Framing Group, Ltd.	Industrial Incentive	\$1,910,000	07-Jun-01	209
93238	Goldman Sachs Group, Inc.	BIR Energy Incentive		02-Oct-06	210
93194	Guttmacher Institute, Inc.	Not For Profit Bond	\$11,000,000	02-May-07	220
93876	Institute for Community Living, Inc. (2013)	Build NYC Revenue Bond	\$2,600,000	17-Apr-13	242
92784	James Carpenter Design Associates, Inc.	Industrial Incentive	\$1,700,000	05-Jan-04	251
94078	Lower East Side Tenement Museum	Build NYC Revenue Bond	\$10,700,000	24-Nov-15	277
94054	Metropolitan College of New York	Build NYC Revenue Bond	\$67,440,000	10-Dec-14	296
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	306
93874	New York Genome Center, Inc.	EDC Loan	\$5,000,000	16-Nov-12	318
94110	New York Law School (2016)	Build NYC Revenue Bond	\$140,210,000	29-Jan-16	319
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	323
94199	SIM Digital New York Inc.	Industrial Incentive	\$2,475,000	20-Dec-19	378
94225	Union of Orthodox Jewish Congregations of America, d/b/a Orthodox Union "OU"	Build NYC Revenue Bond	\$60,060,000	14-Jan-21	412
94126	United States Fund for UNICEF	Build NYC Revenue Bond	\$39,100,000	22-Sep-16	420

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92377	Churchill School & Center For Learning Inc., The	Not For Profit Bond	\$22,000,000	16-Dec-99	122
94206	Deerfield Management Company, L.P.	Commercial Growth Project	\$605,000,000	01-Sep-19	156
94214	Friends Seminary	Build NYC Revenue Bond	\$25,000,000	30-Jun-20	198
93954	Grace Church School	Build NYC Revenue Bond	\$40,000,000	01-Jul-13	214
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	258
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	322
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	323
94218	Young Adult Institute, Inc.	Build NYC Revenue Bond	\$5,490,000	01-Dec-20	451

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94191	30 HY WM Unit Owner LP	Commercial Project	\$0	15-Apr-19	6
94153	50 HYMC Owner LLC	Commercial Project	\$3,835,000,000	31-Aug-17	11
94139	509 W 34, L.L.C.	Commercial Project	\$3,735,000,000	09-Apr-18	13
93871	All Stars Project, Inc.	Build NYC Tax-Exempt Promissory Note	\$10,720,000	29-Nov-12	35
92926	Bank of America, N.A	Commercial Growth Project	\$622,000,000	17-Nov-04	61
94073	BOP NE LLC	Commercial Project	\$2,180,000,000	14-Apr-15	88
94227	BOP NE Retail LLC	Commercial Project	\$0	27-Jul-20	89
94205	BOP SE LLC	Commercial Project	\$2,423,000,000	07-Feb-20	90
94185	Center for Urban Community Services, Inc. #2	Build NYC Tax-Exempt Promissory Note	\$13,250,000	19-Dec-18	114
94224	Committee to Protect Journalists, Inc.	Build NYC Revenue Bond	\$5,500,000	01-Mar-21	132
93851	Corlears School	Build NYC Revenue Bond	\$10,000,000	18-Jul-12	145
92846	Ernst & Young US LLP	Commercial Growth Project	\$159,900,000	15-Jul-04	170
94212	ERY North Tower Ob Deck Member LLC	Commercial Project	\$0	12-Nov-19	171
93946	ERY Retail Podium LLC	Commercial Project	\$1,948,000,000	17-Mar-14	172
92669	Federal Express Corporation #1 (2001)	Industrial Incentive	\$90,758,100	26-Dec-01	184
93185	Federal Express Corporation #2 (2006)	Industrial Incentive	\$5,000,000	10-Oct-06	185
92990	G&G Electric Supply Company, Inc. #1	Industrial Incentive	\$1,475,000	12-May-05	200
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	224
94036	Hudson Yards North Tower Tenant LLC (RHY Unit)	Commercial Project	\$2,674,000,000	11-Dec-15	234
94192	HY30-67 Owner LP	Commercial Project	\$0	15-Apr-19	237
94193	KKR HY Owner LLC (PE 1 Unit)	Commercial Project	\$0	20-May-19	265
94195	KKR HY Owner LLC (PE 2 Unit)	Commercial Project	\$0	20-May-19	266
93888	Legacy Yards Tenant LLC	Commercial Project	\$1,386,000,000	01-Apr-13	270
93965	Little Red School House and Elisabeth Irwin High School	Build NYC Revenue Bond	\$9,650,000	10-Oct-13	275
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	306
93305	Natural Resources Defense Council	Build NYC Revenue Bond	\$12,730,000	01-Jan-08	313
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	322
94038	One Hudson Yards Owner LLC	Commercial Project	\$1,434,114,029	05-Dec-14	331
92797	Park View Realty Associates LLC	Industrial Incentive	\$4,300,000	21-Aug-03	337
94134	Professional Children's School, Inc. (2017)	Build NYC Tax-Exempt Promissory Note	\$6,856,000	01-May-17	347
94132	Services and Advocacy for Gay, Lesbian, Bisexual and Transgender Elder, Inc.	Build NYC Revenue Bond	\$7,799,000	22-Feb-17	375
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	376
93968	Village Center for Care	Build NYC Revenue Bond	\$15,805,000	01-Oct-13	423
94210	Village Community School #2	Build NYC Revenue Bond	\$21,000,000	07-Oct-19	424
94194	Wells Fargo Properties, Inc.	Commercial Project	\$0	20-May-19	433

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4					
94095	American Committee for the Weizmann Institute of Science Inc.	Build NYC Revenue Bond	\$8,830,000	29-Oct-15	45
94077	Asia Society, The	Build NYC Revenue Bond	\$16,795,000	01-Jul-15	54
92926	Bank of America, N.A	Commercial Growth Project	\$622,000,000	17-Nov-04	61
94230	Bideawee, Inc.	Build NYC Revenue Bond	\$12,100,000	01-Mar-21	73
92699	Convent of the Sacred Heart School of New York	Not For Profit Bond	\$15,115,000	20-Nov-02	142
93944	Extell GT LLC	Commercial Project	\$745,793,000	30-Jul-13	177
93973	Fedcap Rehabilitation Services, Inc. (2013)	Build NYC Revenue Bond	\$28,450,000	11-Dec-13	183
94181	Fencers Club, Inc.	Build NYC Revenue Bond	\$9,000,000	13-Dec-18	189
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	224
93890	Hewitt School, The	Build NYC Tax-Exempt Promissory Note	\$23,620,000	27-Jun-13	227
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	258
93873	Marymount School of New York	Build NYC Revenue Bond	\$19,480,000	20-Dec-12	293
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	297
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	306
92519	NBC Universal, Inc.	Commercial Growth Project	\$1,500,300,000	20-Dec-88	314
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	322
93950	Nightingale-Bamford School, The	Build NYC Tax-Exempt Promissory Note	\$35,000,000	04-Dec-13	324
94099	Saint David's School	Build NYC Revenue Bond	\$35,000,000	24-Nov-15	369
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	376
93963	Trustees of The Spence School, Inc.	Build NYC Tax-Exempt Promissory Note	\$14,080,000	26-Sep-13	408
94051	United Jewish Appeal- Federation of Jewish Philanthropies of New York, Inc.	Build NYC Revenue Bond	\$27,335,000	14-Aug-14	417
93959	United Nations International School	Build NYC Tax-Exempt Promissory Note	\$5,000,000	28-Aug-13	418
94165	Volunteers of America - Greater New York, Inc #3	Build NYC Revenue Bond	\$5,553,000	28-Dec-17	427
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	449
94218	Young Adult Institute, Inc.	Build NYC Revenue Bond	\$5,490,000	01-Dec-20	451

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5					
94097	Brearley School, The	Build NYC Tax-Exempt Promissory Note	\$50,000,000	29-Sep-15	93
94119	Chapin School, The LTD.	Build NYC Revenue Bond	\$75,000,000	24-Aug-16	116
92697	Child School, The	Not For Profit Bond	\$18,250,000	22-Apr-03	119
93992	Cornell University	Applied Sciences NYC	\$0	19-Dec-13	146
93958	Lycee Francais de New York	Build NYC Revenue Bond	\$81,650,000	01-Aug-13	279
93873	Marymount School of New York	Build NYC Revenue Bond	\$19,480,000	20-Dec-12	293
93038	Spence- Chapin, Services to Families and Children	Not For Profit Bond	\$9,875,000	22-Jun-06	384
94183	Trustees of The Spence School, Inc. #2	Build NYC Tax-Exempt Promissory Note	\$30,000,000	22-May-19	409

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6					
94084	AMDA, Inc.	Build NYC Revenue Bond	\$21,000,000	02-Dec-15	44
93962	Calhoun School, Inc., The	Build NYC Tax-Exempt Promissory Note	\$32,840,000	30-Sep-13	104
94113	Collegiate School, Inc.	Build NYC Tax-Exempt Promissory Note	\$40,000,000	30-Jun-16	127
94072	Ethical Culture Fieldston School	Build NYC Revenue Bond	\$49,355,000	21-May-15	173
93856	GSNY Properties, Inc.	Build NYC Revenue Bond	\$16,925,000	09-Aug-12	218
94125	Jewish Community Center of Manhattan, Inc.	Build NYC Revenue Bond	\$27,270,000	29-Sep-16	259
94104	Manhattan Country School, Inc. and West 85th Street Owner LLC	Build NYC Revenue Bond	\$22,000,000	07-Apr-16	288
94092	Metropolitan Montessori School #2	Build NYC Revenue Bond	\$17,000,000	25-Sep-15	298
94037	Stephen Gaynor School	Build NYC Revenue Bond	\$28,900,000	16-Jul-14	390
94226	The Calhoun School	Build NYC Tax-Exempt Promissory Note	\$0	30-Dec-20	396
93979	Trinity Episcopal School Corporation	Build NYC Tax-Exempt Promissory Note	\$6,784,000	11-Apr-14	406
94111	United Cerebral Palsy of New York City #2 (2016)	Build NYC Revenue Bond	\$35,253,130	30-Jun-16	414
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	449

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7					
94162	Cathedral School of St. John The Divine	Build NYC Revenue Bond	\$11,000,000	29-Dec-17	107
94185	Center for Urban Community Services, Inc. #2	Build NYC Tax-Exempt Promissory Note	\$13,250,000	19-Dec-18	114
93892	Columbia University	Applied Sciences NYC	\$95,000,000	01-Jul-12	128
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	136
93914	Hudson Moving and Storage Co., Inc.	Industrial Incentive	\$6,200,000	14-Jul-11	233
93940	Royal Charter Properties, Inc.	Build NYC Revenue Bond	\$24,660,000	29-Jun-12	364
94100	Urban Resource Institute	Build NYC Revenue Bond	\$11,283,000	17-Dec-15	421

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8					
94145	A & J Supermarket Corp.	FRESH	\$10,814,113	28-Dec-17	15
94176	American Dream Charter School	Build NYC Revenue Bond	\$26,745,000	29-Oct-18	46
93207	Apthorp Cleaners Inc.	Industrial Incentive	\$1,128,300	26-Apr-07	48
94197	Bogopa BTM, LLC	FRESH	\$10,000,000	28-Jun-19	80
93284	Bronx Parking Development Company, LLC	Not For Profit Bond	\$237,635,000	01-Dec-07	95
93191	BTM Development Partners, LLC	Industrial Incentive	\$494,000,000	14-Sep-06	102
94044	Center for Urban Community Services, Inc.	Build NYC Tax-Exempt Promissory Note	\$6,355,000	24-Jul-14	113
94204	Children's Aid Society, The #2	Build NYC Revenue Bond	\$34,420,000	01-Aug-19	121
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	136
94158	Cooke School and Institute	Build NYC Revenue Bond	\$44,000,000	20-Dec-17	143
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	148
93174	Federal Express Corporation 3 (2006 Harlem River Yards Project)	Industrial Incentive	\$25,788,500	28-Dec-06	186
93866	Foodfest Depot LLC	Industrial Incentive	\$10,775,000	20-Dec-12	190
93945	Fresh Direct, LLC & U.T.F. Trucking, Inc.	Industrial Incentive	\$142,454,000	19-Dec-13	194
94237	Friends of Academic Leadership CS, LLC	Build NYC Revenue Bond	\$17,770,000	16-Jun-21	195
94042	G&G Electric Supply Co, Inc. #2 (2014)	Industrial Incentive	\$3,800,000	28-Aug-14	199
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	224
94229	Highbridge Facilities, LLC	Build NYC Revenue Bond	\$125,105,000	22-Dec-20	229
93987	Icahn School of Medicine at Mount Sinai	Applied Sciences NYC	\$5,000,000	24-Feb-14	239
92520	Kaylim Supplies, Inc.	Industrial Incentive	\$1,450,000	21-Dec-00	262
94150	Nuasin Next Generation Charter School (FKA Metropolitan Lighthouse Charter School)	Build NYC Revenue Bond	\$24,895,000	22-Dec-17	326
93848	ReyCo Supermarkets LLC	FRESH	\$2,650,000	25-Jun-13	356
93889	South Bronx Charter School for International Cultures and the Arts	Build NYC Revenue Bond	\$22,270,000	11-Jun-13	383
93175	Tiago Holdings LLC #1	Empowerment Zone Facility Bond	\$91,833,000	31-Jan-07	399
94101	Volunteers of America - Greater New York, Inc #2	Build NYC Revenue Bond	\$5,515,000	17-Nov-15	426
92471	Wipe-Tex International Corp.	Industrial Incentive	\$2,675,000	09-Sep-99	439

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9					
94219	2395 CDM Meat & Produce Corp.	FRESH	\$1,500,414	05-Jan-21	5
94129	Center for Elimination of Violence in the Family, Inc.	Build NYC Revenue Bond	\$3,860,000	26-Jan-17	108
94204	Children's Aid Society, The #2	Build NYC Revenue Bond	\$34,420,000	01-Aug-19	121
93987	Icahn School of Medicine at Mount Sinai	Applied Sciences NYC	\$5,000,000	24-Feb-14	239
94137	Madison Square Boys and Girls Club, Inc.	New Markets Tax Credits Program	\$37,160,000	05-May-17	282
94043	Treasure Asset Storage LLC	Industrial Incentive	\$21,000,000	28-Jul-14	402
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	449

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10					
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	112
93369	Centro Social La Esperanza, Inc. #2 (2008)	Pooled Bond	\$1,000,000	30-Jan-08	115
93892	Columbia University	Applied Sciences NYC	\$95,000,000	01-Jul-12	128
94166	Inwood Academy for Leadership Charter School	Build NYC Revenue Bond	\$17,995,000	15-May-18	244

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11					
93140	College of Mount Saint Vincent #3	Not For Profit Bond	\$22,787,000	29-Jun-06	126
94072	Ethical Culture Fieldston School	Build NYC Revenue Bond	\$49,355,000	21-May-15	173
94075	Hebrew Home for the Aged at Riverdale, The	Build NYC Revenue Bond	\$55,000,000	13-Feb-15	225
94064	Horace Mann School	Build NYC Revenue Bond	\$33,525,000	20-Nov-14	231
93885	International Leadership Charter School	Build NYC Revenue Bond	\$21,050,000	21-Mar-13	243
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	258
94135	Manhattan College #3 (2017)	Build NYC Revenue Bond	\$90,575,000	14-Jun-17	287
94081	Riverdale Country School, Inc.	Build NYC Tax-Exempt Promissory Note	\$51,800,000	15-Jul-15	361

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12					
93858	East Gun Hill Road Food, LLC	FRESH	\$4,825,000	03-Jan-13	162
94136	Gabrielli Truck Sales, Ltd. #3	Industrial Incentive	\$22,517,713	28-Jun-17	203
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	372
94174	Western Beef Retail, Inc. #5 (2018)	FRESH	\$10,985,000	22-Aug-18	438

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13					
94090	Albert Einstein College of Medicine, Inc. (f/k/a Com Affiliation, Inc.)	Build NYC Revenue Bond	\$175,000,000	09-Sep-15	32
92658	Citywide Mobile Response Corporation	Industrial Incentive	\$2,200,000	22-May-02	124
93947	Hutch Tower Two LLC	Build NYC Tax-Exempt Promissory Note	\$80,500,000	20-Dec-12	236
94120	Modern Window & Door, Inc.	Industrial Incentive	\$8,300,720	29-Nov-16	303
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	376
92930	Sweet Sams Baking Company, LLC	Industrial Incentive	\$8,000,000	10-Aug-04	392

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14					
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	148

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15					
93391	Comprehensive Care Management Corporation #1 (1996)	Not For Profit Bond	\$6,525,000	20-Jun-96	135
93910	Comprehensive Care Management Corporation #3 (1998)	Not For Profit Bond	\$4,760,000	14-Jul-98	137
93867	Krinos Foods LLC	Industrial Incentive	\$23,355,000	02-May-13	269
93980	Volunteers of America - Greater New York, Inc.	Build NYC Revenue Bond	\$9,520,000	21-Mar-14	428
93380	Western Beef Retail, Inc. #1	FRESH	\$11,450,000	01-Mar-10	434
94157	Western Beef Retail, Inc. #4 (2017)	FRESH	\$23,345,079	04-Jan-18	437

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16					
93931	3462 Third Avenue Food Corp. d/b/a Associated Supermarket	FRESH	\$2,050,000	20-Dec-11	7
93929	Bogopa-Concourse, Inc.	FRESH	\$1,066,000	06-Oct-11	84
93284	Bronx Parking Development Company, LLC	Not For Profit Bond	\$237,635,000	01-Dec-07	95
94229	Highbridge Facilities, LLC	Build NYC Revenue Bond	\$125,105,000	22-Dec-20	229
94149	Tristate Plumbing Services Corp.	Industrial Incentive	\$5,498,000	14-Nov-17	407
93177	Yankee Stadium LLC	Commercial Project	\$1,633,968,000	22-Aug-06	444

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17					
94061	149 Street Food Corp.	FRESH	\$1,890,990	28-Sep-15	3
94208	425 Westchester Fee Owner, LLC	Commercial Project	\$81,414,386	24-Jun-20	8
91140	Allied Metal Spinning Corp.	Manufacturing Facilities Bond	\$2,610,000	23-Dec-97	37
92564	Baco Enterprises, Inc. #1 (2001)	Industrial Incentive	\$2,470,000	29-Jun-01	58
92527	Ben Hur Moving & Storage, Inc.	Industrial Incentive	\$6,000,000	29-Mar-01	69
93977	Bogopa Washington, Inc.	FRESH	\$12,165,500	17-Dec-13	82
94179	C. Kenneth Imports, Inc.	Industrial Incentive	\$5,580,843	13-Feb-19	103
92757	Center for Family Support, Inc., The #2 (2004)	Pooled Bond	\$900,000	27-Feb-04	110
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	112
94076	Children's Aid Society, The	Build NYC Revenue Bond	\$37,205,000	23-Jul-15	120
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	148
93174	Federal Express Corporation 3 (2006 Harlem River Yards Project)	Industrial Incentive	\$25,788,500	28-Dec-06	186
92229	Felix Storch, Inc.	Industrial Incentive	\$2,060,000	18-Dec-98	188
92232	Gary Plastic Packaging Corp.	Manufacturing Facilities Bond	\$6,400,000	09-Oct-98	204
94058	Gotham Seafood Corp.	Industrial Incentive	\$4,225,000	05-Jan-16	212
94155	Hyde Leadership Charter School	Build NYC Revenue Bond	\$15,250,000	15-Dec-17	238
93451	Jetro Cash & Carry Enterprises, LLC #3 (2010)	Industrial Incentive	\$50,000,000	17-Dec-10	256
92545	Just Bagels Manufacturing, Inc.	Industrial Incentive	\$2,070,000	20-Dec-00	261
92674	Leo International, Inc.	Industrial Incentive	\$1,239,375	19-Dec-01	271
94069	Lobster Place Inc., The	Industrial Incentive	\$7,350,000	13-Mar-15	276
93949	Manhattan Beer Distributors LLC #2	Industrial Incentive	\$68,407,000	12-Dec-13	286
93171	Meurice Garment Care of Manhasset Inc.	Industrial Incentive	\$2,600,000	06-Sep-06	299
94196	MHANY Peninsula Local Development Corporation	EDC Loan	\$3,000,000	22-May-19	300
92664	New York Post	Commercial Growth Project	\$168,915,000	25-Mar-02	321
91044	Panorama Windows Ltd.	Industrial Incentive	\$1,169,400	03-Jan-97	336
94175	Pharos Academy Charter School (FKA Bronx Lighthouse Charter School)	Build NYC Revenue Bond	\$8,825,000	12-Oct-18	341
93246	Related Retail Hub LLC	EDC Loan	\$4,000,000	24-Mar-06	355
91126	Victory FoodService Distributors Corp.	Industrial Incentive	\$3,700,000	24-Jul-97	422
94154	York Studios - Michaelangelo Campus LLC	Industrial Incentive	\$45,630,977	05-Mar-18	450

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18					
93877	Bronx Charter School for Excellence	Build NYC Revenue Bond	\$24,000,000	24-Apr-13	94
92372	Center for Family Support, Inc., The #1 (1999)	Pooled Bond	\$462,800	10-Dec-99	109
91047	Q.T. Minibus of the Bronx, Inc. / GVC, LTD.	Industrial Incentive	\$1,500,500	25-Sep-96	351
94141	Village Super Market, Inc.	FRESH	\$14,000,000	29-Dec-17	425
94040	Western Beef Retail, Inc. #2 (2014)	FRESH	\$5,525,000	23-Dec-14	435

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19					
92673	A.F.C. Industries Inc. & Affiliates	Industrial Incentive	\$1,400,000	18-Dec-01	20
92382	Crystal Window & Door Systems, Ltd.	Industrial Incentive	\$15,000,000	28-Oct-99	149
93455	DASNY Mechanical Inc.	Industrial Incentive	\$5,016,000	06-Apr-11	153
94170	JMDH Real Estate Offices, LLC	Commercial Growth Project	\$57,050,000	13-Jul-18	260
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	273
93198	Mondial Automotive, Inc and Kal-Bros, Inc	Industrial Incentive	\$5,400,000	08-Feb-07	305
92844	Precision Gear, Inc.	Industrial Incentive	\$6,560,000	23-Dec-98	346
92944	QSAC, Inc. #3 (2004)	Pooled Bond	\$419,000	19-Aug-04	352

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20					
94189	Charles B. Wang Community Health Center, Inc.	Build NYC Revenue Bond	\$30,000,000	30-May-19	117
93863	Japanese Food Depot LLC	Industrial Incentive	\$10,514,000	26-Sep-12	253
92503	P. S. Pibbs, Inc.	Manufacturing Facilities Bond	\$2,000,000	07-Jun-01	333
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	449

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21					
93930	Bogopa-Junction, Inc.	FRESH	\$805,000	06-Oct-11	85
93176	Queens Ballpark Company, L.L.C.	Commercial Project	\$896,932,088	22-Aug-06	353

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22					
94041	A.K.S. International Inc.	Industrial Incentive	\$2,120,000	10-Sep-14	21
92950	Empire Merchants LLC/Charmer Industries, Inc.	Industrial Incentive	\$1,800,000	04-Jan-05	168
92670	Empire Metal Finishing, Inc.	Industrial Incentive	\$1,501,000	06-Dec-01	169
93875	Maric Mechanical, Inc.	Industrial Incentive	\$1,195,565	04-Jan-13	290
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	297
93966	Mount Sinai Hospital, The	Build NYC Revenue Bond	\$112,000,000	19-Dec-13	308
93349	Safe Art SAT, Inc.	Industrial Incentive	\$11,100,000	17-Dec-08	367
92275	Steinway, Inc.	Industrial Incentive	\$1,400,000	18-Jun-99	389
92934	Super-Tek Products	Manufacturing Facilities Bond	\$5,900,000	29-Dec-04	391

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23					
93974	E. Gluck Corporation	Industrial Incentive	\$20,775,000	27-Mar-14	161
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	273
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	372
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	416
93942	Yeshiva Har Torah	Build NYC Revenue Bond	\$3,600,000	28-Jun-12	445
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	449

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24					
92783	Jamaica First Parking, LLC #2 (2004)	Not For Profit Bond	\$9,525,000	23-Mar-04	250
94059	Q Student Residences, LLC	Build NYC Revenue Bond	\$65,230,000	05-Sep-14	350
92589	Rosco, Inc.	Manufacturing Facilities Bond	\$4,200,000	27-Jun-02	363
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	372
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	416
93959	United Nations International School	Build NYC Tax-Exempt Promissory Note	\$5,000,000	28-Aug-13	418

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25					
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	416

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26					
94201	45-18 Court Square Owner L.L.C.	Commercial Project	\$237,857,908	19-Dec-19	9
92312	Air-Sea Packing Group, Inc.	Industrial Incentive	\$2,645,000	10-Jun-99	30
92561	All City Switch Board Corporation	Manufacturing Facilities Bond	\$3,000,000	20-Dec-00	34
93216	B.C.S. International Corporation d/b/a Royal Food International Corp.	Industrial Incentive	\$16,829,550	28-Feb-07	57
92313	Bark Frameworks, Inc.	Industrial Incentive	\$2,025,000	30-Apr-99	62
93952	Bogopa LIC, Inc.	FRESH	\$4,400,000	13-Aug-13	81
94093	Boyce Technologies, Inc.	Industrial Incentive	\$26,250,000	12-Apr-16	91
92255	Commercial Electrical Contractors, Inc.	Industrial Incentive	\$545,000	19-Aug-98	131
92642	Contractors SM, LLC	Manufacturing Facilities Bond	\$2,100,000	27-Dec-01	141
93202	D.C. Center Corp	Industrial Incentive	\$4,955,000	23-May-07	152
94160	DMFYD LIC LLC	Industrial Incentive	\$32,096,773	29-Dec-17	158
93951	Eclectic/Encore Properties, Inc.	Industrial Incentive	\$11,350,000	26-Jul-13	164
92771	Economy Pump & Motor Repair, Inc.	Industrial Incentive	\$840,000	07-Aug-03	165
94094	Faviana International Inc.	Industrial Incentive	\$4,575,000	02-Nov-15	179
92708	Great Wall Corp.	Industrial Incentive	\$2,500,000	03-Jan-03	215
92412	Hephaistos Building Supplies, Inc.	Industrial Incentive	\$2,118,000	30-Sep-99	226
93870	Iron Mountain Information Management	Industrial Incentive	\$20,550,000	21-Dec-12	245
92715	Isamu Noguchi Foundation, Inc., The	Not For Profit Bond	\$9,000,000	26-Feb-03	246
93448	J & J Johnson General Contracting Co., Inc.	Industrial Incentive	\$4,050,000	10-Nov-10	249
93449	JetBlue Airways Corporation #2 (2010)	Commercial Growth Project	\$52,800,000	18-Nov-10	254
94115	LIC Site B-1 Owner, LLC	Commercial Project	\$706,743,996	30-Jun-16	272
92838	Mana Products, Inc. #1 (1997)	Industrial Incentive	\$18,796,322	19-Dec-97	284
92788	Mana Products, Inc. #2 (1998)	Industrial Incentive	\$6,300,000	29-Jul-98	285
94140	Marathon Energy Corporation	Industrial Incentive	\$11,200,000	11-Jul-17	289
93450	Mediterranean Gyros Products, Inc.	Industrial Incentive	\$2,425,000	17-Dec-10	295
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	297
92790	ML Design, Inc.	Industrial Incentive	\$2,150,000	30-Jul-03	302
93880	National Acoustics, Inc.	Industrial Incentive	\$1,579,850	02-May-13	311
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	322
92792	Novelty Crystal Corp.	Manufacturing Facilities Bond	\$7,500,000	22-Dec-03	325
93919	Pain D'Avignon III, Ltd.	Industrial Incentive	\$2,958,403	28-Sep-11	335
93190	Simon's Hardware & Bath, LLC	Industrial Incentive	\$4,700,000	01-Aug-06	380
94047	Skyline Restoration Inc.	Industrial Incentive	\$16,700,000	14-Nov-14	381
93217	Stallion Inc. #1 (2007)	Industrial Incentive	\$8,530,000	02-Mar-07	387
92947	State Narrow Fabrics, Inc.	Industrial Incentive	\$2,585,000	25-Aug-04	388
92279	Titan Machine Corporation	Industrial Incentive	\$2,758,000	16-Jul-98	400
93350	United Airconditioning Corp. II	Industrial Incentive	\$1,085,645	02-Jul-08	413

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27					
92316	Bauerschmidt & Sons, Inc. #2 (1999)	Industrial Incentive	\$1,000,000	11-Feb-99	66
93377	Dinas Distribution	Industrial Incentive	\$3,825,000	29-Dec-09	157
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	273
93922	Oh Nuts Warehousing Inc. and Online Express Manufacturers and Distributors Inc.	Industrial Incentive	\$3,230,000	09-Nov-11	330
93287	Proxima, Inc.	Industrial Incentive	\$7,633,000	20-Nov-07	349
93382	Royal Recycling Services, Inc.	Industrial Incentive	\$6,975,000	12-Apr-10	365
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	372

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28					
93862	Aero JFK, LLC	Exempt Facilities Bond	\$126,875,000	13-Sep-12	27
91136	Air Express International Corporation	Exempt Facilities Bond	\$19,000,000	16-Jul-97	29
94116	ARK Development LLC	Build NYC Revenue Bond	\$35,000,000	14-Jun-17	49
93313	Center for Family Support, Inc., The #3 (2008)	Pooled Bond	\$2,420,000	30-Jan-08	111
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	112
94147	GMDC OP LLC	Industrial Incentive	\$41,000,000	16-Nov-17	208
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	372
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	376

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94133	Alphapointe	Build NYC Revenue Bond	\$18,850,000	16-Jun-17	38
91108	Campbell & Dawes Ltd.	Industrial Incentive	\$475,000	09-Oct-97	105
92833	Medisys Health Network Inc.	Not For Profit Bond	\$20,190,000	30-Jun-99	294
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	372

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93281	88 Trading Corp.	Industrial Incentive	\$8,955,000	01-Aug-07	14
93376	A & L Scientific Corp.	Industrial Incentive	\$1,850,000	05-Nov-09	16
93180	A. Liss & Co., Inc.	Industrial Incentive	\$2,250,000	10-Oct-06	19
93933	Accurate Specialty Metal Fabricators, Inc.	Industrial Incentive	\$7,850,000	28-Feb-12	23
92933	Alle Processing Corporation	Industrial Incentive	\$1,040,000	01-Dec-04	36
92366	Big Geyser, Inc.	Industrial Incentive	\$10,000,000	16-Nov-99	75
93091	BP Air Conditioning Corp.	Industrial Incentive	\$5,523,500	06-Oct-05	92
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	136
93280	Cool Wind Ventilation Corp.	Manufacturing Facilities Bond	\$9,000,000	31-Aug-07	144
94211	DNJ Industries Inc.	Industrial Incentive	\$7,570,000	16-Jan-20	159
92648	Goldstone Hosiery Co., Inc.	Industrial Incentive	\$3,000,000	22-Oct-01	211
94200	Hi-Tech Metals, Inc.	Industrial Incentive	\$7,166,000	01-Jul-19	228
93970	House of Spices (India), Inc.	Industrial Incentive	\$6,429,938	18-Jun-14	232
93179	J & J Farms Creamery, Inc. and Fisher Foods of Queens Corp.	Industrial Incentive	\$540,288	20-Nov-06	248
93859	Jetro Cash & Carry Enterprises, LLC #4 (2012)	Industrial Incentive	\$30,100,000	24-Aug-12	257
92672	Kew Forest Plumbing & Heating, Inc.	Industrial Incentive	\$577,500	17-May-02	263
92295	Morrison's Pastry Corp.	Industrial Incentive	\$3,200,000	16-Apr-99	307
92720	Musco Food Corporation	Industrial Incentive	\$6,375,000	06-May-03	310
93092	Pepsi-Cola Bottling Company of New York, Inc. and Canada Dry Bottling Company of New York, L.P.	Industrial Incentive	\$13,250,000	29-Jun-06	339
94112	Picture Car Services, LTD	Industrial Incentive	\$47,450,000	24-Jun-16	343
92928	Rapid Processing, LLC	Industrial Incentive	\$3,250,000	03-Mar-05	354
92935	Way Fong, LLC	Industrial Incentive	\$2,775,000	21-Sep-04	431
92472	World Casing Corp.	Manufacturing Facilities Bond	\$2,245,000	18-Nov-99	441

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92646	AMB Property, LP (lot 20)	Industrial Incentive	\$73,000,000	31-May-01	40
92893	AMB Property, LP (lot 21)	Industrial Incentive	\$19,500,000	31-May-01	41
92894	AMB Property, LP (lot 22)	Industrial Incentive	\$26,970,000	31-May-01	42
92895	AMB Property, LP (lot 23)	Industrial Incentive	\$26,970,000	31-May-01	43
94045	Arverne By The Sea & LLC & Benjamin Beechwood Retail LLC	Recovery Zone Facility Bond	\$11,100,000	12-Feb-15	53
94173	Bnos Bais Yaakov of Far Rockaway	Build NYC Revenue Bond	\$7,000,000	13-Dec-18	78
92449	Elite Airline Laundry Services Corp	Industrial Incentive	\$3,500,000	20-Jun-00	167
91024	Gabrielli Truck Sales, Ltd.	Industrial Incentive	\$5,100,000	19-Dec-96	201
94102	Gabrielli Truck Sales, Ltd. #2	Industrial Incentive	\$23,381,549	14-Jan-16	202
93186	Gourmet Boutique, L.L.C.	Manufacturing Facilities Bond	\$6,200,000	06-Dec-06	213
93819	Idlewild 228th Street, LLC	Industrial Incentive	\$19,741,250	20-Jul-12	240
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	273
94159	Siach Yitzchok	Build NYC Revenue Bond	\$7,000,000	29-Mar-18	377

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94131	105 Rockaway Realty LLC	Commercial Project	\$23,750,000	04-Jan-17	1
94220	Bartlett Dairy, Inc.	Industrial Incentive	\$25,999,962	16-Jul-20	65
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	273
91095	Madelaine Chocolate Novelties #3 (1997)	Industrial Incentive	\$3,408,000	17-Nov-97	281
92432	Moving Right Along Service, Inc.	Industrial Incentive	\$1,400,000	20-Dec-99	309

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92691	Acme Smoked Fish Corp.	Industrial Incentive	\$5,200,000	27-Jun-03	24
94052	Albee Retail Development LLC (2014)	Build NYC Revenue Bond	\$20,000,000	29-Oct-14	31
93184	Aleta Industries Inc. and Aleta Group, Inc.	Industrial Incentive	\$4,640,000	25-Sep-06	33
94048	Bais Ruchel High School, Inc.	Build NYC Revenue Bond	\$18,100,000	23-Oct-14	59
94202	Bais Yaakov Dkhal Adas Yereim	Build NYC Revenue Bond	\$15,670,000	18-Jul-19	60
94221	Bedford EMR Holdings LLC	FRESH	\$1,350,000	18-Nov-20	68
94096	BNOS Square of Williamsburg	Build NYC Revenue Bond	\$7,400,000	28-Jun-16	79
93869	Brooklyn Heights Montessori School	Build NYC Tax-Exempt Promissory Note	\$10,000,000	03-Jun-13	96
94198	Brooklyn Navy Yard Building 127	New Markets Tax Credits Program	\$0	21-Sep-18	97
94186	Brooklyn Navy Yard Cogeneration Partners, L.P. #2	Build NYC Revenue Bond	\$82,135,000	14-Feb-19	98
93943	Brooklyn Union Gas Company	Industrial Incentive	\$14,400,000	23-May-14	99
93389	Chase Manhattan Bank, NA	Commercial Growth Project	\$0	03-Nov-89	118
93397	Forest City Pierrepont Associates	Manufacturing Facilities Bond	\$107,409,000	07-May-86	192
93238	Goldman Sachs Group, Inc.	BIR Energy Incentive		02-Oct-06	210
94152	Mary McDowell Friends School (2017)	Build NYC Revenue Bond	\$20,800,000	29-Sep-17	292
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	306
94190	New Dawn Charter Schools	Build NYC Revenue Bond	\$20,685,000	28-Feb-19	315
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	323
94105	ODA Primary Health Care Network, Inc.	Build NYC Revenue Bond	\$5,000,000	12-Feb-16	329
94087	Packer Collegiate Institute, The	Build NYC Revenue Bond	\$22,000,000	07-Apr-15	334
93204	Peerless Equities LLC/Empire Merchants LLC	Industrial Incentive	\$7,805,000	04-Jan-07	338
93841	Richards Plumbing and Heating Co., Inc.	Industrial Incentive	\$4,696,526	17-May-13	357
94085	Saint Ann's School	Build NYC Tax-Exempt Promissory Note	\$30,000,000	10-Sep-15	368
94215	St. Francis College	Build NYC Revenue Bond	\$42,055,000	22-Jun-20	385
93456	Ulano Corporation f/k/a The Utah Company of New York, Inc.	Industrial Incentive	\$5,910,000	01-Sep-10	411
93453	WytheHotel LLC	Recovery Zone Facility Bond	\$15,000,000	15-Dec-10	442
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	449

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92687	16 Tons Inc.	Industrial Incentive	\$1,172,000	04-Dec-02	4
94209	500 Stagg Street LLC	Industrial Incentive	\$6,847,810	01-Oct-19	12
92745	Aabco Sheet Metal Co., Inc.	Manufacturing Facilities Bond	\$5,525,000	30-Jun-04	22
93319	Aesthetonics Inc. d/b/a Remains Lighting	Industrial Incentive	\$4,634,000	20-Jun-08	28
92678	Aron's Manufacturing Corp.	Industrial Incentive	\$1,890,000	13-Jun-02	50
91009	Atlantic Veal & Lamb	Industrial Incentive	\$1,995,000	13-Dec-96	56
93362	Best Choice Trading Corporation	Industrial Incentive	\$2,625,000	11-Dec-08	71
94203	Best Choice Trading Corporation #2	Industrial Incentive	\$6,016,500	21-Aug-19	72
93920	Bogopa-Manhattan, Inc.	FRESH	\$980,000	06-Oct-11	87
94057	Carlton House Restoration, Inc	Industrial Incentive	\$2,415,000	25-Nov-14	106
94188	Evergreen 105 LLC	Commercial Project	\$76,500,000	19-Dec-18	174
92654	Foto Electric Supply Co., Inc.	Industrial Incentive	\$4,150,000	19-Jul-01	193
93218	Greenpoint Manufacturing and Design Center #2 (2007)	Industrial Incentive	\$11,004,000	29-Jun-07	216
94142	Grimm Ales LLC	Industrial Incentive	\$4,200,000	06-Feb-18	217
93381	Hindustan Granites, Inc.	Industrial Incentive	\$6,736,000	07-Apr-10	230
92845	M & V Provision Co., Inc.	Industrial Incentive	\$6,065,000	04-Apr-01	280
92971	Marjam Supply of Rewe Street, LLC	Industrial Incentive	\$5,200,000	04-Jan-05	291
93290	Mind, Hand and Company & J.V. Woodworking & Oh-Show Woodworking Studio	Industrial Incentive	\$2,450,000	03-Jan-08	301
92721	National Compressor Exchange of N.Y., Inc.	Industrial Incentive	\$5,211,211	11-Sep-02	312
94231	Phoenix Building Supply Inc.	Industrial Incentive	\$2,800,000	22-Dec-20	342
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	372
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	376
93348	Technical Library Service, Inc.	Industrial Incentive	\$4,875,000	19-Dec-08	395
92735	UB Distributors, LLC	Industrial Incentive	\$4,575,000	12-Sep-02	410
93981	Weapons Specialists Ltd.	Industrial Incentive	\$9,610,000	28-Mar-14	432

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94035	Congregation Yeshiva Beis Chaya Mushka, Inc.	Build NYC Revenue Bond	\$4,500,000	28-Aug-14	139
94070	FC Hanson Office Associates, LLC	Build NYC Revenue Bond	\$105,000,000	17-Jun-15	182
93967	GMDC Atlantic Avenue LLC	Industrial Incentive	\$13,983,527	12-Dec-13	207
94222	Luria Academy of Brooklyn	Build NYC Revenue Bond	\$10,653,000	01-Apr-21	278
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	372
93456	Ulano Corporation f/k/a The Utah Company of New York, Inc.	Industrial Incentive	\$5,910,000	01-Sep-10	411

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36					
94048	Bais Ruchel High School, Inc.	Build NYC Revenue Bond	\$18,100,000	23-Oct-14	59
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	449

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37					
93927	Bogopa, Inc.	FRESH	\$3,500,000	06-Oct-11	83
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	112
92989	Comfort Bedding Inc.	Industrial Incentive	\$1,900,000	15-Jun-05	129
92452	Sarad, Inc. #1 (1999)	Industrial Incentive	\$1,000,000	31-Aug-99	371
92274	Solco Plumbing Supply, Inc.	Industrial Incentive	\$1,060,000	12-May-99	382
94063	Trey Whitfield School	Build NYC Revenue Bond	\$3,975,000	05-Feb-15	403
92469	Watkins Poultry Merchants of New York, Inc.	Industrial Incentive	\$1,600,000	19-Oct-99	430
94143	Western Beef Retail, Inc. #3 (2018)	FRESH	\$3,180,000	04-Jan-18	436

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93320	Approved Oil Co. of Brooklyn, Inc.	Industrial Incentive	\$5,200,000	07-May-08	47
93948	Art to Frames Inc.	Industrial Incentive	\$6,000,000	10-Jul-13	52
93282	Barone Steel Fabricators, Inc.	Industrial Incentive	\$5,700,000	29-Aug-07	64
92891	City Merchandise, Inc. (2002)	Industrial Incentive	\$2,430,000	03-Jan-02	123
92765	Commercial Cooling Service, Inc.	Industrial Incentive	\$2,075,000	31-Mar-04	130
94180	Congregation Machna Shalva, 1462 CMS LLC & 5815 CMS LLC	Build NYC Revenue Bond	\$24,500,000	09-Nov-18	138
92940	Down Right Ltd.	Industrial Incentive	\$4,120,000	30-Jul-04	160
93289	Excellent Poly, Inc.	Industrial Incentive	\$1,900,000	03-Dec-07	175
93312	Extech Building Materials, Inc.	Industrial Incentive	\$8,600,000	01-Apr-08	176
93976	Falcon Builder Inc.	Industrial Incentive	\$1,550,000	17-Apr-14	178
94228	Friends of Hellenic Classical Charter Schools, Inc.	Build NYC Revenue Bond	\$40,970,000	25-Feb-21	197
92914	Jetro Cash & Carry Enterprises, Inc. #2 (2005)	Industrial Incentive	\$2,400,000	27-Apr-05	255
92421	Klein's Naturals, Ltd.	Industrial Incentive	\$2,850,000	22-Mar-00	267
94088	Krasnyi Oktyabr Inc.	Industrial Incentive	\$5,140,000	10-Dec-15	268
92963	Lighting & Supplies, Inc. a/k/a Sunlight Clinton Realty LLC	Industrial Incentive	\$10,800,000	17-Mar-05	274
93918	Salmar Properties, LLC	Industrial Incentive	\$44,429,433	22-Sep-11	370
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	372
93961	Simon Liu, Inc.	Industrial Incentive	\$2,850,000	19-Sep-13	379
94182	Therapy and Learning Center, Inc. #2	Build NYC Revenue Bond	\$3,473,000	14-Dec-18	398
93019	Tri-State Camera Exchange Inc.	Industrial Incentive	\$4,365,000	08-Sep-05	404
92936	Zalmen Reiss and Associates Inc. (2004)	Industrial Incentive	\$4,730,000	05-Jan-05	452

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39					
92753	Arrow Linen Supply Co., Inc.	Industrial Incentive	\$897,000	19-Aug-03	51
93978	Berkeley Carroll School, The	Build NYC Revenue Bond	\$26,700,000	03-Jun-14	70
93286	Cobble Hill Health Center, Inc.	Build NYC Revenue Bond	\$48,190,000	31-Jan-08	125
94207	Consortium for Worker Education	Build NYC Revenue Bond	\$9,350,000	22-Jan-20	140
94066	Eastern Effects, Inc.	Industrial Incentive	\$3,550,000	17-Apr-15	163
94098	Hannah Senesh Community Day School	Build NYC Revenue Bond	\$4,785,000	30-Sep-15	223
91176	James F. Volpe Electrical Contracting Corp.	Industrial Incentive	\$880,000	11-Feb-98	252
94049	New York Methodist Hospital, The	Build NYC Revenue Bond	\$29,720,000	15-Oct-14	320
93964	Poly Prep Country Day School	Build NYC Revenue Bond	\$10,000,000	10-Sep-13	344
93212	Rivendell School	Pooled Bond	\$5,260,000	22-Feb-07	360
92587	T & G Industries, Inc.	Industrial Incentive	\$2,450,000	15-Nov-01	393
94144	Talmud Torah Ohel Yochanan & The Bnei Torah Trust	Build NYC Revenue Bond	\$14,855,000	20-Jul-17	394
92590	Tri-State Surgical Supply & Equipment Ltd. and H & H Laboratories, Inc.	Industrial Incentive	\$3,400,000	20-Sep-01	405
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	449

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40					
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	258
93178	New York Congregational Nursing Center	Not For Profit Bond	\$17,420,000	27-Jul-06	317
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	372
94100	Urban Resource Institute	Build NYC Revenue Bond	\$11,283,000	17-Dec-15	421

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41					
92956	AM&G Waterproofing LLC	Industrial Incentive	\$11,895,000	29-Mar-05	39
93928	Bogopa-Junius, Inc.	FRESH	\$910,000	06-Oct-11	86
93286	Cobble Hill Health Center, Inc.	Build NYC Revenue Bond	\$48,190,000	31-Jan-08	125
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	258
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	376

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42					
91142	Adriatic Wood Products, Inc. #2 (1997)	Industrial Incentive	\$1,725,000	31-Dec-97	25
92364	Bedessee Imports, Inc.	Industrial Incentive	\$1,600,000	04-Jan-00	67
94089	Brooklyn United Methodist Church Home	Build NYC Revenue Bond	\$6,295,000	09-Oct-15	100
94216	Community Healthcare Network (aka Betty Shabazz)	New Markets Tax Credits Program	\$0	31-Dec-19	133
93093	Coronet Parts Manufacturing Company, Inc.	Industrial Incentive	\$2,732,000	08-Dec-05	147
93288	DCD Marketing Ltd.	Industrial Incentive	\$5,500,000	25-Sep-07	154
94066	Eastern Effects, Inc.	Industrial Incentive	\$3,550,000	17-Apr-15	163
93975	Gateway ShopRite Associates, LLC	FRESH	\$12,500,000	07-May-14	205
93860	Halmark Architectural Finishing Corp.	Industrial Incentive	\$1,125,000	23-Aug-12	221
94062	Handy Tool & MFG. Co., Inc.,The	Industrial Incentive	\$2,525,000	05-Jan-15	222
92674	Leo International, Inc.	Industrial Incentive	\$1,239,375	19-Dec-01	271
93359	O. & I. Realty, Inc. / Peralta Metal Works, Inc.	Industrial Incentive	\$2,100,000	05-Sep-08	327
92448	Rite Lite Ltd.	Industrial Incentive	\$3,500,000	05-Jan-00	359
94118	The Rogosin Institute, Inc.	Build NYC Revenue Bond	\$12,000,000	21-Jul-16	397
94121	Transcontinental Ultra Flex Inc.	Industrial Incentive	\$16,427,341	16-Dec-16	401

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43					
92979	Advocates for Services for the Blind Multihandicapped, Inc.	Pooled Bond	\$1,625,000	23-Mar-05	26
92941	Block Institute Inc.	Pooled Bond	\$1,145,000	19-Aug-04	76
92500	Guild for Exceptional Children, Inc., The	Pooled Bond	\$1,182,300	01-Jan-99	219
93964	Poly Prep Country Day School	Build NYC Revenue Bond	\$10,000,000	10-Sep-13	344
93317	Program Development Services, Inc. #2 (2008)	Pooled Bond	\$2,200,000	30-Jan-08	348
94109	Xaverian High School/Ryken Educational Center, Inc.	Build NYC Revenue Bond	\$15,000,000	03-May-16	443

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44					
93214	Ateret Torah Center	Not For Profit Bond	\$13,200,000	29-Mar-07	55
94106	Barkai Foundation, Inc.	Build NYC Revenue Bond	\$8,700,000	15-Oct-15	63
94180	Congregation Machna Shalva, 1462 CMS LLC & 5815 CMS LLC	Build NYC Revenue Bond	\$24,500,000	09-Nov-18	138
94177	Friends of Hebrew Public Borrower, LLC	Build NYC Revenue Bond	\$36,010,000	06-Sep-18	196
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	258
93917	Moisha's Kosher Discount Supermarket, Inc.	FRESH	\$3,100,000	18-Sep-11	304
93317	Program Development Services, Inc. #2 (2008)	Pooled Bond	\$2,200,000	30-Jan-08	348
94118	The Rogosin Institute, Inc.	Build NYC Revenue Bond	\$12,000,000	21-Jul-16	397
93883	United Cerebral Palsy of New York City, Inc.	Build NYC Revenue Bond	\$5,995,000	25-Apr-13	415
94117	Yeshivah of Flatbush	Build NYC Revenue Bond	\$29,000,000	08-Sep-16	446
94056	Yeshivat Beth Hillel of Krasna, Inc.	Build NYC Revenue Bond	\$10,000,000	20-Feb-15	447

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45					
94123	Favorite Plastic Corp.	Industrial Incentive	\$1,675,000	30-Dec-16	180
94083	Foodsaver New York, Inc.	Industrial Incentive	\$5,317,306	05-Jan-16	191
93295	Human Care Services for Families and Children, Inc. #2	Not For Profit Bond	\$1,355,000	07-Nov-07	235
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	258
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	376
94037	Stephen Gaynor School	Build NYC Revenue Bond	\$28,900,000	16-Jul-14	390

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47					
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	136
92634	Magen David Yeshivah	Not For Profit Bond	\$38,500,000	26-Jun-02	283
92795	Otsar Early Childhood Center Project	Pooled Bond	\$2,415,000	27-Feb-04	332
93144	Women's League Community Residences, Inc. #3 (2006)	Pooled Bond	\$2,220,000	01-Mar-06	440

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48					
94130	Yeshivat Darche Eres, Inc.	Build NYC Revenue Bond	\$11,040,000	09-Dec-16	448

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49					
94034	5 Bay Street Phase 1, LLC	Commercial Growth Project	\$150,049,053	29-Jan-16	10
93313	Center for Family Support, Inc., The #3 (2008)	Pooled Bond	\$2,420,000	30-Jan-08	111
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	134
94114	D'Onofrio General Contractors Corp.	Industrial Incentive	\$5,000,000	24-Jun-16	151
93879	Eden II School for Autistic Children, Inc. (2013)	Build NYC Revenue Bond	\$3,305,000	17-Apr-13	166
93096	Faztec Industries, Inc.	Industrial Incentive	\$1,488,800	14-Nov-05	181
94128	GCT New York LP	Industrial Incentive	\$25,000,000	28-Jul-16	206
93003	Independent Living Association, Inc.	Not For Profit Bond	\$2,484,000	24-Jun-05	241
92417	Island Computer Products, Inc.	Industrial Incentive	\$2,700,000	25-Aug-99	247
94223	New World Preparatory Charter School	Build NYC Revenue Bond	\$51,160,000	24-Jun-21	316
94148	Octopus Garden Inc.	Industrial Incentive	\$2,477,000	27-Oct-17	328
94172	Person Centered Care Services, Inc.	Build NYC Revenue Bond	\$5,000,000	13-Jul-18	340
94187	Richmond Medical Center	Build NYC Revenue Bond	\$132,065,000	20-Dec-18	358
94146	Seamen's Society for Children and Families (2017)	Build NYC Revenue Bond	\$4,298,000	27-Sep-17	373
94039	St. George Outlet Development LLC	Commercial Project	\$298,955,299	07-Nov-14	386
93883	United Cerebral Palsy of New York City, Inc.	Build NYC Revenue Bond	\$5,995,000	25-Apr-13	415
94060	United New York Sandy Hook Pilots' Association and United New Jersey Sandy Hook Pilots' Association	Industrial Incentive	\$5,500,000	22-Sep-14	419
93803	Wagner College	Build NYC Revenue Bond	\$12,705,000	25-Sep-12	429

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50					
93878	A Very Special Place, Inc. (2013 Adjustable)	Build NYC Revenue Bond	\$4,840,000	28-Feb-13	17
93886	A Very Special Place, Inc. (2013 Fixed)	Build NYC Revenue Bond	\$6,795,000	21-Mar-13	18
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	134
94046	Cubit Power One Inc.	Industrial Incentive	\$23,089,000	19-Aug-15	150
94050	Dealer Storage Corp.	Industrial Incentive	\$7,516,000	06-Aug-14	155
94228	Friends of Hellenic Classical Charter Schools, Inc.	Build NYC Revenue Bond	\$40,970,000	25-Feb-21	197
93003	Independent Living Association, Inc.	Not For Profit Bond	\$2,484,000	24-Jun-05	241
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	258
93934	Kingdom Castle Food Corp.	FRESH	\$5,270,000	12-Mar-12	264
94055	Pratt Paper (NY), Inc.	Build NYC Revenue Bond	\$96,300,000	18-Dec-14	345
92955	S. DiFazio and Sons Construction, Inc. & Faztec Industries, Inc.	Industrial Incentive	\$1,295,000	30-Dec-04	366
93882	Seaview Senior Living Housing Development Fund Corporation	Build NYC Revenue Bond	\$36,000,000	23-Jan-13	374

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51					
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	134
93003	Independent Living Association, Inc.	Not For Profit Bond	\$2,484,000	24-Jun-05	241
94127	Rogers Surveying, PLLC	Industrial Incentive	\$4,950,000	05-Jan-17	362
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	449

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Applied Sciences NYC					
93892	Columbia University	Applied Sciences NYC	\$95,000,000	01-Jul-12	128
93992	Cornell University	Applied Sciences NYC	\$0	19-Dec-13	146
93987	Icahn School of Medicine at Mount Sinai	Applied Sciences NYC	\$5,000,000	24-Feb-14	239
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	323

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BIR Energy Incentive					
93238	Goldman Sachs Group, Inc.	BIR Energy Incentive		02-Oct-06	210
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	306

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Build NYC Revenue Bond					
93878	A Very Special Place, Inc. (2013 Adjustable)	Build NYC Revenue Bond	\$4,840,000	28-Feb-13	17
93886	A Very Special Place, Inc. (2013 Fixed)	Build NYC Revenue Bond	\$6,795,000	21-Mar-13	18
94052	Albee Retail Development LLC (2014)	Build NYC Revenue Bond	\$20,000,000	29-Oct-14	31
94090	Albert Einstein College of Medicine, Inc. (f/k/a Com Affiliation, Inc.)	Build NYC Revenue Bond	\$175,000,000	09-Sep-15	32
94133	Alphapointe	Build NYC Revenue Bond	\$18,850,000	16-Jun-17	38
94084	AMDA, Inc.	Build NYC Revenue Bond	\$21,000,000	02-Dec-15	44
94095	American Committee for the Weizmann Institute of Science Inc.	Build NYC Revenue Bond	\$8,830,000	29-Oct-15	45
94176	American Dream Charter School	Build NYC Revenue Bond	\$26,745,000	29-Oct-18	46
94116	ARK Development LLC	Build NYC Revenue Bond	\$35,000,000	14-Jun-17	49
94077	Asia Society, The	Build NYC Revenue Bond	\$16,795,000	01-Jul-15	54
94048	Bais Ruchel High School, Inc.	Build NYC Revenue Bond	\$18,100,000	23-Oct-14	59
94202	Bais Yaakov Dkhal Adas Yereim	Build NYC Revenue Bond	\$15,670,000	18-Jul-19	60
94106	Barkai Foundation, Inc.	Build NYC Revenue Bond	\$8,700,000	15-Oct-15	63
93978	Berkeley Carroll School, The	Build NYC Revenue Bond	\$26,700,000	03-Jun-14	70
94230	Bideawee, Inc.	Build NYC Revenue Bond	\$12,100,000	01-Mar-21	73
93984	Big Brothers/Big Sisters of New York City, Inc.	Build NYC Revenue Bond	\$9,000,000	02-May-14	74
94122	Blue School and Blue School Real Estate, LLC	Build NYC Revenue Bond	\$55,475,000	21-Dec-16	77
94173	Bnos Bais Yaakov of Far Rockaway	Build NYC Revenue Bond	\$7,000,000	13-Dec-18	78
94096	BNOS Square of Williamsburg	Build NYC Revenue Bond	\$7,400,000	28-Jun-16	79
93877	Bronx Charter School for Excellence	Build NYC Revenue Bond	\$24,000,000	24-Apr-13	94
94186	Brooklyn Navy Yard Cogeneration Partners, L.P. #2	Build NYC Revenue Bond	\$82,135,000	14-Feb-19	98
94089	Brooklyn United Methodist Church Home	Build NYC Revenue Bond	\$6,295,000	09-Oct-15	100
94162	Cathedral School of St. John The Divine	Build NYC Revenue Bond	\$11,000,000	29-Dec-17	107
94129	Center for Elimination of Violence in the Family, Inc.	Build NYC Revenue Bond	\$3,860,000	26-Jan-17	108
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	112
94119	Chapin School, The LTD.	Build NYC Revenue Bond	\$75,000,000	24-Aug-16	116
94189	Charles B. Wang Community Health Center, Inc.	Build NYC Revenue Bond	\$30,000,000	30-May-19	117
94076	Children's Aid Society, The	Build NYC Revenue Bond	\$37,205,000	23-Jul-15	120
94204	Children's Aid Society, The #2	Build NYC Revenue Bond	\$34,420,000	01-Aug-19	121
93286	Cobble Hill Health Center, Inc.	Build NYC Revenue Bond	\$48,190,000	31-Jan-08	125
94224	Committee to Protect Journalists, Inc.	Build NYC Revenue Bond	\$5,500,000	01-Mar-21	132
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	134
94180	Congregation Machna Shalva, 1462 CMS LLC & 5815 CMS LLC	Build NYC Revenue Bond	\$24,500,000	09-Nov-18	138
94035	Congregation Yeshiva Beis Chaya Mushka, Inc.	Build NYC Revenue Bond	\$4,500,000	28-Aug-14	139
94207	Consortium for Worker Education	Build NYC Revenue Bond	\$9,350,000	22-Jan-20	140
94158	Cooke School and Institute	Build NYC Revenue Bond	\$44,000,000	20-Dec-17	143
93851	Corlears School	Build NYC Revenue Bond	\$10,000,000	18-Jul-12	145
93879	Eden II School for Autistic Children, Inc. (2013)	Build NYC Revenue Bond	\$3,305,000	17-Apr-13	166
94072	Ethical Culture Fieldston School	Build NYC Revenue Bond	\$49,355,000	21-May-15	173
94070	FC Hanson Office Associates, LLC	Build NYC Revenue Bond	\$105,000,000	17-Jun-15	182
93973	Fedcap Rehabilitation Services, Inc. (2013)	Build NYC Revenue Bond	\$28,450,000	11-Dec-13	183

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94053	Federation of Protestant Welfare Agencies, Inc.	Build NYC Revenue Bond	\$12,345,000	12-Nov-14	187
94181	Fencers Club, Inc.	Build NYC Revenue Bond	\$9,000,000	13-Dec-18	189
94237	Friends of Academic Leadership CS, LLC	Build NYC Revenue Bond	\$17,770,000	16-Jun-21	195
94177	Friends of Hebrew Public Borrower, LLC	Build NYC Revenue Bond	\$36,010,000	06-Sep-18	196
94228	Friends of Hellenic Classical Charter Schools, Inc.	Build NYC Revenue Bond	\$40,970,000	25-Feb-21	197
94214	Friends Seminary	Build NYC Revenue Bond	\$25,000,000	30-Jun-20	198
93954	Grace Church School	Build NYC Revenue Bond	\$40,000,000	01-Jul-13	214
93856	GSNY Properties, Inc.	Build NYC Revenue Bond	\$16,925,000	09-Aug-12	218
94098	Hannah Senesh Community Day School	Build NYC Revenue Bond	\$4,785,000	30-Sep-15	223
94075	Hebrew Home for the Aged at Riverdale, The	Build NYC Revenue Bond	\$55,000,000	13-Feb-15	225
94229	Highbridge Facilities, LLC	Build NYC Revenue Bond	\$125,105,000	22-Dec-20	229
94064	Horace Mann School	Build NYC Revenue Bond	\$33,525,000	20-Nov-14	231
94155	Hyde Leadership Charter School	Build NYC Revenue Bond	\$15,250,000	15-Dec-17	238
93876	Institute for Community Living, Inc. (2013)	Build NYC Revenue Bond	\$2,600,000	17-Apr-13	242
93885	International Leadership Charter School	Build NYC Revenue Bond	\$21,050,000	21-Mar-13	243
94166	Inwood Academy for Leadership Charter School	Build NYC Revenue Bond	\$17,995,000	15-May-18	244
94125	Jewish Community Center of Manhattan, Inc.	Build NYC Revenue Bond	\$27,270,000	29-Sep-16	259
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	273
93965	Little Red School House and Elisabeth Irwin High School	Build NYC Revenue Bond	\$9,650,000	10-Oct-13	275
94078	Lower East Side Tenement Museum	Build NYC Revenue Bond	\$10,700,000	24-Nov-15	277
94222	Luria Academy of Brooklyn	Build NYC Revenue Bond	\$10,653,000	01-Apr-21	278
93958	Lycee Francais de New York	Build NYC Revenue Bond	\$81,650,000	01-Aug-13	279
94135	Manhattan College #3 (2017)	Build NYC Revenue Bond	\$90,575,000	14-Jun-17	287
94104	Manhattan Country School, Inc. and West 85th Street Owner LLC	Build NYC Revenue Bond	\$22,000,000	07-Apr-16	288
94152	Mary McDowell Friends School (2017)	Build NYC Revenue Bond	\$20,800,000	29-Sep-17	292
93873	Marymount School of New York	Build NYC Revenue Bond	\$19,480,000	20-Dec-12	293
94054	Metropolitan College of New York	Build NYC Revenue Bond	\$67,440,000	10-Dec-14	296
94092	Metropolitan Montessori School #2	Build NYC Revenue Bond	\$17,000,000	25-Sep-15	298
93966	Mount Sinai Hospital, The	Build NYC Revenue Bond	\$112,000,000	19-Dec-13	308
93305	Natural Resources Defense Council	Build NYC Revenue Bond	\$12,730,000	01-Jan-08	313
94190	New Dawn Charter Schools	Build NYC Revenue Bond	\$20,685,000	28-Feb-19	315
94223	New World Preparatory Charter School	Build NYC Revenue Bond	\$51,160,000	24-Jun-21	316
94110	New York Law School (2016)	Build NYC Revenue Bond	\$140,210,000	29-Jan-16	319
94049	New York Methodist Hospital, The	Build NYC Revenue Bond	\$29,720,000	15-Oct-14	320
94150	Nuasin Next Generation Charter School (FKA Metropolitan Lighthouse Charter School)	Build NYC Revenue Bond	\$24,895,000	22-Dec-17	326
94105	ODA Primary Health Care Network, Inc.	Build NYC Revenue Bond	\$5,000,000	12-Feb-16	329
94087	Packer Collegiate Institute, The	Build NYC Revenue Bond	\$22,000,000	07-Apr-15	334
94172	Person Centered Care Services, Inc.	Build NYC Revenue Bond	\$5,000,000	13-Jul-18	340
94175	Pharos Academy Charter School (FKA Bronx Lighthouse Charter School)	Build NYC Revenue Bond	\$8,825,000	12-Oct-18	341
93964	Poly Prep Country Day School	Build NYC Revenue Bond	\$10,000,000	10-Sep-13	344
94055	Pratt Paper (NY), Inc.	Build NYC Revenue Bond	\$96,300,000	18-Dec-14	345

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Build NYC Revenue Bond					
94059	Q Student Residences, LLC	Build NYC Revenue Bond	\$65,230,000	05-Sep-14	350
94187	Richmond Medical Center	Build NYC Revenue Bond	\$132,065,000	20-Dec-18	358
93940	Royal Charter Properties, Inc.	Build NYC Revenue Bond	\$24,660,000	29-Jun-12	364
94099	Saint David's School	Build NYC Revenue Bond	\$35,000,000	24-Nov-15	369
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	372
94146	Seamen's Society for Children and Families (2017)	Build NYC Revenue Bond	\$4,298,000	27-Sep-17	373
93882	Seaview Senior Living Housing Development Fund Corporation	Build NYC Revenue Bond	\$36,000,000	23-Jan-13	374
94132	Services and Advocacy for Gay, Lesbian, Bisexual and Transgender Elder, Inc.	Build NYC Revenue Bond	\$7,799,000	22-Feb-17	375
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	376
94159	Siach Yitzchok	Build NYC Revenue Bond	\$7,000,000	29-Mar-18	377
93889	South Bronx Charter School for International Cultures and the Arts	Build NYC Revenue Bond	\$22,270,000	11-Jun-13	383
94215	St. Francis College	Build NYC Revenue Bond	\$42,055,000	22-Jun-20	385
94037	Stephen Gaynor School	Build NYC Revenue Bond	\$28,900,000	16-Jul-14	390
94144	Talmud Torah Ohel Yochanan & The Bnei Torah Trust	Build NYC Revenue Bond	\$14,855,000	20-Jul-17	394
94118	The Rogosin Institute, Inc.	Build NYC Revenue Bond	\$12,000,000	21-Jul-16	397
94182	Therapy and Learning Center, Inc. #2	Build NYC Revenue Bond	\$3,473,000	14-Dec-18	398
94063	Trey Whitfield School	Build NYC Revenue Bond	\$3,975,000	05-Feb-15	403
94225	Union of Orthodox Jewish Congregations of America, d/b/a Orthodox Union "OU"	Build NYC Revenue Bond	\$60,060,000	14-Jan-21	412
94111	United Cerebral Palsy of New York City #2 (2016)	Build NYC Revenue Bond	\$35,253,130	30-Jun-16	414
93883	United Cerebral Palsy of New York City, Inc.	Build NYC Revenue Bond	\$5,995,000	25-Apr-13	415
94051	United Jewish Appeal- Federation of Jewish Philanthropies of New York, Inc.	Build NYC Revenue Bond	\$27,335,000	14-Aug-14	417
94126	United States Fund for UNICEF	Build NYC Revenue Bond	\$39,100,000	22-Sep-16	420
94100	Urban Resource Institute	Build NYC Revenue Bond	\$11,283,000	17-Dec-15	421
93968	Village Center for Care	Build NYC Revenue Bond	\$15,805,000	01-Oct-13	423
94210	Village Community School #2	Build NYC Revenue Bond	\$21,000,000	07-Oct-19	424
94101	Volunteers of America - Greater New York, Inc #2	Build NYC Revenue Bond	\$5,515,000	17-Nov-15	426
94165	Volunteers of America - Greater New York, Inc #3	Build NYC Revenue Bond	\$5,553,000	28-Dec-17	427
93980	Volunteers of America - Greater New York, Inc.	Build NYC Revenue Bond	\$9,520,000	21-Mar-14	428
93803	Wagner College	Build NYC Revenue Bond	\$12,705,000	25-Sep-12	429
94109	Xaverian High School/Ryken Educational Center, Inc.	Build NYC Revenue Bond	\$15,000,000	03-May-16	443
93942	Yeshiva Har Torah	Build NYC Revenue Bond	\$3,600,000	28-Jun-12	445
94117	Yeshivah of Flatbush	Build NYC Revenue Bond	\$29,000,000	08-Sep-16	446
94056	Yeshivat Beth Hillel of Krasna, Inc.	Build NYC Revenue Bond	\$10,000,000	20-Feb-15	447
94130	Yeshivat Darche Eres, Inc.	Build NYC Revenue Bond	\$11,040,000	09-Dec-16	448
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	449
94218	Young Adult Institute, Inc.	Build NYC Revenue Bond	\$5,490,000	01-Dec-20	451

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Build NYC Tax-Exempt Promissory Note					
93871	All Stars Project, Inc.	Build NYC Tax-Exempt Promissory Note	\$10,720,000	29-Nov-12	35
94097	Brearley School, The	Build NYC Tax-Exempt Promissory Note	\$50,000,000	29-Sep-15	93
93869	Brooklyn Heights Montessori School	Build NYC Tax-Exempt Promissory Note	\$10,000,000	03-Jun-13	96
93962	Calhoun School, Inc., The	Build NYC Tax-Exempt Promissory Note	\$32,840,000	30-Sep-13	104
94044	Center for Urban Community Services, Inc.	Build NYC Tax-Exempt Promissory Note	\$6,355,000	24-Jul-14	113
94185	Center for Urban Community Services, Inc. #2	Build NYC Tax-Exempt Promissory Note	\$13,250,000	19-Dec-18	114
94113	Collegiate School, Inc.	Build NYC Tax-Exempt Promissory Note	\$40,000,000	30-Jun-16	127
93890	Hewitt School, The	Build NYC Tax-Exempt Promissory Note	\$23,620,000	27-Jun-13	227
93947	Hutch Tower Two LLC	Build NYC Tax-Exempt Promissory Note	\$80,500,000	20-Dec-12	236
93950	Nightingale-Bamford School, The	Build NYC Tax-Exempt Promissory Note	\$35,000,000	04-Dec-13	324
94134	Professional Children's School, Inc. (2017)	Build NYC Tax-Exempt Promissory Note	\$6,856,000	01-May-17	347
94081	Riverdale Country School, Inc.	Build NYC Tax-Exempt Promissory Note	\$51,800,000	15-Jul-15	361
94085	Saint Ann's School	Build NYC Tax-Exempt Promissory Note	\$30,000,000	10-Sep-15	368
94226	The Calhoun School	Build NYC Tax-Exempt Promissory Note	\$0	30-Dec-20	396
93979	Trinity Episcopal School Corporation	Build NYC Tax-Exempt Promissory Note	\$6,784,000	11-Apr-14	406
93963	Trustees of The Spence School, Inc.	Build NYC Tax-Exempt Promissory Note	\$14,080,000	26-Sep-13	408
94183	Trustees of The Spence School, Inc. #2	Build NYC Tax-Exempt Promissory Note	\$30,000,000	22-May-19	409
93959	United Nations International School	Build NYC Tax-Exempt Promissory Note	\$5,000,000	28-Aug-13	418

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Commercial Growth Project					
94034	5 Bay Street Phase 1, LLC	Commercial Growth Project	\$150,049,053	29-Jan-16	10
92926	Bank of America, N.A	Commercial Growth Project	\$622,000,000	17-Nov-04	61
92680	Brown Brothers Harriman & Co.	Commercial Growth Project	\$61,500,000	01-May-02	101
93389	Chase Manhattan Bank, NA	Commercial Growth Project	\$0	03-Nov-89	118
94206	Deerfield Management Company, L.P.	Commercial Growth Project	\$605,000,000	01-Sep-19	156
92846	Ernst & Young US LLP	Commercial Growth Project	\$159,900,000	15-Jul-04	170
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	224
93449	JetBlue Airways Corporation #2 (2010)	Commercial Growth Project	\$52,800,000	18-Nov-10	254
94170	JMDH Real Estate Offices, LLC	Commercial Growth Project	\$57,050,000	13-Jul-18	260
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	297
92519	NBC Universal, Inc.	Commercial Growth Project	\$1,500,300,000	20-Dec-88	314
92664	New York Post	Commercial Growth Project	\$168,915,000	25-Mar-02	321
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	322

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Commercial Project					
94131	105 Rockaway Realty LLC	Commercial Project	\$23,750,000	04-Jan-17	1
94191	30 HY WM Unit Owner LP	Commercial Project	\$0	15-Apr-19	6
94208	425 Westchester Fee Owner, LLC	Commercial Project	\$81,414,386	24-Jun-20	8
94201	45-18 Court Square Owner L.L.C.	Commercial Project	\$237,857,908	19-Dec-19	9
94153	50 HYMC Owner LLC	Commercial Project	\$3,835,000,000	31-Aug-17	11
94139	509 W 34, L.L.C.	Commercial Project	\$3,735,000,000	09-Apr-18	13
94073	BOP NE LLC	Commercial Project	\$2,180,000,000	14-Apr-15	88
94227	BOP NE Retail LLC	Commercial Project	\$0	27-Jul-20	89
94205	BOP SE LLC	Commercial Project	\$2,423,000,000	07-Feb-20	90
94212	ERY North Tower Ob Deck Member LLC	Commercial Project	\$0	12-Nov-19	171
93946	ERY Retail Podium LLC	Commercial Project	\$1,948,000,000	17-Mar-14	172
94188	Evergreen 105 LLC	Commercial Project	\$76,500,000	19-Dec-18	174
93944	Extell GT LLC	Commercial Project	\$745,793,000	30-Jul-13	177
94036	Hudson Yards North Tower Tenant LLC (RHY Unit)	Commercial Project	\$2,674,000,000	11-Dec-15	234
94192	HY30-67 Owner LP	Commercial Project	\$0	15-Apr-19	237
94193	KKR HY Owner LLC (PE 1 Unit)	Commercial Project	\$0	20-May-19	265
94195	KKR HY Owner LLC (PE 2 Unit)	Commercial Project	\$0	20-May-19	266
93888	Legacy Yards Tenant LLC	Commercial Project	\$1,386,000,000	01-Apr-13	270
94115	LIC Site B-1 Owner, LLC	Commercial Project	\$706,743,996	30-Jun-16	272
94038	One Hudson Yards Owner LLC	Commercial Project	\$1,434,114,029	05-Dec-14	331
93176	Queens Ballpark Company, L.L.C.	Commercial Project	\$896,932,088	22-Aug-06	353
94039	St. George Outlet Development LLC	Commercial Project	\$298,955,299	07-Nov-14	386
94194	Wells Fargo Properties, Inc.	Commercial Project	\$0	20-May-19	433
93177	Yankee Stadium LLC	Commercial Project	\$1,633,968,000	22-Aug-06	444

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EDC Loan					
94196	MHANY Peninsula Local Development Corporation	EDC Loan	\$3,000,000	22-May-19	300
93874	New York Genome Center, Inc.	EDC Loan	\$5,000,000	16-Nov-12	318
93246	Related Retail Hub LLC	EDC Loan	\$4,000,000	24-Mar-06	355

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Empowerment Zone Facility Bond					
93175	Tiago Holdings LLC #1	Empowerment Zone Facility Bond	\$91,833,000	31-Jan-07	399

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Exempt Facilities Bond					
93862	Aero JFK, LLC	Exempt Facilities Bond	\$126,875,000	13-Sep-12	27
91136	Air Express International Corporation	Exempt Facilities Bond	\$19,000,000	16-Jul-97	29

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FRESH					
94061	149 Street Food Corp.	FRESH	\$1,890,990	28-Sep-15	3
94219	2395 CDM Meat & Produce Corp.	FRESH	\$1,500,414	05-Jan-21	5
93931	3462 Third Avenue Food Corp. d/b/a Associated Supermarket	FRESH	\$2,050,000	20-Dec-11	7
94145	A & J Supermarket Corp.	FRESH	\$10,814,113	28-Dec-17	15
94221	Bedford EMR Holdings LLC	FRESH	\$1,350,000	18-Nov-20	68
94197	Bogopa BTM, LLC	FRESH	\$10,000,000	28-Jun-19	80
93952	Bogopa LIC, Inc.	FRESH	\$4,400,000	13-Aug-13	81
93977	Bogopa Washington, Inc.	FRESH	\$12,165,500	17-Dec-13	82
93927	Bogopa, Inc.	FRESH	\$3,500,000	06-Oct-11	83
93929	Bogopa-Concourse, Inc.	FRESH	\$1,066,000	06-Oct-11	84
93930	Bogopa-Junction, Inc.	FRESH	\$805,000	06-Oct-11	85
93928	Bogopa-Junius, Inc.	FRESH	\$910,000	06-Oct-11	86
93920	Bogopa-Manhattan, Inc.	FRESH	\$980,000	06-Oct-11	87
93858	East Gun Hill Road Food, LLC	FRESH	\$4,825,000	03-Jan-13	162
93975	Gateway ShopRite Associates, LLC	FRESH	\$12,500,000	07-May-14	205
93934	Kingdom Castle Food Corp.	FRESH	\$5,270,000	12-Mar-12	264
93917	Moisha's Kosher Discount Supermarket, Inc.	FRESH	\$3,100,000	18-Sep-11	304
93848	ReyCo Supermarkets LLC	FRESH	\$2,650,000	25-Jun-13	356
94141	Village Super Market, Inc.	FRESH	\$14,000,000	29-Dec-17	425
93380	Western Beef Retail, Inc. #1	FRESH	\$11,450,000	01-Mar-10	434
94040	Western Beef Retail, Inc. #2 (2014)	FRESH	\$5,525,000	23-Dec-14	435
94143	Western Beef Retail, Inc. #3 (2018)	FRESH	\$3,180,000	04-Jan-18	436
94157	Western Beef Retail, Inc. #4 (2017)	FRESH	\$23,345,079	04-Jan-18	437
94174	Western Beef Retail, Inc. #5 (2018)	FRESH	\$10,985,000	22-Aug-18	438

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Industrial Incentive					
92687	16 Tons Inc.	Industrial Incentive	\$1,172,000	04-Dec-02	4
94209	500 Stagg Street LLC	Industrial Incentive	\$6,847,810	01-Oct-19	12
93281	88 Trading Corp.	Industrial Incentive	\$8,955,000	01-Aug-07	14
93376	A & L Scientific Corp.	Industrial Incentive	\$1,850,000	05-Nov-09	16
93180	A. Liss & Co., Inc.	Industrial Incentive	\$2,250,000	10-Oct-06	19
92673	A.F.C. Industries Inc. & Affiliates	Industrial Incentive	\$1,400,000	18-Dec-01	20
94041	A.K.S. International Inc.	Industrial Incentive	\$2,120,000	10-Sep-14	21
93933	Accurate Specialty Metal Fabricators, Inc.	Industrial Incentive	\$7,850,000	28-Feb-12	23
92691	Acme Smoked Fish Corp.	Industrial Incentive	\$5,200,000	27-Jun-03	24
91142	Adriatic Wood Products, Inc. #2 (1997)	Industrial Incentive	\$1,725,000	31-Dec-97	25
93319	Aesthetonics Inc. d/b/a Remains Lighting	Industrial Incentive	\$4,634,000	20-Jun-08	28
92312	Air-Sea Packing Group, Inc.	Industrial Incentive	\$2,645,000	10-Jun-99	30
93184	Aleta Industries Inc. and Aleta Group, Inc.	Industrial Incentive	\$4,640,000	25-Sep-06	33
92933	Alle Processing Corporation	Industrial Incentive	\$1,040,000	01-Dec-04	36
92956	AM&G Waterproofing LLC	Industrial Incentive	\$11,895,000	29-Mar-05	39
92646	AMB Property, LP (lot 20)	Industrial Incentive	\$73,000,000	31-May-01	40
92893	AMB Property, LP (lot 21)	Industrial Incentive	\$19,500,000	31-May-01	41
92894	AMB Property, LP (lot 22)	Industrial Incentive	\$26,970,000	31-May-01	42
92895	AMB Property, LP (lot 23)	Industrial Incentive	\$26,970,000	31-May-01	43
93320	Approved Oil Co. of Brooklyn, Inc.	Industrial Incentive	\$5,200,000	07-May-08	47
93207	Apthorp Cleaners Inc.	Industrial Incentive	\$1,128,300	26-Apr-07	48
92678	Aron's Manufacturing Corp.	Industrial Incentive	\$1,890,000	13-Jun-02	50
92753	Arrow Linen Supply Co., Inc.	Industrial Incentive	\$897,000	19-Aug-03	51
93948	Art to Frames Inc.	Industrial Incentive	\$6,000,000	10-Jul-13	52
91009	Atlantic Veal & Lamb	Industrial Incentive	\$1,995,000	13-Dec-96	56
93216	B.C.S. International Corporation d/b/a Royal Food International Corp.	Industrial Incentive	\$16,829,550	28-Feb-07	57
92564	Baco Enterprises, Inc. #1 (2001)	Industrial Incentive	\$2,470,000	29-Jun-01	58
92313	Bark Frameworks, Inc.	Industrial Incentive	\$2,025,000	30-Apr-99	62
93282	Barone Steel Fabricators, Inc.	Industrial Incentive	\$5,700,000	29-Aug-07	64
94220	Bartlett Dairy, Inc.	Industrial Incentive	\$25,999,962	16-Jul-20	65
92316	Bauerschmidt & Sons, Inc. #2 (1999)	Industrial Incentive	\$1,000,000	11-Feb-99	66
92364	Bedessee Imports, Inc.	Industrial Incentive	\$1,600,000	04-Jan-00	67
92527	Ben Hur Moving & Storage, Inc.	Industrial Incentive	\$6,000,000	29-Mar-01	69
93362	Best Choice Trading Corporation	Industrial Incentive	\$2,625,000	11-Dec-08	71
94203	Best Choice Trading Corporation #2	Industrial Incentive	\$6,016,500	21-Aug-19	72
92366	Big Geyser, Inc.	Industrial Incentive	\$10,000,000	16-Nov-99	75
94093	Boyce Technologies, Inc.	Industrial Incentive	\$26,250,000	12-Apr-16	91
93091	BP Air Conditioning Corp.	Industrial Incentive	\$5,523,500	06-Oct-05	92
93943	Brooklyn Union Gas Company	Industrial Incentive	\$14,400,000	23-May-14	99
93191	BTM Development Partners, LLC	Industrial Incentive	\$494,000,000	14-Sep-06	102
94179	C. Kenneth Imports, Inc.	Industrial Incentive	\$5,580,843	13-Feb-19	103
91108	Campbell & Dawes Ltd.	Industrial Incentive	\$475,000	09-Oct-97	105

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Industrial Incentive					
94057	Carlton House Restoration, Inc	Industrial Incentive	\$2,415,000	25-Nov-14	106
92891	City Merchandise, Inc. (2002)	Industrial Incentive	\$2,430,000	03-Jan-02	123
92658	Citywide Mobile Response Corporation	Industrial Incentive	\$2,200,000	22-May-02	124
92989	Comfort Bedding Inc.	Industrial Incentive	\$1,900,000	15-Jun-05	129
92765	Commercial Cooling Service, Inc.	Industrial Incentive	\$2,075,000	31-Mar-04	130
92255	Commercial Electrical Contractors, Inc.	Industrial Incentive	\$545,000	19-Aug-98	131
93093	Coronet Parts Manufacturing Company, Inc.	Industrial Incentive	\$2,732,000	08-Dec-05	147
92382	Crystal Window & Door Systems, Ltd.	Industrial Incentive	\$15,000,000	28-Oct-99	149
94046	Cubit Power One Inc.	Industrial Incentive	\$23,089,000	19-Aug-15	150
94114	D'Onofrio General Contractors Corp.	Industrial Incentive	\$5,000,000	24-Jun-16	151
93202	D.C. Center Corp	Industrial Incentive	\$4,955,000	23-May-07	152
93455	DASNY Mechanical Inc.	Industrial Incentive	\$5,016,000	06-Apr-11	153
93288	DCD Marketing Ltd.	Industrial Incentive	\$5,500,000	25-Sep-07	154
94050	Dealer Storage Corp.	Industrial Incentive	\$7,516,000	06-Aug-14	155
93377	Dinas Distribution	Industrial Incentive	\$3,825,000	29-Dec-09	157
94160	DMFYD LIC LLC	Industrial Incentive	\$32,096,773	29-Dec-17	158
94211	DNJ Industries Inc.	Industrial Incentive	\$7,570,000	16-Jan-20	159
92940	Down Right Ltd.	Industrial Incentive	\$4,120,000	30-Jul-04	160
93974	E. Gluck Corporation	Industrial Incentive	\$20,775,000	27-Mar-14	161
94066	Eastern Effects, Inc.	Industrial Incentive	\$3,550,000	17-Apr-15	163
93951	Eclectic/Encore Properties, Inc.	Industrial Incentive	\$11,350,000	26-Jul-13	164
92771	Economy Pump & Motor Repair, Inc.	Industrial Incentive	\$840,000	07-Aug-03	165
92449	Elite Airline Laundry Services Corp	Industrial Incentive	\$3,500,000	20-Jun-00	167
92950	Empire Merchants LLC/Charmer Industries, Inc.	Industrial Incentive	\$1,800,000	04-Jan-05	168
92670	Empire Metal Finishing, Inc.	Industrial Incentive	\$1,501,000	06-Dec-01	169
93289	Excellent Poly, Inc.	Industrial Incentive	\$1,900,000	03-Dec-07	175
93312	Extech Building Materials, Inc.	Industrial Incentive	\$8,600,000	01-Apr-08	176
93976	Falcon Builder Inc.	Industrial Incentive	\$1,550,000	17-Apr-14	178
94094	Faviana International Inc.	Industrial Incentive	\$4,575,000	02-Nov-15	179
94123	Favorite Plastic Corp.	Industrial Incentive	\$1,675,000	30-Dec-16	180
93096	Faztec Industries, Inc.	Industrial Incentive	\$1,488,800	14-Nov-05	181
92669	Federal Express Corporation #1 (2001)	Industrial Incentive	\$90,758,100	26-Dec-01	184
93185	Federal Express Corporation #2 (2006)	Industrial Incentive	\$5,000,000	10-Oct-06	185
93174	Federal Express Corporation 3 (2006 Harlem River Yards Project)	Industrial Incentive	\$25,788,500	28-Dec-06	186
92229	Felix Storch, Inc.	Industrial Incentive	\$2,060,000	18-Dec-98	188
93866	Foodfest Depot LLC	Industrial Incentive	\$10,775,000	20-Dec-12	190
94083	Foodsaver New York, Inc.	Industrial Incentive	\$5,317,306	05-Jan-16	191
92654	Foto Electric Supply Co., Inc.	Industrial Incentive	\$4,150,000	19-Jul-01	193
93945	Fresh Direct, LLC & U.T.F. Trucking, Inc.	Industrial Incentive	\$142,454,000	19-Dec-13	194
94042	G&G Electric Supply Co, Inc. #2 (2014)	Industrial Incentive	\$3,800,000	28-Aug-14	199
92990	G&G Electric Supply Company, Inc. #1	Industrial Incentive	\$1,475,000	12-May-05	200
91024	Gabrielli Truck Sales, Ltd.	Industrial Incentive	\$5,100,000	19-Dec-96	201

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Industrial Incentive					
94102	Gabrielli Truck Sales, Ltd. #2	Industrial Incentive	\$23,381,549	14-Jan-16	202
94136	Gabrielli Truck Sales, Ltd. #3	Industrial Incentive	\$22,517,713	28-Jun-17	203
94128	GCT New York LP	Industrial Incentive	\$25,000,000	28-Jul-16	206
93967	GMDC Atlantic Avenue LLC	Industrial Incentive	\$13,983,527	12-Dec-13	207
94147	GMDC OP LLC	Industrial Incentive	\$41,000,000	16-Nov-17	208
92505	Goldfeder/Kahan Framing Group, Ltd.	Industrial Incentive	\$1,910,000	07-Jun-01	209
92648	Goldstone Hosiery Co., Inc.	Industrial Incentive	\$3,000,000	22-Oct-01	211
94058	Gotham Seafood Corp.	Industrial Incentive	\$4,225,000	05-Jan-16	212
92708	Great Wall Corp.	Industrial Incentive	\$2,500,000	03-Jan-03	215
93218	Greenpoint Manufacturing and Design Center #2 (2007)	Industrial Incentive	\$11,004,000	29-Jun-07	216
94142	Grimm Ales LLC	Industrial Incentive	\$4,200,000	06-Feb-18	217
93860	Halmark Architectural Finishing Corp.	Industrial Incentive	\$1,125,000	23-Aug-12	221
94062	Handy Tool & MFG. Co., Inc.,The	Industrial Incentive	\$2,525,000	05-Jan-15	222
92412	Hephaistos Building Supplies, Inc.	Industrial Incentive	\$2,118,000	30-Sep-99	226
94200	Hi-Tech Metals, Inc.	Industrial Incentive	\$7,166,000	01-Jul-19	228
93381	Hindustan Granites, Inc.	Industrial Incentive	\$6,736,000	07-Apr-10	230
93970	House of Spices (India), Inc.	Industrial Incentive	\$6,429,938	18-Jun-14	232
93914	Hudson Moving and Storage Co., Inc.	Industrial Incentive	\$6,200,000	14-Jul-11	233
93819	Idlewild 228th Street, LLC	Industrial Incentive	\$19,741,250	20-Jul-12	240
93870	Iron Mountain Information Management	Industrial Incentive	\$20,550,000	21-Dec-12	245
92417	Island Computer Products, Inc.	Industrial Incentive	\$2,700,000	25-Aug-99	247
93179	J & J Farms Creamery, Inc. and Fisher Foods of Queens Corp.	Industrial Incentive	\$540,288	20-Nov-06	248
93448	J & J Johnson General Contracting Co., Inc.	Industrial Incentive	\$4,050,000	10-Nov-10	249
92784	James Carpenter Design Associates, Inc.	Industrial Incentive	\$1,700,000	05-Jan-04	251
91176	James F. Volpe Electrical Contracting Corp.	Industrial Incentive	\$880,000	11-Feb-98	252
93863	Japanese Food Depot LLC	Industrial Incentive	\$10,514,000	26-Sep-12	253
92914	Jetro Cash & Carry Enterprises, Inc. #2 (2005)	Industrial Incentive	\$2,400,000	27-Apr-05	255
93451	Jetro Cash & Carry Enterprises, LLC #3 (2010)	Industrial Incentive	\$50,000,000	17-Dec-10	256
93859	Jetro Cash & Carry Enterprises, LLC #4 (2012)	Industrial Incentive	\$30,100,000	24-Aug-12	257
92545	Just Bagels Manufacturing, Inc.	Industrial Incentive	\$2,070,000	20-Dec-00	261
92520	Kaylim Supplies, Inc.	Industrial Incentive	\$1,450,000	21-Dec-00	262
92672	Kew Forest Plumbing & Heating, Inc.	Industrial Incentive	\$577,500	17-May-02	263
92421	Klein's Naturals, Ltd.	Industrial Incentive	\$2,850,000	22-Mar-00	267
94088	Krasnyi Oktyabr Inc.	Industrial Incentive	\$5,140,000	10-Dec-15	268
93867	Krinos Foods LLC	Industrial Incentive	\$23,355,000	02-May-13	269
92674	Leo International, Inc.	Industrial Incentive	\$1,239,375	19-Dec-01	271
92963	Lighting & Supplies, Inc. a/k/a Sunlight Clinton Realty LLC	Industrial Incentive	\$10,800,000	17-Mar-05	274
94069	Lobster Place Inc., The	Industrial Incentive	\$7,350,000	13-Mar-15	276
92845	M & V Provision Co., Inc.	Industrial Incentive	\$6,065,000	04-Apr-01	280
91095	Madelaine Chocolate Novelties #3 (1997)	Industrial Incentive	\$3,408,000	17-Nov-97	281
92838	Mana Products, Inc. #1 (1997)	Industrial Incentive	\$18,796,322	19-Dec-97	284
92788	Mana Products, Inc. #2 (1998)	Industrial Incentive	\$6,300,000	29-Jul-98	285

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Industrial Incentive					
93949	Manhattan Beer Distributors LLC #2	Industrial Incentive	\$68,407,000	12-Dec-13	286
94140	Marathon Energy Corporation	Industrial Incentive	\$11,200,000	11-Jul-17	289
93875	Maric Mechanical, Inc.	Industrial Incentive	\$1,195,565	04-Jan-13	290
92971	Marjam Supply of Rewe Street, LLC	Industrial Incentive	\$5,200,000	04-Jan-05	291
93450	Mediterranean Gyros Products, Inc.	Industrial Incentive	\$2,425,000	17-Dec-10	295
93171	Meurice Garment Care of Manhasset Inc.	Industrial Incentive	\$2,600,000	06-Sep-06	299
93290	Mind, Hand and Company & J.V. Woodworking & Oh-Show Woodworking Studio	Industrial Incentive	\$2,450,000	03-Jan-08	301
92790	ML Design, Inc.	Industrial Incentive	\$2,150,000	30-Jul-03	302
94120	Modern Window & Door, Inc.	Industrial Incentive	\$8,300,720	29-Nov-16	303
93198	Mondial Automotive, Inc and Kal-Bros, Inc	Industrial Incentive	\$5,400,000	08-Feb-07	305
92295	Morrisons Pastry Corp.	Industrial Incentive	\$3,200,000	16-Apr-99	307
92432	Moving Right Along Service, Inc.	Industrial Incentive	\$1,400,000	20-Dec-99	309
92720	Musco Food Corporation	Industrial Incentive	\$6,375,000	06-May-03	310
93880	National Acoustics, Inc.	Industrial Incentive	\$1,579,850	02-May-13	311
92721	National Compressor Exchange of N.Y., Inc.	Industrial Incentive	\$5,211,211	11-Sep-02	312
93359	O. & I. Realty, Inc. / Peralta Metal Works, Inc.	Industrial Incentive	\$2,100,000	05-Sep-08	327
94148	Octopus Garden Inc.	Industrial Incentive	\$2,477,000	27-Oct-17	328
93922	Oh Nuts Warehousing Inc. and Online Express Manufacturers and Distributors Inc.	Industrial Incentive	\$3,230,000	09-Nov-11	330
93919	Pain D'Avignon III, Ltd.	Industrial Incentive	\$2,958,403	28-Sep-11	335
91044	Panorama Windows Ltd.	Industrial Incentive	\$1,169,400	03-Jan-97	336
92797	Park View Realty Associates LLC	Industrial Incentive	\$4,300,000	21-Aug-03	337
93204	Peerless Equities LLC/Empire Merchants LLC	Industrial Incentive	\$7,805,000	04-Jan-07	338
93092	Pepsi-Cola Bottling Company of New York, Inc. and Canada Dry Bottling Company of New York, L.P.	Industrial Incentive	\$13,250,000	29-Jun-06	339
94231	Phoenix Building Supply Inc.	Industrial Incentive	\$2,800,000	22-Dec-20	342
94112	Picture Car Services, LTD	Industrial Incentive	\$47,450,000	24-Jun-16	343
92844	Precision Gear, Inc.	Industrial Incentive	\$6,560,000	23-Dec-98	346
93287	Proxima, Inc.	Industrial Incentive	\$7,633,000	20-Nov-07	349
91047	Q.T. Minibus of the Bronx, Inc. / GVC, LTD.	Industrial Incentive	\$1,500,500	25-Sep-96	351
92928	Rapid Processing, LLC	Industrial Incentive	\$3,250,000	03-Mar-05	354
93841	Richards Plumbing and Heating Co., Inc.	Industrial Incentive	\$4,696,526	17-May-13	357
92448	Rite Lite Ltd.	Industrial Incentive	\$3,500,000	05-Jan-00	359
94127	Rogers Surveying, PLLC	Industrial Incentive	\$4,950,000	05-Jan-17	362
93382	Royal Recycling Services, Inc.	Industrial Incentive	\$6,975,000	12-Apr-10	365
92955	S. DiFazio and Sons Construction, Inc. & Faztec Industries, Inc.	Industrial Incentive	\$1,295,000	30-Dec-04	366
93349	Safe Art SAT, Inc.	Industrial Incentive	\$11,100,000	17-Dec-08	367
93918	Salmar Properties, LLC	Industrial Incentive	\$44,429,433	22-Sep-11	370
92452	Sarad, Inc. #1 (1999)	Industrial Incentive	\$1,000,000	31-Aug-99	371
94199	SIM Digital New York Inc.	Industrial Incentive	\$2,475,000	20-Dec-19	378
93961	Simon Liu, Inc.	Industrial Incentive	\$2,850,000	19-Sep-13	379
93190	Simon's Hardware & Bath, LLC	Industrial Incentive	\$4,700,000	01-Aug-06	380
94047	Skyline Restoration Inc.	Industrial Incentive	\$16,700,000	14-Nov-14	381

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Industrial Incentive					
92274	Solco Plumbing Supply, Inc.	Industrial Incentive	\$1,060,000	12-May-99	382
93217	Stallion Inc. #1 (2007)	Industrial Incentive	\$8,530,000	02-Mar-07	387
92947	State Narrow Fabrics, Inc.	Industrial Incentive	\$2,585,000	25-Aug-04	388
92275	Steinway, Inc.	Industrial Incentive	\$1,400,000	18-Jun-99	389
92930	Sweet Sams Baking Company, LLC	Industrial Incentive	\$8,000,000	10-Aug-04	392
92587	T & G Industries, Inc.	Industrial Incentive	\$2,450,000	15-Nov-01	393
93348	Technical Library Service, Inc.	Industrial Incentive	\$4,875,000	19-Dec-08	395
92279	Titan Machine Corporation	Industrial Incentive	\$2,758,000	16-Jul-98	400
94121	Transcontinental Ultra Flex Inc.	Industrial Incentive	\$16,427,341	16-Dec-16	401
94043	Treasure Asset Storage LLC	Industrial Incentive	\$21,000,000	28-Jul-14	402
93019	Tri-State Camera Exchange Inc.	Industrial Incentive	\$4,365,000	08-Sep-05	404
92590	Tri-State Surgical Supply & Equipment Ltd. and H & H Laboratories, Inc.	Industrial Incentive	\$3,400,000	20-Sep-01	405
94149	Tristate Plumbing Services Corp.	Industrial Incentive	\$5,498,000	14-Nov-17	407
92735	UB Distributors, LLC	Industrial Incentive	\$4,575,000	12-Sep-02	410
93456	Ulano Corporation f/k/a The Utah Company of New York, Inc.	Industrial Incentive	\$5,910,000	01-Sep-10	411
93350	United Airconditioning Corp. II	Industrial Incentive	\$1,085,645	02-Jul-08	413
94060	United New York Sandy Hook Pilots' Association and United New Jersey Sandy Hook Pilots' Association	Industrial Incentive	\$5,500,000	22-Sep-14	419
91126	Victory FoodService Distributors Corp.	Industrial Incentive	\$3,700,000	24-Jul-97	422
92469	Watkins Poultry Merchants of New York, Inc.	Industrial Incentive	\$1,600,000	19-Oct-99	430
92935	Way Fong, LLC	Industrial Incentive	\$2,775,000	21-Sep-04	431
93981	Weapons Specialists Ltd.	Industrial Incentive	\$9,610,000	28-Mar-14	432
92471	Wipe-Tex International Corp.	Industrial Incentive	\$2,675,000	09-Sep-99	439
94154	York Studios - Michaelangelo Campus LLC	Industrial Incentive	\$45,630,977	05-Mar-18	450
92936	Zalmen Reiss and Associates Inc. (2004)	Industrial Incentive	\$4,730,000	05-Jan-05	452

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Liberty Bond					
93283	123 Washington LLC	Liberty Bond	\$50,000,000	18-Oct-07	2

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Manufacturing Facilities Bond					
92745	Aabco Sheet Metal Co., Inc.	Manufacturing Facilities Bond	\$5,525,000	30-Jun-04	22
92561	All City Switch Board Corporation	Manufacturing Facilities Bond	\$3,000,000	20-Dec-00	34
91140	Allied Metal Spinning Corp.	Manufacturing Facilities Bond	\$2,610,000	23-Dec-97	37
92642	Contractors SM, LLC	Manufacturing Facilities Bond	\$2,100,000	27-Dec-01	141
93280	Cool Wind Ventilation Corp.	Manufacturing Facilities Bond	\$9,000,000	31-Aug-07	144
93397	Forest City Pierrepont Associates	Manufacturing Facilities Bond	\$107,409,000	07-May-86	192
92232	Gary Plastic Packaging Corp.	Manufacturing Facilities Bond	\$6,400,000	09-Oct-98	204
93186	Gourmet Boutique, L.L.C.	Manufacturing Facilities Bond	\$6,200,000	06-Dec-06	213
92792	Novelty Crystal Corp.	Manufacturing Facilities Bond	\$7,500,000	22-Dec-03	325
92503	P. S. Pibbs, Inc.	Manufacturing Facilities Bond	\$2,000,000	07-Jun-01	333
92589	Rosco, Inc.	Manufacturing Facilities Bond	\$4,200,000	27-Jun-02	363
92934	Super-Tek Products	Manufacturing Facilities Bond	\$5,900,000	29-Dec-04	391
92472	World Casing Corp.	Manufacturing Facilities Bond	\$2,245,000	18-Nov-99	441

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New Markets Tax Credits Program					
94198	Brooklyn Navy Yard Building 127	New Markets Tax Credits Program	\$0	21-Sep-18	97
94216	Community Healthcare Network (aka Betty Shabazz)	New Markets Tax Credits Program	\$0	31-Dec-19	133
94137	Madison Square Boys and Girls Club, Inc.	New Markets Tax Credits Program	\$37,160,000	05-May-17	282

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Not For Profit Bond					
93214	Ateret Torah Center	Not For Profit Bond	\$13,200,000	29-Mar-07	55
93284	Bronx Parking Development Company, LLC	Not For Profit Bond	\$237,635,000	01-Dec-07	95
92697	Child School, The	Not For Profit Bond	\$18,250,000	22-Apr-03	119
92377	Churchill School & Center For Learning Inc., The	Not For Profit Bond	\$22,000,000	16-Dec-99	122
93140	College of Mount Saint Vincent #3	Not For Profit Bond	\$22,787,000	29-Jun-06	126
93391	Comprehensive Care Management Corporation #1 (1996)	Not For Profit Bond	\$6,525,000	20-Jun-96	135
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	136
93910	Comprehensive Care Management Corporation #3 (1998)	Not For Profit Bond	\$4,760,000	14-Jul-98	137
92699	Convent of the Sacred Heart School of New York	Not For Profit Bond	\$15,115,000	20-Nov-02	142
93194	Guttmacher Institute, Inc.	Not For Profit Bond	\$11,000,000	02-May-07	220
93295	Human Care Services for Families and Children, Inc. #2	Not For Profit Bond	\$1,355,000	07-Nov-07	235
93003	Independent Living Association, Inc.	Not For Profit Bond	\$2,484,000	24-Jun-05	241
92715	Isamu Noguchi Foundation, Inc., The	Not For Profit Bond	\$9,000,000	26-Feb-03	246
92783	Jamaica First Parking, LLC #2 (2004)	Not For Profit Bond	\$9,525,000	23-Mar-04	250
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	258
92634	Magen David Yeshivah	Not For Profit Bond	\$38,500,000	26-Jun-02	283
92833	Medisys Health Network Inc.	Not For Profit Bond	\$20,190,000	30-Jun-99	294
93178	New York Congregational Nursing Center	Not For Profit Bond	\$17,420,000	27-Jul-06	317
93038	Spence- Chapin, Services to Families and Children	Not For Profit Bond	\$9,875,000	22-Jun-06	384

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Pooled Bond					
92979	Advocates for Services for the Blind Multihandicapped, Inc.	Pooled Bond	\$1,625,000	23-Mar-05	26
92941	Block Institute Inc.	Pooled Bond	\$1,145,000	19-Aug-04	76
92372	Center for Family Support, Inc., The #1 (1999)	Pooled Bond	\$462,800	10-Dec-99	109
92757	Center for Family Support, Inc., The #2 (2004)	Pooled Bond	\$900,000	27-Feb-04	110
93313	Center for Family Support, Inc., The #3 (2008)	Pooled Bond	\$2,420,000	30-Jan-08	111
93369	Centro Social La Esperanza, Inc. #2 (2008)	Pooled Bond	\$1,000,000	30-Jan-08	115
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	148
92500	Guild for Exceptional Children, Inc., The	Pooled Bond	\$1,182,300	01-Jan-99	219
92795	Otsar Early Childhood Center Project	Pooled Bond	\$2,415,000	27-Feb-04	332
93317	Program Development Services, Inc. #2 (2008)	Pooled Bond	\$2,200,000	30-Jan-08	348
92944	QSAC, Inc. #3 (2004)	Pooled Bond	\$419,000	19-Aug-04	352
93212	Rivendell School	Pooled Bond	\$5,260,000	22-Feb-07	360
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	416
93144	Women's League Community Residences, Inc. #3 (2006)	Pooled Bond	\$2,220,000	01-Mar-06	440

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Recovery Zone Facility Bond					
94045	Arverne By The Sea & LLC & Benjamin Beechwood Retail LLC	Recovery Zone Facility Bond	\$11,100,000	12-Feb-15	53
93453	WytheHotel LLC	Recovery Zone Facility Bond	\$15,000,000	15-Dec-10	442

APPENDIX III

§ 22-823 Annual report.

- a. *Report required.* In each covered contract executed on or after the effective date of this section, the commissioner shall require the contracted entity to submit each year to the mayor, the council, the city comptroller, the public advocate, the borough presidents and community planning boards a report for the prior fiscal year about projected and actual jobs created and retained in connection with projects described by this section.
- b. *Projects receiving financial assistance in excess of \$150,000.*
1. (a) This subdivision applies to projects undertaken by a contracted entity for the purpose of creating or retaining jobs and in connection with which a person was provided project assistance in the form of a loan, grant or tax benefit valued in excess of \$150,000, regardless of whether such project involves the expenditure of city capital appropriations.
- (b) For purposes of this subdivision, "assistance" to be reported includes (i) a loan, grant or tax benefit, (ii) savings due to payments in lieu of taxes, calculated as the difference between such payments and the property tax that would have been owed without an agreement to make such payments, (iii) waived mortgage recording fees, (iv) related property tax abatements, (v) sales tax abatements, (vi) energy benefits and (vii) an estimated range of costs to the city of forgone income tax revenues due to the issuance of tax exempt bonds;
2. Except as otherwise provided in this section, the annual report required by this section shall contain for each such project the following information for the prior fiscal year, including an indication of the sources of all data relating to numbers of jobs:
- (a) The project's name;
- (b) The project's location;
- (c) The time period during which such project is to receive any assistance from the contracted entity;
- (d) The type of such assistance provided, including, where applicable, the name of any program through which such assistance is provided;
- (e) (1) For projects that involve a specified limit on cumulative assistance available over the duration of the project agreement, a statement of such limit; and
- (2) For projects that do not involve such a specified limit, the estimated amount of assistance over the duration of such project agreement, the amount of tax exempt bonds issued during the reporting year and the range of potential costs of such bonds;
- (f) The amount of assistance received for the project during the reporting year, the amount of such assistance received since execution of the project agreement, and the present value of future assistance estimated to be given for the duration of the project agreement;
- (g) The total number of employees at all sites covered by the project on the date of execution of the project agreement, including the number of permanent full-time jobs, the number of permanent part-time jobs, the number of full-time equivalents, and the number of contract employees if, pursuant to the project agreement, contract employees may be included in determining compliance with job creation or retention requirements;
- (h) (1) The number of jobs that each person receiving assistance from such contracted entity is contractually obligated to retain and create over the duration of the project agreement or, in the case of a project agreement that contains annual job retention or creation requirements, the annual job retention or creation requirement for the reporting year;
- (2) The base employment level such entity agrees to retain over the duration of the project agreement;
- (3) Any job creation scheduled to take place as a result of such project; and
- (4) Where applicable, any job creation targets for the reporting year;
- (i) For the reporting year:
- (1) The total number of employees at all sites covered by the project, including the number of permanent full-time jobs, the number of permanent part-time jobs, and the number of contract jobs; and
- (2) For each person that receives assistance from the contracted entity in connection with such project and employs 250 or more persons, (i) the percentage of total employees within the "exempt" and "non-exempt" categories, respectively, as those terms are defined under the United States fair labor standards act, and (ii) for employees within the "non-exempt" category, the percentage of employees earning \$25,000 per year or less, the percentage of employees earning more than \$25,000 per year but less than or equal to \$40,000 per year and the percentage of employees earning more than \$40,000 per year but less than or equal to \$50,000 per year;
- (j) The estimated amount of retained or additional tax revenue derived from the project, excluding real property tax revenue other than revenue generated by property tax improvements,
- (1) Cumulatively to the date that the annual report is prepared;
- (2) For the reporting year, and
- (3) Projected to be derived over the duration of the project agreement;
- (k) A statement of whether, throughout the reporting year, each person that received assistance from the contracted entity in connection with the project offered health benefits to (i) all full-time employees of such person; (ii) all part-time employees of such person; or (iii) all full-time and part-time employees of such person at all sites covered by the project;
- (l) For the reporting year, for employees at each site covered by the project, including all permanent and temporary full-time employees, permanent and temporary part-time employees, and contract employees, the number and percentage of employees earning less than a living wage, as that term is defined in section 6-134, disaggregated by job category, including industrial jobs, food service jobs, retail jobs and other jobs; except that, for projects for which assistance was received prior to July 1, 2012, the information required by this subparagraph need only be provided to the extent it can be reasonably obtained from available sources, including the city and the person to which such assistance was provided;
- (m) For the reporting year, with respect to the persons receiving assistance for such project and their affiliates, the number and percentage of employees at all sites covered by the project agreement who reside in the city;
- (n) A list of all commercial expansion program benefits, industrial and commercial incentive program benefits, and industrial and commercial abatement program benefits received by persons receiving assistance or their affiliates through the project agreement and relocation and employment assistance program benefits such persons and affiliates received and the estimated total value of each such benefit for the reporting year;
- (o) A statement of compliance indicating whether, during the reporting year, the contracted entity has reduced, cancelled or recaptured assistance provided to a person in connection with such project, and, if so, the total amount of such reductions, cancellations or recaptures, and any penalty assessed and the reasons therefor.

c. *Projects receiving financial assistance of \$150,000 or less.* For projects undertaken by a contracted entity for the purpose of creating or retaining jobs that do not meet the financial threshold in subparagraph (a) of paragraph 1 of subdivision b, such report shall include, at a minimum:

1. For such projects in aggregate, the information required by subparagraphs (g), (h), (i), (j), (l), (m) and (n) of paragraph 2 of subdivision b; and
2. The number of persons that received a loan, grant or tax benefit from such contracted entity in connection with such a project and that offered health benefits to (i) all full-time employees of such person; (ii) all part-time employees of such person; or (iii) all full-time and part-time employees of such person employed at any project site throughout the prior fiscal reporting year.

d. *Sales or leases of city-owned land.* For projects undertaken by a contracted entity for the purpose of creating or retaining jobs (i) for which a contracted entity sold or leased city-owned land to a person, and (ii) that are estimated to create or retain at least 25 jobs, regardless of whether such project involves the expenditure of city capital appropriations, the annual report shall include the following information:

1. A list of each lease that has not terminated before the reporting year commences, regardless of when such lease commenced, and for each such lease, any terms or restrictions on the use of the leased land, including the rent received for such land in the reporting year;
2. A list of each sale of city-owned land that closed within 15 years of the report, and for each such sale, any terms or restrictions on the use of the sold land, including the price for which such land was sold and any terms or restrictions on the resale of such land; except that such list need not include sales that closed before January 1, 2005.

e. *Years covered.* Except as provided in subdivision d, the report shall include each project from the date the project agreement is executed and any other documents applicable to such project through and including the final year that the contracted entity provides assistance for such project.

f. *Job-creation projects under prior rules.*

1. For projects undertaken by a contracted entity for the purpose of creating or retaining jobs and for which the contracted entity provided a loan, grant or tax or other benefit before July 1, 2005, the information required by this section need only be provided to the extent it can be reasonably derived from available sources, including the city and persons who received such assistance.
2. For projects that such contracted entity undertakes for the purpose of creating or retaining jobs and for which the project agreement was executed before June 6, 2011, the annual report need not contain information that persons were not required to report to the contracted entity at the time that the project agreement and any other documents applicable to the project were executed.

g. *Submission and publication.*

1. The report required by this section shall be submitted by January 31 of each year and shall bear the date that such report was submitted. Such report shall include a statement explaining any delay in its submission past the required due date.
2. Upon its submission, the report shall simultaneously be made available in electronic form on the website of the contracted entity or, if no such website is maintained, on the website of the city. The report shall simultaneously be made available in a non-proprietary format that permits automated processing on the website of the contracted entity or, if no such website is maintained, on the website of the city. Such non-proprietary database format need not include terms and restrictions on the use or resale of city-owned land.

h. *Methodology study.* By March 1, 2007, and by March 1 of every second year thereafter, the contracted entity, upon receipt of recommendations from the speaker of the council and other persons selected jointly by the mayor and the speaker of the council who have extensive experience and knowledge in the fields of finance, economics, and public policy analysis, shall evaluate the methodology employed for making the determinations required for the report and shall generate recommendations, where appropriate, on the methodology for evaluating projects receiving economic development subsidies. The commissioner shall present to the mayor and the speaker of the council a report containing such recommendations no later than October 1 of every year in which such evaluation is required.

i. *Reporting on affordable retail space requirement in certain project agreements.*

1. For purposes of this subdivision, the terms "affordable retail space," "covered developer," "covered development project," and "project agreement" have the same meanings as set forth in subdivision a of section 22-825.

2. For covered development projects where the project agreement was executed during the preceding fiscal year, the annual report required by this section shall include:

(a) A description of any covered development project where the covered developer was required to provide affordable retail space pursuant to section 22-825;

(b) For each such project, the minimum amount of affordable retail space that such project was required to include, and the maximum below market lease rate permitted to be charged for such space;

(c) The number of covered development projects where a determination was made pursuant to paragraph 1 of subdivision b of section 22-825 that affordable retail space need not be provided;

(d) For each such covered development project, an explanation of the basis for such determination, including a summary of the results of each component of the neighborhood retail needs assessment, as set forth in subdivision a of section 22-825;

(e) The number of covered development projects where the covered developer was not required to provide affordable retail space pursuant to paragraph 3 of subdivision b of section 22-825; and

(f) For each such covered development project, a description of the community program, service or benefit, the provision of which the contracted entity determined would be hindered by the inclusion of an affordable retail requirement.

3. The annual report shall also include:

(a) Any finding by the contracted entity, during the preceding fiscal year, that a covered developer has failed to fulfill any obligation in the project agreement relating to providing affordable retail space; and

(b) Any action taken by such entity, during the preceding fiscal year, as a result of such finding.

(L.L. 2017/222, 12/1/2017, eff. 1/15/2018; Am. L.L. 2020/035, 2/23/2020, eff. 8/21/2020)

Editor's note: For related unconsolidated provisions, see Appendix A at L.L. 2020/035.

APPENDIX IV

In order to comply with State and Local Law reporting requirements, the Company is required to complete and return this form to your Compliance Project Manager. **PLEASE SEE BELOW FOR THE INSTRUCTIONS AND DEFINITIONS OF CAPITALIZED TERMS USED ON THIS PAGE.**

1. Number of **Permanent Full-Time Employees** (including those of **Tenants**) as of June 30, 2021.....
2. Number of **Non-Permanent Full-Time Employees** (including those of **Tenants**) as of June 30, 2021.....
3. Number of **Permanent Part-Time Employees** (including those of **Tenants**) as of June 30, 2021.....
4. Number of **Non-Permanent Part-Time Employees** (including those of **Tenants**) as of June 30, 2021.....
- 5a. Number of **Contract Employees** as of June 30, 2021.....
- 5b. Average number of **Contract Construction Employees** during Fiscal Year ending June 30, 2021.....
- 6a. Total Number of employees of the Company and its Affiliates included in Items 1, 2, 3 and 4
(Excluding those of **Tenants**)

For each employee included in this item 6a, attach the Summary Page of the NYS-45 Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance Return for the period including June 30, 2021.

- 6b. Total Number of employees of the Company and its Affiliates included in Items 1, 2, 3, 4 and 5a
(Including those of **Tenants**)
- 6c. Total Number of employees of the Company and its Affiliates included in Items 1, 2, 3, 4, 5a and 5b
(Including those of **Tenants**)

7. Number of employees in Item 6b who live in:

Brooklyn	_____
Bronx	_____
Manhattan	_____
Queens	_____
Staten Island	_____
Outside NYC	_____

8. Does the Company and its Affiliates offer health benefits to all Full-Time Employees? ☐ Yes ☐ No Part-Time Employees? ☐ Yes ☐ No

Please skip questions 9 & 9a if item 6a is less than 250.

9. Number of Employees in item 6a who are: Exempt: _____ Non-Exempt: _____

- 9a. Number of Non-Exempt employees in item 6a who earn annual salaries of:

\$0 - \$25,000	_____
\$25,001 - \$40,000	_____
\$40,001 - \$50,000	_____

10. Number of employees in Item 6b who have completed one of the following degrees (please select highest level):

Did not finish high school	_____
Received high school diploma	_____
Received 2-year college / Associates degree	_____
Received 4-year college / Bachelor's degree	_____
Received Master's degree or higher	_____
Other / Did not specify	_____

11. Number of employees in Item 6b who earn an Annual Salary of:

\$0 - \$25,000	_____
\$25,001 - \$40,000	_____
\$40,001 - \$50,000	_____
\$50,001 - \$70,000	_____
\$70,001 - \$99,999	_____
\$100,000+	_____

12. Number of employees in Item 6b who can be identified as one of the following racial/ethnic categories:

American Indian or Alaskan Native _____
Asian _____
Black or African American _____
Native Hawaiian or Pacific Islander _____
Hispanic or Latin American _____
White _____
Two or more races _____
Decline to self-identify _____

13. Number of employees in Item 6b who are:

Male _____
Female _____
Other/did not specify _____

For Items 14-16, indicate the value of the benefits realized by the Company and its Affiliates at Project Locations during FY'21.

14. Does the Company and/or its Affiliates receive Commercial Expansion Program ("CEP") benefits? ☐ Yes ☐ No
If yes, what was the value realized during FY'21 \$ _____
15. Does the Company and/or its Affiliates receive Relocation and Employment Assistance Program ("REAP") benefits? ☐ Yes ☐ No
If yes, what was the value realized during FY'21 \$ _____
16. Has the Company and/or its Affiliates applied for Industrial and Commercial Abatement Program ("ICAP") benefits for new physical improvements at the Project Location(s)? ☐ Yes ☐ No
If yes, please provide the application number(s) _____

Include all employees reported in questions 1, 2, 3, 4, 5a and 5b as of June 30, 2021 in your response below.

- 17a. Total Number of Industrial Jobs: _____ 17b. Number of Industrial Jobs Earning a Living Wage or more: _____
18a. Total Number of Restaurant Jobs: _____ 18b. Number of Restaurant Jobs Earning a Living Wage or more: _____
19a. Total Number of Retail Jobs: _____ 19b. Number of Retail Jobs Earning a Living Wage or more: _____
20a. Total Number of Other Jobs: _____ 20b. Number of Other Jobs Earning a Living Wage or more: _____
21a. Total Number of Jobs: _____ 21b. Number of Jobs Earning a Living Wage or more: _____

For Items 22-23, indicate the value of the benefits realized by the Company and its Affiliates at Project Locations during FY'21.

22. What was the value of sales and use tax exemption savings realized by the Company and its Affiliates as a result of the Company's receipt of NYCEDC Financial Assistance during the FY'21. (Do not include any sales and use tax savings realized under the NYS Empire Zone Program or through a not-for-profit exemption) \$ _____
23. What was the value of BIR Energy Assistance realized by the Company and its Affiliates during the FY'21 \$ _____

Certification: I, the undersigned, an authorized officer or principal owner of the Company/Affiliate/Tenant, hereby certify to the best of my knowledge and belief that all information contained in this report is true and complete. This form and information provided pursuant hereto may be disclosed to the New York City Economic Development Corporation ("NYCEDC"), New York City Industrial Development Agency ("NYCIDA"), Build NYC Resource Corporation ("BUILD NYC") and/or New York City Neighborhood Capital Corporation ("NYCNCC") and may be disclosed by NYCEDC, NYCIDA, BUILD NYC and/or NYCNCC in connection with the administration of the programs of NYCEDC, NYCIDA, BUILD NYC and/or NYCNCC and/or the City of New York; and, without limiting the foregoing, such information may be included in (x) reports prepared by NYCEDC pursuant to New York City Administrative Code §22-823 et. seq., (y) other reports required of NYCIDA, NYCEDC, BUILD NYC and/or NYCNCC, and (z) any other reports or disclosure required by law.

Project Name: _____

Signature: _____ Date: _____

Name: _____ Title: _____

DEFINITIONS

"Affiliate" is (i) a business entity in which more than fifty percent is owned by, or is subject to a power or right of control of, or is managed by, an entity which is a party to a Project Agreement, or (ii) a business entity that owns more than fifty percent of an entity which is a party to a Project Agreement or that exercises a power or right of control of such entity.

"Company" includes any entity that is a party to a Project Agreement.

"Contract Construction Employee" is a person who is an independent contractor or subcontractor, or an employee thereof, who provides construction services to the Company, an Affiliate or a Tenant at a Project Location.

"Contract Employee" is a person, other than a Contract Construction Employee, who is an independent contractor (i.e., a person who is not an "employee"), or is employed by an independent contractor, who provides services at a Project Location.

"Financial Assistance" is any of the following forms of financial assistance provided or administered by NYCEDC: a loan, grant, tax benefits or energy assistance benefits through any discretionary program, such as the Business Incentive Rate (BIR) Program, in each case in excess of \$160,000, and any sale or lease of City-owned land where the project is estimated to retain or create not less than 25 jobs.

"Living Wage" is an hourly compensation package as of April 1, 2021 that is no less than the sum of \$11.60 per hour (paid in cash wages) and \$2.00 per hour (paid in health benefits, cash, or any combination of the two). The value of any health benefits received shall be determined based on the prorated hourly cost to the employer of the health benefits received by the employee. For employees who customarily and regularly receive tips, any tips received and retained by the employee may be credited towards the living wage rate.

"Non-Permanent Full-Time Employee" is an employee, other than a Contract Employee, hired for temporary employment for seasonal or other temporary purposes, who works at least 35 hours per week at a Project Location.

"Non-Permanent Part-Time Employee" is an employee, other than a Contract Employee, hired for temporary employment for seasonal or other temporary purposes, who works on average at least 17.5 hours, but less than 35 hours, per week at a Project Location.

"Permanent Full-Time Employee" is an employee, other than a Contract Employee, hired for permanent employment and not for seasonal or temporary purposes, who works at least 35 hours per week at a Project Location.

"Permanent Part-Time Employee" is an employee, other than a Contract Employee, hired for permanent employment and not for seasonal or temporary purposes, who works on average at least 17.5 hours, but less than 35 hours, per week at a Project Location.

"Project Agreement" is any agreement pursuant to which NYCEDC provides Financial Assistance in connection with a project.

"Project Location" is any location (a) with regard to which Financial Assistance has been provided to the Company and/or its Affiliates during the fiscal year reporting period covered by the Employment and Benefits Report, or (b) that is occupied by the Company and/or its Affiliates at which such entities have employees who are eligible to be reported per the terms of the Agreement with the Company and/or its Affiliates.

"Tenant" is any entity other than the Company and its Affiliates that occupies space at any Project Location.

INSTRUCTIONS

For each Project Agreement, please submit one report that covers (i) the Company and its Affiliates and (ii) Tenants at all Project Locations covered by the Project Agreement. All Tenant employment info should be aggregated, combined with employment information for the Company and its Affiliates at all Project Locations and reported on the Company's Employment and Benefits Report. Please include the completed Tenant's Employment and Benefits Report(s) along with the Company's Employment and Benefits Report when submitting to NYCEDC. The Company must retain for six (6) years all forms completed by its Affiliates and Tenants and at NYCEDC's request must permit NYCEDC upon reasonable notice to inspect such forms and provide NYCEDC with a copy of such forms.

1–4. Items 1, 2, 3 and 4 must be determined as of June 30, 2021 and must include all Permanent Full-Time Employees, Permanent Part-Time Employees, Non-Permanent Full-Time Employees, Non-Permanent Part-Time Employees at all Project Locations, including those employed by the Company or its Affiliates and by Tenants at the Project Locations. Do not include Contract Employees or Contract Construction Employees in Items 1, 2, 3 and 4.

5a. Report all Contract Employees providing services to the Company and its Affiliates and Tenants at all Project Locations. Do not include Contract Construction Employees in Item 5a.

5b. Report the 12-month average of Contract Construction Employees providing services to the Company and its Affiliates and Tenants at all Project Locations for the previous fiscal year. Use the number of construction employees on the last payroll date of each month to compute this average.

6a. Report the total number of Permanent Full-Time Employees, Permanent Part-Time Employees, Non-Permanent Full-Time Employees, Non-Permanent Part-Time Employees of the Company and its Affiliates at all Project Locations. Do not include employees of Tenants. Do not include Contract Employees or Contract Construction Employees.

6b. This is the sum of Items 1, 2, 3, 4, and 5a.

6c. This is the sum of Items 1, 2, 3, 4, 5a and 5b.

7. Indicate the location of primary residence for all employees reported in Item 6b.

8. Indicate whether the Company and its Affiliates offer health benefits to all employees reported in Item 6b.

9. Indicate the number of employees included in item 6a who are classified as "Exempt" or "Non-Exempt". Generally, an Exempt employee is not eligible for overtime compensation and a Non-Exempt employee is eligible for overtime compensation.

9a. Indicate the Annual Salary range for all "Non-Exempt" employees reported in Item 9.

10. Indicate the highest-level of education obtained for all employees reported in Item 6b.

11. Indicate the Annual Salary for all employees reported in Item 6b.

12. To the best of the Company's knowledge, indicate the identified Racial or Ethnic category for all employees reported in Item 6b.

13. To the best of the Company's knowledge, indicate the gender for all employees reported in Item 6b.

14. Report all CEP benefits received by the Company and its Affiliates and any Tenants at all Project Locations. CEP is a package of tax benefits, administered by the New York City Department of Finance, designed to help qualified businesses to relocate or expand in designated relocation areas in New York City. For more information regarding CEP, please visit <http://www.nyc.gov/dof>.

15. Report all REAP benefits received by the Company and its Affiliates and any Tenants at all Project Locations. REAP is administered by the New York City Department of Finance, and is designed to encourage qualified businesses to relocate employees to targeted areas within New York City. REAP provides business income tax credits based on the number of qualified jobs connected to the relocation of employees.

16. Report all ICAP or ICIP benefits received by the Company and its Affiliates and any Tenants at all Project Locations. ICAP and ICIP are administered by the New York City Department of Finance and are tax benefits for eligible industrial or commercial buildings. For more information regarding ICAP and ICIP, please visit <http://www.nyc.gov/dof>.

17a-21b. Include Living Wage information for Permanent Full-Time Employees, Permanent Part-Time Employees, Non-Permanent Full-Time Employees, Non-Permanent Part-Time Employees, Contract Employees and Contract Construction Employees (including, in each case, those of Tenants). The sum for 21a should equal the sum of lines 17a-20a, which should also equal the sum of lines 1-5a plus the average number of contract construction employees as of June 30, 2021. The sum for 21b should equal the sum of lines 17b-20b.

22. If applicable, report all sales and use tax exemption benefits realized at all Project Locations by the Company and its Affiliates and granted by virtue of the exemption authority of NYCEDC. Do not include any sales and use tax savings realized under the NYS Empire Zone Program, a not-for-profit exemption or any other sales and use tax exemption.

23. If applicable and for purposes of this form, "BIR Energy Assistance" is any reduction in energy delivery charges or other benefits or energy discounts provided pursuant to the Business Incentive Rate (BIR) program administered by Consolidated Edison Company of New York, Inc.

APPENDIX V

Yankee Stadium LLC PILOT Bond Refinancing
Neighborhood Retail Needs Assessment Report



Prepared by New York City Economic Development Corporation
for New York City Industrial Development Agency
October 6, 2020

I. Introduction

Local Law No. 35 of 2020, Council Int. No. 1408-B of 2019 (“Local Law 35”) amended the administrative code of the City of New York to “require the City to determine whether affordable retail space must be provided in certain development projects for which it provides financial assistance. Such determination shall be based upon a neighborhood retail needs assessment that incorporates information about the neighborhood and commercial environment related to the location of the development project.”¹ The report enclosed herein includes background information on the Yankee Stadium LLC Payment in Lieu of Taxes (PILOT) Bond Refinancing (the “covered development project”), and a neighborhood retail needs assessment, as required by the aforementioned legislation, prepared by New York City Economic Development Corporation (“NYCEDC”) for New York City Industrial Development Agency (the “Issuer”). NYCEDC provides staffing and administrative services for the Issuer. [The full text of Local Law 35 can be found here.](#)

II. Background

Project Description

The “covered development project” is Yankee Stadium (“the Stadium”), which serves as the home of the New York Yankees Major League Baseball (“MLB”) team (the “Team”), as well as the home field of the New York City Football Club of Major League Soccer. The open-air stadium is located in the Lower Concourse neighborhood in the Bronx (Block 2493, Lot 1) between River and Jerome Avenues, and from East 161st Street to the mid-block between East 162nd and 164th Streets. Completed in 2009, the Stadium was built for, among other purposes, the staging of athletic, concert, and other entertainment events, including home baseball games played by the Team. It is approximately 1.3 million square feet in size, holds approximately 53,000 spectators, and contains several ancillary concession and retail areas, described further below.

In 2006 and 2009, the Issuer issued tax exempt and taxable bonds, the proceeds of, together with other funds, were used to finance the costs associated with the design, development, acquisition, construction and fitting out of the Stadium. The Stadium is owned by the Issuer and is situated on approximately 14.6 acres of land (the “Site”) owned by the City of New York (the “City”). The Site is leased by the City to the Issuer pursuant to a Ground Lease Agreement, dated as of August 1, 2006 (the “Ground Lease”).

Pursuant to a Lease Agreement, dated as of August 1, 2006, the Issuer subleased the Site and leased the Stadium (collectively, the “Premises”) to Yankee Stadium LLC (the “Company”). The Company, as agent of the Issuer, constructed and now operates and maintains the Stadium. Pursuant to a Stadium Sublease, dated as of August 1, 2006, the Company subleases the Stadium to New York Yankees Partnership (the “Partnership”), which owns and operates the Team. The Stadium commenced operation with the 2009 MLB season.

The Issuer is issuing Series 2020 PILOT Bonds to refund a portion of the 2006 and 2009 Bonds used to refinance a portion of the Stadium’s initial design, development, acquisition, construction and fitting out costs. On July 28, 2020, the NYCIDA Board approved the refinancing of the Bonds, which will reduce the annual debt service payments on the Bonds and increase the amount of money which will be used to pay for operations and maintenance expenses at the Stadium.

A neighborhood retail needs assessment was determined to be required for this project, because (i) the project’s financial benefit exceeds \$15,000,000 and (ii) the project’s size exceeds the threshold of 750,000 square feet. Additionally, the project does not meet any of the exemption criterion further

¹ New York City Council Legislative Research Center;
<https://legistar.council.nyc.gov/LegislationDetail.aspx?ID=3860330&GUID=D8899144-C418-4E8D-8902-0C4AB911F4DA&Options=&Search=>

outlined in the legislation.

Existing Retail Spaces in the Project

The Partnership maintains three subleases for Concession Facilities in the Stadium. The Stadium Lease defines "Concession Facilities" as "any and all facilities and areas at the Premises, including, but not limited to, stands, kiosks, public and private clubs, bars and restaurants and ancillary closets and storage facilities, that are used for the storage, preparation, display, distribution and sale of food, beverages, souvenirs, scorecards, programs, publications merchandise, apparel, internet service and service relating to other technology now existing or hereafter developed and/or other goods and services."

Pursuant to the Stadium Lease, the Company was granted "the exclusive right, but not the obligation, to provide and operate (or cause or permit other Persons to provide and operate) Concession Facilities at the Premises (including without limitation sit-down restaurants)." Under the Stadium Lease, the Company was also granted the "right to collect and retain all revenues derived from Concession Facilities operated at the Premises during the Term and the right to assign collection of such revenues."

Given the Stadium's special purpose use as an athletic and entertainment venue, retail uses on the premises should be related to and complement the activities occurring within so that patrons have a consistent experience at the Stadium. Only certain types of retail—food and beverage and event-related merchandisers—meet these criteria, and providing food and beverage services to Stadium attendees is an essential component of the Stadium's function. As such, the Stadium's Concession Facilities are primarily these retail uses.

The Stadium includes the following Concession Facilities:

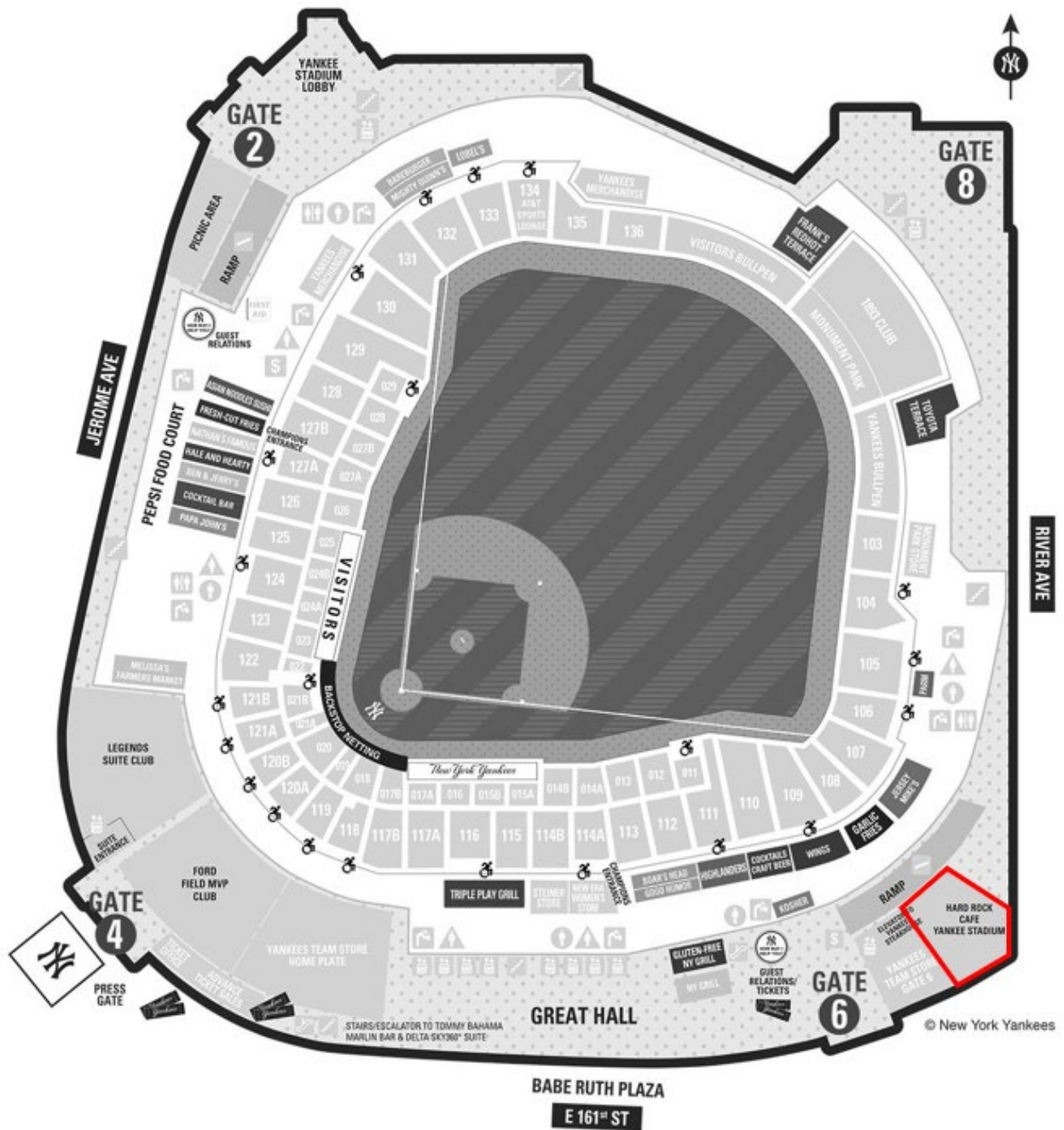
Legends Hospitality, LLC ("Legends") operates various concession food, beverage and merchandise areas located within Yankee Stadium pursuant to a concession services agreement dated as of September 25, 2008 (the "CSA") with the Partnership. Legends' occupancy commenced on March 1, 2009. The initial term of the CSA expires on November 1, 2028. An equity interest in Legends is indirectly held by an affiliate of the Company.

NYE Steak LLC operates a steakhouse restaurant consisting of approximately 6,309 square feet. NYE Steak LLC subleases such space from the Partnership pursuant to a Sublease Agreement dated as of December 12, 2008, as amended. NYE Steak LLC's occupancy commenced on December 12, 2008. The sublease expires on December 12, 2023. An equity interest in NYE Steak LLC is indirectly held by an affiliate of the Company.

Hard Rock Stadium Tenant, Inc. subleases approximately 7,077 square feet from the Partnership pursuant to a Sublease Agreement dated December 12, 2008, as amended. This space is used for the operation of a Hard Rock Cafe. Hard Rock Stadium Tenant, Inc.'s occupancy commenced on December 12, 2008. The sublease expires on December 12, 2023. This restaurant space is the only retail space at the Stadium that is open to the public from street level and to persons who are not Stadium ticketholders.

Figure 1, below, shows the location of the Concession Facilities throughout the Stadium; the Hard Rock Café is outlined in red.

Figure 1: Yankee Stadium Site Plan



Due to the special purpose use of the Stadium, primarily as a ballpark for the Team, and secondarily as a stage for other athletic, concerts, and entertainment events, use of the Stadium's Concession Facilities are restricted to ticketholders for such events, with the exception of one retail space located on the southeast corner of the Stadium on East 161st Street and River Avenue. This retail space is accessible to the public from the street to non-ticketholders and is open year-round (i.e., all other Concession Facilities are only open when the Stadium has an event and are only accessible to ticketholders). This retail space is currently occupied by the Hard Rock Café under a sublease from the Partnership as described above. Because of the seasonal nature of the Stadium and its inherent restricted access to the general public, it was determined that the publicly accessible retail space that is currently tenanted by Hard Rock Café pursuant to a sublease that expires in December 2023 is the only applicable space that could be considered for a new tenant at an affordable lease rate, per the legislation. Should the Hard Rock Café space be considered for a new tenant beyond the existing sublease term, the tenant's retail use should be compatible with the Stadium's special use (as described previously) and serve its visitors as well as the surrounding neighborhood.

III. Neighborhood Description (quarter mile radius from the project)

As required by Local Law 35, a neighborhood retail needs assessment must be conducted of the neighborhood, defined as a quarter-mile radius from the project (see Figure 2, below). For the purposes of this analysis, the quarter-mile radius was drawn from the retail frontage of the Stadium on East 161st Street, and extends north to the midblock between East 164th and East 165th Streets, east to the Grand Concourse, south to East 153rd Street, and west to the Major Deegan Expressway.

The neighborhood is home to approximately 7,900 residents, most of whom are Black (32% of residents) and/or are of Hispanic origin (68% of residents).² There is a smaller White and Asian population in the area, making up 17% and 4% of residents, respectively. The median household income for the neighborhood is \$34,800, which is slightly less than the median household income for the Bronx overall (\$36,600) but nearly half the median income of New York City (NYC) overall (\$65,000). The neighborhood is well served by public transit (4, B, and D subway lines and Metro North) and accessible via the Major Deegan Expressway.

The Lower Concourse is also the civic center of the Bronx, home to the borough's Supreme Court, Family Court, District Attorney, and the Office of the Bronx Borough President. Approximately 1,375 employees work in the area, with the Bronx County District Attorney's Office as the largest employer in the Lower Concourse neighborhood.^{3,4} In addition to multi-story private parking garages serving visitors to the Stadium and area, there are also active recreation parks and grand public plazas located nearby. Located just beyond the quarter-mile study area is the Harlem River waterfront, which is experiencing a revitalization. Bronx Terminal Market, a shopping mall that opened in 2009, includes big box retail, a supermarket, and other chain stores and dining establishments. Bronx Point, located farther west along the Harlem River, will include up to 1,000 housing units (including at least 540 affordable homes), a new waterfront esplanade, and community space.

² Demographic and Income Profile, ESRI Business Analyst Online forecast for 2020.

³ U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2017.

⁴ U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages (QCEW), 2020.

Figure 2: Land Use Map of Quarter-Mile Radius Around Yankee Stadium



IV. Neighborhood Retail Needs Assessment

As defined by Local Law 35, a neighborhood retail needs assessment shall include, but need not be limited to, analysis of the following characteristics comprising the neighborhood's retail environment:

- a. The neighborhood's existing retail stores, vacancy rates for property that could be leased for retail businesses and market lease rates for such property
- b. The presence of chain businesses⁵ in the neighborhood
- c. The level of retail diversity and the types of retail businesses needed or lacking in the neighborhood
- d. Any community feedback received in relation to the covered development project, including community needs and priorities

NYCEDC consulted various data sources in conducting this neighborhood retail needs assessment, including the following: CoStar, Esri Business Analyst Online, Info USA, and the U.S. Bureau of Labor Statistics Quarterly Census of Employment and Wages. However, due to the unprecedented and unforeseen nature of COVID-19, its long-term impacts on the retail market may not yet be fully realized. To supplement third-party data sources, NYCEDC conducted an in-person survey of the neighborhood on September 14, 2020 to assess the status of retail businesses.

Existing Retail Stores and Chain Businesses

Yankee Stadium is a major attraction in NYC – drawing over 3 million visitors per year – and consequently, the Stadium largely defines the retail landscape on the blocks surrounding the Stadium. River Avenue and 161st Street are two distinct small business corridors next to the Stadium, and retail in both primarily cater to Stadium visitors with Yankees souvenir shops and sports bars. While to the west of the venue is largely residential, there are many locally serving retail businesses on the ground floor of residential buildings. The in-person survey found that there are 110 existing retail businesses located across 93 different buildings in the neighborhood. Twenty-seven of these establishments are chain businesses. Six of the chain businesses are food and beverage establishments located within Yankee Stadium, but only one of these restaurants, Hard Rock Café, is accessible to the public and non-ticket holders from the street level.

Outside of the Stadium, small businesses, primarily food and beverage establishments, predominate the neighborhood. Many such businesses target Stadium visitors with dedicated pre-and post-game service. There are 34 restaurants (full- and limited-service) in the neighborhood, and sports bars, pizzerias, and fast-food restaurants define the food and beverage landscape. However, there are also full-service restaurants that represent the diverse cultures of residents that live in and around the neighborhood; there are two Jamaican restaurants, a Dominican restaurant, a Latin American restaurant, and a Chinese restaurant in the area. Only nine of the 34 restaurants are chain businesses, and six of these are concessions in Yankee Stadium.

For home grocery needs, there are 11 establishments in the area classified as grocery stores, although only one is a full supermarket (Key Food) while the other stores are convenience stores. Residents and visitors can also shop at the six clothing stores in the neighborhood, three of which are dedicated to Yankees' sportswear and souvenirs. Household and other miscellaneous goods can be found at one of the five variety stores in the area. For retail services, there are 11 beauty salons and barbershops, five commercial banks, four laundromats and cleaners, and two pharmacies. The

⁵ As defined by Local Law No. 35 (2020), the term "chain business" means an establishment that is part of a group of establishments that share a common owner or principal who owns at least 30 percent of each establishment in such group and such establishments (i) engage in the same business or (ii) operate pursuant to franchise agreements with the same franchisor as such term is defined in section 681 of the general business law.

breakdown of neighborhood retail goods and services can be found in Table 1.

Table 1: Neighborhood Retail Businesses by Category⁶

Category	Total	Total Chain Businesses
Restaurants	34	9
Grocers-Retail	11	1
Beauty Salons	8	3
Tax Return Preparation & Filing	6	4
Banks	5	3
Variety Stores	5	1
Cellular Telephones (Services)	4	3
Delicatessens	4	0
Offices of Physicians (Except Mental Health Specialists)	4	1
Beer, Wine, And Liquor Stores	3	0
Clothing-Retail	3	0
Sportswear-Retail	3	0
Tobacco Stores	3	0
Attorneys	2	0
Child Care Service	2	0
Cleaners	2	0
Laundries-Industrial & Commercial	2	1
Pharmacies	2	0
Other Personal and Household Goods Repair and Maintenance	1	0
Automobile Repairing & Service	1	1
Banquet Rooms	1	0
Baseball Sports Cards & Memorabilia	1	0
Private Mail Centers	1	0
Reupholstery And Furniture Repair	1	0
Sports and Recreation Instruction	1	0
Grand Total	110	27

Retail Rental Market

The retail rental market is strong in the neighborhood, and there is a limited supply of existing retail spaces available for rent, with the vacancy rate at 0.8%.⁷ NYCEDC's in-person survey reaffirmed the low vacancy rate; only a few storefronts in the neighborhood appeared to be permanently shuttered, mostly concentrated around the Stadium. The vacancy rate is particularly low when compared against the Bronx (3.1%) and NYC overall (3.6%). Due to COVID-19, the Stadium has not been open to visitors since the end of the 2018-2019 MLB season in the fall of 2019. As a result, many of the Yankee souvenir shops and sports bars on River Avenue have incurred significant losses in revenue. Businesses located on East 161st Street serving the civic hub, are faring better as workers have returned to the office and the local courts. However, the health of the retail market post-COVID is still uncertain.

According to CoStar data, retail rents vary widely in the neighborhood, ranging from as low as \$25 per square foot (SF) to as high as \$100 per SF. The market rent for retail in the neighborhood is

⁶ NYCEDC in-person survey conducted on September 14, 2020.

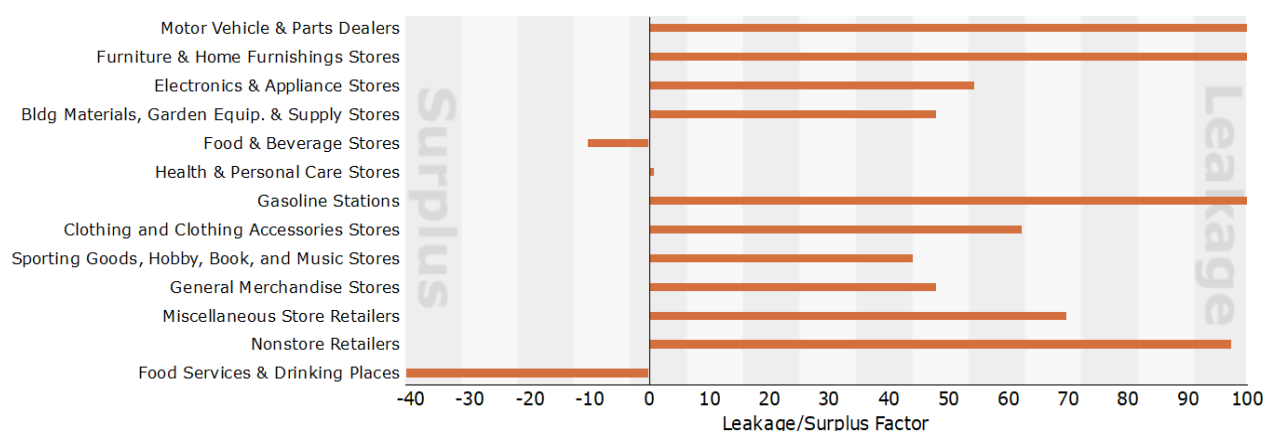
⁷ CoStar Group 2020 Q2, www.costar.com.

\$45.30 per SF, with higher rents for retail spaces directly across the street from the Stadium.⁸ The market rent for the neighborhood is on par with market retail lease rates throughout the Bronx (\$45.69 per SF) and is less than NYC overall (\$62.01 per SF).⁹ The majority of available retail listings known for the neighborhood are affordable with rents hovering around the \$30 per SF range, which is approximately 20-30% below the market rent for the neighborhood.

Retail Diversity and Neighborhood Retail Needs

To assess retail diversity and neighborhood retail needs, Esri Retail MarketPlace data was used to analyze a direct comparison between retail sales and consumer spending by industry and to measure the gap between supply and demand of goods and services for the quarter-mile study area.¹⁰ For sectors that show undersupply, the Esri data is likely to overestimate the shortage as some of the demand is satisfied by online retailers, which is not counted in this analysis.

Chart 1: Esri Retail MarketPlace, 2017 Leakage/Surplus Factor by Industry Subsector¹¹



Residents, workers, and visitors to the neighborhood are well-served by the 34 food and drink establishments in the area. As shown in Chart 1 above, demand for food and drink establishments exceed supply and there is a surplus factor of -40.9, meaning that customers are drawn in from outside of the neighborhood to access these services. The surplus is primarily due to the abundance of full- and limited-service restaurants in the neighborhood, and there is a lack of specialty food stores (leakage factor of 21.4), such as meat markets, fruit and vegetable markets, and bakeries. However, goods that are found in specialty food stores can also be found in supermarkets, and there is a Key Food supermarket located on Gerard Avenue in the neighborhood.

⁸ Market rent is defined as the amount of rent that can be expected for the use of a property, and is based on the average rent of similar properties in the same area.

⁹ CoStar Group 2020 Q2, www.costar.com.

¹⁰ Esri's U.S. Retail MarketPlace database includes retail sales by industry to households and retail potential or spending by households. The Leakage/Surplus factor is calculated by Esri, and it measures the balance between the volume of retail sales (supply) generated by retail businesses and the volume of retail potential (demand) produced by household spending on retail goods within the same industry; 2017 data was used for these calculations. The Leakage/Surplus factor ranges from -100, meaning there is a high surplus of supply and customers are drawn from outside of the trade area, to +100, meaning there is high demand for a scarce good or service that is not being met within the trade area. A full description of the Esri Retail MarketPlace methodology can be found here:

https://downloads.esri.com/esri_content_doc/dbl/us/J9675_US_Retail_Marketplace_2017_in_2020_geography.pdf

¹¹ Esri and Infogroup, Esri Retail MarketPlace, 2017.

While the neighborhood is rich in food and beverage establishments, it is seeing leakage in all other retail industry groups, meaning that consumers are shopping outside of the neighborhood to meet their needs. However, the Bronx Terminal Market, a 913,000 SF mall with over 20 stores, is located just outside of the quarter-mile radius at 610 Exterior Street (a 15-minute walk from the Stadium). The mix of chain businesses and smaller, neighborhood-oriented establishments at the mall provides a variety of options to meet residents' and visitors' retail needs.

Motor vehicle and parts dealers, gasoline stations, furniture and home furnishing stores, shoe stores, jewelry, luggage and leather goods stores, used merchandise stores, florists, lawn and garden equipment and supply stores are industry groups that are seeing the highest leakage, a factor of 100, meaning that there are currently no stores in the neighborhood that meet these needs. However, for furniture and home furnishings, lawn and garden equipment, and plants and flowers needs, there is a Home Depot, Harlem Furniture, and Bed, Bath and Beyond located just outside of the quarter-mile radius at Bronx Terminal Market that offers a wide range of products for home improvement needs, including those listed above. Additionally, consumers can purchase automobile parts and repair services from the many automobile-related businesses located nearby on Jerome Avenue.

Additionally, some of these retail uses, such as motor vehicle and parts dealers, gasoline stations, furniture stores, and lawn and garden equipment supply stores, require large footprint retail spaces (approximately 40,000 to 100,000 SF) in order to store and display the products being sold. As such, these retail uses would not be appropriate for nor could they physically be accommodated in the Stadium's only street-level accessible retail space at approximately 7,000 square feet in size. In particular, a gasoline station would not be an appropriate retail use to site at the Stadium. In sum, these retail industry groups do not complement the intended use of the Stadium as a sports and events venue.

For the other uses that are listed with a leakage factor of 100, they would not be appropriate to put in the Stadium and shoppers also do not have to travel far outside of the neighborhood to have these retail needs met. Shoes, jewelry, and luggage and leather goods are found at various stores in the nearby Bronx Terminal Market. A used merchandise store, Thriftland USA, is also located just outside of the quarter-mile radius (a seven-minute walk from the Stadium).

Non-store retailers—which include electronic shopping and mail-order businesses, vending machine operators, and direct selling establishments—see a leakage of 97.4, but such uses would not be appropriate to put in a retail space in the Stadium. The non-store retailers primarily engage in retailing through non-store means, such as catalogs, toll free telephone numbers, or electronic media, such as interactive television or the Internet. Office spaces would be a more appropriate space for these retailers to be located and therefore they would not be appropriate for the retail space at the Stadium.

While office supply stores, stationery and gift stores, and other miscellaneous store retailers are seeing leakages (73.7 and 56.4, respectively), there are five variety stores in the neighborhood, such as Stadium Discount and Family Dollar on River Avenue, that may also meet these retail needs.

For electronics and appliances, there is a leakage of 54.4 and a little over half of the neighborhood's needs are being met elsewhere, likely at the Best Buy located at the Bronx Terminal Market. However, it would not be appropriate to locate an electronics and appliances store in the Stadium as it does not complement the special purpose use of the Stadium.

Although there are six clothing stores in the neighborhood (half of which are not Yankees-related), the retail category is still seeing a leakage of 51.3. However, with the exception of a Yankee apparel store, such retail needs do not fit with the intended use of the Stadium as a sports and events venue for the Team.

General merchandise stores have a leakage factor of 48, which is mainly due to the lack of department stores in the neighborhood. The average footprint for a department store varies between 70,000 SF to 200,000 SF, which is much larger than the 7,000 SF that is offered by the Stadium's only street-accessible retail space. General merchandise needs may also be filled by stores at nearby Bronx Terminal Market.

While there is a leakage factor of 44.2 for sporting goods, hobby, book, and music stores, most of the neighborhood's needs are still being met in the study area. While a sporting goods store could be considered complementary with the Stadium, equipment sold in the store would have to be baseball-centric to comply with the Stadium's primary use as home of the New York Yankees.

Health and personal care stores have a leakage factor of only 0.8, which means that consumers' needs are almost completely met in the neighborhood.

The full Retail Market Place Profile, including Leakage/Surplus factors, can be found in Appendix 1.

Community Feedback

The NYCIDA hosted a public hearing on July 23, 2020 for the refinancing of tax-exempt and taxable bonds issued by the NYCIDA in 2006 and 2009 for the construction, furnishing, and equipping of Yankee Stadium. No testimony relating to the retail space of the Stadium was received at the public hearing.

In lieu of any direct feedback on the retail component of the covered development project, NYCEDC reviewed previous community plans and studies to ensure that retail needs previously identified by the public were also taken into consideration. The most insightful report reviewed was the 2016 Jerome Avenue Commercial District Needs Assessment ("CDNA") prepared by the New York City Department of Small Business Services ("SBS"). The CDNA studied the Jerome Avenue retail corridor – a vibrant community-serving retail corridor with a high concentration of automotive and other long-standing businesses. Although located outside of the quarter-mile radius of the project, the report provides important insight into the retail needs of the broader community.

The Jerome Avenue CDNA was completed as part of SBS' Neighborhood 360 Program to identify, develop, and launch commercial revitalization projects in partnership with local stakeholders, and it highlights the neighborhood's existing business landscape and consumer characteristics. The CDNA identified a need for banks and credit unions serving both residential and commercial needs, likely due to the presence of many cash advance and money transfer service businesses. In contrast to Jerome Avenue, there are five banks located within the quarter-mile radius around Yankee Stadium that sufficiently serve the neighborhood's needs. Shoppers surveyed for the CDNA also expressed a desire for more clothing and shoe stores, slow dining restaurants, healthy food markets, and fitness and health establishments in the area.

V. Conclusion

In light of the special purpose use nature of the Stadium, primarily as a MLB stadium designed to hold 53,000 spectators, and the requirement that the Stadium be utilized for Home Games of the Team, the Stadium and its Concession Facilities have been designed, constructed, and operated to cater primarily to attendees of Stadium events including MLB games and other events. The Stadium holds three subleases for retail spaces and Concession Facilities throughout the Stadium; however, only one retail space is publicly accessible from the street level outside of the Stadium and open to persons who are not Stadium ticketholders. Therefore, it is the only space in the covered development project that could be considered for a new retail use due to its accessibility. This retail space is currently unavailable for a new tenant; it is occupied by the Hard Rock Café, whose lease expires on December 12, 2023.

Because the Stadium's retail needs to be compatible with the Stadium's uses, only certain types of retail are suitable for the venue. Providing food and beverage services to Stadium attendees is an essential component and function of the Concession Facilities on game days. As detailed in the neighborhood retail needs assessment, there is an oversupply of food and beverage stores and eating and drinking establishments in the neighborhood around the Stadium.

While the assessment found that other retail uses—such as motor vehicle and parts dealers, gasoline stations, furniture and home furnishing stores, shoe stores, and jewelry, luggage and leather goods stores—are lacking in the neighborhood, they do not align with the intended use of the Premises and therefore are not appropriate uses for retail space at the Stadium. Furthermore, there are establishments just outside of the neighborhood’s quarter-mile radius, still within a ten-minute walk, that may address the retail needs identified in the assessment.

In summation, this neighborhood retail needs assessment supports the NYCIDA’s conclusion that there is not a need to require the Company to provide for affordable retail space at the Stadium in accordance with the requirements of Local Law 35. However, in completing this report, NYCIDA recognizes that there is an opportunity for the Company to support small and/or local business entrepreneurship through future tenancy at the Hard Rock Café retail space, and encourages the Company to consider a smaller and/or more local food and beverage business when the current Hard Rock Café sublease expires in December 2023.

Agency Determination:

New York City Industrial Development Agency

Krishna Omolade

By: Krishna Omolade

Title: Executive Director

APPENDIX



Retail MarketPlace Profile

Yankee Stadium Pt
1 E 161st St, Bronx, New York, 10451
Ring: 0.25 mile radius

Prepared by Esri
Latitude: 40.82884
Longitude: -73.92702

Summary Demographics

2020 Population	7,931
2020 Households	2,780
2020 Median Disposable Income	\$28,974
2020 Per Capita Income	\$19,139

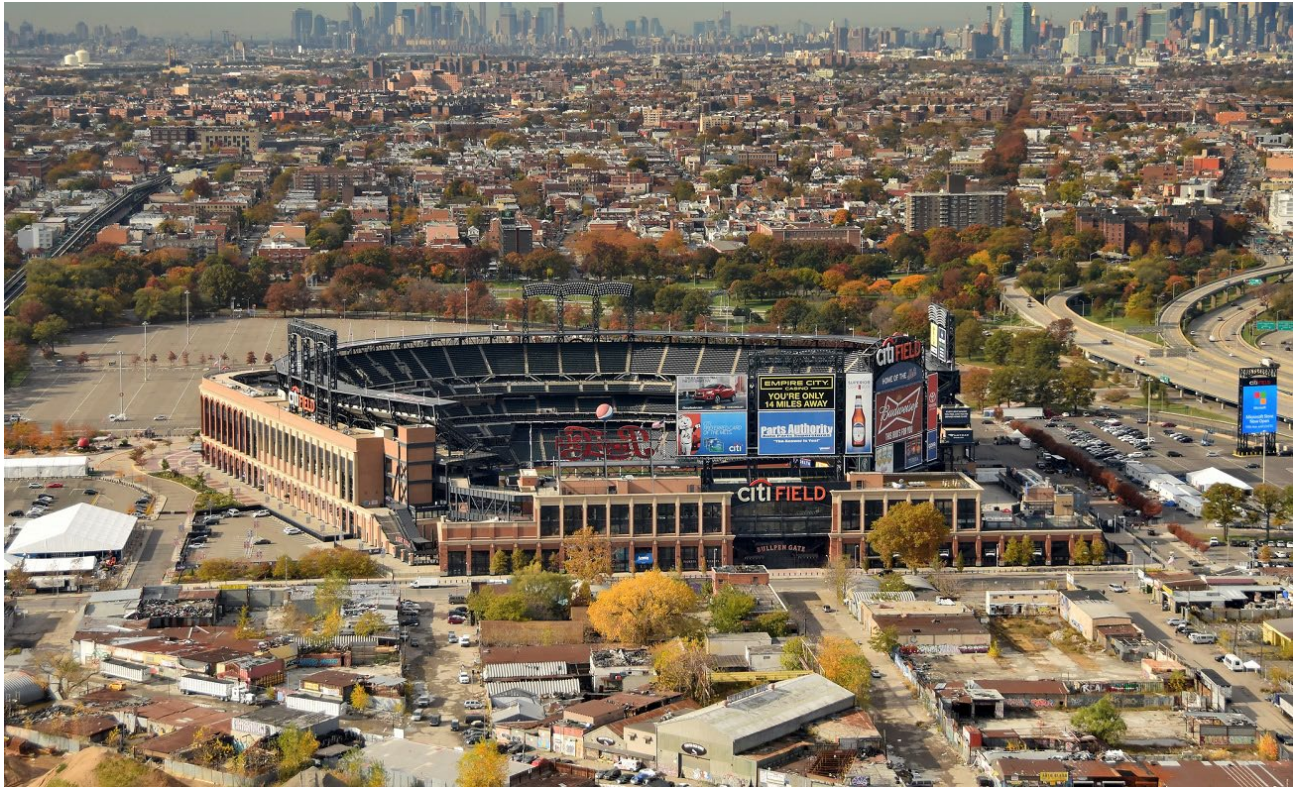
NOTE: This database is in mature status. While the data are presented in current year geography, all supply- and demand-related estimates remain vintage 2017.

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor
2017 Industry Summary					
Total Retail Trade and Food & Drink	44-	\$61,843,321	\$40,261,675	\$21,581,646	21.1
Total Retail Trade	44-45	\$55,536,424	\$25,212,631	\$30,323,793	37.6
Total Food & Drink	722	\$6,306,897	\$15,049,044	-\$8,742,147	-40.9
	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor
2017 Industry Group					
Motor Vehicle & Parts Dealers	441	\$9,890,301	\$0	\$9,890,301	100.0
Automobile Dealers	4411	\$8,356,137	\$0	\$8,356,137	100.0
Other Motor Vehicle Dealers	4412	\$645,523	\$0	\$645,523	100.0
Auto Parts, Accessories & Tire Stores	4413	\$888,641	\$0	\$888,641	100.0
Furniture & Home Furnishings Stores	442	\$1,899,371	\$0	\$1,899,371	100.0
Furniture Stores	4421	\$1,043,271	\$0	\$1,043,271	100.0
Home Furnishings Stores	4422	\$856,100	\$0	\$856,100	100.0
Electronics & Appliance Stores	443	\$2,034,195	\$600,882	\$1,433,313	54.4
Bldg Materials, Garden Equip. & Supply	444	\$2,550,578	\$899,124	\$1,651,454	47.9
Bldg Material & Supplies Dealers	4441	\$2,368,244	\$899,124	\$1,469,120	45.0
Lawn & Garden Equip & Supply Stores	4442	\$182,335	\$0	\$182,335	100.0
Food & Beverage Stores	445	\$11,063,534	\$13,612,131	-\$2,548,597	-10.3
Grocery Stores	4451	\$9,469,634	\$11,988,591	-\$2,518,957	-11.7
Specialty Food Stores	4452	\$757,720	\$491,052	\$266,668	21.4
Beer, Wine & Liquor Stores	4453	\$836,180	\$1,132,488	-\$296,308	-15.1
Health & Personal Care Stores	446,446	\$4,819,108	\$4,743,922	\$75,186	0.8
Gasoline Stations	447,447	\$5,492,260	\$0	\$5,492,260	100.0
Clothing & Clothing Accessories Stores	448	\$5,168,470	\$1,190,958	\$3,977,512	62.5
Clothing Stores	4481	\$3,691,419	\$1,187,937	\$2,503,482	51.3
Shoe Stores	4482	\$610,771	\$0	\$610,771	100.0
Jewelry, Luggage & Leather Goods Stores	4483	\$866,280	\$0	\$866,280	100.0
Sporting Goods, Hobby, Book & Music	451	\$1,745,490	\$675,279	\$1,070,211	44.2
Sporting Goods/Hobby/Musical Instr Stores	4511	\$1,455,416	\$390,003	\$1,065,413	57.7
Book, Periodical & Music Stores	4512	\$290,074	\$285,277	\$4,797	0.8
General Merchandise Stores	452	\$7,158,902	\$2,514,332	\$4,644,570	48.0
Department Stores Excluding Leased Depts.	4521	\$4,422,463	\$968,854	\$3,453,609	64.1
Other General Merchandise Stores	4529	\$2,736,439	\$1,545,477	\$1,190,962	27.8
Miscellaneous Store Retailers	453	\$1,998,274	\$355,260	\$1,643,014	69.8
Florists	4531	\$131,301	\$0	\$131,301	100.0
Office Supplies, Stationery & Gift Stores	4532	\$660,266	\$100,012	\$560,254	73.7
Used Merchandise Stores	4533	\$289,923	\$0	\$289,923	100.0
Other Miscellaneous Store Retailers	4539	\$916,783	\$255,248	\$661,535	56.4
Nonstore Retailers	454	\$1,715,941	\$22,466	\$1,693,475	97.4
Electronic Shopping & Mail-Order Houses	4541	\$1,399,795	\$0	\$1,399,795	100.0
Vending Machine Operators	4542	\$33,827	\$0	\$33,827	100.0
Direct Selling Establishments	4543	\$282,319	\$22,466	\$259,853	85.3
Food Services & Drinking Places	722	\$6,306,897	\$15,049,044	-\$8,742,147	-40.9
Special Food Services	7223	\$278,941	\$60,800	\$218,141	64.2
Drinking Places - Alcoholic Beverages	7224	\$375,518	\$1,171,185	-\$795,667	-51.4
Restaurants/Other Eating Places	7225	\$5,652,438	\$13,817,059	-\$8,164,621	-41.9

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.
<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

Source: Esri and Infogroup. Esri 2020 Updated Demographics. Esri 2017 Retail MarketPlace. ©2020 Esri. ©2017 Infogroup, Inc. All rights reserved.

Queens Ballpark Company (Citi Field) Bond Refinancing
Neighborhood Retail Needs Assessment Report



Prepared by New York City Economic Development Corporation
for New York City Industrial Development Agency
January 26, 2021

I. Introduction

Local Law No. 35 of 2020, Council Int. No. 1408-B of 2019 (“Local Law 35”) amended the administrative code of the City of New York to “require the City to determine whether affordable retail space must be provided in certain development projects for which it provides financial assistance. Such determination shall be based upon a neighborhood retail needs assessment that incorporates information about the neighborhood and commercial environment related to the location of the development project.”¹ The report enclosed herein includes background information on the Queens Ballpark Company L.L.C. Payment in Lieu of Taxes (PILOT) Bond Refinancing (the “covered development project”), and a neighborhood retail needs assessment, as required by the aforementioned legislation, prepared by New York City Economic Development Corporation (“NYCEDC”) for New York City Industrial Development Agency (the “Issuer”). NYCEDC provides staffing and administrative services for the Issuer. [The full text of Local Law 35 can be found here.](#)

II. Background

Project Description

The “covered development project” is Citi Field (“the Stadium”), which serves as the home of the New York Mets Major League Baseball (“MLB”) team (the “Team”). The open-air stadium and adjacent parking facilities are located between Roosevelt Avenue, Shea Road and Seaver Way (Block 1787, Lot 20 and Block 2018, Lot 1500) in Willets Point and adjacent to the neighborhood of Flushing in Queens. Completed in 2009, the Stadium was built for, among other purposes, the staging of athletic, concert, and other entertainment events, including home baseball games played by the Team. It is approximately 1.4 million square feet in size, holds approximately 44,500 spectators, and contains several ancillary concession and retail areas, described further below.

In 2006 and 2009, the Issuer issued tax exempt and taxable bonds, the proceeds of, together with other funds, were used to finance the costs associated with the design, development, acquisition, construction and fitting out of the Stadium. The Stadium and the adjacent parking facilities are owned by the Issuer and are situated on approximately 63 acres of land (the “Site”) owned by the City of New York (the “City”). The Site is leased by the City to the Issuer pursuant to a Ground Lease Agreement, dated as of August 1, 2006 (the “Ground Lease”).

Pursuant to a Lease Agreement, dated as of August 1, 2006, the Issuer subleased the Site and leased the Stadium (collectively, the “Premises”) to Queens Ballpark Company L.L.C. (the “Company”). The Company, as agent of the Issuer, constructed and now operates and maintains the Stadium. The Stadium is subleased by the Company to its affiliate, Sterling Mets, L.P. (“Sterling”), a Delaware limited partnership, for use by the New York Mets Major League Baseball team and may be used from time to time for unrelated events, including concerts, exhibitions, and other special events. The Stadium operation commenced with the 2009 MLB season.

The Issuer is issuing Series 2021 PILOT Bonds to refund a portion of the 2006 and 2009 Bonds used to refinance a portion of the Stadium’s initial design, development, acquisition, construction and fitting out costs. On January 19, 2021, the NYCIDA Board approved the refinancing of the Bonds, which will reduce the annual debt service payments on the Bonds and increase the amount of money which will be used to pay for operations and maintenance expenses at the Stadium.

A neighborhood retail needs assessment was determined to be required for this project, because the project’s financial benefit exceeds \$15,000,000 and (ii) the project’s size exceeds the threshold of 750,000 square feet. Additionally, the project does not meet any of the exemption criterion further outlined in the legislation.

¹ New York City Council Legislative Research Center;
<https://legistar.council.nyc.gov/LegislationDetail.aspx?ID=3860330&GUID=D8899144-C418-4E8D-8902-0C4AB911F4DA&Options=&Search=>

Existing Retail Spaces in the Project

The Company maintains three subleases for Concession Facilities in the Stadium. The Stadium Lease defines "Concession Facilities" as "any and all facilities and areas at the Premises, including, but not limited to, stands, kiosks, public and private clubs, bars and restaurants and ancillary closets and storage facilities, that are used for the storage, preparation, display, distribution and sale of food, beverages, souvenirs, scorecards, programs, publications merchandise, apparel, internet service and service relating to other technology now existing or hereafter developed and/or other goods and services."

Pursuant to the Stadium Lease, the Company was granted "the exclusive right, but not the obligation, to provide and operate (or cause or permit other Persons to provide and operate) Concession Facilities at the Premises (including without limitation sit-down restaurants)." Under the Stadium Lease, the Company was also granted the "right to collect and retain all revenues derived from Concession Facilities operated at the Premises during the Term and the right to assign collection of such revenues."

Given the Stadium's special purpose use as an athletic and entertainment venue, retail uses on the premises should be related to and complement the activities occurring within so that patrons have a consistent experience at the Stadium. Only certain types of retail—food and beverage and event-related merchandisers—meet these criteria and providing food and beverage services to Stadium attendees is an essential component of the Stadium's function. As such, the Stadium's Concession Facilities are primarily these retail uses.

The Stadium includes the following Concession Facilities:

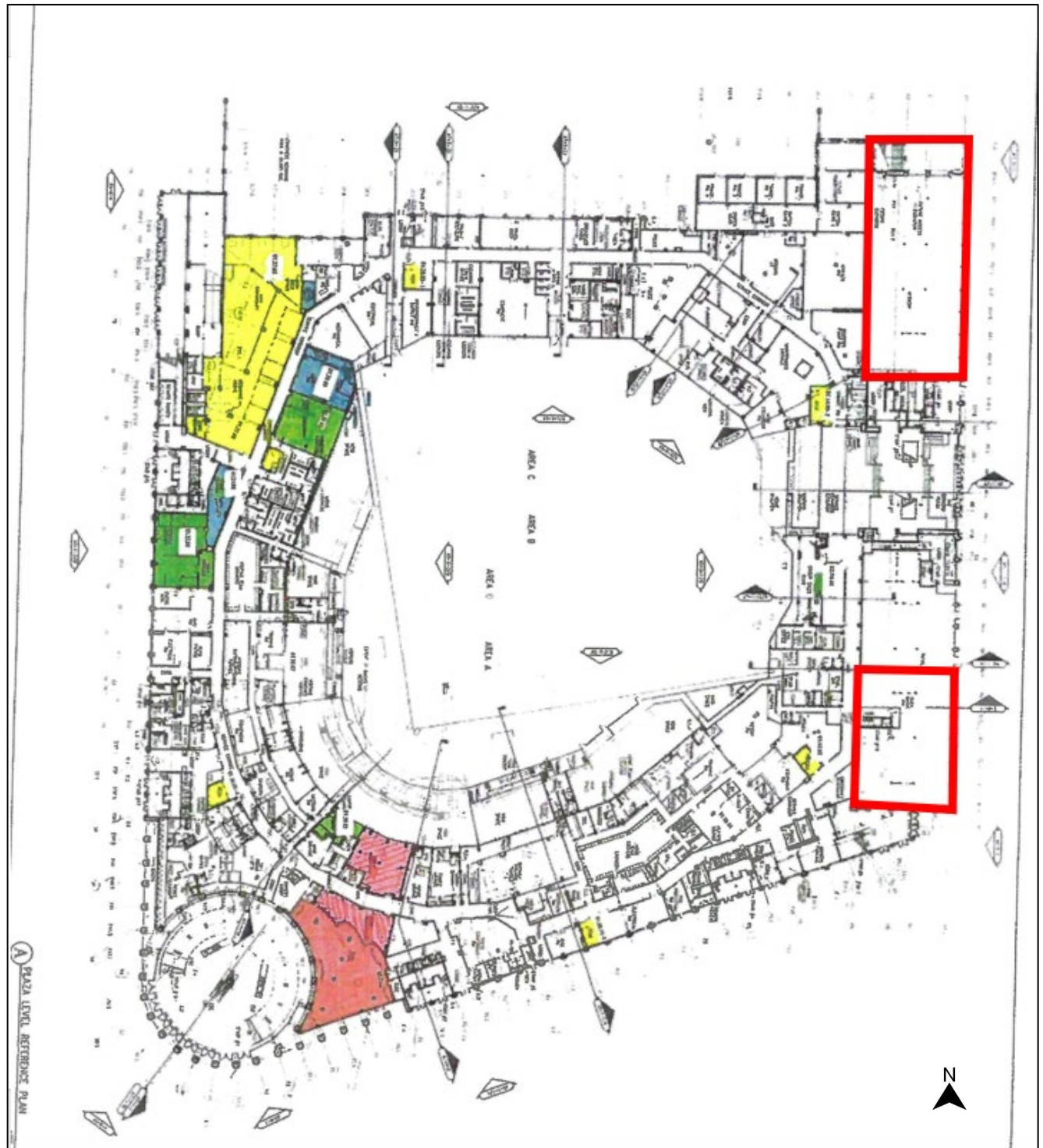
ARAMARK Sports and Entertainment Services, LLC ("ARAMARK") operates various concession food, beverage and merchandise areas located within the Stadium pursuant to a concession services agreement (the "CSA") with the Company. None of the areas are accessible to the public from street level. ARAMARK's occupancy commenced in 2009. The initial term of the CSA expires in 2038.

SEMB CF LLC ("SEMB") subleases approximately 10,130 square feet from Sterling pursuant to a Sublease Agreement from 2017 as amended. This space is used for the operation of a Mikkeller craft brewery and restaurant. The space is accessible to the public from Seaver Way, but is rarely open to the public when the stadium is closed or non-operational. SEMB's occupancy commenced in 2017. The sublease expires in 2027.

McFadden's At Citifield, LLC ("McFadden's") subleases approximately 15,450 square feet from Sterling pursuant to a Sublease Agreement from 2010 as amended. This space is used for the operation of McFadden's sports bar and restaurant. The space is accessible to the public from Seaver Way, but is rarely open to the public when the stadium is closed or non-operational. McFadden's occupancy commenced in 2010. The sublease expired in 2020, but McFadden's is still occupying the facility.

Figure 1, below, shows the location of the Concession Facilities throughout the Stadium, with publicly accessible retail spaces outlined in red.

Figure 1: Citi Field Site Plan



III. Neighborhood Description (quarter mile radius from the project)

As required by Local Law 35, a neighborhood retail needs assessment must be conducted of the neighborhood, defined as a quarter-mile radius from the project (see Figure 2, below). For the purposes of this analysis, the quarter-mile radius was drawn from the retail frontage of the Stadium on Seaver Way, and extends north to the Whitestone Expressway, east to the Stadium's parking lot, south to Roosevelt Avenue, and west to between Willets Point Boulevard and the Van Wyck Expressway.

The eastern half of the quarter-mile radius encompasses the Willets Point neighborhood, a largely industrial area that is uniquely defined by its large number of automobile shops and junkyards. The western half of the quarter-mile radius is entirely comprised of the Stadium and its parking lots. As such, findings for the neighborhood in this report will refer to the eastern half of the study area.

The study area is home to zero residents. There are approximately 2,960 workers in the area, most of whom are employed by the Stadium (approximately 2,015 full-time equivalent employees).^{2, 3} Most of the workers in the neighborhood are White (70% of workers), followed by Black (22% of workers), and Asian (6%).⁴ Yearly earnings for nearly half of the workers in the neighborhood are \$15,000 or less. Approximately 32% of workers earn between \$15,000 to \$40,000 per year, and 21% workers earn over \$40,000 per year.

Despite the lack of households in the neighborhood, the area is a major draw for visitors due to the Stadium and nearby attractions in Flushing Meadows Corona Park. Immediately south of the Stadium, across from Roosevelt Avenue, is an MTA bus depot. Moving further south past the bus depot is Flushing Meadows Corona Park, one of New York City's most iconic parks. The 898-acre park is accessible from the Stadium via the Flushing Meadows Pedestrian Bridge. The park boasts a number of cultural and open space attractions, but is most notable for the United States Tennis Association's Billie Jean King National Tennis Center, home to US Open and drawing over 700,000 visitors annually. The neighborhood is accessible by public transit via the 7 train, Q48 bus, and the Long Island Rail Road. The neighborhood is also served by major highways with the Whitestone Expressway, Grand Central Parkway, Long Island Expressway, and Van Wyck Expressway nearby.

With limited infrastructure and a history of environmental degradation, the City has been working with community partners to reimagine Willets Point in ways that would create new opportunities for residents and businesses and would connect the neighborhood to the diverse community fabric of Queens. The redevelopment of Willets Point is underway with Phase 1, a mixed-use development project planned for a 6-acre City-owned site located across Seaver Way from the Stadium. The project consists of 1,100 units of affordable housing (multi-family and senior), a kindergarten to 8th grade school, ground floor retail, parking, community facility space, and open space.⁵ It is anticipated that the project's retail will contain neighborhood-serving retail to complement the new housing and residential community planned for the area.

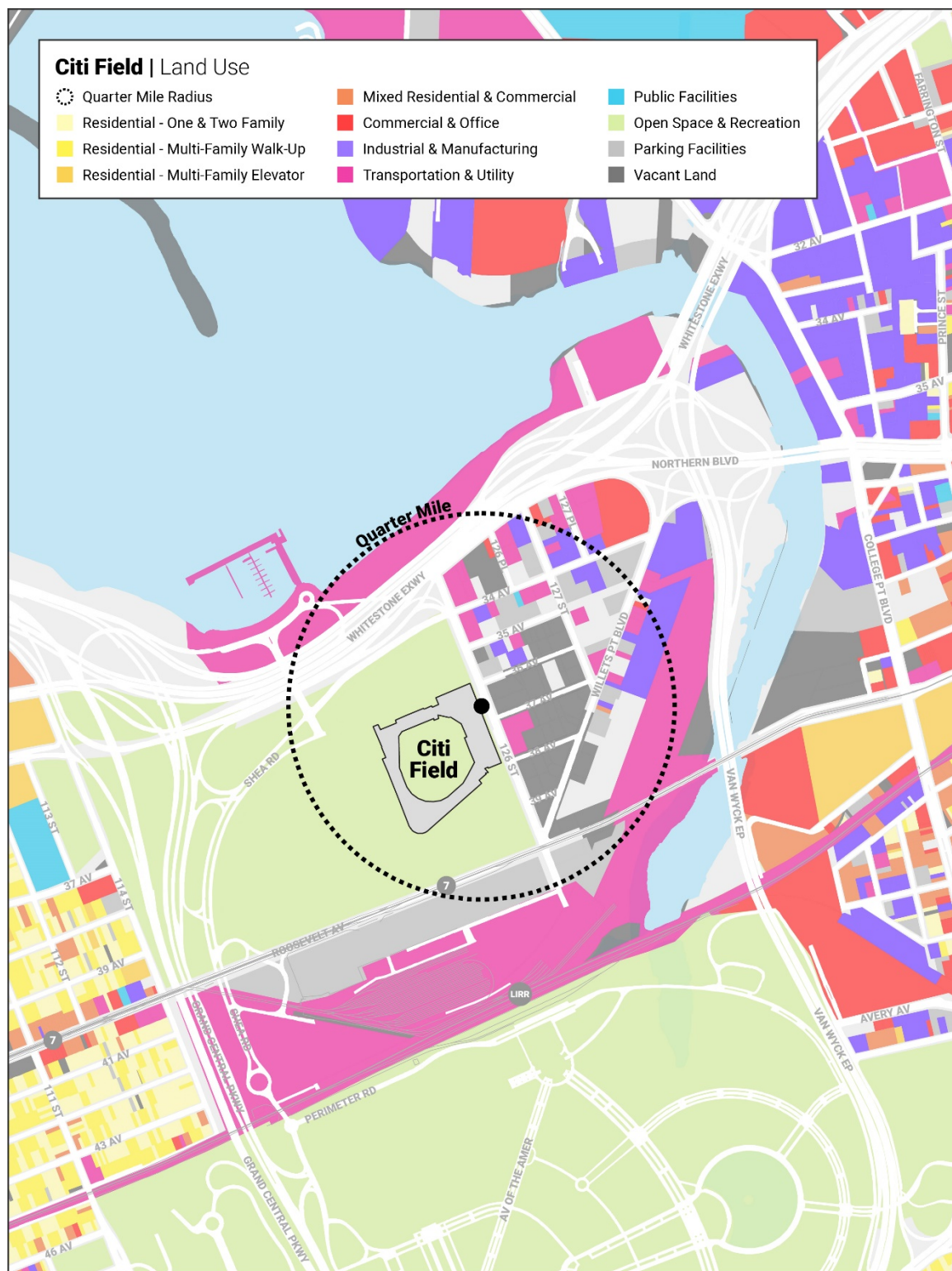
² U.S. Census Bureau, LEHD Origin-Destination Employment Statistics Data (2002-2018).

³ NYCEDC.

⁴ U.S. Census Bureau, LEHD Origin-Destination Employment Statistics Data (2002-2018). Note: data did not include statistics for ethnicity, including those who are of Hispanic origin.

⁵ Pursuant to the 2008 Willets Point ULURP and FEIS.

Figure 2: Land Use Map of Quarter-Mile Radius Around Citi Field



IV. Neighborhood Retail Needs Assessment

As defined by Local Law 35, a neighborhood retail needs assessment shall include, but need not be limited to, analysis of the following characteristics comprising the neighborhood's retail environment:

- a. The neighborhood's existing retail stores, vacancy rates for property that could be leased for retail businesses and market lease rates for such property
- b. The presence of chain businesses⁶ in the neighborhood
- c. The level of retail diversity and the types of retail businesses needed or lacking in the neighborhood
- d. Any community feedback received in relation to the covered development project, including community needs and priorities

NYCEDC consulted various data sources in conducting this neighborhood retail needs assessment, including the following: CoStar, Esri Business Analyst Online, InfoUSA, and the U.S. Bureau of Labor Statistics Quarterly Census of Employment and Wages. However, due to the unprecedented and unforeseen nature of COVID-19, its long-term impacts on the retail market may not yet be fully realized.

Existing Retail Stores and Chain Businesses

As the home to the New York Mets and as an entertainment venue hosting many large events, Citi Field draws many visitors—over 2.4 million per year. However, outside of the Stadium, the neighborhood is dominated by automobile shops and junkyards, and does not currently have any uses that cater to Stadium visitors or workers. According to InfoUSA, a proprietary data source, there are 71 existing retail businesses located across 49 different addresses in the neighborhood, none of which are chain businesses.⁷ However, many of the lots in the area are also occupied by informal sub-tenants and there may be more businesses in the neighborhood that are not captured through propriety data sources.

Retail goods and services offered in the neighborhood are not diverse and are primarily related to automobiles. These 56 automobile-related businesses, which make up nearly 80% of businesses in the area, include: automobile body repair and paint shops, automobile parts and supplies shops, auto plate glass and window shops, automobile dealers, automobile detail and clean-up services, automobile wrecking and scrap metals and iron yards. Contractors have a small presence in the neighborhood totaling five businesses specializing in general, excavating, heating, electric, and tile services. There are also three businesses related to security systems services and two locksmiths. Outside of the Stadium, there is only one food and beverage establishment identified.

A summary of neighborhood retail goods and services by category can be found in Table 1.

⁶ As defined by Local Law No. 35 (2020), the term "chain business" means an establishment that is part of a group of establishments that share a common owner or principal who owns at least 30 percent of each establishment in such group and such establishments (i) engage in the same business or (ii) operate pursuant to franchise agreements with the same franchisor as such term is defined in section 681 of the general business law.

⁷ InfoUSA, 2018. The data does not include Stadium concession facilities.

Table 1: Neighborhood Retail Businesses by Category⁸

Category	Total	Total Chain Businesses
Automobile Body-Repairing & Painting	24	0
Automobile Parts & Supplies	16	0
Glass-Auto Plate & Window & etc	5	0
Automobile Wrecking (Wholesale)	4	0
Automobile Dealers	3	0
Scrap Metals & Iron (Wholesale)	3	0
Security Systems Services	3	0
Locks & Locksmiths	2	0
Automobile Detail & Clean-Up Service	1	0
Delicatessens	1	0
Building Material Dealers	1	0
Electric Contractors	1	0
Excavating Contractors	1	0
General Contractors	1	0
Heating Contractors	1	0
Metal Goods-Manufacturers	1	0
Notaries-Public	1	0
Sweeping Compounds (Manufacturers)	1	0
Terrazzo, Tile, Marble and Mosaic Contractors	1	0
Grand Total	71	0

Retail Rental Market

The retail rental market in the neighborhood is unique, as it is characterized by mostly month-to-month leases on privately-owned parcels and lots are typically occupied by multiple subtenants. There are no vacancies in the neighborhood, whereas the vacancy rates for Queens and NYC overall are both approximately 4%. Retail rents are also low in the neighborhood when compared with the borough and city overall, with most retail rents range between \$28 per square foot (SF) and \$34 per SF.⁹ At \$36.75 per SF, the market rent in the neighborhood is more affordable than average market rents for Queens (\$43.76 per SF) and NYC overall (\$59.98 per SF).¹⁰ However, the impacts of COVID-19 are still being felt and the health of the retail market post-COVID is still uncertain.

⁸ InfoUSA, 2019. The data does not include Stadium concession facilities.

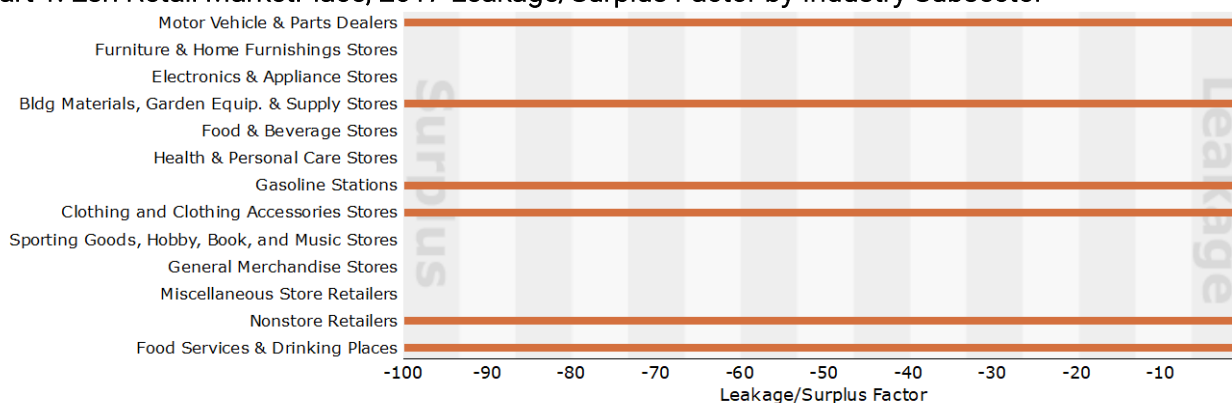
⁹ CoStar Group 2021 Q1 YTD, www.costar.com.

¹⁰ Ibid.

Retail Diversity and Neighborhood Retail Needs

To assess retail diversity and neighborhood retail needs, Esri Retail MarketPlace data was used to analyze a direct comparison between retail sales and consumer spending by industry and to measure the gap between supply and demand of goods and services for the quarter-mile study area.¹¹ Chart 1, below, represents the neighborhood's leakage/surplus factor by industry subsector; it is calculated using the volume of retail sales generated by retail businesses and the volume of demand produced by household spending within the same industry. Leakage factor represents a demand for a good or service that is not being met within the neighborhood, and surplus factor represents a high supply of a good or service that is drawing customers from outside the neighborhood.

Chart 1: Esri Retail MarketPlace, 2017 Leakage/Surplus Factor by Industry Subsector¹²



Because there are no residents (and households) in the neighborhood, there are no retail demands generated. Therefore, there are no retail leakage and neighborhood retail needs identified for the area. However, the vast number of auto repair shops draw many customers from outside the neighborhood—motor vehicle and parts dealers, auto parts, accessories, and tire stores, gasoline stations, and other auto-related industries see a surplus factor of -100. Building materials, garden equipment and supply stores also have a surplus factor of -100.

The food services and drinking places subsector also has a surplus factor of -100, as the Stadium contains concessions stands that serve its visitors and the one food establishment outside of the Stadium primarily serves workers in the neighborhood. While clothing and clothing accessories stores have a surplus factor of -100, there are no residents in the study area and therefore, existing needs are met.

The full Retail Market Place Profile, including Leakage/Surplus factors, can be found in Appendix 1.

Community Feedback

The NYCIDA hosted a public hearing on January 19, 2021 for the refinancing of tax-exempt and

¹¹ Esri's U.S. Retail MarketPlace database includes retail sales by industry to households and retail potential or spending by households. The Leakage/Surplus factor is calculated by Esri, and it measures the balance between the volume of retail sales (supply) generated by retail businesses and the volume of retail potential (demand) produced by household spending on retail goods within the same industry; 2017 data was used for these calculations. The Leakage/Surplus factor ranges from -100, meaning there is a high surplus of supply and customers are drawn from outside of the trade area, to +100, meaning there is high demand for a scarce good or service that is not being met within the trade area. A full description of the Esri Retail MarketPlace methodology can be found here:

https://downloads.esri.com/esri_content_doc/dbl/us/J9675_US_Retail_Marketplace_2017_in_2020_geography.pdf

¹² Esri and Infogroup, Esri Retail MarketPlace, 2017.

taxable bonds issued by the NYCIDA in 2006 and 2009 for design, development, acquisition, construction and fitting out of Citi Field. No testimony relating to the retail space of the Stadium was received at the public hearing. The NYCIDA received 4 letters in support of the issuance of the Series 2021 PILOT Bonds from community-based organizations and a labor union representing workers at Citi Field. In lieu of any direct feedback on the retail component of the covered development project, NYCEDC reviewed previous community plans and studies to ensure that retail needs previously identified by the public were also taken into consideration.

Citi Field is hugged between the Willets Point peninsula and Flushing Meadows Corona Park. Nearby neighborhoods of Elmhurst, Corona, and Flushing are areas that are home to innumerable immigrant-owned small businesses and micro-businesses, such as street vendors. Since 2002 with the origination of the first task force, the City has been working with local elected officials, Community Boards 7, 3 and 4, local leaders and other community stakeholders to reimagine this peninsula into a mixed-used area with housing and commercial uses for residents and businesses.

To date, the plan for Willets Point has centered around the Phase 1 program announced in 2018, which would develop 1,100 affordable apartments, neighborhood retail, a new school and new open space on the first 6-acres of the Special Willets Point District. Much of this is based on the feedback received through the 2008 and 2013 ULURP, as well as subsequent conversations with the Community Boards. A Task Force was convened by the Borough President and Council Member in the summer of 2018 to gather feedback on the balance of the 17-acres within phase 2. The Task Force did not mention specific retail needs beyond community-serving for the new housing. They did suggest incorporating municipal, educational, and health services and assets to serve the District and greater Queens.

The 2021 Community District Needs Statements for Community Boards 7, 3 and 4 mention support for small businesses in the area though this is not specific to the area around Citi Field. For the most part the Community District Needs Statements focused on service and programmatic investments along the existing small business corridors within these surrounding neighborhoods.

V. Conclusion

In light of the special purpose use nature of the Stadium, primarily as an MLB stadium designed to hold 44,500 spectators, and the requirement that the Stadium be utilized for Home Games of the Team, the Stadium and its Concession Facilities have been designed, constructed, and operated to cater primarily to attendees of Stadium events including MLB games and other events. The Stadium holds three subleases for retail spaces and Concession Facilities throughout the Stadium. Only two of the three retail spaces are accessible from the street and to non-ticket holders; however, these retail spaces are rarely open to the public on non-game days or when the Stadium is closed. Of the two spaces, only the McFadden's sublease is available for lease; therefore, it is the only retail space that could be considered for a new retail use in the covered development project. However, due to the lack of foot traffic in the area, these retail spaces are rarely operational on non-game or non-event days at the Stadium.

Neighborhood retail needs are calculated using the volume of retail sales generated by retail businesses and the volume of demand produced by household spending within the same industry. As described in the neighborhood retail needs assessment, there are no residents and households currently in the neighborhood; therefore, there are no neighborhood retail demands and needs generated.

Additionally, because the Stadium's retail needs to be compatible with the Stadium's uses, only certain types of retail are suitable for the venue. Providing food and beverage services to Stadium attendees is an essential component and function of the Concession Facilities on game days.

In summation, this neighborhood retail needs assessment supports the NYCIDA's conclusion that there is not a need to require the Company to provide affordable retail space at the Stadium in accordance with the requirements of Local Law 35.

Agency Determination:

New York City Industrial Development Agency

Krishna Omolade

By: Krishna Omolade

Title: Executive Director



Retail MarketPlace Profile

Citi Field
41 Seaver Way, Corona, New York, 11368
Ring: 0.25 mile radius

Prepared by Esri
Latitude: 40.75796
Longitude: -73.84473

Summary Demographics

2020 Population	0
2020 Households	0
2020 Median Disposable Income	\$0
2020 Per Capita Income	\$0

NOTE: This database is in mature status. While the data are presented in current year geography, all supply- and demand-related estimates remain vintage 2017.

2017 Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor
Total Retail Trade and Food & Drink	44-	\$0	\$51,648,799	-\$51,648,799	-100.0
Total Retail Trade	44-45	\$0	\$50,723,647	-\$50,723,647	-100.0
Total Food & Drink	722	\$0	\$925,151	-\$925,151	-100.0
2017 Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor
Motor Vehicle & Parts Dealers	441	\$0	\$10,879,811	-\$10,879,811	-100.0
Automobile Dealers	4411	\$0	\$4,989,782	-\$4,989,782	-100.0
Other Motor Vehicle Dealers	4412	\$0	\$0	\$0	0.0
Auto Parts, Accessories & Tire Stores	4413	\$0	\$5,890,029	-\$5,890,029	-100.0
Furniture & Home Furnishings Stores	442	\$0	\$0	\$0	0.0
Furniture Stores	4421	\$0	\$0	\$0	0.0
Home Furnishings Stores	4422	\$0	\$0	\$0	0.0
Electronics & Appliance Stores	443	\$0	\$0	\$0	0.0
Bldg Materials, Garden Equip. & Supply Stores	444	\$0	\$9,809,414	-\$9,809,414	-100.0
Bldg Material & Supplies Dealers	4441	\$0	\$9,809,414	-\$9,809,414	-100.0
Lawn & Garden Equip & Supply Stores	4442	\$0	\$0	\$0	0.0
Food & Beverage Stores	445	\$0	\$0	\$0	0.0
Grocery Stores	4451	\$0	\$0	\$0	0.0
Specialty Food Stores	4452	\$0	\$0	\$0	0.0
Beer, Wine & Liquor Stores	4453	\$0	\$0	\$0	0.0
Health & Personal Care Stores	446,4461	\$0	\$0	\$0	0.0
Gasoline Stations	447,4471	\$0	\$8,492,322	-\$8,492,322	-100.0
Clothing & Clothing Accessories Stores	448	\$0	\$1,949,888	-\$1,949,888	-100.0
Clothing Stores	4481	\$0	\$0	\$0	0.0
Shoe Stores	4482	\$0	\$1,949,888	-\$1,949,888	-100.0
Jewelry, Luggage & Leather Goods Stores	4483	\$0	\$0	\$0	0.0
Sporting Goods, Hobby, Book & Music Stores	451	\$0	\$0	\$0	0.0
Sporting Goods/Hobby/Musical Instr Stores	4511	\$0	\$0	\$0	0.0
Book, Periodical & Music Stores	4512	\$0	\$0	\$0	0.0
General Merchandise Stores	452	\$0	\$0	\$0	0.0
Department Stores Excluding Leased Depts.	4521	\$0	\$0	\$0	0.0
Other General Merchandise Stores	4529	\$0	\$0	\$0	0.0
Miscellaneous Store Retailers	453	\$0	\$0	\$0	0.0
Florists	4531	\$0	\$0	\$0	0.0
Office Supplies, Stationery & Gift Stores	4532	\$0	\$0	\$0	0.0
Used Merchandise Stores	4533	\$0	\$0	\$0	0.0
Other Miscellaneous Store Retailers	4539	\$0	\$0	\$0	0.0
Nonstore Retailers	454	\$0	\$19,592,213	-\$19,592,213	-100.0
Electronic Shopping & Mail-Order Houses	4541	\$0	\$0	\$0	0.0
Vending Machine Operators	4542	\$0	\$0	\$0	0.0
Direct Selling Establishments	4543	\$0	\$19,592,213	-\$19,592,213	-100.0
Food Services & Drinking Places	722	\$0	\$925,151	-\$925,151	-100.0
Special Food Services	7223	\$0	\$269,559	-\$269,559	-100.0
Drinking Places - Alcoholic Beverages	7224	\$0	\$0	\$0	0.0
Restaurants/Other Eating Places	7225	\$0	\$655,593	-\$655,593	-100.0

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.

<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

Source: Esri and Infogroup. Esri 2020 Updated Demographics. Esri 2017 Retail MarketPlace. ©2020 Esri. ©2017 Infogroup, Inc. All rights reserved.