

Annual Investment Projects Report

Pursuant to New York City
Administrative Code §22-823

FY 2020, Volume I
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NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION

One Liberty Plaza, New York, NY 10006

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Table Of Contents

Executive Summary

Chapter One: NYCEDC and Public Benefits from Investment Projects

1. Introduction
2. FY20 Reporting Requirement and Summary of Results
3. NYCEDC
4. NYCIDA/Build NYC Resource Corporation Financial Assistance
5. Energy Assistance
6. Sales and Leases of City-owned Land

Chapter Two: Overview of Public Benefit Analysis

1. Framework of NYCEDC's Public Benefit Analysis
- 2.1 NYC-wide Results for Loans, Grants and Tax Benefit Projects
- 2.2 NYCEDC-wide Results for Sales and Leases of City-owned Land
3. Results by Financial Assistance Program

Appendices:

- I. Cost/Benefit Model and Project Report Tables
- II. Project Indexes:
 - a. Company
 - b. Borough
 - c. Council District
 - d. Program
- III. New York City Administrative Code §22-823 Statutory Language
- IV. Employment and Benefits Annual Reporting Forms
- V. Project Report Tables (Volume II)
- VI. Sales and Leases of City-Owned Land (Volume III)

Executive Summary

The following summarizes New York City Economic Development Corporation's (NYCEDC) Fiscal Year 2020 ("FY20") annual report on projects to support investment, job creation, job retention, and growth in New York City. This year's report includes information on 458 projects receiving Financial Assistance in the form of loans, grants, and tax or energy benefits. The report also includes information on 55 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 nearly three quarters (74.7%) of active projects were located during FY20.
- 18 projects commenced in FY20, 6 of which were part of the Build NYC tax-exempt financing program, 5 of which were NYCIDA Commercial projects, another 5 of which were NYCIDA Industrial Incentive projects, 1 of which was part of the New Markets Tax Credits Program, and 1 of which was an EDC loan.
- Since the Food Retail Expansion to Support Health (FRESH) program began in FY10, 22 projects have closed and are still active, providing healthy foods to NYC's poorest and most underserved neighborhoods.
- FTE employment at project locations was 2.5 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 104.1%.
- Financial assistance ended for 18 projects in FY20 because of natural expiration of the agreement, voluntary termination, or suspension as a result of default.
- Approximately \$2.1 million was recovered from projects during FY20, contributing to a total of more than \$120 million recovered from non-compliant projects since FY03.
- Nine of the 45 projects that are required to pay a living wage closed in FY20. The total number of jobs associated with these 45 projects is approximately 12,213.
- Of all the projects that submitted living wage information in FY20, nearly 100% (at 99.9%) of employees were paid a living wage (a total of 168,952 employees)..

Chapter One:

NYCEDC and Public Benefits from Investment Projects

Section 1. Introduction

This is New York City Economic Development Corporation's (NYCEDC) Fiscal Year 2020 ("FY20")¹ annual report on its projects with businesses to support investment, job creation, 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 since January 1, 2005 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 FY19 are available for download at edc.nyc.

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. FY20 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 expending 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 FY20. 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 FY20. The text of the Administrative Code

¹ Fiscal years cover the period from July 1 of a given year to June 30 of the following year. FY20 refers to the fiscal year commencing on July 1, 2019 and ending on June 30, 2020.

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 FY20.

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.

§22-823 as then in effect is included in Appendix III of this Volume. This Annual Investment Projects Report pertains only to FY20 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 FY20. Pursuant Administrative Code §22-823, the annual contracts between SBS and NYCEDC for FY20 require NYCEDC comply with the reporting requirements for the prior fiscal year (FY20).

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 Market 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 the prior fiscal year, provided that such sale closed on or after 1/1/2005 	<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 6/30/2020, 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 458 Financial Assistance Investment Projects included in this year's report.⁵ In FY20, 18 projects started reporting, and Financial Assistance ended for 18 projects. These 458 projects accounted for:

- 5.2% percent of total private employment in New York City;
- \$37.6 billion in private investment;
- \$2.9 billion in City Costs (present value), net of recapture, cancellations, reductions and penalties;⁶
- \$44.4 billion in City Benefits (present value), net of the assistance provided and recapture/penalties.

There are 55 land sales satisfying the criteria for inclusion in this year's report. These sales account for \$685.6 million (in FY20 dollars).⁷ Total rent in FY20 from the 96 leases included in the report was \$140.4 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.

During FY20, NYCEDC leveraged its staff, expertise, and diverse set of programs and initiatives to play a crucial role in the City's response to the COVID-19 pandemic. As the virus began to spread rapidly through the City in March, NYCEDC partnered with approximately 70 local manufacturers in an unprecedented effort to provide critically needed medical supplies by standing up new local supply chains from scratch. By the end of FY20, these partnerships had resulted in the local production of over 3.6 million medical gowns, 4.7 million face shields, and 190,000 test kits and 1,330 bridge ventilators. Beyond providing much needed medical equipment, local production of medical equipment supported nearly 3,000 jobs in the City while strengthening emergency preparedness moving forward. NYCEDC also quickly capitalized on its properties to augment healthcare capacity, conducting dredging to prepare Pier 90 for the arrival of the USNS Comfort hospital ship while simultaneously converting its space at Brooklyn Cruise Terminal to a 1,000 bed temporary hospital. Other NYCEDC-managed sites were converted to sites for COVID-19 testing.

NYCEDC also worked to support small businesses in the City during this challenging period by facilitating access to federal support programs. Through outreach to its tenants and other small businesses, NYCEDC provided information about applying

⁵ 458 projects include four projects that were authorized to receive less than \$150,000 in Financial Assistance.

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.

to Small Business Administration (SBA) programs to over 5,700 companies and provided direct application assistance to more than 300 of these small businesses. NYCEDC also developed partnerships with small banks and Community development financial institutions through which over 60 local businesses successfully submitted loan applications. Separately, more than half of the M/WBE firms in NYCEDC's ConstructNYC program received funding through the Paycheck Protection Program.

Furthermore, in the course of its normal operations, 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 a focus of this report. 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 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 provides 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.

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

⁹ These reports are available at edc.nyc

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.

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.gov, 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.¹¹ Eligible 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.

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.

Previous versions of the UTEP included the following programs:

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.

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.

Commercial Projects:

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 a Class A office buildings and ancillary support space and destination retail complexes. These transactions may provide for reductions in real property, MRT and sales tax. 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.

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.

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

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.

In the case of negotiated Industrial or Commercial Program incentives, staff determines 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. Over time, incentives were increasingly focused on growth jobs, but those additional jobs previously were not required to be maintained in the City after the incentives were provided. More recent transactions included requirements that when benefits were provided for job growth, new jobs for which benefits were earned increase the required employment commitment.

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 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: 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 approximately 10–15% of the client's total electric bill. During FY20 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.

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 6: 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

¹³ Some NYCIDA projects also receive the Business Incentive Rate benefit from NYCEDC, but they are included in the report under their primary NYCIDA program type.

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

- 1) Manufacturing Facilities Bonds: 15 active projects in FY20; (1 terminated in FY20)
- 2) Not-for-Profit Bonds (through NYCIDA): 23 active projects in FY20; (4 terminated in FY20)
- 3) Build NYC Revenue Bonds: 111 active projects in FY20;¹⁶ (3 terminated in FY20)
- 4) Build NYC Tax Exempt Promissory Notes: 16 active projects in FY20;
- 5) NYCIDA Pooled Bonds: 16 active projects in FY20; (2 terminated in FY20)-
- 6) NYCIDA Exempt Facilities Bonds: 2 active projects in FY20;
- 7) Empowerment Zone Facilities Bonds: 1 active project in FY20;
- 8) Liberty Bonds: 1 active project in FY20;
- 9) Industrial Incentive: 195 active projects in FY20; (6 terminated in FY20)
- 10) FRESH: 22 active projects in FY20;
- 11) Commercial Growth: 16 active projects in FY20; (2 terminated in FY20)

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 FY20. 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: 23 active projects in FY20;
- 13) Recovery Zone Facility Bonds: 2 active projects in FY20;
- 14) Applied Sciences: 4 active projects in FY20;
- 15) BIR Assistance: 3 active projects in FY20;
- 16) NYCEDC Loans: 5 active projects in FY20;
- 17) New Market Tax Credit Program: 2 active projects in FY20;
- 18) Industrial Developer Fund: 1 active project in FY20.

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 6/30/2020, regardless of start year, if the same jobs thresholds are met. Volume III of this year's report contains data on 55 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.¹⁷

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.

For each project, two measures of City Costs are provided: (1) the amount for the reporting year (FY20) and (2) the total

⁴ Effective 7/1/2008, the ICIP program was replaced by ICAP. Grandfathering rules regulate eligibility of projects completed on or after FY09 for ICIP.

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 FY20 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 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.¹⁸ 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 FY20 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.

¹⁸ Appendix IV contains the form sent to companies with NYCIDA projects 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: **458**

Program: **All**

Borough: **All**

Sq. Ft-Land: 74,551,161

Sq.Ft-Building: 120,856,886

Project Amount (000s): \$37,618,347

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:	27,499		
Part Time Temp. Jobs:	9,371		
Full Time Perm. Jobs:	133,397		
Full Time Temp. Jobs:	8,587		
Contract Employees:	7,635		
Jobs Total:	186,489		
Jobs FTE:	200,421	Total Project Jobs at Application (FTE):	81,229
Construction Jobs:	4446		

% Employees	% Living in NYC:	68
Exempt:	62	
Non-Exempt earning:		
< \$25,000:	9	Health Benefit Full Time: 96 %
\$25,001 - \$40,000:	10	Health Benefit Part Time: 15 %
\$40,001 - \$50,000:	20	
> \$50,000:	62	

ASSISTANCE AND TOTAL REVENUES

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

Real Property Related Taxes

	FY 20	Through FY 20	FY 21 and After	Total
Company Direct: Land	\$260,504	\$5,533,001	\$1,070,364	\$6,603,365
Company Direct: Building	\$636,792	\$2,643,403	\$3,518,223	\$6,161,626
Mortgage Recording Tax	\$12,283	\$178,430	\$0	\$178,430
Pilot Savings	\$187,327	\$432,950	\$1,912,630	\$2,345,580
Mortgage Recording Tax Exemption	\$12,283	\$178,430	\$0	\$178,430
Indirect and Induced: Land	\$195,478	\$1,272,529	\$787,519	\$2,060,048
Indirect and Induced: Building	\$693,059	\$4,511,695	\$2,792,112	\$7,303,807
TOTAL Real Property Related Taxes	\$1,598,507	\$13,527,679	\$6,255,587	\$19,783,266

Income, Consumption & Use Taxes

Company Direct	\$1,294,534	\$9,493,859	\$5,262,390	\$14,756,249
Sales Tax Exemption	\$2,841	\$87,418	\$189,461	\$276,879
Energy Tax Savings	\$174	\$2,341	\$581	\$2,922
Tax Exempt Bond Savings	\$4,039	\$29,086	\$28,977	\$58,063
Indirect and Induced	\$834,995	\$6,572,156	\$3,610,029	\$10,182,185
TOTAL Income, Consumption & Use Taxes	\$2,122,475	\$15,947,169	\$8,653,400	\$24,600,569

SUMMARY

Assistance Provided	\$206,665	\$730,225	\$2,131,649	\$2,861,875
Recapture/cancellation/reduction amount	\$2,118	\$6,502	\$0	\$6,502
Penalty Paid	\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$204,547	\$723,723	\$2,131,649	\$2,855,372
Company-Direct Tax Revenue (Before Assistance)	\$2,204,114	\$17,848,693	\$9,850,977	\$27,699,670
Indirect and Induced Tax Revenues	\$1,723,532	\$12,356,380	\$7,189,659	\$19,546,040
TOTAL Tax Revenues (Before Assistance)	\$3,927,646	\$30,205,073	\$17,040,636	\$47,245,710
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$3,723,099	\$29,481,350	\$14,908,987	\$44,390,337

FY 20 Amounts (thousands)

Bond Issuance:	\$166,435	DOF Incentive Programs
		REAP: \$1,840
Value of Energy Benefit:	\$2,474	CEP: \$17

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

The summary of the analysis for all 458 NYCEDC Financial Assistance Investment Projects is presented in Table 2-1. Similar results are presented by borough in Tables 2-2 through 2-6.¹⁹ Results for individual projects are included in Volume II.²⁰

The projects include an important part of the City's economy. In FY20, jobs at project locations totaled approximately 200,421 or 5.2 percent of the City's private sector jobs.²¹ The projects involved approximately \$37.6 billion in private investments.

For FY20, total City Costs net of recapture, cancellations, reductions and penalties ("recapture and penalties") on these projects were \$204.5 million. Recaptures, cancellations, and reductions totaled \$2.1 million in FY20. City Benefits (tax revenues generated directly and indirectly by the projects) net of assistance, recapture, and penalties were estimated at \$3.7 billion. About 56 percent of City Benefits in FY20 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 \$2.9 billion net of recapture and penalties.²² PILOT savings comprised the greatest share of total assistance (82.0%), followed by sales tax exemptions (9.7%), MRT exemptions (6.2%), tax-exempt bond interest savings (2.0%), and energy tax savings (0.1%). The present value of City Benefits over the lives of the projects is estimated to be \$44.4 billion net of assistance, recapture and penalty.

Total full-time equivalent ("FTE") employment was 200,421, which was 2.5 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 104.1 percent.²³ In companies reporting information on earnings levels, 62 percent were exempt, as defined by the Federal Fair Labor Standards Act, 38 percent of employees were non-exempt. 19 percent of the non-exempt employees earned \$40,000 or less annually, and 82 percent earned over \$40,000 annually.²⁴ 96 percent of full-time employees at project locations were offered health insurance, as were 15 percent of part-time employees. About 68 percent of employees at project locations live in New York City.²⁵

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, 2020 was \$11.45 per hour and the health benefits supplement rate as of such date was \$1.95 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 FY20, nearly 100% (99.9%) reported paying a living wage to an aggregate of 168,952 employees.

¹⁹ 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.

²⁰ 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.

²¹ 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 FY20 average private sector payroll employment from the NYS Department of Labor's Current Employment Survey (CES) data as of the December 18, 2020 data release. All data definitions can be found in Appendix I of this Volume.

²² Recapture and penalties include amounts through FY20.

²³ 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 16,988 in this year's report (where each full-time job is 1 job and each part-time job is 0.5 jobs).

²⁴ 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.

²⁵ 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 FY20, there were 18 projects no longer receiving assistance because of termination, default or suspension of benefits.²⁶ For these projects, the present value of City Costs through FY20 is estimated to be \$16.6 million net of recapture and penalties. Roughly 73.3 percent of the assistance gross of recapture and penalties was in the form of PILOT savings, while MRT exemptions, sales tax abatements, tax-exempt bond interest savings, and energy tax savings made up 13.4, 7.6, 5.7, and 0.0 percent, respectively. The present value of City Benefits through FY20 is estimated to be \$390.7 million net of assistance, recapture, and penalty. Table 2-7 below contains information on the 18 projects.

²⁶ 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.

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

Total Projects: **74**

Program: **All**

Borough: **Bronx**

Sq. Ft-Land: 17,794,777

Sq.Ft-Building: 15,066,659

Project Amount (000s): \$4,001,773

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:	2,781		
Part Time Temp. Jobs:	415		
Full Time Perm. Jobs:	12,418		
Full Time Temp. Jobs:	203		
Contract Employees:	730		
Jobs Total:	16,547		
Jobs FTE:	16,162	Total Project Jobs at Application (FTE):	7,116
Construction Jobs:	129		

% Employees	% Living in NYC:	81
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Exempt: 37

Non-Exempt earning:

< \$25,000:	6	Health Benefit Full Time:	93 %
\$25,001 - \$40,000:	39	Health Benefit Part Time:	17 %
\$40,001 - \$50,000:	18		
> \$50,000:	38		

ASSISTANCE AND TOTAL REVENUES

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

Present Value Discounted to Project Start Date

FY 20

Through FY 20

FY 21 and After

Total

Real Property Related Taxes

Company Direct: Land	\$23,665	\$119,902	\$179,724	\$299,626
Company Direct: Building	\$41,043	\$169,418	\$294,352	\$463,770
Mortgage Recording Tax	\$689	\$59,594	\$0	\$59,594
Pilot Savings	\$26,073	\$67,565	\$232,543	\$300,107
Mortgage Recording Tax Exemption	\$689	\$59,594	\$0	\$59,594
Indirect and Induced: Land	\$9,768	\$79,856	\$76,185	\$156,041
Indirect and Induced: Building	\$34,631	\$283,127	\$270,109	\$553,236
TOTAL Real Property Related Taxes	\$83,033	\$584,738	\$587,827	\$1,172,565

Income, Consumption & Use Taxes

Company Direct	\$74,302	\$669,454	\$512,270	\$1,181,724
Sales Tax Exemption	\$281	\$14,578	\$9,875	\$24,453
Energy Tax Savings	\$0	\$228	\$0	\$228
Tax Exempt Bond Savings	\$1,610	\$12,940	\$11,009	\$23,950
Indirect and Induced	\$44,214	\$436,594	\$350,568	\$787,162
TOTAL Income, Consumption & Use Taxes	\$116,625	\$1,078,301	\$841,955	\$1,920,256

SUMMARY

Assistance Provided	\$28,653	\$154,906	\$253,427	\$408,332
Recapture/cancellation/reduction amount	\$0	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$28,653	\$154,906	\$253,427	\$408,332
Company-Direct Tax Revenue (Before Assistance)	\$139,699	\$1,018,369	\$986,346	\$2,004,715
Indirect and Induced Tax Revenues	\$88,612	\$799,577	\$696,862	\$1,496,439
TOTAL Tax Revenues (Before Assistance)	\$228,311	\$1,817,945	\$1,683,208	\$3,501,154
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$199,658	\$1,663,040	\$1,429,782	\$3,092,821

FY 20 Amounts (thousands)

Bond Issuance: \$0 DOF Incentive Programs

REAP: \$796

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: **123**

Program: **All**

Borough: **Brooklyn**

Sq. Ft-Land: 7,906,770

Sq.Ft-Building: 13,743,937

Project Amount (000s): \$1,782,201

Type of Assistance: Business Incentive Rate, Mortgage Recording Tax, Payment In Lieu Of Taxes, Sales Tax, Tax Exempt Bonds

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
(All dollar values in thousands. Italics denotes projections.)		FY 20	Through FY 20	FY 21 and After	Total
Real Property Related Taxes					
Company Direct: Land	\$23,769	\$93,464	\$180,627	\$274,090	
Company Direct: Building	\$48,851	\$185,060	\$365,568	\$550,629	
Mortgage Recording Tax	\$1,018	\$11,527	\$0	\$11,527	
Pilot Savings	\$8,705	\$68,268	\$62,110	\$130,378	
Mortgage Recording Tax Exemption	\$1,018	\$11,527	\$0	\$11,527	
Indirect and Induced: Land	\$25,328	\$186,880	\$80,193	\$267,072	
Indirect and Induced: Building	\$89,801	\$662,573	\$284,319	\$946,892	
TOTAL Real Property Related Taxes	\$179,044	\$1,059,709	\$848,596	\$1,908,305	
Income, Consumption & Use Taxes					
Company Direct	\$194,994	\$1,805,257	\$620,405	\$2,425,663	
Sales Tax Exemption	\$641	\$20,132	\$33,768	\$53,900	
Energy Tax Savings	\$27	\$127	\$112	\$238	
Tax Exempt Bond Savings	\$489	\$3,084	\$3,553	\$6,637	
Indirect and Induced	\$124,817	\$1,089,773	\$406,168	\$1,495,942	
TOTAL Income, Consumption & Use Taxes	\$318,653	\$2,871,687	\$989,140	\$3,860,828	
SUMMARY					
Assistance Provided	\$10,881	\$103,138	\$99,543	\$202,681	
Recapture/cancellation/reduction amount	\$0	\$219	\$0	\$219	
Penalty Paid	\$0	\$0	\$0	\$0	
TOTAL Assistance (Net of recapture/penalties)	\$10,881	\$102,919	\$99,543	\$202,462	
Company-Direct Tax Revenue (Before Assistance)	\$268,633	\$2,095,309	\$1,166,600	\$3,261,909	
Indirect and Induced Tax Revenues	\$239,946	\$1,939,225	\$770,680	\$2,709,905	
TOTAL Tax Revenues (Before Assistance)	\$508,579	\$4,034,534	\$1,937,280	\$5,971,814	
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$497,697	\$3,931,615	\$1,837,737	\$5,769,352	

EMPLOYMENT INFORMATION

Current Project Jobs

Part Time Perm. Jobs:	3,491		
Part Time Temp. Jobs:	819		
Full Time Perm. Jobs:	19,998		
Full Time Temp. Jobs:	1,145		
Contract Employees:	368		
Jobs Total:	25,821		
Jobs FTE:	27,003	Total Project Jobs at Application (FTE):	20,123
Construction Jobs:	284		

% Employees		% Living in NYC:	80
Exempt:	54		
Non-Exempt earning:			
< \$25,000:	8	Health Benefit Full Time:	99 %
\$25,001 - \$40,000:	9	Health Benefit Part Time:	45 %
\$40,001 - \$50,000:	29		
> \$50,000:	54		

FY 20 Amounts (thousands)

Bond Issuance:	\$53,665	DOF Incentive Programs
		REAP: \$708
Value of Energy Benefit:	\$386	CEP: \$17

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

Total Projects: **116**

Program: **All**

Borough: **Manhattan**

Sq. Ft-Land: 13,434,404

Sq.Ft-Building: 74,424,348

Project Amount (000s): \$27,691,108

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:	14,635		
Part Time Temp. Jobs:	6,198		
Full Time Perm. Jobs:	70,785		
Full Time Temp. Jobs:	7,060		
Contract Employees:	5,662		
Jobs Total:	104,340		
Jobs FTE:	121,401	Total Project Jobs at Application (FTE):	42,002
Construction Jobs:	3217		

% Employees	% Living in NYC:	63
Exempt:		
Non-Exempt earning:		
< \$25,000:	9	Health Benefit Full Time: 95 %
\$25,001 - \$40,000:	4	Health Benefit Part Time: 12 %
\$40,001 - \$50,000:	11	
> \$50,000:	77	

ASSISTANCE AND TOTAL REVENUES

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

Real Property Related Taxes

	FY 20	Through FY 20	FY 21 and After	Total
Company Direct: Land	\$197,374	\$5,226,738	\$643,120	\$5,869,858
Company Direct: Building	\$514,303	\$2,140,354	\$2,718,422	\$4,858,776
Mortgage Recording Tax	\$8,245	\$48,486	\$0	\$48,486
Pilot Savings	\$103,654	\$134,069	\$1,237,994	\$1,372,063
Mortgage Recording Tax Exemption	\$8,245	\$48,486	\$0	\$48,486
Indirect and Induced: Land	\$129,945	\$830,350	\$369,790	\$1,200,139
Indirect and Induced: Building	\$460,715	\$2,943,967	\$1,311,073	\$4,255,040
TOTAL Real Property Related Taxes	\$1,198,684	\$11,007,340	\$3,804,410	\$14,811,750

Income, Consumption & Use Taxes

Company Direct	\$800,446	\$5,498,283	\$2,625,074	\$8,123,357
Sales Tax Exemption	\$796	\$37,894	\$115,814	\$153,708
Energy Tax Savings	\$147	\$1,878	\$470	\$2,348
Tax Exempt Bond Savings	\$902	\$4,716	\$7,362	\$12,078
Indirect and Induced	\$526,635	\$4,111,198	\$1,625,742	\$5,736,940
TOTAL Income, Consumption & Use Taxes	\$1,325,236	\$9,564,992	\$4,127,171	\$13,692,163

SUMMARY

Assistance Provided	\$113,744	\$227,044	\$1,361,639	\$1,588,683
Recapture/cancellation/reduction amount	\$2,061	\$6,169	\$0	\$6,169
Penalty Paid	\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$111,682	\$220,875	\$1,361,639	\$1,582,514
Company-Direct Tax Revenue (Before Assistance)	\$1,520,368	\$12,913,861	\$5,986,616	\$18,900,477
Indirect and Induced Tax Revenues	\$1,117,295	\$7,885,515	\$3,306,604	\$11,192,119
TOTAL Tax Revenues (Before Assistance)	\$2,637,664	\$20,799,376	\$9,293,220	\$30,092,596
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$2,525,981	\$20,578,501	\$7,931,581	\$28,510,082

FY 20 Amounts (thousands)

Bond Issuance:	\$89,770	DOF Incentive Programs
		REAP: \$0
Value of Energy Benefit:	\$2,087	CEP: \$0

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

Total Projects: **121**
Program: **All**
Borough: **Queens**
Sq. Ft-Land: 16,571,333
Sq.Ft-Building: 14,762,763
Project Amount (000s): \$3,296,272
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:	3,944		
Part Time Temp. Jobs:	1,938		
Full Time Perm. Jobs:	26,172		
Full Time Temp. Jobs:	156		
Contract Employees:	634		
Jobs Total:	32,844		
Jobs FTE:	30,247	Total Project Jobs at Application (FTE):	8,358
Construction Jobs:	626		
% Employees		% Living in NYC:	
Exempt:	35		
Non-Exempt earning:			
< \$25,000:	10	Health Benefit Full Time:	98 %
\$25,001 - \$40,000:	16	Health Benefit Part Time:	8 %
\$40,001 - \$50,000:	41		
> \$50,000:	35		

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
(All dollar values in thousands.Italics denotes projections.)		FY 20	Through FY 20	FY 21 and After	Total
Real Property Related Taxes					
Company Direct: Land	\$10,206	\$72,600	\$45,526	\$118,127	
Company Direct: Building	\$22,612	\$117,737	\$102,882	\$220,618	
Mortgage Recording Tax	\$2,331	\$51,108	\$0	\$51,108	
Pilot Savings	\$47,964	\$159,969	\$371,633	\$531,602	
Mortgage Recording Tax Exemption	\$2,331	\$51,108	\$0	\$51,108	
Indirect and Induced: Land	\$26,768	\$163,284	\$209,825	\$373,109	
Indirect and Induced: Building	\$94,905	\$578,917	\$743,924	\$1,322,841	
TOTAL Real Property Related Taxes	\$106,528	\$772,569	\$730,523	\$1,503,093	
Income, Consumption & Use Taxes					
Company Direct	\$201,582	\$1,430,366	\$1,222,101	\$2,652,467	
Sales Tax Exemption	\$1,101	\$14,415	\$29,342	\$43,757	
Energy Tax Savings	\$0	\$108	\$0	\$108	
Tax Exempt Bond Savings	\$827	\$7,467	\$5,110	\$12,577	
Indirect and Induced	\$121,169	\$869,382	\$968,720	\$1,838,102	
TOTAL Income, Consumption & Use Taxes	\$320,822	\$2,277,757	\$2,156,369	\$4,434,126	
SUMMARY					
Assistance Provided	\$52,222	\$233,068	\$406,085	\$639,153	
Recapture/cancellation/reduction amount	\$0	\$73	\$0	\$73	
Penalty Paid	\$0	\$0	\$0	\$0	
TOTAL Assistance (Net of recapture/penalties)	\$52,222	\$232,995	\$406,085	\$639,080	
Company-Direct Tax Revenue (Before Assistance)	\$236,730	\$1,671,812	\$1,370,509	\$3,042,320	
Indirect and Induced Tax Revenues	\$242,842	\$1,611,583	\$1,922,469	\$3,534,052	
TOTAL Tax Revenues (Before Assistance)	\$479,572	\$3,283,395	\$3,292,977	\$6,576,372	
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$427,350	\$3,050,399	\$2,886,892	\$5,937,292	
FY 20 Amounts (thousands)					
Bond Issuance:	\$0	DOF Incentive Programs			
		REAP:	\$337		
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: 24
Program: All
Borough: Staten Island
Sq. Ft-Land: 18,843,877
Sq.Ft-Building: 2,859,179
Project Amount (000s): \$846,993
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:	2,648		
Part Time Temp. Jobs:	1		
Full Time Perm. Jobs:	4,024		
Full Time Temp. Jobs:	23		
Contract Employees:	241		
Jobs Total:	6,937		
Jobs FTE:	5,608	Total Project Jobs at Application (FTE):	3,630
Construction Jobs:	190		

% Employees		% Living in NYC:	
Exempt:	26		
Non-Exempt earning:			
< \$25,000:	27	Health Benefit Full Time:	99 %
\$25,001 - \$40,000:	15	Health Benefit Part Time:	1 %
\$40,001 - \$50,000:	30		
> \$50,000:	28		

ASSISTANCE AND TOTAL REVENUES	Present Value Discounted to Project Start Date			
	FY 20	Through FY 20	FY 21 and After	Total
(All dollar values in thousands. Italics denotes projections.)				
Real Property Related Taxes				
Company Direct: Land	\$5,490	\$20,298	\$21,367	\$41,665
Company Direct: Building	\$9,983	\$30,833	\$36,999	\$67,832
Mortgage Recording Tax	\$0	\$7,714	\$0	\$7,714
Pilot Savings	\$931	\$3,080	\$8,350	\$11,430
Mortgage Recording Tax Exemption	\$0	\$7,714	\$0	\$7,714
Indirect and Induced: Land	\$3,669	\$12,160	\$51,527	\$63,687
Indirect and Induced: Building	\$13,007	\$43,112	\$182,687	\$225,799
TOTAL Real Property Related Taxes	\$31,217	\$103,323	\$284,230	\$387,553
Income, Consumption & Use Taxes				
Company Direct	\$23,211	\$90,499	\$282,539	\$373,038
Sales Tax Exemption	\$22	\$398	\$663	\$1,061
Energy Tax Savings	\$0	\$0	\$0	\$0
Tax Exempt Bond Savings	\$211	\$879	\$1,942	\$2,821
Indirect and Induced	\$18,161	\$65,209	\$258,830	\$324,039
TOTAL Income, Consumption & Use Taxes	\$41,138	\$154,431	\$538,765	\$693,195
SUMMARY				
Assistance Provided	\$1,164	\$12,070	\$10,955	\$23,026
Recapture/cancellation/reduction amount	\$57	\$42	\$0	\$42
Penalty Paid	\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$1,107	\$12,028	\$10,955	\$22,984
Company-Direct Tax Revenue (Before Assistance)	\$38,684	\$149,343	\$340,906	\$490,249
Indirect and Induced Tax Revenues	\$34,836	\$120,480	\$493,045	\$613,525
TOTAL Tax Revenues (Before Assistance)	\$73,520	\$269,823	\$833,950	\$1,103,774
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$72,413	\$257,795	\$822,995	\$1,080,790

FY 20 Amounts (thousands)			
Bond Issuance:	\$23,000	DOF Incentive Programs	
		REAP:	\$0
Value of Energy Benefit:	\$0	CEP:	\$0

Table 2-7: Projects for which Financial Assistance ended in FY20

Project ID	Project Name	Original Maturity Date	Termination Reason
92245	Empire Erectors & Electrical Co., Inc.	6/30/2024	Termination - Non-Default
92277	Port Morris Tile & Marble, Corp. #1 (1998)	6/30/2024	Termination - Non-Default
92292	Mercy Home for Children, Inc. #1 (1999)	7/1/2023	Termination - Non-Default
92355	Alcoa Inc.	12/31/2019	Natural Maturity
92629	Village Community School	12/30/2027	Termination - Non-Default
92843	Amboy Properties Corporation	6/1/2020	Termination - Non-Default
92899	Mercy College	5/2/2030	Termination - Non-Default
92975	National Association of Securities Dealers, Inc.	6/30/2020	Natural Maturity
93094	Prestone Press, LLC	6/30/2031	Termination - Non-Default
93172	Montebello Food Corporation	6/30/2032	Termination - Non-Default
93173	Pepsi-Cola Bottling Company of New York, Inc.	8/31/2018	Natural Maturity
93183	Watermark Designs, LLC	6/30/2032	Termination - Non-Default
93208	Association for Metroarea Autistic Children Inc. d/b/a AMAC	3/1/2032	Termination - Non-Default
93221	Yeled V'Yalda Early Childhood Center, Inc.	11/1/2037	Termination - Non-Default
93865	Fairway Bakery LLC	6/30/2039	Termination - Default
93881	Montefiore Medical Center	4/19/2028	Termination - Non-Default
93941	YMCA of Greater New York (BANYC)	6/28/2042	Termination - Non-Default
94065	Institute of International Education, Inc.,	9/1/2031	Termination - Non-Default

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

Of the 55 land sales included in the report, 17 took place in FY05 and FY06 for a total sale price of \$264.3 million (FY20 dollars) or 38.5 percent of the total. There was no new transaction in FY20. The most valuable properties were located in Manhattan, where twelve transactions totaled approximately \$438.2 million or 63.9 percent of the total.

Of the 96 leases active at the end of FY20, 32 were in Brooklyn (\$32.0 million or 22.8% of total rent collected in FY20), 15 were in the Bronx (\$23.0 million or 16.3%), 31 in Manhattan (\$73.7 million or 52.5%), 11 in Queens (\$2.6 million or 1.8%) and seven in Staten Island (\$9.2 million or 6.6%).

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)

15 projects are included for a total investment amount of \$174.4 million. The total of City Costs net of recapture and penalties in FY20 was \$2.1 million in the form of PILOT benefits and tax-exempt bond interest savings. In FY20, these projects generated about \$62.8 million in gross (before assistance) City Benefits. Of these tax revenues, 59.0 percent were Company Direct Impacts.

The present value of City Costs (net of recapture and penalties) is estimated at \$16.5 million. Before recapture and penalties, 87.2 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 \$570.2 million.

The Manufacturing Facilities Bond projects have current FTE employment of 2,666, nearly 4.3 times the number of jobs at project location and 1.7 times the number of jobs connected to the projects at time of application. 84 percent of the employees are New York City residents.

At the end of FY20, there was one Manufacturing Facilities Bond projects no longer receiving assistance. For this project, the present value of City Costs through FY20 is estimated to be 598,304 net of recapture and penalties. PILOT savings comprise 73.2 percent of this total. The present value of gross City Benefits through FY20 is estimated to be \$9.7 million.

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

Total Projects: **15**

Program: **Manufacturing Facilities Bond**

Borough: **All**

Sq. Ft-Land: 1,006,246

Sq.Ft-Building: 1,612,595

Project Amount (000s): \$174,389

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: 14

Part Time Temp. Jobs: 7

Full Time Perm. Jobs: 2,562

Full Time Temp. Jobs: 17

Contract Employees:

Jobs Total: 2,600

Jobs FTE: 2,666

Construction Jobs:

Total Project Jobs at Application (FTE): 625

% Employees

Exempt: 11

Non-Exempt earning:

< \$25,000:

\$25,001 - \$40,000: 76

\$40,001 - \$50,000: 13

> \$50,000: 14

% Living in NYC: 84

Health Benefit Full Time: 87 %

Health Benefit Part Time:

ASSISTANCE AND TOTAL REVENUES

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

Present Value Discounted to
Project Start Date

FY 20

Through FY 20

FY 21 and After

Total

Real Property Related Taxes

Company Direct: Land	\$3,311	\$11,612	\$2,309	\$13,921
Company Direct: Building	\$6,994	\$25,643	\$5,554	\$31,197
Mortgage Recording Tax	\$0	\$1,062	\$0	\$1,062
Pilot Savings	\$2,064	\$10,280	\$4,134	\$14,414
Mortgage Recording Tax Exemption	\$0	\$1,062	\$0	\$1,062
Indirect and Induced: Land	\$2,769	\$20,717	\$3,095	\$23,811
Indirect and Induced: Building	\$9,817	\$73,450	\$10,972	\$84,422
TOTAL Real Property Related Taxes	\$20,827	\$121,142	\$17,795	\$138,937

Income, Consumption & Use Taxes

Company Direct	\$26,733	\$233,501	\$42,758	\$276,259
Sales Tax Exemption	\$0	\$547	\$0	\$547
Energy Tax Savings	\$0	\$31	\$0	\$31
Tax Exempt Bond Savings	\$14	\$428	\$42	\$470
Indirect and Induced	\$13,130	\$125,436	\$14,052	\$139,487
TOTAL Income, Consumption & Use Taxes	\$39,848	\$357,930	\$56,767	\$414,698

SUMMARY

Assistance Provided	\$2,078	\$12,349	\$4,176	\$16,525
Recapture/cancellation/reduction amount	\$0	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$2,078	\$12,349	\$4,176	\$16,525
Company-Direct Tax Revenue (Before Assistance)	\$37,038	\$271,818	\$50,621	\$322,439
Indirect and Induced Tax Revenues	\$25,716	\$219,602	\$28,118	\$247,720
TOTAL Tax Revenues (Before Assistance)	\$62,753	\$491,421	\$78,739	\$570,160
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$60,675	\$479,072	\$74,563	\$553,635

FY 20 Amounts (thousands)

Bond Issuance: \$0

DOF Incentive Programs

REAP: \$0

Value of Energy Benefit: \$0

CEP: \$0

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

23 projects are included with a total investment amount of about \$560.8 million. The total City Costs net of recapture and penalties in FY20 were \$354,976 in the form of tax-exempt bond savings. In FY20, these projects generated about \$21.1 million in total revenues (before assistance). Of these tax revenues, about 33.2 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$9.6 million. 61.6 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 \$343.7 million.

The Not-for-Profit Bond projects have current FTE employment of 4,088, 24.2 percent higher than the number of jobs at project location. 83 percent of the employees are New York City residents.

At the end of FY20, there were 4 Not-for-Profit Bond projects no longer receiving assistance. For these projects, the present value of City Costs through FY20 is estimated to be \$969,793 net of recapture and penalties. 59.3 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 FY20 is estimated to be \$60.8 million.

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

Total Projects: 23
Program: Not For Profit Bond
Borough: All
Sq. Ft-Land: 10,768,085
Sq.Ft-Building: 11,872,138
Project Amount (000s): \$560,781
Type of Assistance: Mortgage Recording Tax, Tax Exempt Bonds

EMPLOYMENT INFORMATION

Current Project Jobs

Part Time Perm. Jobs:	588		
Part Time Temp. Jobs:	187		
Full Time Perm. Jobs:	1,814		
Full Time Temp. Jobs:	11		
Contract Employees:	198		
Jobs Total:	2,798		
Jobs FTE:	4,088	Total Project Jobs at Application (FTE):	3,292
Construction Jobs:			

% Employees		% Living in NYC:		83
Exempt:	53			
Non-Exempt earning:				
< \$25,000:	15	Health Benefit Full Time:	100 %	
\$25,001 - \$40,000:	23	Health Benefit Part Time:	2 %	
\$40,001 - \$50,000:	9			
> \$50,000:	53			

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
		FY 20	Through FY 20	FY 21 and After	Total
(All dollar values in thousands. Italics denotes projections.)					
Real Property Related Taxes					
Company Direct: Land	\$0	\$0	\$0	\$0	
Company Direct: Building	\$0	\$0	\$0	\$0	
Mortgage Recording Tax	\$0	\$3,667	\$0	\$3,667	
Pilot Savings	\$0	\$0	\$0	\$0	
Mortgage Recording Tax Exemption	\$0	\$3,667	\$0	\$3,667	
Indirect and Induced: Land	\$1,533	\$18,705	\$3,378	\$22,083	
Indirect and Induced: Building	\$5,434	\$66,317	\$11,977	\$78,294	
TOTAL Real Property Related Taxes	\$6,967	\$85,022	\$15,355	\$100,376	
Income, Consumption & Use Taxes					
Company Direct	\$6,999	\$96,041	\$15,363	\$111,404	
Sales Tax Exemption	\$0	\$0	\$0	\$0	
Energy Tax Savings	\$0	\$0	\$0	\$0	
Tax Exempt Bond Savings	\$355	\$4,160	\$1,724	\$5,885	
Indirect and Induced	\$7,114	\$112,832	\$15,397	\$128,229	
TOTAL Income, Consumption & Use Taxes	\$13,758	\$204,712	\$29,036	\$233,748	
SUMMARY					
Assistance Provided	\$355	\$7,828	\$1,724	\$9,552	
Recapture/cancellation/reduction amount	\$0	\$0	\$0	\$0	
Penalty Paid	\$0	\$0	\$0	\$0	
TOTAL Assistance (Net of recapture/penalties)	\$355	\$7,828	\$1,724	\$9,552	
Company-Direct Tax Revenue (Before Assistance)	\$6,999	\$99,708	\$15,363	\$115,071	
Indirect and Induced Tax Revenues	\$14,081	\$197,853	\$30,752	\$228,605	
TOTAL Tax Revenues (Before Assistance)	\$21,080	\$297,562	\$46,115	\$343,677	
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$20,725	\$289,734	\$44,391	\$334,125	

FY 20 Amounts (thousands)			
Bond Issuance:	\$0	DOF Incentive Programs	
		REAP:	\$0
Value of Energy Benefit:	\$0	CEP:	\$0

Build NYC Revenue Bonds (Table 2-10)

111 projects are included with a total investment amount of about \$3.2 billion. The total City Costs net of recapture and penalties in FY20 were \$3.0 million, in the form of MRT exemptions and tax-exempt bond interest savings. In FY20, these projects generated about \$425.8 million in total revenues (before assistance). Of these tax revenues, about 38.9 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$58.0 million. 56.6 percent of gross City Costs are in the form of MRT exemptions. The present value of gross City Benefits is estimated to be about \$6.5 billion.

The Build NYC Revenue Bond projects have current FTE employment of 42,611, 59.6 percent greater than the number of jobs at project location, and 51.2 percent greater 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 FY20, there were 3 Build NYC Revenue Bond projects no longer receiving assistance. For these projects, the present value of City Costs through FY20 is estimated to be \$1.6 million net of recapture and penalties. 67.6 percent of the total assistance is in the form of MRT exemptions, while costs related to tax-exempt bond interest savings made up the remainder. The present value of gross City Benefits through FY20 is estimated to be \$82.5 million.

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

Total Projects: 111
Program: Build NYC Revenue Bond
Borough: All
Sq. Ft-Land: 18,784,983
Sq.Ft-Building: 31,884,412
Project Amount (000s): \$3,162,623
Type of Assistance: Mortgage Recording Tax, Tax Exempt Bonds

EMPLOYMENT INFORMATION

Current Project Jobs

Part Time Perm. Jobs:	8,694		
Part Time Temp. Jobs:	1,506		
Full Time Perm. Jobs:	33,754		
Full Time Temp. Jobs:	195		
Contract Employees:	678		
Jobs Total:	44,827		
Jobs FTE:	42,611	Total Project Jobs at Application (FTE):	26,692
Construction Jobs:	300		

% Employees		% Living in NYC:	
Exempt:		75	
Non-Exempt earning:			
< \$25,000:	13	Health Benefit Full Time:	100 %
\$25,001 - \$40,000:	12	Health Benefit Part Time:	27 %
\$40,001 - \$50,000:	38		
> \$50,000:	37		

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
		FY 20	Through FY 20	FY 21 and After	Total
(All dollar values in thousands.Italics denotes projections.)					
Real Property Related Taxes					
Company Direct: Land	\$10,425	\$27,484	\$149,272	\$176,756	
Company Direct: Building	\$19,362	\$44,287	\$277,219	\$321,506	
Mortgage Recording Tax	\$1,026	\$32,828	\$0	\$32,828	
Pilot Savings	\$0	\$0	\$0	\$0	
Mortgage Recording Tax Exemption	\$1,026	\$32,828	\$0	\$32,828	
Indirect and Induced: Land	\$28,473	\$131,844	\$290,930	\$422,774	
Indirect and Induced: Building	\$100,949	\$467,448	\$1,031,477	\$1,498,925	
TOTAL Real Property Related Taxes	\$159,209	\$671,064	\$1,748,897	\$2,419,961	
Income, Consumption & Use Taxes					
Company Direct	\$134,666	\$659,435	\$1,376,677	\$2,036,112	
Sales Tax Exemption	\$0	\$0	\$0	\$0	
Energy Tax Savings	\$0	\$0	\$0	\$0	
Tax Exempt Bond Savings	\$1,932	\$8,475	\$16,684	\$25,160	
Indirect and Induced	\$130,880	\$664,500	\$1,346,289	\$2,010,789	
TOTAL Income, Consumption & Use Taxes	\$263,615	\$1,315,460	\$2,706,282	\$4,021,741	
SUMMARY					
Assistance Provided	\$2,957	\$41,303	\$16,684	\$57,987	
Recapture/cancellation/reduction amount	\$0	\$0	\$0	\$0	
Penalty Paid	\$0	\$0	\$0	\$0	
TOTAL Assistance (Net of recapture/penalties)	\$2,957	\$41,303	\$16,684	\$57,987	
Company-Direct Tax Revenue (Before Assistance)	\$165,479	\$764,034	\$1,803,167	\$2,567,202	
Indirect and Induced Tax Revenues	\$260,302	\$1,263,792	\$2,668,696	\$3,932,488	
TOTAL Tax Revenues (Before Assistance)	\$425,781	\$2,027,826	\$4,471,863	\$6,499,690	
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$422,824	\$1,986,524	\$4,455,179	\$6,441,703	

FY 20 Amounts (thousands)			
Bond Issuance:	\$166,435	DOF Incentive Programs	
		REAP:	\$96
Value of Energy Benefit:	\$0	CEP:	\$0

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

16 projects are included with a total investment amount of about \$366.3 million. The total City Costs net of recapture and penalties in FY20 were \$176,114, in the form of tax-exempt bond interest savings. In FY20, these projects generated about \$16.4 million in total revenues (before assistance). Of these tax revenues, roughly 32.9 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$5.6 million. 57.2 percent of gross City Costs are in the form of MRT exemptions. The present value of gross City Benefits is estimated to be about \$291.8 million.

The Build NYC Tax-Exempt Promissory Note projects have current FTE employment of 3,255, approximately 56.0 percent higher than the number of jobs at project location, and 47.5 percent higher than the number of jobs connected to the projects at time of application. 81 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: **16**

Program: **Build NYC Tax-Exempt Promissory Note**

Borough: **All**

Sq. Ft-Land: 1,711,517

Sq.Ft-Building: 2,087,423

Project Amount (000s): \$366,305

Type of Assistance: Mortgage Recording Tax, Tax Exempt Bonds

EMPLOYMENT INFORMATION
Current Project Jobs

Part Time Perm. Jobs:	492		
Part Time Temp. Jobs:	151		
Full Time Perm. Jobs:	2,808		
Full Time Temp. Jobs:	2		
Contract Employees:	63		
Jobs Total:	3,516		
Jobs FTE:	3,255	Total Project Jobs at Application (FTE):	2,087
Construction Jobs:	33		

	% Employees	% Living in NYC:	81
Exempt:	66		
Non-Exempt earning:			
< \$25,000:	10	Health Benefit Full Time:	100 %
\$25,001 - \$40,000:	7	Health Benefit Part Time:	47 %
\$40,001 - \$50,000:	18		
> \$50,000:	66		

ASSISTANCE AND TOTAL REVENUES

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

Real Property Related Taxes

	FY 20	Through FY 20	FY 21 and After	Total
Company Direct: Land	\$0	\$0	\$0	\$0
Company Direct: Building	\$0	\$0	\$0	\$0
Mortgage Recording Tax	\$0	\$3,206	\$0	\$3,206
Pilot Savings	\$0	\$0	\$0	\$0
Mortgage Recording Tax Exemption	\$0	\$3,206	\$0	\$3,206
Indirect and Induced: Land	\$1,258	\$6,538	\$15,243	\$21,781
Indirect and Induced: Building	\$4,462	\$23,178	\$54,044	\$77,222
TOTAL Real Property Related Taxes	\$5,720	\$29,716	\$69,287	\$99,003

Income, Consumption & Use Taxes

Company Direct	\$5,394	\$28,567	\$65,154	\$93,721
Sales Tax Exemption	\$0	\$0	\$0	\$0
Energy Tax Savings	\$0	\$0	\$0	\$0
Tax Exempt Bond Savings	\$176	\$803	\$1,599	\$2,402
Indirect and Induced	\$5,299	\$30,310	\$65,536	\$95,845
TOTAL Income, Consumption & Use Taxes	\$10,517	\$58,074	\$129,090	\$187,165

SUMMARY

Assistance Provided	\$176	\$4,009	\$1,599	\$5,608
Recapture/cancellation/reduction amount	\$0	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$176	\$4,009	\$1,599	\$5,608
Company-Direct Tax Revenue (Before Assistance)	\$5,394	\$31,774	\$65,154	\$96,927
Indirect and Induced Tax Revenues	\$11,019	\$60,026	\$134,823	\$194,848
TOTAL Tax Revenues (Before Assistance)	\$16,413	\$91,799	\$199,976	\$291,776
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$16,237	\$87,790	\$198,377	\$286,167

FY 20 Amounts (thousands)

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

NYCIDA Pooled Bonds (Table 2-12)

16 projects are included with a total project amount of \$26.8 million. The total of City Costs net of recapture and penalties in FY20 was \$7,438, in the form of tax-exempt bond interest savings. In FY20, these projects generated about \$5.5 million in total revenues (before assistance). Of these tax revenues, about 31.9 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$671,416. 74.1 percent of gross City Costs are in the form of MRT exemptions. The present value of gross City Benefits is estimated to be \$76.3 million.

The Pooled Bond projects have current FTE employment of 993, about 60.4% of the number of jobs at project location and approximately 55.2% of the number of jobs related to the projects at time of application. 87 percent of the employees are New York City residents.

At the end of FY20, there were 2 Pooled Bond projects no longer receiving assistance. For these projects, the present value of City Costs through FY20 is estimated to be \$17,643 net of recapture and penalties. 100 percent of total assistance was in the form of tax-exempt bond interest savings. The present value of gross City Benefits through FY20 is estimated to be \$6.0 million.

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

Total Projects: **16**

Program: **Pooled Bond**

Borough: **All**

Sq. Ft-Land: 440,796

Sq.Ft-Building: 354,253

Project Amount (000s): \$26,799

Type of Assistance: Mortgage Recording Tax, Tax Exempt Bonds

EMPLOYMENT INFORMATION
Current Project Jobs

Part Time Perm. Jobs:	164		
Part Time Temp. Jobs:	84		
Full Time Perm. Jobs:	694		
Full Time Temp. Jobs:			
Contract Employees:	74		
Jobs Total:	1,016		
Jobs FTE:	993	Total Project Jobs at Application (FTE):	1,644
Construction Jobs:			

% Employees	% Living in NYC:	87
Exempt:		
Non-Exempt earning:		
< \$25,000:	13	Health Benefit Full Time: 100 %
\$25,001 - \$40,000:	60	Health Benefit Part Time: 43 %
\$40,001 - \$50,000:	12	
> \$50,000:	15	

ASSISTANCE AND TOTAL REVENUES

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

Real Property Related Taxes

	FY 20	Through FY 20	FY 21 and After	Total
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	\$409	\$3,754	\$1,404	\$5,157
Indirect and Induced: Building	\$1,448	\$13,308	\$4,976	\$18,285
TOTAL Real Property Related Taxes	\$1,857	\$17,062	\$6,380	\$23,442

Income, Consumption & Use Taxes

Company Direct	\$1,746	\$18,539	\$5,955	\$24,494
Sales Tax Exemption	\$0	\$0	\$0	\$0
Energy Tax Savings	\$0	\$0	\$0	\$0
Tax Exempt Bond Savings	\$7	\$161	\$13	\$174
Indirect and Induced	\$1,870	\$21,474	\$6,396	\$27,870
TOTAL Income, Consumption & Use Taxes	\$3,608	\$39,852	\$12,338	\$52,190

SUMMARY

Assistance Provided	\$7	\$659	\$13	\$671
Recapture/cancellation/reduction amount	\$0	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$7	\$659	\$13	\$671
Company-Direct Tax Revenue (Before Assistance)	\$1,746	\$19,037	\$5,955	\$24,992
Indirect and Induced Tax Revenues	\$3,727	\$38,536	\$12,776	\$51,312
TOTAL Tax Revenues (Before Assistance)	\$5,473	\$57,572	\$18,731	\$76,303
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$5,465	\$56,914	\$18,718	\$75,632

FY 20 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 FY20 was \$81,013, in the form of tax-exempt bond interest savings. In FY20, these projects generated \$6.5 million in total revenues (before assistance). Of these tax revenues, 44.2 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$3.8 million. 64.6% of these gross City Costs took the form of MRT exemptions. The present value of gross City Benefits is estimated to be about \$102.7 million.

The Exempt Facilities Bond projects have current FTE employment of 736, more than four times the number of jobs connected to the projects at the time of application. 13 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:	55	
Part Time Temp. Jobs:		
Full Time Perm. Jobs:	399	
Full Time Temp. Jobs:	1	
Contract Employees:	309	
Jobs Total:	764	
Jobs FTE:	736	Total Project Jobs at Application (FTE): 0
Construction Jobs:		

% Employees	% Living in NYC:	13
Exempt:		0
Non-Exempt earning:		
< \$25,000:	Health Benefit Full Time:	100 %
\$25,001 - \$40,000:	Health Benefit Part Time:	95 %
\$40,001 - \$50,000:		
> \$50,000:		

ASSISTANCE AND TOTAL REVENUES	Present Value Discounted to Project Start Date			
	FY 20	Through FY 20	FY 21 and After	Total
(All dollar values in thousands. Italics denotes projections.)				
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	\$399	\$3,977	\$1,657	\$5,634
Indirect and Induced: Building	\$1,413	\$14,100	\$5,873	\$19,974
TOTAL Real Property Related Taxes	\$1,812	\$18,078	\$7,530	\$25,607
Income, Consumption & Use Taxes				
Company Direct	\$2,864	\$33,957	\$11,902	\$45,859
Sales Tax Exemption	\$0	\$346	\$0	\$346
Energy Tax Savings	\$0	\$0	\$0	\$0
Tax Exempt Bond Savings	\$81	\$672	\$319	\$991
Indirect and Induced	\$1,804	\$21,288	\$7,498	\$28,877
TOTAL Income, Consumption & Use Taxes	\$4,588	\$54,227	\$19,082	\$73,309
SUMMARY				
Assistance Provided	\$81	\$3,462	\$319	\$3,781
Recapture/cancellation/reduction amount	\$0	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$81	\$3,462	\$319	\$3,781
Company-Direct Tax Revenue (Before Assistance)	\$2,864	\$36,401	\$11,902	\$48,303
Indirect and Induced Tax Revenues	\$3,617	\$39,366	\$15,028	\$54,394
TOTAL Tax Revenues (Before Assistance)	\$6,481	\$75,767	\$26,930	\$102,697
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$6,400	\$72,305	\$26,612	\$98,916

FY 20 Amounts (thousands)

Bond Issuance:	\$0	DOF Incentive Programs
		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 FY20 was \$24,964, in the form of tax-exempt bond interest savings. In FY20, this project generated \$6.0 million in total revenues (before assistance). Of these tax revenues, 88.9 percent were Company Direct taxes.

The present value of City Costs net of recapture and penalties is estimated to be \$399,238, entirely in the form of tax-exempt bonds. The present value of gross City Benefits is estimated to be \$87.4 million.

The Liberty Bond project has current FTE employment of 131, entirely created by this project. 66 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: **0**

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: **6**

Part Time Temp. Jobs:

Full Time Perm. Jobs: **128**

Full Time Temp. Jobs:

Contract Employees:

Jobs Total: **134**

Jobs FTE: **131** Total Project Jobs at Application (FTE): **0**

Construction Jobs:

% Employees

% Living in NYC: **66**

Exempt: **0**

Non-Exempt earning:

< \$25,000:

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

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

> \$50,000:

Health Benefit Full Time: **100 %**

Health Benefit Part Time:

ASSISTANCE AND TOTAL REVENUES

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

FY 20

Through FY 20

FY 21 and After

Total

Real Property Related Taxes

Company Direct: Land	\$1,692	\$10,854	\$13,936	\$24,789
Company Direct: Building	\$3,143	\$15,296	\$25,881	\$41,176
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	\$77	\$698	\$634	\$1,332
Indirect and Induced: Building	\$273	\$2,476	\$2,247	\$4,723
TOTAL Real Property Related Taxes	\$5,185	\$29,324	\$42,697	\$72,021

Income, Consumption & Use Taxes

Company Direct	\$457	\$5,374	\$3,767	\$9,141
Sales Tax Exemption	\$0	\$0	\$0	\$0
Energy Tax Savings	\$0	\$0	\$0	\$0
Tax Exempt Bond Savings	\$25	\$254	\$145	\$399
Indirect and Induced	\$312	\$3,639	\$2,568	\$6,207
TOTAL Income, Consumption & Use Taxes	\$744	\$8,759	\$6,191	\$14,949

SUMMARY

Assistance Provided	\$25	\$254	\$145	\$399
Recapture/cancellation/reduction amount	\$0	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$25	\$254	\$145	\$399
Company-Direct Tax Revenue (Before Assistance)	\$5,292	\$31,523	\$43,584	\$75,107
Indirect and Induced Tax Revenues	\$662	\$6,813	\$5,449	\$12,262
TOTAL Tax Revenues (Before Assistance)	\$5,954	\$38,336	\$49,033	\$87,369
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$5,929	\$38,082	\$48,888	\$86,970

FY 20 Amounts (thousands)

Bond Issuance: \$0 DOF Incentive Programs

REAP: \$0

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

Industrial Incentive (Table 2-15)

In all, 195 projects are included with a total project amount of \$2.4 billion. The total of City Costs net of recapture and penalties in FY20 was \$37.4 million. PILOT savings represented 98.3 percent of gross City Costs, followed by sales tax exemptions with 1.0 percent. In FY20, these projects generated about \$458.1 million in total revenues (before assistance). Of these tax revenues about 60.7 percent were Company Direct taxes.

The present value of City Costs net of recapture and penalties is estimated to be \$426.3 million. 89.6 percent of gross City Costs are in the form of PILOT savings. The present value of gross City Benefits is estimated to be \$5.7 billion.

The Industrial Incentive projects have current FTE employment of 22,953, more than three times the number of jobs at project location and 48.5 percent higher than the number of jobs connected to the projects at the time of application. 80 percent of the employees are New York City residents.

At the end of FY20, there were 6 Industrial Incentive projects no longer receiving assistance. For these projects, the present value of City Costs through FY20 was estimated to be \$3.1 million net of recapture and penalties. 61.6 percent of gross City Costs are in the form of PILOT savings, and additional 21.5 percent sales tax exemptions, and 16.9 percent in MRT exemptions. The present value of gross City Benefits through FY20 is estimated to be \$82.8 million.

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

Total Projects: **195**

Program: **Industrial Incentive**

Borough: **All**

Sq. Ft-Land: 25,907,540

Sq.Ft-Building: 14,276,974

Project Amount (000s): \$2,350,512

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:	2,722		
Part Time Temp. Jobs:	222		
Full Time Perm. Jobs:	18,796		
Full Time Temp. Jobs:	1,033		
Contract Employees:	714		
Jobs Total:	23,487		
Jobs FTE:	22,953	Total Project Jobs at Application (FTE):	7,358
Construction Jobs:	374		

% Employees	% Living in NYC:	80
Exempt:		
Non-Exempt earning:		
< \$25,000:	11	Health Benefit Full Time: 95 %
\$25,001 - \$40,000:	46	Health Benefit Part Time: 15 %
\$40,001 - \$50,000:	24	
> \$50,000:	25	

ASSISTANCE AND TOTAL REVENUES

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

Real Property Related Taxes

	FY 20	Through FY 20	FY 21 and After	Total
Company Direct: Land	\$28,169	\$167,012	<i>\$151,806</i>	<i>\$318,818</i>
Company Direct: Building	\$58,136	\$271,477	<i>\$283,386</i>	<i>\$554,862</i>
Mortgage Recording Tax	\$250	\$28,879	<i>\$0</i>	<i>\$28,879</i>
Pilot Savings	\$36,843	\$168,027	<i>\$214,064</i>	<i>\$382,090</i>
Mortgage Recording Tax Exemption	\$250	\$28,879	<i>\$0</i>	<i>\$28,879</i>
Indirect and Induced: Land	\$19,605	\$131,637	<i>\$104,462</i>	<i>\$236,100</i>
Indirect and Induced: Building	\$69,509	\$466,714	<i>\$370,367</i>	<i>\$837,081</i>
TOTAL Real Property Related Taxes	\$138,577	\$868,813	<i>\$695,957</i>	<i>\$1,564,771</i>

Income, Consumption & Use Taxes

Company Direct	\$192,106	\$1,541,649	<i>\$961,863</i>	<i>\$2,503,512</i>
Sales Tax Exemption	\$371	\$7,603	<i>\$7,557</i>	<i>\$15,159</i>
Energy Tax Savings	\$3	\$134	<i>\$7</i>	<i>\$140</i>
Tax Exempt Bond Savings	\$0	\$239	<i>\$0</i>	<i>\$239</i>
Indirect and Induced	\$91,041	\$740,177	<i>\$495,886</i>	<i>\$1,236,064</i>
TOTAL Income, Consumption & Use Taxes	\$282,774	\$2,273,851	<i>\$1,450,186</i>	<i>\$3,724,037</i>

SUMMARY

Assistance Provided	\$37,467	\$204,882	<i>\$221,627</i>	<i>\$426,509</i>
Recapture/cancellation/reduction amount	\$57	\$170	<i>\$0</i>	<i>\$170</i>
Penalty Paid	\$0	\$0	<i>\$0</i>	<i>\$0</i>
TOTAL Assistance (Net of recapture/penalties)	\$37,410	\$204,711	<i>\$221,627</i>	<i>\$426,338</i>
Company-Direct Tax Revenue (Before Assistance)	\$278,662	\$2,009,018	<i>\$1,397,054</i>	<i>\$3,406,072</i>
Indirect and Induced Tax Revenues	\$180,156	\$1,338,528	<i>\$970,716</i>	<i>\$2,309,244</i>
TOTAL Tax Revenues (Before Assistance)	\$458,818	\$3,347,546	<i>\$2,367,770</i>	<i>\$5,715,316</i>
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$421,408	\$3,142,835	<i>\$2,146,143</i>	<i>\$5,288,978</i>

FY 20 Amounts (thousands)

Bond Issuance:	\$0	<u>DOF Incentive Programs</u>
		REAP: \$1,744
Value of Energy Benefit:	\$46	CEP: \$17

FRESH (Table 2-16)

22 projects are included with a total investment amount of about \$145.4 million. The total City Costs net of recapture and penalties in FY20 were \$2.7 million, in the form of PILOT savings and sales tax exemptions. In FY20, these projects generated about \$30.7 million in total revenues (before assistance). Of these tax revenues, about 83.8 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$39.1 million. 91.6 percent of gross City Costs are in the form of PILOT savings. The present value of gross City Benefits is estimated to be \$425.9 million.

The FRESH projects have current FTE employment of 1,753, over three times the number of jobs at project location, and about 2.8 times the number of jobs connected to the projects at time of application. 98 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: **22**

Program: **FRESH**

Borough: **All**

Sq. Ft-Land: 1,697,419

Sq.Ft-Building: 1,771,019

Project Amount (000s): \$145,412

Type of Assistance: Mortgage Recording Tax, Payment In Lieu Of Taxes, Sales Tax

EMPLOYMENT INFORMATION
Current Project Jobs

Part Time Perm. Jobs: 1,457

Part Time Temp. Jobs:

Full Time Perm. Jobs: 848

Full Time Temp. Jobs: 108

Contract Employees:

Jobs Total: 2,413

Jobs FTE: 1,753

Construction Jobs:

Total Project Jobs at Application (FTE): 486

% Employees % Living in NYC: 98

Exempt: 1

Non-Exempt earning:

< \$25,000: 67 Health Benefit Full Time: 86 %

\$25,001 - \$40,000: 14 Health Benefit Part Time: 72 %

\$40,001 - \$50,000: 18

> \$50,000: 1

ASSISTANCE AND TOTAL REVENUES

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

Present Value Discounted to Project Start Date

FY 20 Through FY 20 FY 21 and After Total

Real Property Related Taxes

Company Direct: Land \$7,398 \$23,745 \$82,359 \$106,103

Company Direct: Building \$14,051 \$37,349 \$155,270 \$192,619

Mortgage Recording Tax \$0 \$978 \$0 \$978

Pilot Savings \$2,593 \$8,145 \$27,641 \$35,786

Mortgage Recording Tax Exemption \$0 \$978 \$0 \$978

Indirect and Induced: Land \$540 \$2,730 \$4,471 \$7,201

Indirect and Induced: Building \$1,916 \$9,681 \$15,851 \$25,532

TOTAL Real Property Related Taxes \$21,312 \$65,360 \$230,309 \$295,669

Income, Consumption & Use Taxes

Company Direct \$4,254 \$23,723 \$34,800 \$58,523

Sales Tax Exemption \$66 \$1,471 \$838 \$2,309

Energy Tax Savings \$0 \$0 \$0 \$0

Tax Exempt Bond Savings \$0 \$0 \$0 \$0

Indirect and Induced \$2,531 \$14,277 \$20,702 \$34,979

TOTAL Income, Consumption & Use Taxes \$6,719 \$36,529 \$54,664 \$91,193

SUMMARY

Assistance Provided \$2,659 \$10,594 \$28,479 \$39,073

Recapture/cancellation/reduction amount \$0 \$0 \$0 \$0

Penalty Paid \$0 \$0 \$0 \$0

TOTAL Assistance (Net of recapture/penalties) \$2,659 \$10,594 \$28,479 \$39,073

Company-Direct Tax Revenue (Before Assistance) \$25,703 \$85,795 \$272,428 \$358,223

Indirect and Induced Tax Revenues \$4,987 \$26,688 \$41,024 \$67,712

TOTAL Tax Revenues (Before Assistance) \$30,691 \$112,483 \$313,452 \$425,935

TOTAL Tax Revenues (Net of Assistance, recapture and penalty) \$28,031 \$101,889 \$284,973 \$386,862

FY 20 Amounts (thousands)

Bond Issuance: \$0 DOF Incentive Programs

REAP: \$0

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

Commercial Growth (Table 2-17)

In all, 16 projects are included with a total project amount of about \$5.1 billion. The total of City Costs net of recapture and penalties in FY20 was \$10.7 million, which includes approximately \$2.1 million in FY20 recapture, cancellation and/or reduction of the savings previously authorized for those 16 projects. PILOT savings represented 93.7% of gross City Costs. In FY20, these projects generated about \$1.6 billion in total revenues (before assistance). Of these tax revenues, about 57.6 percent were Company Direct taxes.

The present value of City Costs net of recapture and penalties is estimated to be \$331.9 million. 61.8 percent of gross City Costs are in the form of sales tax exemptions. The present value of gross City Benefits is estimated to be \$17.6 billion.

The Commercial Growth projects have current FTE employment of 44,815, about 63.4 percent higher than the number of jobs at project location and 57.2 percent higher than the number of jobs related to the projects at the time project applications were received. 47 percent of the employees are New York City residents.

At the end of FY20, there were 2 Commercial Growth projects no longer receiving assistance. For these projects, the City Costs through FY20 are in the form of PILOT savings, sales tax exemptions, and energy tax savings. The present value of gross City Benefits through FY20 is estimated to be \$165.5 million.

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

Total Projects: **16**

Program: **Commercial Growth Project**

Borough: **All**

Sq. Ft-Land: 2,761,733

Sq.Ft-Building: 18,037,530

Project Amount (000s): \$5,122,934

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:	600		
Part Time Temp. Jobs:	151		
Full Time Perm. Jobs:	31,616		
Full Time Temp. Jobs:	593		
Contract Employees:	1,927		
Jobs Total:	34,887		
Jobs FTE:	44,815	Total Project Jobs at Application (FTE):	27,419
Construction Jobs:	63		

% Employees	% Living in NYC:	47
Exempt:	81	
Non-Exempt earning:		
< \$25,000:	1	Health Benefit Full Time: 100 %
\$25,001 - \$40,000:	2	Health Benefit Part Time: 27 %
\$40,001 - \$50,000:	16	
> \$50,000:	81	

ASSISTANCE AND TOTAL REVENUES

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

FY 20

Through FY 20

FY 21 and After

Total

Real Property Related Taxes

Company Direct: Land	\$130,640	\$4,847,270	\$196,941	\$5,044,211
Company Direct: Building	\$265,662	\$1,244,412	\$376,148	\$1,620,560
Mortgage Recording Tax	\$0	\$22,415	\$0	\$22,415
Pilot Savings	\$11,989	\$66,581	\$39,124	\$105,704
Mortgage Recording Tax Exemption	\$0	\$22,415	\$0	\$22,415
Indirect and Induced: Land	\$76,191	\$538,949	\$92,075	\$631,024
Indirect and Induced: Building	\$270,133	\$1,910,821	\$326,446	\$2,237,267
TOTAL Real Property Related Taxes	\$730,637	\$8,474,872	\$952,486	\$9,427,359

Income, Consumption & Use Taxes

Company Direct	\$505,992	\$4,217,487	\$649,436	\$4,866,924
Sales Tax Exemption	\$791	\$57,195	\$152,017	\$209,212
Energy Tax Savings	\$19	\$930	\$9	\$939
Tax Exempt Bond Savings	\$0	\$0	\$0	\$0
Indirect and Induced	\$318,873	\$2,821,655	\$385,223	\$3,206,879
TOTAL Income, Consumption & Use Taxes	\$824,055	\$6,981,018	\$882,633	\$7,863,652

SUMMARY

Assistance Provided	\$12,799	\$147,120	\$191,150	\$338,270
Recapture/cancellation/reduction amount	\$2,061	\$6,332	\$0	\$6,332
Penalty Paid	\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$10,738	\$140,788	\$191,150	\$331,938
Company-Direct Tax Revenue (Before Assistance)	\$902,293	\$10,331,585	\$1,222,525	\$11,554,110
Indirect and Induced Tax Revenues	\$665,197	\$5,271,426	\$803,745	\$6,075,170
TOTAL Tax Revenues (Before Assistance)	\$1,567,490	\$15,603,011	\$2,026,270	\$17,629,280
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$1,556,753	\$15,462,222	\$1,835,119	\$17,297,342

FY 20 Amounts (thousands)

Bond Issuance: \$0 DOF Incentive Programs

REAP: \$0

Value of Energy Benefit: \$270 CEP: \$0

Commercial Project (Table 2-18)

In all, 23 projects are included with a total project amount of about \$24.9 billion. The total of City Costs net of recapture and penalties in FY20 was \$147.9 million. PILOT savings represented 90.5% of gross City Costs. In FY20, these projects generated about \$466.5 million in total revenues (before assistance). Of these tax revenues, about 73.7 percent were Company Direct taxes.

The present value of City Costs net of recapture and penalties is estimated to be \$2.0 billion. 92.2 percent of gross City Costs are in the form of PILOT savings. The present value of gross City Benefits is estimated to be \$7.1 billion.

The Commercial Projects have current FTE employment of 22,285, only 20 of which were at project location and about 5.8 times the number of jobs related to the projects at the time project applications were received. 60 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: **23**

Program: **Commercial Project**

Borough: **All**

Sq. Ft-Land: 5,531,316

Sq.Ft-Building: 17,930,145

Project Amount (000s): \$24,898,279

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:	1,142		
Part Time Temp. Jobs:	1,965		
Full Time Perm. Jobs:	15,186		
Full Time Temp. Jobs:	598		
Contract Employees:	1,263		
Jobs Total:	20,154		
Jobs FTE:	22,285	Total Project Jobs at Application (FTE):	20
Construction Jobs:	3597		

% Employees	% Living in NYC:	60
Exempt:	31	
Non-Exempt earning:		
< \$25,000:	10	Health Benefit Full Time: 74 %
\$25,001 - \$40,000:	12	Health Benefit Part Time: 12 %
\$40,001 - \$50,000:	48	
> \$50,000:	31	

ASSISTANCE AND TOTAL REVENUES

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

FY 20

Through FY 20

FY 21 and After

Total

Real Property Related Taxes

Company Direct: Land	\$25,665	\$84,536	\$376,618	\$461,153
Company Direct: Building	\$170,631	\$448,092	\$2,214,379	\$2,662,471
Mortgage Recording Tax	\$11,008	\$82,453	\$0	\$82,453
Pilot Savings	\$133,838	\$179,917	\$1,627,668	\$1,807,585
Mortgage Recording Tax Exemption	\$11,008	\$82,453	\$0	\$82,453
Indirect and Induced: Land	\$14,136	\$55,194	\$150,304	\$205,497
Indirect and Induced: Building	\$50,119	\$195,687	\$532,895	\$728,582
TOTAL Real Property Related Taxes	\$126,712	\$603,591	\$1,646,528	\$2,250,119

Income, Consumption & Use Taxes

Company Direct	\$136,615	\$469,288	\$1,511,491	\$1,980,779
Sales Tax Exemption	\$1,614	\$20,256	\$29,049	\$49,305
Energy Tax Savings	\$0	\$0	\$0	\$0
Tax Exempt Bond Savings	\$1,421	\$13,632	\$8,281	\$21,913
Indirect and Induced	\$58,336	\$270,058	\$750,391	\$1,020,449
TOTAL Income, Consumption & Use Taxes	\$191,915	\$705,457	\$2,224,552	\$2,930,009

SUMMARY

Assistance Provided	\$147,881	\$296,258	\$1,664,998	\$1,961,256
Recapture/cancellation/reduction amount	\$0	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$147,881	\$296,258	\$1,664,998	\$1,961,256
Company-Direct Tax Revenue (Before Assistance)	\$343,918	\$1,084,368	\$4,102,488	\$5,186,856
Indirect and Induced Tax Revenues	\$122,591	\$520,939	\$1,433,589	\$1,954,528
TOTAL Tax Revenues (Before Assistance)	\$466,509	\$1,605,307	\$5,536,077	\$7,141,384
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$318,627	\$1,309,049	\$3,871,079	\$5,180,128

FY 20 Amounts (thousands)

Bond Issuance:	\$0	DOF Incentive Programs
		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 FY20 was \$17,914, in the form of tax-exempt bond interest savings. In FY20, these projects generated about \$5.2 million in total revenues (before assistance). Of these tax revenues, 75.7 percent were Company Direct taxes.

The present value of City Costs net of recapture and penalties is estimated to be \$257,620, all in the form of tax-exempt bond interest savings. The present value of gross City Benefits is estimated to be \$74.5 million.

The Recovery Zone Facility Bond projects have current FTE employment of 235, 1.5 times the number of jobs at project location and the number of jobs related to the projects at the time project applications were received. 91 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:	196	
Part Time Temp. Jobs:	10	
Full Time Perm. Jobs:	126	
Full Time Temp. Jobs:	6	
Contract Employees:		
Jobs Total:	338	
Jobs FTE:	235	Total Project Jobs at Application (FTE): 162
Construction Jobs:		

% Employees	% Living in NYC:	91
Exempt:		0
Non-Exempt earning:		
< \$25,000:	Health Benefit Full Time:	100 %
\$25,001 - \$40,000:	Health Benefit Part Time:	12 %
\$40,001 - \$50,000:		
> \$50,000:		

ASSISTANCE AND TOTAL REVENUES	Present Value Discounted to Project Start Date			
	FY 20	Through FY 20	FY 21 and After	Total
(All dollar values in thousands. Italics denotes projections.)				
Real Property Related Taxes				
Company Direct: Land	\$985	\$3,823	\$9,200	\$13,022
Company Direct: Building	\$1,830	\$3,483	\$17,085	\$20,568
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	\$136	\$908	\$1,297	\$2,205
Indirect and Induced: Building	\$482	\$3,219	\$4,599	\$7,819
TOTAL Real Property Related Taxes	\$3,434	\$11,433	\$32,181	\$43,614
Income, Consumption & Use Taxes				
Company Direct	\$1,143	\$8,701	\$11,124	\$19,825
Sales Tax Exemption	\$0	\$0	\$0	\$0
Energy Tax Savings	\$0	\$0	\$0	\$0
Tax Exempt Bond Savings	\$18	\$133	\$124	\$258
Indirect and Induced	\$653	\$4,870	\$6,204	\$11,073
TOTAL Income, Consumption & Use Taxes	\$1,778	\$13,437	\$17,204	\$30,641
SUMMARY				
Assistance Provided	\$18	\$133	\$124	\$258
Recapture/cancellation/reduction amount	\$0	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$18	\$133	\$124	\$258
Company-Direct Tax Revenue (Before Assistance)	\$3,959	\$16,007	\$37,409	\$53,415
Indirect and Induced Tax Revenues	\$1,271	\$8,997	\$12,101	\$21,098
TOTAL Tax Revenues (Before Assistance)	\$5,230	\$25,004	\$49,509	\$74,513
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$5,212	\$24,870	\$49,385	\$74,255

FY 20 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 projects are included with a total project amount of \$450.0 million. The total of gross City Costs in FY20 was \$126,933, all of which took the form of energy tax savings. In FY20, these projects generated about \$150.4 million in total revenues (before assistance). Of these tax revenues, 33.0 percent were Company Direct taxes.

The present value of gross City Costs is estimated to be \$955,797, 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 28,912, 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:	10,794		
Part Time Temp. Jobs:	5,088		
Full Time Perm. Jobs:	14,645		
Full Time Temp. Jobs:	6,012		
Contract Employees:	10		
Jobs Total:	36,549		
Jobs FTE:	28,912	Total Project Jobs at Application (FTE):	56
Construction Jobs:	75		

% Employees	% Living in NYC:	58
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Exempt: 76

Non-Exempt earning:

< \$25,000:	14	Health Benefit Full Time:	100 %
\$25,001 - \$40,000:	4	Health Benefit Part Time:	1 %
\$40,001 - \$50,000:	7		
> \$50,000:	76		

ASSISTANCE AND TOTAL REVENUES

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

Present Value Discounted to Project Start Date

Real Property Related Taxes

	FY 20	Through FY 20	FY 21 and After	Total
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	\$11,649	\$44,499	\$79,641	\$124,141
Indirect and Induced: Building	\$41,300	\$157,771	\$282,365	\$440,136
TOTAL Real Property Related Taxes	\$52,949	\$202,270	\$362,006	\$564,277

Income, Consumption & Use Taxes

Company Direct	\$49,563	\$190,467	\$342,866	\$533,333
Sales Tax Exemption	\$0	\$0	\$0	\$0
Energy Tax Savings	\$127	\$412	\$544	\$956
Tax Exempt Bond Savings	\$0	\$0	\$0	\$0
Indirect and Induced	\$47,865	\$202,713	\$335,723	\$538,435
TOTAL Income, Consumption & Use Taxes	\$97,300	\$392,768	\$678,045	\$1,070,813

SUMMARY

Assistance Provided	\$127	\$412	\$544	\$956
Recapture/cancellation/reduction amount	\$0	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$127	\$412	\$544	\$956
Company-Direct Tax Revenue (Before Assistance)	\$49,563	\$190,467	\$342,866	\$533,333
Indirect and Induced Tax Revenues	\$100,813	\$404,983	\$697,729	\$1,102,712
TOTAL Tax Revenues (Before Assistance)	\$150,376	\$595,450	\$1,040,595	\$1,636,045
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$150,249	\$595,038	\$1,040,051	\$1,635,090

FY 20 Amounts (thousands)

Bond Issuance: \$0 DOF Incentive Programs

REAP: \$0

Value of Energy Benefit: \$1,806 CEP: \$0

New Markets Tax Credits Program (Table 2-21)

In all, two (2) projects are included with a total project amount of \$37.2 million. In FY20, this project generated \$406,817 in total revenues (before assistance). Of these tax revenues, 39.5 percent were Company Direct taxes.

The New Market Tax Credits Program project has a current FTE employment of 62, 2.5 times the number of jobs at project locations and the number of jobs related to the projects at the time of project applications.

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

Total Projects: **2**

Program: **New Markets Tax Credits Program**

Borough: **All**

Sq. Ft-Land: 18,190

Sq.Ft-Building: 51,966

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:

Full Time Temp. Jobs:

Contract Employees:

Jobs Total:

Jobs FTE: 62 Total Project Jobs at Application (FTE): 25

Construction Jobs:

% Employees

% Living in NYC:

Exempt: 0

Non-Exempt earning:

< \$25,000:

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

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

> \$50,000:

Health Benefit Full Time:

Health Benefit Part Time:

ASSISTANCE AND TOTAL REVENUES

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

Present Value Discounted to
Project Start Date

FY 20

Through FY 20

FY 21 and After

Total

Real Property Related Taxes

Company Direct: Land	\$2	\$2	\$36	\$38
Company Direct: Building	\$3	\$3	\$67	\$70
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	\$27	\$205	\$522	\$727
Indirect and Induced: Building	\$96	\$727	\$1,850	\$2,577
TOTAL Real Property Related Taxes	\$129	\$937	\$2,475	\$3,412

Income, Consumption & Use Taxes

Company Direct	\$156	\$952	\$3,040	\$3,992
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	\$122	\$899	\$2,361	\$3,260
TOTAL Income, Consumption & Use Taxes	\$278	\$1,851	\$5,401	\$7,252

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)	\$161	\$957	\$3,143	\$4,100
Indirect and Induced Tax Revenues	\$246	\$1,831	\$4,733	\$6,564
TOTAL Tax Revenues (Before Assistance)	\$407	\$2,788	\$7,876	\$10,664
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$407	\$2,788	\$7,876	\$10,664

FY 20 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 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: 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.²⁷

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.

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.

²⁷ 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. 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 + $\frac{1}{2}$ (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 FY20 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.²⁸ For years after FY20, 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 FY20 in the column “FY20.”

The column “Through FY20” 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 FY20. All present values are computed using the discount rate 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 “FY20 and After” presents present values, as of the project start date, of estimated

²⁸ Historic inflation is based on the NY Metro Area Consumer Price Index reported by Bureau of Labor Statistics.

figures from FY20 through the date that assistance is scheduled to end. The bases of all taxes are assumed to increase from their FY20 level by 3.5 percent annually.

The column "Total" sums the "Through FY20" and "FY20 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 "FY20 and After" is the "Total" less the "Through FY20" 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.²⁹

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.³⁰ 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 FY20 and thereafter, PILOT savings is assumed to grow by 3.5 percent annually from its FY20 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.

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.

²⁹ 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.

³⁰ 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. 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 FY20 and after for projects other than Commercial Growth projects, the difference between the estimated total exemption and the amount through FY20 is assumed to be realized in FY20. (As noted above, for Commercial Growth projects, the “FY20 and After” column generally is computed by subtracting the amount in the “Through FY20” 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 FY20.

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 48 (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/NYCIDA/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, 2020 was \$11.45 per hour and the health benefits supplement rate for such period was \$1.95 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, 2020. 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	Industrial Incentive	\$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	01-Sep-15	3
92687	16 Tons Inc.	Industrial Incentive	\$1,172,000	04-Dec-02	4
92844	2011 Precision Gear, Inc.	Industrial Incentive	\$6,560,000	23-Dec-98	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
92355	Alcoa Inc.	Commercial Growth Project	\$18,200,000	28-Apr-00	33
93184	Aleta Industries Inc. and Aleta Group, Inc.	Industrial Incentive	\$4,640,000	25-Sep-06	34
92561	All City Switch Board Corporation	Manufacturing Facilities Bond	\$3,000,000	20-Dec-00	35
93871	All Stars Project, Inc.	Build NYC Tax-Exempt Promissory Note	\$10,720,000	29-Nov-12	36
92933	Alle Processing Corporation	Industrial Incentive	\$1,040,000	01-Dec-04	37
91140	Allied Metal Spinning Corp.	Manufacturing Facilities Bond	\$2,610,000	23-Dec-97	38
94133	Alphapointe	Build NYC Revenue Bond	\$18,850,000	16-Jun-17	39
92956	AM&G Waterproofing LLC	Industrial Incentive	\$11,895,000	01-Mar-05	40
92646	AMB Property, LP (lot 20)	Industrial Incentive	\$73,000,000	23-Aug-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>
92893	AMB Property, LP (lot 21)	Industrial Incentive	\$19,500,000	23-Aug-01	42
92894	AMB Property, LP (lot 22)	Industrial Incentive	\$26,970,000	23-Aug-01	43
92895	AMB Property, LP (lot 23)	Industrial Incentive	\$26,970,000	23-Aug-01	44
92843	Amboy Properties Corporation	Not For Profit Bond	\$13,660,000	01-Apr-90	45
94084	AMDA, Inc.	Build NYC Revenue Bond	\$21,000,000	02-Dec-15	46
94095	American Committee for the Weizmann Institute of Science Inc.	Build NYC Revenue Bond	\$8,830,000	30-Oct-15	47
93320	Approved Oil Co. of Brooklyn, Inc.	Industrial Incentive	\$5,200,000	01-May-08	48
93207	Apthorp Cleaners Inc.	Industrial Incentive	\$1,128,300	26-Apr-07	49
94116	ARK Development LLC	Build NYC Revenue Bond	\$35,000,000	14-Jun-17	50
92678	Aron's Manufacturing Corp.	Industrial Incentive	\$1,890,000	13-Jun-02	51
92753	Arrow Linen Supply Co., Inc.	Industrial Incentive	\$897,000	19-Aug-03	52
93948	Art to Frames Inc.	Industrial Incentive	\$6,000,000	10-Jul-13	53
94045	Arverne By The Sea & LLC & Benjamin Beechwood Retail LLC	Recovery Zone Facility Bond	\$11,100,000	12-Feb-15	54
94077	Asia Society, The	Build NYC Revenue Bond	\$16,795,000	01-Jul-15	55
93208	Association for Metroarea Autistic Children Inc. d/b/a AMAC	Pooled Bond	\$2,335,000	22-Feb-07	56
93214	Ateret Torah Center	Not For Profit Bond	\$13,200,000	29-Mar-07	57
91009	Atlantic Veal & Lamb	Industrial Incentive	\$1,995,000	13-Dec-96	58
93216	B.C.S. International Corporation d/b/a Royal Food International Corp.	Industrial Incentive	\$16,829,550	28-Feb-07	59
92564	Baco Enterprises, Inc. #1 (2001)	Industrial Incentive	\$2,470,000	29-Jun-01	60
94048	Bais Ruchel High School, Inc.	Build NYC Revenue Bond	\$18,100,000	23-Oct-14	61
94202	Bais Yaakov Dkhal Adas Yereim	Build NYC Revenue Bond	\$15,670,000	18-Jul-19	62
92926	Bank of America, N.A	Commercial Growth Project	\$622,000,000	17-Nov-04	63
92313	Bark Frameworks, Inc.	Industrial Incentive	\$2,025,000	30-Apr-99	64
94106	Barkai Foundation, Inc.	Build NYC Revenue Bond	\$8,700,000	15-Oct-15	65
93282	Barone Steel Fabricators, Inc.	Industrial Incentive	\$5,700,000	29-Aug-07	66
92316	Bauerschmidt & Sons, Inc. #2 (1999)	Industrial Incentive	\$1,000,000	11-Feb-99	67
92364	Bedessee Imports, Inc.	Industrial Incentive	\$1,600,000	04-Jan-00	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
93984	Big Brothers/Big Sisters of New York City, Inc.	Build NYC Revenue Bond	\$9,000,000	02-May-14	73
92366	Big Geyser, Inc.	Industrial Incentive	\$10,000,000	16-Nov-99	74
92941	Block Institute Inc.	Pooled Bond	\$1,145,000	19-Aug-04	75
94122	Blue School and Blue School Real Estate, LLC	Build NYC Revenue Bond	\$55,475,000	21-Dec-16	76
94173	Bnos Bais Yaakov of Far Rockaway	Build NYC Revenue Bond	\$7,000,000	13-Dec-18	77
94096	BNOS Square of Williamsburg	Build NYC Revenue Bond	\$7,400,000	28-Jun-16	78
94197	Bogopa BTM, LLC	FRESH	\$10,000,000	28-Jun-19	79
93952	Bogopa LIC, Inc.	FRESH	\$4,400,000	13-Aug-13	80
93977	Bogopa Washington, Inc.	FRESH	\$12,165,500	17-Dec-13	81
93927	Bogopa, Inc.	FRESH	\$3,500,000	06-Oct-11	82

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>
93929	Bogopa-Concourse, Inc.	FRESH	\$1,066,000	06-Oct-11	83
93930	Bogopa-Junction, Inc.	FRESH	\$805,000	06-Oct-11	84
93928	Bogopa-Junius, Inc.	FRESH	\$910,000	06-Oct-11	85
93920	Bogopa-Manhattan, Inc.	FRESH	\$980,000	06-Oct-11	86
94073	BOP NE LLC	Commercial Project	\$2,180,000,000	14-Apr-15	87
94205	BOP SE LLC	Commercial Project	\$2,423,000,000	07-Feb-20	88
94093	Boyce Technologies, Inc.	Industrial Incentive	\$26,250,000	12-Apr-16	89
93091	BP Air Conditioning Corp.	Industrial Incentive	\$5,523,500	06-Oct-05	90
94097	Brearley School, The	Build NYC Tax-Exempt Promissory Note	\$50,000,000	29-Sep-15	91
93877	Bronx Charter School for Excellence	Build NYC Revenue Bond	\$24,000,000	24-Apr-13	92
94175	Bronx Lighthouse Charter School	Build NYC Revenue Bond	\$8,825,000	12-Oct-18	93
93284	Bronx Parking Development Company, LLC	Not For Profit Bond	\$237,635,000	01-Dec-07	94
93869	Brooklyn Heights Montessori School	Build NYC Tax-Exempt Promissory Note	\$10,000,000	03-Jun-13	95
94186	Brooklyn Navy Yard Cogeneration Partners, L.P. #2	Build NYC Revenue Bond	\$82,135,000	14-Feb-19	96
93943	Brooklyn Union Gas Company	Industrial Incentive	\$14,400,000	23-May-14	97
94089	Brooklyn United Methodist Church Home	Build NYC Revenue Bond	\$6,295,000	09-Oct-15	98
92680	Brown Brothers Harriman & Co.	Commercial Growth Project	\$61,500,000	01-May-02	99
93191	BTM Development Partners, LLC	Industrial Incentive	\$494,000,000	14-Sep-06	100
94179	C. Kenneth Imports, Inc.	Industrial Incentive	\$5,580,843	13-Feb-19	101
93962	Calhoun School, Inc., The	Build NYC Tax-Exempt Promissory Note	\$32,840,000	30-Sep-13	102
91108	Campbell & Dawes Ltd.	Industrial Incentive	\$475,000	09-Oct-97	103
94057	Carlton House Restoration, Inc	Industrial Incentive	\$2,415,000	25-Nov-14	104
94162	Cathedral School of St. John The Divine	Build NYC Revenue Bond	\$11,000,000	29-Dec-17	105
94129	Center for Elimination of Violence in the Family, Inc.	Build NYC Revenue Bond	\$3,860,000	26-Jan-17	106
92372	Center for Family Support, Inc., The #1 (1999)	Pooled Bond	\$462,800	10-Dec-99	107
92757	Center for Family Support, Inc., The #2 (2004)	Pooled Bond	\$850,000	27-Feb-04	108
93313	Center for Family Support, Inc., The #3 (2008)	Pooled Bond	\$2,420,000	30-Jan-08	109
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	110
94044	Center for Urban Community Services, Inc.	Build NYC Tax-Exempt Promissory Note	\$6,355,000	24-Jul-14	111
94185	Center for Urban Community Services, Inc. #2	Build NYC Tax-Exempt Promissory Note	\$13,250,000	19-Dec-18	112
93369	Centro Social La Esperanza, Inc. #2 (2008)	Pooled Bond	\$1,000,000	30-Jan-08	113
94119	Chapin School, The LTD.	Build NYC Revenue Bond	\$75,000,000	24-Aug-16	114
94189	Charles B. Wang Community Health Center, Inc.	Build NYC Revenue Bond	\$30,000,000	30-May-19	115
93389	Chase Manhattan Bank, NA	Commercial Growth Project	\$0	03-Nov-89	116
92697	Child School, The	Not For Profit Bond	\$18,250,000	22-Apr-03	117
94076	Children's Aid Society, The	Build NYC Revenue Bond	\$37,205,000	23-Jul-15	118
94204	Children's Aid Society, The #2	Build NYC Revenue Bond	\$34,420,000	01-Aug-19	119
92377	Churchill School & Center For Learning Inc., The	Not For Profit Bond	\$22,000,000	16-Dec-99	120
92891	City Merchandise, Inc. (2002)	Industrial Incentive	\$2,430,000	03-Jan-02	121
92658	Citywide Mobile Response Corporation	Industrial Incentive	\$2,200,000	22-May-02	122
93286	Cobble Hill Health Center, Inc.	Build NYC Revenue Bond	\$48,190,000	31-Jan-08	123
93140	College of Mount Saint Vincent #3	Not For Profit Bond	\$22,787,000	29-Jun-06	124

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>
94113	Collegiate School, Inc.	Build NYC Tax-Exempt Promissory Note	\$40,000,000	30-Jun-16	125
93892	Columbia University	Applied Sciences NYC	\$95,000,000	01-Jul-12	126
92989	Comfort Bedding Inc.	Industrial Incentive	\$1,900,000	15-Jun-05	127
92765	Commercial Cooling Service, Inc.	Industrial Incentive	\$2,075,000	31-Mar-04	128
92255	Commercial Electrical Contractors, Inc.	Industrial Incentive	\$545,000	19-Aug-98	129
94216	Community Healthcare Network (NCC)	New Markets Tax Credits Program	\$0	31-Dec-19	130
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	131
93391	Comprehensive Care Management Corporation #1 (1996)	Not For Profit Bond	\$6,525,000	20-Jun-96	132
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	133
93910	Comprehensive Care Management Corporation #3 (1998)	Not For Profit Bond	\$4,760,000	14-Jul-98	134
94180	Congregation Machna Shalva, 1462 CMS LLC & 5815 CMS LLC	Build NYC Revenue Bond	\$24,500,000	09-Nov-18	135
94035	Congregation Yeshiva Beis Chaya Mushka, Inc.	Build NYC Revenue Bond	\$4,500,000	28-Aug-14	136
94207	Consortium for Worker Education	Build NYC Revenue Bond	\$9,350,000	22-Jan-20	137
92642	Contractors SM, LLC	Manufacturing Facilities Bond	\$2,100,000	27-Dec-01	138
92699	Convent of the Sacred Heart School of New York	Not For Profit Bond	\$15,115,000	20-Nov-02	139
94158	Cooke School and Institute	Build NYC Revenue Bond	\$44,000,000	20-Dec-17	140
93280	Cool Wind Ventilation Corp.	Manufacturing Facilities Bond	\$9,000,000	31-Aug-07	141
93851	Corlears School	Build NYC Revenue Bond	\$10,000,000	18-Jul-12	142
93992	Cornell University	Applied Sciences NYC	\$0	19-Dec-13	143
93093	Coronet Parts Manufacturing Company, Inc.	Industrial Incentive	\$2,732,000	08-Dec-05	144
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	145
92382	Crystal Window & Door Systems, Ltd.	Industrial Incentive	\$15,000,000	28-Oct-99	146
94046	Cubit Power One Inc.	Industrial Incentive	\$23,089,000	19-Aug-15	147
94114	D'Onofrio General Contractors Corp.	Industrial Incentive	\$5,000,000	24-Jun-16	148
93202	D.C. Center Corp	Industrial Incentive	\$4,955,000	23-May-07	149
93455	DASNY Mechanical Inc.	Industrial Incentive	\$5,016,000	06-Apr-11	150
93288	DCD Marketing Ltd.	Industrial Incentive	\$5,500,000	25-Sep-07	151
94050	Dealer Storage Corp.	Industrial Incentive	\$7,516,000	06-Aug-14	152
94206	Deerfield Management Company, L.P.	Commercial Project	\$605,000,000	01-Sep-19	153
93377	Dinas Distribution	Industrial Incentive	\$3,825,000	29-Dec-09	154
94160	DMFYD LIC LLC	Industrial Incentive	\$32,096,773	29-Dec-17	155
94211	DNJ Industries Inc.	Industrial Incentive	\$7,570,000	16-Jan-20	156
92940	Down Right Ltd.	Industrial Incentive	\$4,120,000	30-Jul-04	157
93974	E. Gluck Corporation	Industrial Incentive	\$20,775,000	27-Mar-14	158
93858	East Gun Hill Road Food, LLC	FRESH	\$4,825,000	03-Jan-13	159
94066	Eastern Effects, Inc.	Industrial Incentive	\$3,550,000	17-Apr-15	160
93951	Eclectic/Encore Properties, Inc.	Industrial Incentive	\$11,350,000	26-Jul-13	161
92771	Economy Pump & Motor Repair, Inc.	Industrial Incentive	\$840,000	07-Aug-03	162
93879	Eden II School for Autistic Children, Inc. (2013)	Build NYC Revenue Bond	\$3,305,000	17-Apr-13	163
92449	Elite Airline Laundry Services Corp	Industrial Incentive	\$3,500,000	20-Jun-00	164
92245	Empire Erectors & Electrical Co., Inc.	Industrial Incentive	\$850,000	18-Dec-98	165

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>
92950	Empire Merchants LLC/Charmer Industries, Inc.	Industrial Incentive	\$1,800,000	04-Jan-05	166
92670	Empire Metal Finishing, Inc.	Industrial Incentive	\$1,501,000	06-Dec-01	167
92846	Ernst & Young US LLP	Commercial Growth Project	\$159,900,000	15-Jul-04	168
94212	ERY North Tower Ob Deck Member LLC - 30 HY	Commercial Project	\$0	12-Nov-19	169
93946	ERY Retail Podium LLC	Commercial Project	\$1,948,000,000	17-Mar-14	170
94072	Ethical Culture Fieldston School	Build NYC Revenue Bond	\$49,355,000	21-May-15	171
94188	Evergreen 105 LLC	Commercial Project	\$76,500,000	19-Dec-18	172
93289	Excellent Poly, Inc.	Industrial Incentive	\$1,900,000	03-Dec-07	173
93312	Extech Building Materials, Inc.	Industrial Incentive	\$8,600,000	01-Apr-08	174
93944	Extell GT LLC	Commercial Project	\$745,793,000	30-Jul-13	175
93865	Fairway Bakery LLC	Industrial Incentive	\$12,600,000	22-May-13	176
93976	Falcon Builder Inc.	Industrial Incentive	\$1,550,000	17-Apr-14	177
94094	Faviana International Inc.	Industrial Incentive	\$4,575,000	02-Nov-15	178
94123	Favorite Plastic Corp.	Industrial Incentive	\$1,675,000	30-Dec-16	179
93096	Faztec Industries, Inc.	Industrial Incentive	\$1,488,800	14-Nov-05	180
94070	FC Hanson Office Associates, LLC	Build NYC Revenue Bond	\$105,000,000	17-Jun-15	181
93973	Fedcap Rehabilitation Services, Inc. (2013)	Build NYC Revenue Bond	\$28,450,000	11-Dec-13	182
92669	Federal Express Corporation #1 (2001)	Industrial Incentive	\$90,758,100	26-Dec-01	183
93185	Federal Express Corporation #2 (2006)	Industrial Incentive	\$5,000,000	10-Oct-06	184
93174	Federal Express Corporation 3 (2006 Harlem River Yards Project)	Industrial Incentive	\$25,788,500	28-Dec-06	185
94053	Federation of Protestant Welfare Agencies, Inc.	Build NYC Revenue Bond	\$12,345,000	12-Nov-14	186
92229	Felix Storch, Inc.	Industrial Incentive	\$2,060,000	18-Dec-98	187
94181	Fencers Club, Inc.	Build NYC Revenue Bond	\$9,000,000	13-Dec-18	188
93866	Foodfest Depot LLC	Industrial Incentive	\$10,775,000	20-Dec-12	189
94083	Foodsaver New York, Inc.	Industrial Incentive	\$5,317,306	05-Jan-16	190
93397	Forest City Pierrepont Associates	Manufacturing Facilities Bond	\$107,409,000	07-May-86	191
92654	Foto Electric Supply Co., Inc.	Industrial Incentive	\$4,150,000	19-Jul-01	192
93945	Fresh Direct, LLC & U.T.F. Trucking, Inc.	Industrial Incentive	\$142,454,000	19-Dec-13	193
94177	Friends of Hebrew Public Borrower, LLC	Build NYC Revenue Bond	\$36,010,000	06-Sep-18	194
94214	Friends Seminary	Build NYC Revenue Bond	\$25,000,000	30-Jun-20	195
94042	G&G Electric Supply Co, Inc. #2 (2014)	Industrial Incentive	\$3,800,000	28-Aug-14	196
92990	G&G Electric Supply Company, Inc. #1	Industrial Incentive	\$1,475,000	12-May-05	197
91024	Gabrielli Truck Sales, Ltd.	Industrial Incentive	\$5,100,000	19-Dec-96	198
94102	Gabrielli Truck Sales, Ltd. #2	Industrial Incentive	\$23,381,549	14-Jan-16	199
94136	Gabrielli Truck Sales, Ltd. #3	Industrial Incentive	\$22,517,713	28-Jun-17	200
92232	Gary Plastic Packaging Corp.	Manufacturing Facilities Bond	\$6,400,000	09-Oct-98	201
93975	Gateway ShopRite Associates, LLC	FRESH	\$12,500,000	07-May-14	202
94128	GCT New York LP	Industrial Incentive	\$25,000,000	28-Jul-16	203
93967	GMDC Atlantic Avenue LLC	Industrial Incentive	\$13,983,527	12-Dec-13	204
94147	GMDC OP LLC	Industrial Incentive	\$41,000,000	16-Nov-17	205
92505	Goldfeder/Kahan Framing Group, Ltd.	Industrial Incentive	\$1,910,000	07-Jun-01	206
93238	Goldman Sachs Group, Inc.	BIR Energy Incentive		02-Oct-06	207

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>
92648	Goldstone Hosiery Co., Inc.	Industrial Incentive	\$3,000,000	22-Oct-01	208
94058	Gotham Seafood Corp.	Industrial Incentive	\$4,225,000	05-Jan-16	209
93186	Gourmet Boutique, L.L.C.	Manufacturing Facilities Bond	\$6,000,000	06-Dec-06	210
93954	Grace Church School	Build NYC Revenue Bond	\$40,000,000	01-Jul-13	211
92708	Great Wall Corp.	Industrial Incentive	\$2,500,000	03-Jan-03	212
93218	Greenpoint Manufacturing and Design Center #2 (2007)	Industrial Incentive	\$11,004,000	29-Jun-07	213
94142	Grimm Ales LLC	Industrial Incentive	\$4,200,000	06-Feb-18	214
93856	GSNY Properties, Inc.	Build NYC Revenue Bond	\$16,925,000	09-Aug-12	215
92500	Guild for Exceptional Children, Inc., The	Pooled Bond	\$1,182,300	01-Jan-99	216
93194	Guttmacher Institute, Inc.	Not For Profit Bond	\$11,000,000	02-May-07	217
93860	Halmark Architectural Finishing Corp.	Industrial Incentive	\$1,125,000	23-Aug-12	218
94062	Handy Tool & MFG. Co., Inc., The	Industrial Incentive	\$2,525,000	05-Jan-15	219
94098	Hannah Senesh Community Day School	Build NYC Revenue Bond	\$4,785,000	30-Sep-15	220
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	221
94075	Hebrew Home for the Aged at Riverdale, The	Build NYC Revenue Bond	\$55,000,000	13-Feb-15	222
92412	Hephaistos Building Supplies, Inc.	Industrial Incentive	\$2,118,000	30-Sep-99	223
93890	Hewitt School, The	Build NYC Tax-Exempt Promissory Note	\$23,620,000	27-Jun-13	224
94200	Hi-Tech Metals, Inc.	Industrial Incentive	\$7,166,000	01-Jul-19	225
93381	Hindustan Granites, Inc.	Industrial Incentive	\$6,736,000	07-Apr-10	226
94064	Horace Mann School	Build NYC Revenue Bond	\$33,525,000	20-Nov-14	227
93970	House of Spices (India), Inc.	Industrial Incentive	\$6,429,938	18-Jun-14	228
93914	Hudson Moving and Storage Co., Inc.	Industrial Incentive	\$6,200,000	14-Jul-11	229
94036	Hudson Yards North Tower Tenant LLC (RHY Unit)	Commercial Project	\$2,674,000,000	11-Dec-15	230
93295	Human Care Services for Families and Children, Inc. #2	Not For Profit Bond	\$1,355,000	07-Nov-07	231
94192	HY30-67 Owner LP	Commercial Project	\$0	15-Apr-19	232
94155	Hyde Leadership Charter School	Build NYC Revenue Bond	\$15,250,000	15-Dec-17	233
93987	Icahn School of Medicine at Mount Sinai	Applied Sciences NYC	\$5,000,000	24-Feb-14	234
93819	Idlewild 228th Street, LLC	Industrial Incentive	\$19,741,250	20-Jul-12	235
93003	Independent Living Association, Inc.	Not For Profit Bond	\$2,484,000	24-Jun-05	236
93876	Institute for Community Living, Inc. (2013)	Build NYC Revenue Bond	\$2,600,000	17-Apr-13	237
94065	Institute of International Education, Inc.,	Build NYC Revenue Bond	\$12,480,000	26-Nov-14	238
93885	International Leadership Charter School	Build NYC Revenue Bond	\$21,050,000	21-Mar-13	239
94166	Inwood Academy for Leadership Charter School	Build NYC Revenue Bond	\$17,995,000	15-May-18	240
93870	Iron Mountain Information Management	Industrial Incentive	\$20,550,000	21-Dec-12	241
92715	Isamu Noguchi Foundation, Inc., The	Not For Profit Bond	\$9,000,000	26-Feb-03	242
92417	Island Computer Products, Inc.	Industrial Incentive	\$2,700,000	25-Aug-99	243
93179	J & J Farms Creamery, Inc. and Fisher Foods of Queens Corp.	Industrial Incentive	\$540,288	20-Nov-06	244
93448	J & J Johnson General Contracting Co., Inc.	Industrial Incentive	\$4,050,000	10-Nov-10	245
92783	Jamaica First Parking, LLC #2 (2004)	Not For Profit Bond	\$9,525,000	23-Mar-04	246
92784	James Carpenter Design Associates, Inc.	Industrial Incentive	\$1,700,000	05-Jan-04	247
91176	James F. Volpe Electrical Contracting Corp.	Industrial Incentive	\$880,000	11-Feb-98	248

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>
93863	Japanese Food Depot LLC	Industrial Incentive	\$10,514,000	26-Sep-12	249
93449	JetBlue Airways Corporation #2 (2010)	Commercial Growth Project	\$52,800,000	18-Nov-10	250
92914	Jetro Cash & Carry Enterprises, Inc. #2 (2005)	Industrial Incentive	\$2,400,000	27-Apr-05	251
93451	Jetro Cash & Carry Enterprises, LLC #3 (2010)	Industrial Incentive	\$50,000,000	17-Dec-10	252
93859	Jetro Cash & Carry Enterprises, LLC #4 (2012)	Industrial Incentive	\$30,100,000	24-Aug-12	253
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	254
94125	Jewish Community Center of Manhattan, Inc.	Build NYC Revenue Bond	\$27,270,000	29-Sep-16	255
94170	JMDH Real Estate Offices, LLC	Commercial Growth Project	\$57,050,000	13-Jul-18	256
92545	Just Bagels Manufacturing, Inc.	Industrial Incentive	\$2,070,000	20-Dec-00	257
92520	Kaylim Supplies, Inc.	Industrial Incentive	\$1,450,000	21-Dec-00	258
92672	Kew Forest Plumbing & Heating, Inc.	Industrial Incentive	\$472,500	16-May-02	259
93934	Kingdom Castle Food Corp.	FRESH	\$5,270,000	12-Mar-12	260
94193	KKR HY Owner LLC (PE 1 Unit)	Commercial Project	\$0	20-May-19	261
94195	KKR HY Owner LLC (PE 2 Unit)	Commercial Project	\$0	20-May-19	262
92421	Klein's Naturals, Ltd.	Industrial Incentive	\$2,850,000	22-Mar-00	263
94088	Krasnyi Oktyabr Inc.	Industrial Incentive	\$5,140,000	10-Dec-15	264
93867	Krinos Foods LLC	Industrial Incentive	\$23,355,000	02-May-13	265
93888	Legacy Yards Tenant LLC	Commercial Project	\$1,386,000,000	01-Apr-13	266
92674	Leo International, Inc.	Industrial Incentive	\$1,239,375	19-Dec-01	267
94115	LIC Site B-1 Owner, LLC	Commercial Project	\$706,743,996	30-Jun-16	268
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	269
92963	Lighting & Supplies, Inc. a/k/a Sunlight Clinton Realty LLC	Industrial Incentive	\$10,800,000	17-Mar-05	270
93965	Little Red School House and Elisabeth Irwin High School	Build NYC Revenue Bond	\$9,650,000	10-Oct-13	271
94069	Lobster Place Inc., The	Industrial Incentive	\$7,350,000	13-Mar-15	272
94078	Lower East Side Tenement Museum	Build NYC Revenue Bond	\$10,700,000	24-Nov-15	273
93958	Lycee Francais de New York	Build NYC Revenue Bond	\$81,650,000	01-Aug-13	274
92845	M & V Provision Co., Inc.	Industrial Incentive	\$6,065,000	04-Apr-01	275
91095	Madelaine Chocolate Novelties #3 (1997)	Industrial Incentive	\$3,408,000	17-Nov-97	276
94137	Madison Square Boys and Girls Club, Inc.	New Markets Tax Credits Program	\$37,160,000	05-May-17	277
92634	Magen David Yeshivah	Not For Profit Bond	\$38,500,000	26-Jun-02	278
92838	Mana Products, Inc. #1 (1997)	Industrial Incentive	\$18,796,322	19-Dec-97	279
92788	Mana Products, Inc. #2 (1998)	Industrial Incentive	\$6,300,000	29-Jul-98	280
93949	Manhattan Beer Distributors LLC #2	Industrial Incentive	\$68,407,000	12-Dec-13	281
94135	Manhattan College #3 (2017)	Build NYC Revenue Bond	\$90,575,000	14-Jun-17	282
94104	Manhattan Country School, Inc. and West 85th Street Owner LLC	Build NYC Revenue Bond	\$22,000,000	07-Apr-16	283
94140	Marathon Energy Corporation	Industrial Incentive	\$11,200,000	11-Jul-17	284
93875	Maric Mechanical, Inc.	Industrial Incentive	\$1,195,565	04-Jan-13	285
92971	Marjam Supply of Rewe Street, LLC	Industrial Incentive	\$5,200,000	04-Jan-05	286
94152	Mary McDowell Friends School (2017)	Build NYC Revenue Bond	\$20,800,000	29-Sep-17	287
93873	Marymount School of New York	Build NYC Revenue Bond	\$19,480,000	20-Dec-12	288
92427	McGraw-Hill Companies, Inc.	Commercial Growth Project	\$700,000,000	19-Nov-98	289
92833	Medisys Health Network Inc.	Not For Profit Bond	\$20,190,000	30-Jun-99	290

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>
93450	Mediterranean Gyros Products, Inc.	Industrial Incentive	\$2,425,000	17-Dec-10	291
92899	Mercy College	Not For Profit Bond	\$16,220,000	02-May-05	292
92292	Mercy Home for Children, Inc. #1 (1999)	Pooled Bond	\$560,000	01-Jan-99	293
94054	Metropolitan College of New York	Build NYC Revenue Bond	\$67,440,000	10-Dec-14	294
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	295
94150	Metropolitan Lighthouse Charter School	Build NYC Revenue Bond	\$24,895,000	22-Dec-17	296
94092	Metropolitan Montessori School #2	Build NYC Revenue Bond	\$17,000,000	25-Sep-15	297
93171	Meurice Garment Care of Manhasset Inc.	Industrial Incentive	\$2,600,000	06-Sep-06	298
94196	MHANY Peninsula Local Development Corporation	Industrial Developer Fund		22-May-19	299
93290	Mind, Hand and Company & J.V. Woodworking & Oh-Show Woodworking Studio	Industrial Incentive	\$2,450,000	03-Jan-08	300
92790	ML Design, Inc.	Industrial Incentive	\$2,150,000	30-Jul-03	301
94120	Modern Window & Door, Inc.	Industrial Incentive	\$8,300,720	29-Nov-16	302
93917	Moisha's Kosher Discount Supermarket, Inc.	FRESH	\$3,100,000	18-Sep-11	303
93198	Mondial Automotive, Inc and Kal-Bros, Inc	Industrial Incentive	\$5,400,000	08-Feb-07	304
93172	Montebello Food Corporation	Industrial Incentive	\$11,441,000	16-Nov-06	305
93881	Montefiore Medical Center	Build NYC Revenue Bond	\$93,000,000	01-Apr-13	306
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	307
92295	Morrisons Pastry Corp.	Industrial Incentive	\$3,200,000	16-Apr-99	308
93966	Mount Sinai Hospital, The	Build NYC Revenue Bond	\$112,000,000	19-Dec-13	309
92432	Moving Right Along Service, Inc.	Industrial Incentive	\$1,400,000	20-Dec-99	310
92720	Musco Food Corporation	Industrial Incentive	\$6,375,000	06-May-03	311
92976	NASDAQ Stock Market, Inc., The	Commercial Growth Project	\$20,766,666	19-Dec-00	312
93880	National Acoustics, Inc.	Industrial Incentive	\$1,579,850	02-May-13	313
92975	National Association of Securities Dealers, Inc.	Commercial Growth Project	\$20,766,666	30-Jun-04	314
92721	National Compressor Exchange of N.Y., Inc.	Industrial Incentive	\$5,211,211	11-Sep-02	315
93305	Natural Resources Defense Council	Build NYC Revenue Bond	\$12,730,000	01-Jan-08	316
92519	NBC Universal, Inc.	Commercial Growth Project	\$1,500,300,000	20-Dec-88	317
94190	New Dawn Charter Schools	Build NYC Revenue Bond	\$20,685,000	28-Feb-19	318
93178	New York Congregational Nursing Center	Not For Profit Bond	\$17,420,000	27-Jul-06	319
93874	New York Genome Center, Inc.	EDC Loan	\$5,000,000	16-Nov-12	320
94110	New York Law School (2016)	Build NYC Revenue Bond	\$140,210,000	29-Jan-16	321
94049	New York Methodist Hospital, The	Build NYC Revenue Bond	\$29,720,000	15-Oct-14	322
92664	New York Post	Commercial Growth Project	\$168,915,000	25-Mar-02	323
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	324
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	325
93950	Nightingale-Bamford School, The	Build NYC Tax-Exempt Promissory Note	\$35,000,000	04-Dec-13	326
92792	Novelty Crystal Corp.	Manufacturing Facilities Bond	\$7,500,000	22-Dec-03	327
93359	O. & I. Realty, Inc. / Peralta Metal Works, Inc.	Industrial Incentive	\$2,100,000	05-Sep-08	328
94148	Octopus Garden Inc.	Industrial Incentive	\$2,477,000	27-Oct-17	329
94105	ODA Primary Health Care Network, Inc.	Build NYC Revenue Bond	\$5,000,000	12-Feb-16	330
93922	Oh Nuts Warehousing Inc. and Online Express Manufacturers and Distributors Inc.	Industrial Incentive	\$3,230,000	09-Nov-11	331

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>
94038	One Hudson Yards Owner LLC	Commercial Project	\$1,434,114,029	05-Dec-14	332
92795	Otsar Early Childhood Center Project	Pooled Bond	\$2,415,000	27-Feb-04	333
92503	P. S. Pibbs, Inc.	Manufacturing Facilities Bond	\$2,000,000	07-Jun-01	334
94087	Packer Collegiate Institute, The	Build NYC Revenue Bond	\$22,000,000	07-Apr-15	335
93919	Pain D'Avignon III, Ltd.	Industrial Incentive	\$2,958,403	28-Sep-11	336
91044	Panorama Windows Ltd.	Industrial Incentive	\$1,169,400	03-Jan-97	337
92797	Park View Realty Associates LLC	Industrial Incentive	\$4,300,000	21-Aug-03	338
93204	Peerless Equities LLC/Empire Merchants LLC	Industrial Incentive	\$7,805,000	04-Jan-07	339
93173	Pepsi-Cola Bottling Company of New York, Inc.	Industrial Incentive	\$53,000,000	17-Oct-06	340
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	341
94172	Person Centered Care Services, Inc.	Build NYC Revenue Bond	\$5,000,000	13-Jul-18	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
92277	Port Morris Tile & Marble, Corp. #1 (1998)	Industrial Incentive	\$718,000	30-Oct-98	345
94055	Pratt Paper (NY), Inc.	Build NYC Revenue Bond	\$96,300,000	18-Dec-14	346
93094	Prestone Press, LLC	Industrial Incentive	\$10,120,000	25-Oct-05	347
94134	Professional Children's School, Inc. (2017)	Build NYC Tax-Exempt Promissory Note	\$6,856,000	01-May-17	348
93317	Program Development Services, Inc. #2 (2008)	Pooled Bond	\$2,200,000	30-Jan-08	349
93287	Proxima, Inc.	Industrial Incentive	\$7,633,000	20-Nov-07	350
94059	Q Student Residences, LLC	Build NYC Revenue Bond	\$65,230,000	05-Sep-14	351
91047	Q.T. Minibus of the Bronx, Inc. / GVC, LTD.	Industrial Incentive	\$1,500,500	25-Sep-96	352
92944	QSAC, Inc. #3 (2004)	Pooled Bond	\$419,000	19-Aug-04	353
93176	Queens Ballpark Company, L.L.C.	Commercial Project	\$896,932,088	22-Aug-06	354
92928	Rapid Processing, LLC	Industrial Incentive	\$3,250,000	03-Mar-05	355
93246	Related Retail Hub LLC	EDC Loan	\$4,000,000	24-Mar-06	356
93848	ReyCo Supermarkets LLC	FRESH	\$2,650,000	25-Jun-13	357
93841	Richards Plumbing and Heating Co., Inc.	Industrial Incentive	\$4,696,526	17-May-13	358
94187	Richmond Medical Center	Build NYC Revenue Bond	\$132,065,000	20-Dec-18	359
92448	Rite Lite Ltd.	Industrial Incentive	\$3,500,000	05-Jan-00	360
93212	Rivendell School	Pooled Bond	\$5,260,000	22-Feb-07	361
94081	Riverdale Country School, Inc.	Build NYC Tax-Exempt Promissory Note	\$51,800,000	15-Jul-15	362
94127	Rogers Surveying, PLLC	Industrial Incentive	\$4,950,000	05-Jan-17	363
92589	Rosco, Inc.	Manufacturing Facilities Bond	\$4,200,000	27-Jun-02	364
93940	Royal Charter Properties, Inc.	Build NYC Revenue Bond	\$24,660,000	29-Jun-12	365
93382	Royal Recycling Services, Inc.	Industrial Incentive	\$6,975,000	12-Apr-10	366
92955	S. DiFazio and Sons Construction, Inc. & Faztec Industries, Inc.	Industrial Incentive	\$1,295,000	30-Dec-04	367
93349	Safe Art SAT, Inc.	Industrial Incentive	\$11,100,000	17-Dec-08	368
94085	Saint Ann's School	Build NYC Tax-Exempt Promissory Note	\$30,000,000	10-Sep-15	369
94099	Saint David's School	Build NYC Revenue Bond	\$35,000,000	24-Nov-15	370
93918	Salmar Properties, LLC	Industrial Incentive	\$44,429,433	22-Sep-11	371
92452	Sarad, Inc. #1 (1999)	Industrial Incentive	\$1,000,000	31-Aug-99	372

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>
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	373
94146	Seamen's Society for Children and Families (2017)	Build NYC Revenue Bond	\$4,298,000	27-Sep-17	374
93882	Seaview Senior Living Housing Development Fund Corporation	Build NYC Revenue Bond	\$36,000,000	23-Jan-13	375
94132	Services and Advocacy for Gay, Lesbian, Bisexual and Transgender Elder, Inc.	Build NYC Revenue Bond	\$7,799,000	22-Feb-17	376
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	377
94159	Siach Yitzchok	Build NYC Revenue Bond	\$7,000,000	29-Mar-18	378
94199	SIM Digital New York Inc.	Industrial Incentive	\$2,475,000	20-Dec-19	379
93961	Simon Liu, Inc.	Industrial Incentive	\$2,850,000	19-Sep-13	380
93190	Simon's Hardware & Bath, LLC	Industrial Incentive	\$4,700,000	01-Aug-06	381
94047	Skyline Restoration Inc.	Industrial Incentive	\$16,700,000	14-Nov-14	382
92274	Solco Plumbing Supply, Inc.	Industrial Incentive	\$1,060,000	12-May-99	383
93889	South Bronx Charter School for International Cultures and the Arts	Build NYC Revenue Bond	\$22,270,000	11-Jun-13	384
93038	Spence- Chapin, Services to Families and Children	Not For Profit Bond	\$9,875,000	22-Jun-06	385
94215	St. Francis College	Build NYC Revenue Bond	\$42,055,000	22-Jun-20	386
94039	St. George Outlet Development LLC	Commercial Project	\$298,955,299	07-Nov-14	387
93217	Stallion Inc. #1 (2007)	Industrial Incentive	\$8,530,000	02-Mar-07	388
92947	State Narrow Fabrics, Inc.	Industrial Incentive	\$2,585,000	25-Aug-04	389
92275	Steinway, Inc.	Industrial Incentive	\$1,400,000	18-Jun-99	390
94037	Stephen Gaynor School	Build NYC Revenue Bond	\$28,900,000	17-Jul-14	391
92934	Super-Tek Products	Manufacturing Facilities Bond	\$5,900,000	29-Dec-04	392
92930	Sweet Sams Baking Company, LLC	Industrial Incentive	\$8,000,000	10-Aug-04	393
92587	T & G Industries, Inc.	Industrial Incentive	\$2,450,000	15-Nov-01	394
94144	Talmud Torah Ohel Yochanan & The Bnei Torah Trust	Build NYC Revenue Bond	\$14,855,000	20-Jul-17	395
93348	Technical Library Service, Inc.	Industrial Incentive	\$4,875,000	19-Dec-08	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
93350	United Airconditioning Corp. II	Manufacturing Facilities Bond	\$5,000,000	02-Jul-08	412
94111	United Cerebral Palsy of New York City #2 (2016)	Build NYC Revenue Bond	\$35,253,130	30-Jun-16	413

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>
93883	United Cerebral Palsy of New York City, Inc.	Build NYC Revenue Bond	\$5,995,000	25-Apr-13	414
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	415
94051	United Jewish Appeal- Federation of Jewish Philanthropies of New York, Inc.	Build NYC Revenue Bond	\$27,335,000	14-Aug-14	416
93959	United Nations International School	Build NYC Tax-Exempt Promissory Note	\$5,000,000	28-Aug-13	417
94060	United New York Sandy Hook Pilots' Association and United New Jersey Sandy Hook Pilots' Association	Industrial Incentive	\$5,500,000	22-Sep-14	418
94126	United States Fund for UNICEF	Build NYC Revenue Bond	\$39,100,000	22-Sep-16	419
94100	Urban Resource Institute	Build NYC Revenue Bond	\$11,283,000	17-Dec-15	420
91126	Victory FoodService Distributors Corp.	Industrial Incentive	\$3,700,000	24-Jul-97	421
93968	Village Center for Care	Build NYC Revenue Bond	\$15,805,000	01-Oct-13	422
92629	Village Community School	Not For Profit Bond	\$6,500,000	26-Oct-01	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
93183	Watermark Designs, LLC	Manufacturing Facilities Bond	\$5,500,000	29-Sep-06	430
92469	Watkins Poultry Merchants of New York, Inc.	Industrial Incentive	\$1,600,000	19-Oct-99	431
92935	Way Fong, LLC	Industrial Incentive	\$2,775,000	21-Sep-04	432
93981	Weapons Specialists Ltd.	Industrial Incentive	\$9,610,000	28-Mar-14	433
94194	Wells Fargo Properties, Inc.	Commercial Project	\$0	20-May-19	434
93380	Western Beef Retail, Inc. #1	FRESH	\$11,450,000	01-Mar-10	435
94040	Western Beef Retail, Inc. #2 (2014)	FRESH	\$5,525,000	23-Dec-14	436
94143	Western Beef Retail, Inc. #3 (2018)	FRESH	\$3,180,000	04-Jan-18	437
94157	Western Beef Retail, Inc. #4 (2017)	FRESH	\$23,345,079	04-Jan-18	438
94174	Western Beef Retail, Inc. #5 (2018)	FRESH	\$10,985,000	22-Aug-18	439
92471	Wipe-Tex International Corp.	Industrial Incentive	\$2,675,000	09-Sep-99	440
93144	Women's League Community Residences, Inc. #3 (2006)	Pooled Bond	\$2,220,000	01-Mar-06	441
92472	World Casing Corp.	Manufacturing Facilities Bond	\$2,245,000	18-Nov-99	442
93453	WytheHotel LLC	Recovery Zone Facility Bond	\$15,000,000	15-Dec-10	443
94109	Xaverian High School/Ryken Educational Center, Inc.	Build NYC Revenue Bond	\$15,000,000	03-May-16	444
93177	Yankee Stadium LLC	Commercial Project	\$1,633,968,000	22-Aug-06	445
93221	Yeled V'Yalda Early Childhood Center, Inc.	Not For Profit Bond	\$32,790,000	28-Jun-07	446
93942	Yeshiva Har Torah	Build NYC Revenue Bond	\$3,600,000	28-Jun-12	447
94117	Yeshivah of Flatbush	Build NYC Revenue Bond	\$29,000,000	08-Sep-16	448
94056	Yeshivat Beth Hillel of Krasna, Inc.	Build NYC Revenue Bond	\$10,000,000	20-Feb-15	449
94130	Yeshivat Darche Eres, Inc.	Build NYC Revenue Bond	\$11,040,000	09-Dec-16	450
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	451
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	452
94154	York Studios - Michaelangelo Campus LLC	Industrial Incentive	\$45,630,977	05-Mar-18	453
92936	Zalmen Reiss and Associates Inc. (2004)	Industrial Incentive	\$4,730,000	05-Jan-05	454

Project Indexes: by Borough

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>
Bronx					
94061	149 Street Food Corp.	FRESH	\$1,890,990	01-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	38
93207	Apthorp Cleaners Inc.	Industrial Incentive	\$1,128,300	26-Apr-07	49
92564	Baco Enterprises, Inc. #1 (2001)	Industrial Incentive	\$2,470,000	29-Jun-01	60
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	79
93977	Bogopa Washington, Inc.	FRESH	\$12,165,500	17-Dec-13	81
93929	Bogopa-Concourse, Inc.	FRESH	\$1,066,000	06-Oct-11	83
93877	Bronx Charter School for Excellence	Build NYC Revenue Bond	\$24,000,000	24-Apr-13	92
94175	Bronx Lighthouse Charter School	Build NYC Revenue Bond	\$8,825,000	12-Oct-18	93
93284	Bronx Parking Development Company, LLC	Not For Profit Bond	\$237,635,000	01-Dec-07	94
93191	BTM Development Partners, LLC	Industrial Incentive	\$494,000,000	14-Sep-06	100
94179	C. Kenneth Imports, Inc.	Industrial Incentive	\$5,580,843	13-Feb-19	101
92372	Center for Family Support, Inc., The #1 (1999)	Pooled Bond	\$462,800	10-Dec-99	107
92757	Center for Family Support, Inc., The #2 (2004)	Pooled Bond	\$850,000	27-Feb-04	108
94076	Children's Aid Society, The	Build NYC Revenue Bond	\$37,205,000	23-Jul-15	118
92658	Citywide Mobile Response Corporation	Industrial Incentive	\$2,200,000	22-May-02	122
93140	College of Mount Saint Vincent #3	Not For Profit Bond	\$22,787,000	29-Jun-06	124
93391	Comprehensive Care Management Corporation #1 (1996)	Not For Profit Bond	\$6,525,000	20-Jun-96	132
93910	Comprehensive Care Management Corporation #3 (1998)	Not For Profit Bond	\$4,760,000	14-Jul-98	134
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	145
93858	East Gun Hill Road Food, LLC	FRESH	\$4,825,000	03-Jan-13	159
92245	Empire Erectors & Electrical Co., Inc.	Industrial Incentive	\$850,000	18-Dec-98	165
94072	Ethical Culture Fieldston School	Build NYC Revenue Bond	\$49,355,000	21-May-15	171
93865	Fairway Bakery LLC	Industrial Incentive	\$12,600,000	22-May-13	176
93174	Federal Express Corporation 3 (2006 Harlem River Yards Project)	Industrial Incentive	\$25,788,500	28-Dec-06	185
92229	Felix Storch, Inc.	Industrial Incentive	\$2,060,000	18-Dec-98	187
93866	Foodfest Depot LLC	Industrial Incentive	\$10,775,000	20-Dec-12	189
93945	Fresh Direct, LLC & U.T.F. Trucking, Inc.	Industrial Incentive	\$142,454,000	19-Dec-13	193
94042	G&G Electric Supply Co, Inc. #2 (2014)	Industrial Incentive	\$3,800,000	28-Aug-14	196
94136	Gabrielli Truck Sales, Ltd. #3	Industrial Incentive	\$22,517,713	28-Jun-17	200
92232	Gary Plastic Packaging Corp.	Manufacturing Facilities Bond	\$6,400,000	09-Oct-98	201
94058	Gotham Seafood Corp.	Industrial Incentive	\$4,225,000	05-Jan-16	209
94075	Hebrew Home for the Aged at Riverdale, The	Build NYC Revenue Bond	\$55,000,000	13-Feb-15	222
94064	Horace Mann School	Build NYC Revenue Bond	\$33,525,000	20-Nov-14	227
94155	Hyde Leadership Charter School	Build NYC Revenue Bond	\$15,250,000	15-Dec-17	233
93885	International Leadership Charter School	Build NYC Revenue Bond	\$21,050,000	21-Mar-13	239
93451	Jetro Cash & Carry Enterprises, LLC #3 (2010)	Industrial Incentive	\$50,000,000	17-Dec-10	252

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>
Bronx					
92545	Just Bagels Manufacturing, Inc.	Industrial Incentive	\$2,070,000	20-Dec-00	257
92520	Kaylim Supplies, Inc.	Industrial Incentive	\$1,450,000	21-Dec-00	258
93867	Krinos Foods LLC	Industrial Incentive	\$23,355,000	02-May-13	265
94069	Lobster Place Inc., The	Industrial Incentive	\$7,350,000	13-Mar-15	272
93949	Manhattan Beer Distributors LLC #2	Industrial Incentive	\$68,407,000	12-Dec-13	281
94135	Manhattan College #3 (2017)	Build NYC Revenue Bond	\$90,575,000	14-Jun-17	282
94150	Metropolitan Lighthouse Charter School	Build NYC Revenue Bond	\$24,895,000	22-Dec-17	296
93171	Meurice Garment Care of Manhasset Inc.	Industrial Incentive	\$2,600,000	06-Sep-06	298
94196	MHANY Peninsula Local Development Corporation	Industrial Developer Fund		22-May-19	299
94120	Modern Window & Door, Inc.	Industrial Incentive	\$8,300,720	29-Nov-16	302
93881	Montefiore Medical Center	Build NYC Revenue Bond	\$93,000,000	01-Apr-13	306
92664	New York Post	Commercial Growth Project	\$168,915,000	25-Mar-02	323
91044	Panorama Windows Ltd.	Industrial Incentive	\$1,169,400	03-Jan-97	337
93173	Pepsi-Cola Bottling Company of New York, Inc.	Industrial Incentive	\$53,000,000	17-Oct-06	340
92277	Port Morris Tile & Marble, Corp. #1 (1998)	Industrial Incentive	\$718,000	30-Oct-98	345
91047	Q.T. Minibus of the Bronx, Inc. / GVC, LTD.	Industrial Incentive	\$1,500,500	25-Sep-96	352
93246	Related Retail Hub LLC	EDC Loan	\$4,000,000	24-Mar-06	356
94081	Riverdale Country School, Inc.	Build NYC Tax-Exempt Promissory Note	\$51,800,000	15-Jul-15	362
93889	South Bronx Charter School for International Cultures and the Arts	Build NYC Revenue Bond	\$22,270,000	11-Jun-13	384
92930	Sweet Sams Baking Company, LLC	Industrial Incentive	\$8,000,000	10-Aug-04	393
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	421
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	435
94040	Western Beef Retail, Inc. #2 (2014)	FRESH	\$5,525,000	23-Dec-14	436
94157	Western Beef Retail, Inc. #4 (2017)	FRESH	\$23,345,079	04-Jan-18	438
94174	Western Beef Retail, Inc. #5 (2018)	FRESH	\$10,985,000	22-Aug-18	439
92471	Wipe-Tex International Corp.	Industrial Incentive	\$2,675,000	09-Sep-99	440
93177	Yankee Stadium LLC	Commercial Project	\$1,633,968,000	22-Aug-06	445
94154	York Studios - Michaelangelo Campus LLC	Industrial Incentive	\$45,630,977	05-Mar-18	453

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>
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	34
92956	AM&G Waterproofing LLC	Industrial Incentive	\$11,895,000	01-Mar-05	40
92843	Amboy Properties Corporation	Not For Profit Bond	\$13,660,000	01-Apr-90	45
93320	Approved Oil Co. of Brooklyn, Inc.	Industrial Incentive	\$5,200,000	01-May-08	48
92678	Aron's Manufacturing Corp.	Industrial Incentive	\$1,890,000	13-Jun-02	51
92753	Arrow Linen Supply Co., Inc.	Industrial Incentive	\$897,000	19-Aug-03	52
93948	Art to Frames Inc.	Industrial Incentive	\$6,000,000	10-Jul-13	53
93214	Ateret Torah Center	Not For Profit Bond	\$13,200,000	29-Mar-07	57
91009	Atlantic Veal & Lamb	Industrial Incentive	\$1,995,000	13-Dec-96	58
94048	Bais Ruchel High School, Inc.	Build NYC Revenue Bond	\$18,100,000	23-Oct-14	61
94202	Bais Yaakov Dkhal Adas Yereim	Build NYC Revenue Bond	\$15,670,000	18-Jul-19	62
94106	Barkai Foundation, Inc.	Build NYC Revenue Bond	\$8,700,000	15-Oct-15	65
93282	Barone Steel Fabricators, Inc.	Industrial Incentive	\$5,700,000	29-Aug-07	66
92364	Bedessee Imports, Inc.	Industrial Incentive	\$1,600,000	04-Jan-00	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	75
94096	BNOS Square of Williamsburg	Build NYC Revenue Bond	\$7,400,000	28-Jun-16	78
93927	Bogopa, Inc.	FRESH	\$3,500,000	06-Oct-11	82
93928	Bogopa-Junius, Inc.	FRESH	\$910,000	06-Oct-11	85
93920	Bogopa-Manhattan, Inc.	FRESH	\$980,000	06-Oct-11	86
93869	Brooklyn Heights Montessori School	Build NYC Tax-Exempt Promissory Note	\$10,000,000	03-Jun-13	95
94186	Brooklyn Navy Yard Cogeneration Partners, L.P. #2	Build NYC Revenue Bond	\$82,135,000	14-Feb-19	96
93943	Brooklyn Union Gas Company	Industrial Incentive	\$14,400,000	23-May-14	97
94089	Brooklyn United Methodist Church Home	Build NYC Revenue Bond	\$6,295,000	09-Oct-15	98
93389	Chase Manhattan Bank, NA	Commercial Growth Project	\$0	03-Nov-89	116
92891	City Merchandise, Inc. (2002)	Industrial Incentive	\$2,430,000	03-Jan-02	121
93286	Cobble Hill Health Center, Inc.	Build NYC Revenue Bond	\$48,190,000	31-Jan-08	123
92989	Comfort Bedding Inc.	Industrial Incentive	\$1,900,000	15-Jun-05	127
92765	Commercial Cooling Service, Inc.	Industrial Incentive	\$2,075,000	31-Mar-04	128
94216	Community Healthcare Network (NCC)	New Markets Tax Credits Program	\$0	31-Dec-19	130
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	133
94180	Congregation Machna Shalva, 1462 CMS LLC & 5815 CMS LLC	Build NYC Revenue Bond	\$24,500,000	09-Nov-18	135

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>
Brooklyn					
94035	Congregation Yeshiva Beis Chaya Mushka, Inc.	Build NYC Revenue Bond	\$4,500,000	28-Aug-14	136
93093	Coronet Parts Manufacturing Company, Inc.	Industrial Incentive	\$2,732,000	08-Dec-05	144
93288	DCD Marketing Ltd.	Industrial Incentive	\$5,500,000	25-Sep-07	151
92940	Down Right Ltd.	Industrial Incentive	\$4,120,000	30-Jul-04	157
94066	Eastern Effects, Inc.	Industrial Incentive	\$3,550,000	17-Apr-15	160
94188	Evergreen 105 LLC	Commercial Project	\$76,500,000	19-Dec-18	172
93289	Excellent Poly, Inc.	Industrial Incentive	\$1,900,000	03-Dec-07	173
93312	Extech Building Materials, Inc.	Industrial Incentive	\$8,600,000	01-Apr-08	174
93976	Falcon Builder Inc.	Industrial Incentive	\$1,550,000	17-Apr-14	177
94123	Favorite Plastic Corp.	Industrial Incentive	\$1,675,000	30-Dec-16	179
94070	FC Hanson Office Associates, LLC	Build NYC Revenue Bond	\$105,000,000	17-Jun-15	181
94083	Foodsaver New York, Inc.	Industrial Incentive	\$5,317,306	05-Jan-16	190
93397	Forest City Pierrepont Associates	Manufacturing Facilities Bond	\$107,409,000	07-May-86	191
92654	Foto Electric Supply Co., Inc.	Industrial Incentive	\$4,150,000	19-Jul-01	192
94177	Friends of Hebrew Public Borrower, LLC	Build NYC Revenue Bond	\$36,010,000	06-Sep-18	194
93975	Gateway ShopRite Associates, LLC	FRESH	\$12,500,000	07-May-14	202
93967	GMDC Atlantic Avenue LLC	Industrial Incentive	\$13,983,527	12-Dec-13	204
93218	Greenpoint Manufacturing and Design Center #2 (2007)	Industrial Incentive	\$11,004,000	29-Jun-07	213
94142	Grimm Ales LLC	Industrial Incentive	\$4,200,000	06-Feb-18	214
92500	Guild for Exceptional Children, Inc., The	Pooled Bond	\$1,182,300	01-Jan-99	216
93860	Halmark Architectural Finishing Corp.	Industrial Incentive	\$1,125,000	23-Aug-12	218
94062	Handy Tool & MFG. Co., Inc.,The	Industrial Incentive	\$2,525,000	05-Jan-15	219
94098	Hannah Senesh Community Day School	Build NYC Revenue Bond	\$4,785,000	30-Sep-15	220
93381	Hindustan Granites, Inc.	Industrial Incentive	\$6,736,000	07-Apr-10	226
93295	Human Care Services for Families and Children, Inc. #2	Not For Profit Bond	\$1,355,000	07-Nov-07	231
91176	James F. Volpe Electrical Contracting Corp.	Industrial Incentive	\$880,000	11-Feb-98	248
92914	Jetro Cash & Carry Enterprises, Inc. #2 (2005)	Industrial Incentive	\$2,400,000	27-Apr-05	251
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	254
92421	Klein's Naturals, Ltd.	Industrial Incentive	\$2,850,000	22-Mar-00	263
94088	Krasnyi Oktyabr Inc.	Industrial Incentive	\$5,140,000	10-Dec-15	264
92674	Leo International, Inc.	Industrial Incentive	\$1,239,375	19-Dec-01	267
92963	Lighting & Supplies, Inc. a/k/a Sunlight Clinton Realty LLC	Industrial Incentive	\$10,800,000	17-Mar-05	270
92634	Magen David Yeshivah	Not For Profit Bond	\$38,500,000	26-Jun-02	278
92971	Marjam Supply of Rewe Street, LLC	Industrial Incentive	\$5,200,000	04-Jan-05	286
94152	Mary McDowell Friends School (2017)	Build NYC Revenue Bond	\$20,800,000	29-Sep-17	287
92292	Mercy Home for Children, Inc. #1 (1999)	Pooled Bond	\$560,000	01-Jan-99	293
93917	Moisha's Kosher Discount Supermarket, Inc.	FRESH	\$3,100,000	18-Sep-11	303
93172	Montebello Food Corporation	Industrial Incentive	\$11,441,000	16-Nov-06	305
94190	New Dawn Charter Schools	Build NYC Revenue Bond	\$20,685,000	28-Feb-19	318
93178	New York Congregational Nursing Center	Not For Profit Bond	\$17,420,000	27-Jul-06	319
94049	New York Methodist Hospital, The	Build NYC Revenue Bond	\$29,720,000	15-Oct-14	322
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	325

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>
Brooklyn					
93359	O. & I. Realty, Inc. / Peralta Metal Works, Inc.	Industrial Incentive	\$2,100,000	05-Sep-08	328
94105	ODA Primary Health Care Network, Inc.	Build NYC Revenue Bond	\$5,000,000	12-Feb-16	330
92795	Otsar Early Childhood Center Project	Pooled Bond	\$2,415,000	27-Feb-04	333
94087	Packer Collegiate Institute, The	Build NYC Revenue Bond	\$22,000,000	07-Apr-15	335
93204	Peerless Equities LLC/Empire Merchants LLC	Industrial Incentive	\$7,805,000	04-Jan-07	339
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	349
93841	Richards Plumbing and Heating Co., Inc.	Industrial Incentive	\$4,696,526	17-May-13	358
92448	Rite Lite Ltd.	Industrial Incentive	\$3,500,000	05-Jan-00	360
93212	Rivendell School	Pooled Bond	\$5,260,000	22-Feb-07	361
94085	Saint Ann's School	Build NYC Tax-Exempt Promissory Note	\$30,000,000	10-Sep-15	369
93918	Salmar Properties, LLC	Industrial Incentive	\$44,429,433	22-Sep-11	371
92452	Sarad, Inc. #1 (1999)	Industrial Incentive	\$1,000,000	31-Aug-99	372
93961	Simon Liu, Inc.	Industrial Incentive	\$2,850,000	19-Sep-13	380
92274	Solco Plumbing Supply, Inc.	Industrial Incentive	\$1,060,000	12-May-99	383
94215	St. Francis College	Build NYC Revenue Bond	\$42,055,000	22-Jun-20	386
92587	T & G Industries, Inc.	Industrial Incentive	\$2,450,000	15-Nov-01	394
94144	Talmud Torah Ohel Yochanan & The Bnei Torah Trust	Build NYC Revenue Bond	\$14,855,000	20-Jul-17	395
93348	Technical Library Service, Inc.	Industrial Incentive	\$4,875,000	19-Dec-08	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
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	414
94100	Urban Resource Institute	Build NYC Revenue Bond	\$11,283,000	17-Dec-15	420
93183	Watermark Designs, LLC	Manufacturing Facilities Bond	\$5,500,000	29-Sep-06	430
92469	Watkins Poultry Merchants of New York, Inc.	Industrial Incentive	\$1,600,000	19-Oct-99	431
94143	Western Beef Retail, Inc. #3 (2018)	FRESH	\$3,180,000	04-Jan-18	437
93144	Women's League Community Residences, Inc. #3 (2006)	Pooled Bond	\$2,220,000	01-Mar-06	441
93453	WytheHotel LLC	Recovery Zone Facility Bond	\$15,000,000	15-Dec-10	443
94109	Xaverian High School/Ryken Educational Center, Inc.	Build NYC Revenue Bond	\$15,000,000	03-May-16	444
93221	Yeled V'Yalda Early Childhood Center, Inc.	Not For Profit Bond	\$32,790,000	28-Jun-07	446
94117	Yeshivah of Flatbush	Build NYC Revenue Bond	\$29,000,000	08-Sep-16	448
94056	Yeshivat Beth Hillel of Krasna, Inc.	Build NYC Revenue Bond	\$10,000,000	20-Feb-15	449
94130	Yeshivat Darche Eres, Inc.	Build NYC Revenue Bond	\$11,040,000	09-Dec-16	450
92936	Zalmen Reiss and Associates Inc. (2004)	Industrial Incentive	\$4,730,000	05-Jan-05	454

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>
Manhattan					
93283	123 Washington LLC	Liberty Bond	\$50,000,000	18-Oct-07	2
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
92355	Alcoa Inc.	Commercial Growth Project	\$18,200,000	28-Apr-00	33
93871	All Stars Project, Inc.	Build NYC Tax-Exempt Promissory Note	\$10,720,000	29-Nov-12	36
94084	AMDA, Inc.	Build NYC Revenue Bond	\$21,000,000	02-Dec-15	46
94095	American Committee for the Weizmann Institute of Science Inc.	Build NYC Revenue Bond	\$8,830,000	30-Oct-15	47
94077	Asia Society, The	Build NYC Revenue Bond	\$16,795,000	01-Jul-15	55
93208	Association for Metroarea Autistic Children Inc. d/b/a AMAC	Pooled Bond	\$2,335,000	22-Feb-07	56
92926	Bank of America, N.A.	Commercial Growth Project	\$622,000,000	17-Nov-04	63
93984	Big Brothers/Big Sisters of New York City, Inc.	Build NYC Revenue Bond	\$9,000,000	02-May-14	73
94122	Blue School and Blue School Real Estate, LLC	Build NYC Revenue Bond	\$55,475,000	21-Dec-16	76
94073	BOP NE LLC	Commercial Project	\$2,180,000,000	14-Apr-15	87
94205	BOP SE LLC	Commercial Project	\$2,423,000,000	07-Feb-20	88
94097	Brearely School, The	Build NYC Tax-Exempt Promissory Note	\$50,000,000	29-Sep-15	91
92680	Brown Brothers Harriman & Co.	Commercial Growth Project	\$61,500,000	01-May-02	99
93962	Calhoun School, Inc., The	Build NYC Tax-Exempt Promissory Note	\$32,840,000	30-Sep-13	102
94162	Cathedral School of St. John The Divine	Build NYC Revenue Bond	\$11,000,000	29-Dec-17	105
94129	Center for Elimination of Violence in the Family, Inc.	Build NYC Revenue Bond	\$3,860,000	26-Jan-17	106
94044	Center for Urban Community Services, Inc.	Build NYC Tax-Exempt Promissory Note	\$6,355,000	24-Jul-14	111
94185	Center for Urban Community Services, Inc. #2	Build NYC Tax-Exempt Promissory Note	\$13,250,000	19-Dec-18	112
93369	Centro Social La Esperanza, Inc. #2 (2008)	Pooled Bond	\$1,000,000	30-Jan-08	113
94119	Chapin School, The LTD.	Build NYC Revenue Bond	\$75,000,000	24-Aug-16	114
92697	Child School, The	Not For Profit Bond	\$18,250,000	22-Apr-03	117
94204	Children's Aid Society, The #2	Build NYC Revenue Bond	\$34,420,000	01-Aug-19	119
92377	Churchill School & Center For Learning Inc., The	Not For Profit Bond	\$22,000,000	16-Dec-99	120
94113	Collegiate School, Inc.	Build NYC Tax-Exempt Promissory Note	\$40,000,000	30-Jun-16	125
93892	Columbia University	Applied Sciences NYC	\$95,000,000	01-Jul-12	126
94207	Consortium for Worker Education	Build NYC Revenue Bond	\$9,350,000	22-Jan-20	137
92699	Convent of the Sacred Heart School of New York	Not For Profit Bond	\$15,115,000	20-Nov-02	139
94158	Cooke School and Institute	Build NYC Revenue Bond	\$44,000,000	20-Dec-17	140
93851	Corlears School	Build NYC Revenue Bond	\$10,000,000	18-Jul-12	142
93992	Cornell University	Applied Sciences NYC	\$0	19-Dec-13	143
94206	Deerfield Management Company, L.P.	Commercial Project	\$605,000,000	01-Sep-19	153
92846	Ernst & Young US LLP	Commercial Growth Project	\$159,900,000	15-Jul-04	168
94212	ERY North Tower Ob Deck Member LLC - 30 HY	Commercial Project	\$0	12-Nov-19	169
93946	ERY Retail Podium LLC	Commercial Project	\$1,948,000,000	17-Mar-14	170
93944	Extell GT LLC	Commercial Project	\$745,793,000	30-Jul-13	175
93973	Fedcap Rehabilitation Services, Inc. (2013)	Build NYC Revenue Bond	\$28,450,000	11-Dec-13	182

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>
Manhattan					
92669	Federal Express Corporation #1 (2001)	Industrial Incentive	\$90,758,100	26-Dec-01	183
93185	Federal Express Corporation #2 (2006)	Industrial Incentive	\$5,000,000	10-Oct-06	184
94053	Federation of Protestant Welfare Agencies, Inc.	Build NYC Revenue Bond	\$12,345,000	12-Nov-14	186
94181	Fencers Club, Inc.	Build NYC Revenue Bond	\$9,000,000	13-Dec-18	188
94214	Friends Seminary	Build NYC Revenue Bond	\$25,000,000	30-Jun-20	195
92990	G&G Electric Supply Company, Inc. #1	Industrial Incentive	\$1,475,000	12-May-05	197
92505	Goldfeder/Kahan Framing Group, Ltd.	Industrial Incentive	\$1,910,000	07-Jun-01	206
93238	Goldman Sachs Group, Inc.	BIR Energy Incentive		02-Oct-06	207
93954	Grace Church School	Build NYC Revenue Bond	\$40,000,000	01-Jul-13	211
93856	GSNY Properties, Inc.	Build NYC Revenue Bond	\$16,925,000	09-Aug-12	215
93194	Guttmacher Institute, Inc.	Not For Profit Bond	\$11,000,000	02-May-07	217
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	221
93890	Hewitt School, The	Build NYC Tax-Exempt Promissory Note	\$23,620,000	27-Jun-13	224
93914	Hudson Moving and Storage Co., Inc.	Industrial Incentive	\$6,200,000	14-Jul-11	229
94036	Hudson Yards North Tower Tenant LLC (RHY Unit)	Commercial Project	\$2,674,000,000	11-Dec-15	230
94192	HY30-67 Owner LP	Commercial Project	\$0	15-Apr-19	232
93987	Icahn School of Medicine at Mount Sinai	Applied Sciences NYC	\$5,000,000	24-Feb-14	234
93876	Institute for Community Living, Inc. (2013)	Build NYC Revenue Bond	\$2,600,000	17-Apr-13	237
94065	Institute of International Education, Inc.,	Build NYC Revenue Bond	\$12,480,000	26-Nov-14	238
94166	Inwood Academy for Leadership Charter School	Build NYC Revenue Bond	\$17,995,000	15-May-18	240
92784	James Carpenter Design Associates, Inc.	Industrial Incentive	\$1,700,000	05-Jan-04	247
94125	Jewish Community Center of Manhattan, Inc.	Build NYC Revenue Bond	\$27,270,000	29-Sep-16	255
94193	KKR HY Owner LLC (PE 1 Unit)	Commercial Project	\$0	20-May-19	261
94195	KKR HY Owner LLC (PE 2 Unit)	Commercial Project	\$0	20-May-19	262
93888	Legacy Yards Tenant LLC	Commercial Project	\$1,386,000,000	01-Apr-13	266
93965	Little Red School House and Elisabeth Irwin High School	Build NYC Revenue Bond	\$9,650,000	10-Oct-13	271
94078	Lower East Side Tenement Museum	Build NYC Revenue Bond	\$10,700,000	24-Nov-15	273
93958	Lycee Francais de New York	Build NYC Revenue Bond	\$81,650,000	01-Aug-13	274
94137	Madison Square Boys and Girls Club, Inc.	New Markets Tax Credits Program	\$37,160,000	05-May-17	277
94104	Manhattan Country School, Inc. and West 85th Street Owner LLC	Build NYC Revenue Bond	\$22,000,000	07-Apr-16	283
93873	Marymount School of New York	Build NYC Revenue Bond	\$19,480,000	20-Dec-12	288
92427	McGraw-Hill Companies, Inc.	Commercial Growth Project	\$700,000,000	19-Nov-98	289
92899	Mercy College	Not For Profit Bond	\$16,220,000	02-May-05	292
94054	Metropolitan College of New York	Build NYC Revenue Bond	\$67,440,000	10-Dec-14	294
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	295
94092	Metropolitan Montessori School #2	Build NYC Revenue Bond	\$17,000,000	25-Sep-15	297
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	307
92976	NASDAQ Stock Market, Inc., The	Commercial Growth Project	\$20,766,666	19-Dec-00	312
92975	National Association of Securities Dealers, Inc.	Commercial Growth Project	\$20,766,666	30-Jun-04	314
93305	Natural Resources Defense Council	Build NYC Revenue Bond	\$12,730,000	01-Jan-08	316
92519	NBC Universal, Inc.	Commercial Growth Project	\$1,500,300,000	20-Dec-88	317

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>
Manhattan					
93874	New York Genome Center, Inc.	EDC Loan	\$5,000,000	16-Nov-12	320
94110	New York Law School (2016)	Build NYC Revenue Bond	\$140,210,000	29-Jan-16	321
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	324
93950	Nightingale-Bamford School, The	Build NYC Tax-Exempt Promissory Note	\$35,000,000	04-Dec-13	326
94038	One Hudson Yards Owner LLC	Commercial Project	\$1,434,114,029	05-Dec-14	332
92797	Park View Realty Associates LLC	Industrial Incentive	\$4,300,000	21-Aug-03	338
94134	Professional Children's School, Inc. (2017)	Build NYC Tax-Exempt Promissory Note	\$6,856,000	01-May-17	348
93848	ReyCo Supermarkets LLC	FRESH	\$2,650,000	25-Jun-13	357
93940	Royal Charter Properties, Inc.	Build NYC Revenue Bond	\$24,660,000	29-Jun-12	365
94099	Saint David's School	Build NYC Revenue Bond	\$35,000,000	24-Nov-15	370
94132	Services and Advocacy for Gay, Lesbian, Bisexual and Transgender Elder, Inc.	Build NYC Revenue Bond	\$7,799,000	22-Feb-17	376
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	377
94199	SIM Digital New York Inc.	Industrial Incentive	\$2,475,000	20-Dec-19	379
93038	Spence- Chapin, Services to Families and Children	Not For Profit Bond	\$9,875,000	22-Jun-06	385
94037	Stephen Gaynor School	Build NYC Revenue Bond	\$28,900,000	17-Jul-14	391
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
94111	United Cerebral Palsy of New York City #2 (2016)	Build NYC Revenue Bond	\$35,253,130	30-Jun-16	413
94051	United Jewish Appeal- Federation of Jewish Philanthropies of New York, Inc.	Build NYC Revenue Bond	\$27,335,000	14-Aug-14	416
93959	United Nations International School	Build NYC Tax-Exempt Promissory Note	\$5,000,000	28-Aug-13	417
94126	United States Fund for UNICEF	Build NYC Revenue Bond	\$39,100,000	22-Sep-16	419
93968	Village Center for Care	Build NYC Revenue Bond	\$15,805,000	01-Oct-13	422
92629	Village Community School	Not For Profit Bond	\$6,500,000	26-Oct-01	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	434
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	451
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	452

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>
Queens					
94131	105 Rockaway Realty LLC	Industrial Incentive	\$23,750,000	04-Jan-17	1
92844	2011 Precision Gear, Inc.	Industrial Incentive	\$6,560,000	23-Dec-98	5
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	35
92933	Alle Processing Corporation	Industrial Incentive	\$1,040,000	01-Dec-04	37
94133	Alphapointe	Build NYC Revenue Bond	\$18,850,000	16-Jun-17	39
92646	AMB Property, LP (lot 20)	Industrial Incentive	\$73,000,000	23-Aug-01	41
92893	AMB Property, LP (lot 21)	Industrial Incentive	\$19,500,000	23-Aug-01	42
92894	AMB Property, LP (lot 22)	Industrial Incentive	\$26,970,000	23-Aug-01	43
92895	AMB Property, LP (lot 23)	Industrial Incentive	\$26,970,000	23-Aug-01	44
94116	ARK Development LLC	Build NYC Revenue Bond	\$35,000,000	14-Jun-17	50
94045	Arverne By The Sea & LLC & Benjamin Beechwood Retail LLC	Recovery Zone Facility Bond	\$11,100,000	12-Feb-15	54
93216	B.C.S. International Corporation d/b/a Royal Food International Corp.	Industrial Incentive	\$16,829,550	28-Feb-07	59
92313	Bark Frameworks, Inc.	Industrial Incentive	\$2,025,000	30-Apr-99	64
92316	Bauerschmidt & Sons, Inc. #2 (1999)	Industrial Incentive	\$1,000,000	11-Feb-99	67
92366	Big Geyser, Inc.	Industrial Incentive	\$10,000,000	16-Nov-99	74
94173	Bnos Bais Yaakov of Far Rockaway	Build NYC Revenue Bond	\$7,000,000	13-Dec-18	77
93952	Bogopa LIC, Inc.	FRESH	\$4,400,000	13-Aug-13	80
93930	Bogopa-Junction, Inc.	FRESH	\$805,000	06-Oct-11	84
94093	Boyce Technologies, Inc.	Industrial Incentive	\$26,250,000	12-Apr-16	89
93091	BP Air Conditioning Corp.	Industrial Incentive	\$5,523,500	06-Oct-05	90
91108	Campbell & Dawes Ltd.	Industrial Incentive	\$475,000	09-Oct-97	103
94057	Carlton House Restoration, Inc	Industrial Incentive	\$2,415,000	25-Nov-14	104
93313	Center for Family Support, Inc., The #3 (2008)	Pooled Bond	\$2,420,000	30-Jan-08	109
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	110
94189	Charles B. Wang Community Health Center, Inc.	Build NYC Revenue Bond	\$30,000,000	30-May-19	115
92255	Commercial Electrical Contractors, Inc.	Industrial Incentive	\$545,000	19-Aug-98	129
92642	Contractors SM, LLC	Manufacturing Facilities Bond	\$2,100,000	27-Dec-01	138
93280	Cool Wind Ventilation Corp.	Manufacturing Facilities Bond	\$9,000,000	31-Aug-07	141
92382	Crystal Window & Door Systems, Ltd.	Industrial Incentive	\$15,000,000	28-Oct-99	146
93202	D.C. Center Corp	Industrial Incentive	\$4,955,000	23-May-07	149

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>
Queens					
93455	DASNY Mechanical Inc.	Industrial Incentive	\$5,016,000	06-Apr-11	150
93377	Dinas Distribution	Industrial Incentive	\$3,825,000	29-Dec-09	154
94160	DMFYD LIC LLC	Industrial Incentive	\$32,096,773	29-Dec-17	155
94211	DNJ Industries Inc.	Industrial Incentive	\$7,570,000	16-Jan-20	156
93974	E. Gluck Corporation	Industrial Incentive	\$20,775,000	27-Mar-14	158
93951	Eclectic/Encore Properties, Inc.	Industrial Incentive	\$11,350,000	26-Jul-13	161
92771	Economy Pump & Motor Repair, Inc.	Industrial Incentive	\$840,000	07-Aug-03	162
92449	Elite Airline Laundry Services Corp	Industrial Incentive	\$3,500,000	20-Jun-00	164
92950	Empire Merchants LLC/Charmer Industries, Inc.	Industrial Incentive	\$1,800,000	04-Jan-05	166
92670	Empire Metal Finishing, Inc.	Industrial Incentive	\$1,501,000	06-Dec-01	167
94094	Faviana International Inc.	Industrial Incentive	\$4,575,000	02-Nov-15	178
91024	Gabrielli Truck Sales, Ltd.	Industrial Incentive	\$5,100,000	19-Dec-96	198
94102	Gabrielli Truck Sales, Ltd. #2	Industrial Incentive	\$23,381,549	14-Jan-16	199
94147	GMDC OP LLC	Industrial Incentive	\$41,000,000	16-Nov-17	205
92648	Goldstone Hosiery Co., Inc.	Industrial Incentive	\$3,000,000	22-Oct-01	208
93186	Gourmet Boutique, L.L.C.	Manufacturing Facilities Bond	\$6,000,000	06-Dec-06	210
92708	Great Wall Corp.	Industrial Incentive	\$2,500,000	03-Jan-03	212
92412	Hephaistos Building Supplies, Inc.	Industrial Incentive	\$2,118,000	30-Sep-99	223
94200	Hi-Tech Metals, Inc.	Industrial Incentive	\$7,166,000	01-Jul-19	225
93970	House of Spices (India), Inc.	Industrial Incentive	\$6,429,938	18-Jun-14	228
93819	Idlewild 228th Street, LLC	Industrial Incentive	\$19,741,250	20-Jul-12	235
93870	Iron Mountain Information Management	Industrial Incentive	\$20,550,000	21-Dec-12	241
92715	Isamu Noguchi Foundation, Inc., The	Not For Profit Bond	\$9,000,000	26-Feb-03	242
93179	J & J Farms Creamery, Inc. and Fisher Foods of Queens Corp.	Industrial Incentive	\$540,288	20-Nov-06	244
93448	J & J Johnson General Contracting Co., Inc.	Industrial Incentive	\$4,050,000	10-Nov-10	245
92783	Jamaica First Parking, LLC #2 (2004)	Not For Profit Bond	\$9,525,000	23-Mar-04	246
93863	Japanese Food Depot LLC	Industrial Incentive	\$10,514,000	26-Sep-12	249
93449	JetBlue Airways Corporation #2 (2010)	Commercial Growth Project	\$52,800,000	18-Nov-10	250
93859	Jetro Cash & Carry Enterprises, LLC #4 (2012)	Industrial Incentive	\$30,100,000	24-Aug-12	253
94170	JMDH Real Estate Offices, LLC	Commercial Growth Project	\$57,050,000	13-Jul-18	256
92672	Kew Forest Plumbing & Heating, Inc.	Industrial Incentive	\$472,500	16-May-02	259
94115	LIC Site B-1 Owner, LLC	Commercial Project	\$706,743,996	30-Jun-16	268
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	269
92845	M & V Provision Co., Inc.	Industrial Incentive	\$6,065,000	04-Apr-01	275
91095	Madelaine Chocolate Novelties #3 (1997)	Industrial Incentive	\$3,408,000	17-Nov-97	276
92838	Mana Products, Inc. #1 (1997)	Industrial Incentive	\$18,796,322	19-Dec-97	279
92788	Mana Products, Inc. #2 (1998)	Industrial Incentive	\$6,300,000	29-Jul-98	280
94140	Marathon Energy Corporation	Industrial Incentive	\$11,200,000	11-Jul-17	284
93875	Maric Mechanical, Inc.	Industrial Incentive	\$1,195,565	04-Jan-13	285
92833	Medisys Health Network Inc.	Not For Profit Bond	\$20,190,000	30-Jun-99	290
93450	Mediterranean Gyros Products, Inc.	Industrial Incentive	\$2,425,000	17-Dec-10	291

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>
Queens					
93290	Mind, Hand and Company & J.V. Woodworking & Oh-Show Woodworking Studio	Industrial Incentive	\$2,450,000	03-Jan-08	300
92790	ML Design, Inc.	Industrial Incentive	\$2,150,000	30-Jul-03	301
93198	Mondial Automotive, Inc and Kal-Bros, Inc	Industrial Incentive	\$5,400,000	08-Feb-07	304
92295	Morrisons Pastry Corp.	Industrial Incentive	\$3,200,000	16-Apr-99	308
93966	Mount Sinai Hospital, The	Build NYC Revenue Bond	\$112,000,000	19-Dec-13	309
92432	Moving Right Along Service, Inc.	Industrial Incentive	\$1,400,000	20-Dec-99	310
92720	Musco Food Corporation	Industrial Incentive	\$6,375,000	06-May-03	311
93880	National Acoustics, Inc.	Industrial Incentive	\$1,579,850	02-May-13	313
92721	National Compressor Exchange of N.Y., Inc.	Industrial Incentive	\$5,211,211	11-Sep-02	315
92792	Novelty Crystal Corp.	Manufacturing Facilities Bond	\$7,500,000	22-Dec-03	327
93922	Oh Nuts Warehousing Inc. and Online Express Manufacturers and Distributors Inc.	Industrial Incentive	\$3,230,000	09-Nov-11	331
92503	P. S. Pibbs, Inc.	Manufacturing Facilities Bond	\$2,000,000	07-Jun-01	334
93919	Pain D'Avignon III, Ltd.	Industrial Incentive	\$2,958,403	28-Sep-11	336
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	341
94112	Picture Car Services, LTD	Industrial Incentive	\$47,450,000	24-Jun-16	343
93094	Prestone Press, LLC	Industrial Incentive	\$10,120,000	25-Oct-05	347
93287	Proxima, Inc.	Industrial Incentive	\$7,633,000	20-Nov-07	350
94059	Q Student Residences, LLC	Build NYC Revenue Bond	\$65,230,000	05-Sep-14	351
92944	QSAC, Inc. #3 (2004)	Pooled Bond	\$419,000	19-Aug-04	353
93176	Queens Ballpark Company, L.L.C.	Commercial Project	\$896,932,088	22-Aug-06	354
92928	Rapid Processing, LLC	Industrial Incentive	\$3,250,000	03-Mar-05	355
92589	Rosco, Inc.	Manufacturing Facilities Bond	\$4,200,000	27-Jun-02	364
93382	Royal Recycling Services, Inc.	Industrial Incentive	\$6,975,000	12-Apr-10	366
93349	Safe Art SAT, Inc.	Industrial Incentive	\$11,100,000	17-Dec-08	368
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	373
94159	Siach Yitzchok	Build NYC Revenue Bond	\$7,000,000	29-Mar-18	378
93190	Simon's Hardware & Bath, LLC	Industrial Incentive	\$4,700,000	01-Aug-06	381
94047	Skyline Restoration Inc.	Industrial Incentive	\$16,700,000	14-Nov-14	382
93217	Stallion Inc. #1 (2007)	Industrial Incentive	\$8,530,000	02-Mar-07	388
92947	State Narrow Fabrics, Inc.	Industrial Incentive	\$2,585,000	25-Aug-04	389
92275	Steinway, Inc.	Industrial Incentive	\$1,400,000	18-Jun-99	390
92934	Super-Tek Products	Manufacturing Facilities Bond	\$5,900,000	29-Dec-04	392
92279	Titan Machine Corporation	Industrial Incentive	\$2,758,000	16-Jul-98	400
93350	United Airconditioning Corp. II	Manufacturing Facilities Bond	\$5,000,000	02-Jul-08	412
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	415
92935	Way Fong, LLC	Industrial Incentive	\$2,775,000	21-Sep-04	432
93981	Weapons Specialists Ltd.	Industrial Incentive	\$9,610,000	28-Mar-14	433
92472	World Casing Corp.	Manufacturing Facilities Bond	\$2,245,000	18-Nov-99	442
93942	Yeshiva Har Torah	Build NYC Revenue Bond	\$3,600,000	28-Jun-12	447

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>
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	131
94046	Cubit Power One Inc.	Industrial Incentive	\$23,089,000	19-Aug-15	147
94114	D'Onofrio General Contractors Corp.	Industrial Incentive	\$5,000,000	24-Jun-16	148
94050	Dealer Storage Corp.	Industrial Incentive	\$7,516,000	06-Aug-14	152
93879	Eden II School for Autistic Children, Inc. (2013)	Build NYC Revenue Bond	\$3,305,000	17-Apr-13	163
93096	Faztec Industries, Inc.	Industrial Incentive	\$1,488,800	14-Nov-05	180
94128	GCT New York LP	Industrial Incentive	\$25,000,000	28-Jul-16	203
93003	Independent Living Association, Inc.	Not For Profit Bond	\$2,484,000	24-Jun-05	236
92417	Island Computer Products, Inc.	Industrial Incentive	\$2,700,000	25-Aug-99	243
93934	Kingdom Castle Food Corp.	FRESH	\$5,270,000	12-Mar-12	260
94148	Octopus Garden Inc.	Industrial Incentive	\$2,477,000	27-Oct-17	329
94172	Person Centered Care Services, Inc.	Build NYC Revenue Bond	\$5,000,000	13-Jul-18	342
94055	Pratt Paper (NY), Inc.	Build NYC Revenue Bond	\$96,300,000	18-Dec-14	346
94187	Richmond Medical Center	Build NYC Revenue Bond	\$132,065,000	20-Dec-18	359
94127	Rogers Surveying, PLLC	Industrial Incentive	\$4,950,000	05-Jan-17	363
92955	S. DiFazio and Sons Construction, Inc. & Faztec Industries, Inc.	Industrial Incentive	\$1,295,000	30-Dec-04	367
94146	Seamen's Society for Children and Families (2017)	Build NYC Revenue Bond	\$4,298,000	27-Sep-17	374
93882	Seaview Senior Living Housing Development Fund Corporation	Build NYC Revenue Bond	\$36,000,000	23-Jan-13	375
94039	St. George Outlet Development LLC	Commercial Project	\$298,955,299	07-Nov-14	387
94060	United New York Sandy Hook Pilots' Association and United New Jersey Sandy Hook Pilots' Association	Industrial Incentive	\$5,500,000	22-Sep-14	418
93803	Wagner College	Build NYC Revenue Bond	\$12,705,000	25-Sep-12	429

Project Indexes: by Council District

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>
1					
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	73
94122	Blue School and Blue School Real Estate, LLC	Build NYC Revenue Bond	\$55,475,000	21-Dec-16	76
92680	Brown Brothers Harriman & Co.	Commercial Growth Project	\$61,500,000	01-May-02	99
93391	Comprehensive Care Management Corporation #1 (1996)	Not For Profit Bond	\$6,525,000	20-Jun-96	132
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	133
94053	Federation of Protestant Welfare Agencies, Inc.	Build NYC Revenue Bond	\$12,345,000	12-Nov-14	186
92505	Goldfeder/Kahan Framing Group, Ltd.	Industrial Incentive	\$1,910,000	07-Jun-01	206
93238	Goldman Sachs Group, Inc.	BIR Energy Incentive		02-Oct-06	207
93194	Guttmacher Institute, Inc.	Not For Profit Bond	\$11,000,000	02-May-07	217
93876	Institute for Community Living, Inc. (2013)	Build NYC Revenue Bond	\$2,600,000	17-Apr-13	237
92784	James Carpenter Design Associates, Inc.	Industrial Incentive	\$1,700,000	05-Jan-04	247
94078	Lower East Side Tenement Museum	Build NYC Revenue Bond	\$10,700,000	24-Nov-15	273
92427	McGraw-Hill Companies, Inc.	Commercial Growth Project	\$700,000,000	19-Nov-98	289
94054	Metropolitan College of New York	Build NYC Revenue Bond	\$67,440,000	10-Dec-14	294
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	307
92976	NASDAQ Stock Market, Inc., The	Commercial Growth Project	\$20,766,666	19-Dec-00	312
92975	National Association of Securities Dealers, Inc.	Commercial Growth Project	\$20,766,666	30-Jun-04	314
93874	New York Genome Center, Inc.	EDC Loan	\$5,000,000	16-Nov-12	320
94110	New York Law School (2016)	Build NYC Revenue Bond	\$140,210,000	29-Jan-16	321
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	325
94199	SIM Digital New York Inc.	Industrial Incentive	\$2,475,000	20-Dec-19	379
94126	United States Fund for UNICEF	Build NYC Revenue Bond	\$39,100,000	22-Sep-16	419

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>
2					
92377	Churchill School & Center For Learning Inc., The	Not For Profit Bond	\$22,000,000	16-Dec-99	120
94206	Deerfield Management Company, L.P.	Commercial Project	\$605,000,000	01-Sep-19	153
94214	Friends Seminary	Build NYC Revenue Bond	\$25,000,000	30-Jun-20	195
93954	Grace Church School	Build NYC Revenue Bond	\$40,000,000	01-Jul-13	211
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	254
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	324
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	325

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>
3					
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	36
93208	Association for Metroarea Autistic Children Inc. d/b/a AMAC	Pooled Bond	\$2,335,000	22-Feb-07	56
92926	Bank of America, N.A	Commercial Growth Project	\$622,000,000	17-Nov-04	63
94073	BOP NE LLC	Commercial Project	\$2,180,000,000	14-Apr-15	87
94205	BOP SE LLC	Commercial Project	\$2,423,000,000	07-Feb-20	88
94185	Center for Urban Community Services, Inc. #2	Build NYC Tax-Exempt Promissory Note	\$13,250,000	19-Dec-18	112
93851	Corlears School	Build NYC Revenue Bond	\$10,000,000	18-Jul-12	142
92846	Ernst & Young US LLP	Commercial Growth Project	\$159,900,000	15-Jul-04	168
94212	ERY North Tower Ob Deck Member LLC - 30 HY	Commercial Project	\$0	12-Nov-19	169
93946	ERY Retail Podium LLC	Commercial Project	\$1,948,000,000	17-Mar-14	170
92669	Federal Express Corporation #1 (2001)	Industrial Incentive	\$90,758,100	26-Dec-01	183
93185	Federal Express Corporation #2 (2006)	Industrial Incentive	\$5,000,000	10-Oct-06	184
92990	G&G Electric Supply Company, Inc. #1	Industrial Incentive	\$1,475,000	12-May-05	197
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	221
94036	Hudson Yards North Tower Tenant LLC (RHY Unit)	Commercial Project	\$2,674,000,000	11-Dec-15	230
94192	HY30-67 Owner LP	Commercial Project	\$0	15-Apr-19	232
94193	KKR HY Owner LLC (PE 1 Unit)	Commercial Project	\$0	20-May-19	261
94195	KKR HY Owner LLC (PE 2 Unit)	Commercial Project	\$0	20-May-19	262
93888	Legacy Yards Tenant LLC	Commercial Project	\$1,386,000,000	01-Apr-13	266
93965	Little Red School House and Elisabeth Irwin High School	Build NYC Revenue Bond	\$9,650,000	10-Oct-13	271
92427	McGraw-Hill Companies, Inc.	Commercial Growth Project	\$700,000,000	19-Nov-98	289
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	307
93305	Natural Resources Defense Council	Build NYC Revenue Bond	\$12,730,000	01-Jan-08	316
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	324
94038	One Hudson Yards Owner LLC	Commercial Project	\$1,434,114,029	05-Dec-14	332
92797	Park View Realty Associates LLC	Industrial Incentive	\$4,300,000	21-Aug-03	338
94134	Professional Children's School, Inc. (2017)	Build NYC Tax-Exempt Promissory Note	\$6,856,000	01-May-17	348
94132	Services and Advocacy for Gay, Lesbian, Bisexual and Transgender Elder, Inc.	Build NYC Revenue Bond	\$7,799,000	22-Feb-17	376
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	377
93968	Village Center for Care	Build NYC Revenue Bond	\$15,805,000	01-Oct-13	422
92629	Village Community School	Not For Profit Bond	\$6,500,000	26-Oct-01	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	434
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	452

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>
4					
92355	Alcoa Inc.	Commercial Growth Project	\$18,200,000	28-Apr-00	33
94095	American Committee for the Weizmann Institute of Science Inc.	Build NYC Revenue Bond	\$8,830,000	30-Oct-15	47
94077	Asia Society, The	Build NYC Revenue Bond	\$16,795,000	01-Jul-15	55
92926	Bank of America, N.A	Commercial Growth Project	\$622,000,000	17-Nov-04	63
92699	Convent of the Sacred Heart School of New York	Not For Profit Bond	\$15,115,000	20-Nov-02	139
93944	Extell GT LLC	Commercial Project	\$745,793,000	30-Jul-13	175
93973	Fedcap Rehabilitation Services, Inc. (2013)	Build NYC Revenue Bond	\$28,450,000	11-Dec-13	182
94181	Fencers Club, Inc.	Build NYC Revenue Bond	\$9,000,000	13-Dec-18	188
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	221
93890	Hewitt School, The	Build NYC Tax-Exempt Promissory Note	\$23,620,000	27-Jun-13	224
94065	Institute of International Education, Inc.,	Build NYC Revenue Bond	\$12,480,000	26-Nov-14	238
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	254
93873	Marymount School of New York	Build NYC Revenue Bond	\$19,480,000	20-Dec-12	288
92427	McGraw-Hill Companies, Inc.	Commercial Growth Project	\$700,000,000	19-Nov-98	289
92899	Mercy College	Not For Profit Bond	\$16,220,000	02-May-05	292
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	295
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	307
92519	NBC Universal, Inc.	Commercial Growth Project	\$1,500,300,000	20-Dec-88	317
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	324
93950	Nightingale-Bamford School, The	Build NYC Tax-Exempt Promissory Note	\$35,000,000	04-Dec-13	326
94099	Saint David's School	Build NYC Revenue Bond	\$35,000,000	24-Nov-15	370
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	377
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	416
93959	United Nations International School	Build NYC Tax-Exempt Promissory Note	\$5,000,000	28-Aug-13	417
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	451
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	452

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>
5					
94097	Brearley School, The	Build NYC Tax-Exempt Promissory Note	\$50,000,000	29-Sep-15	91
94119	Chapin School, The LTD.	Build NYC Revenue Bond	\$75,000,000	24-Aug-16	114
92697	Child School, The	Not For Profit Bond	\$18,250,000	22-Apr-03	117
93992	Cornell University	Applied Sciences NYC	\$0	19-Dec-13	143
93958	Lycee Francais de New York	Build NYC Revenue Bond	\$81,650,000	01-Aug-13	274
93873	Marymount School of New York	Build NYC Revenue Bond	\$19,480,000	20-Dec-12	288
93038	Spence- Chapin, Services to Families and Children	Not For Profit Bond	\$9,875,000	22-Jun-06	385
94183	Trustees of The Spence School, Inc. #2	Build NYC Tax-Exempt Promissory Note	\$30,000,000	22-May-19	409

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>
6					
94084	AMDA, Inc.	Build NYC Revenue Bond	\$21,000,000	02-Dec-15	46
93962	Calhoun School, Inc., The	Build NYC Tax-Exempt Promissory Note	\$32,840,000	30-Sep-13	102
94113	Collegiate School, Inc.	Build NYC Tax-Exempt Promissory Note	\$40,000,000	30-Jun-16	125
94072	Ethical Culture Fieldston School	Build NYC Revenue Bond	\$49,355,000	21-May-15	171
93856	GSNY Properties, Inc.	Build NYC Revenue Bond	\$16,925,000	09-Aug-12	215
94125	Jewish Community Center of Manhattan, Inc.	Build NYC Revenue Bond	\$27,270,000	29-Sep-16	255
94104	Manhattan Country School, Inc. and West 85th Street Owner LLC	Build NYC Revenue Bond	\$22,000,000	07-Apr-16	283
94092	Metropolitan Montessori School #2	Build NYC Revenue Bond	\$17,000,000	25-Sep-15	297
94037	Stephen Gaynor School	Build NYC Revenue Bond	\$28,900,000	17-Jul-14	391
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	413
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	451
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	452

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>
7					
94162	Cathedral School of St. John The Divine	Build NYC Revenue Bond	\$11,000,000	29-Dec-17	105
94185	Center for Urban Community Services, Inc. #2	Build NYC Tax-Exempt Promissory Note	\$13,250,000	19-Dec-18	112
93892	Columbia University	Applied Sciences NYC	\$95,000,000	01-Jul-12	126
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	133
93914	Hudson Moving and Storage Co., Inc.	Industrial Incentive	\$6,200,000	14-Jul-11	229
93940	Royal Charter Properties, Inc.	Build NYC Revenue Bond	\$24,660,000	29-Jun-12	365
94100	Urban Resource Institute	Build NYC Revenue Bond	\$11,283,000	17-Dec-15	420

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>
8					
94145	A & J Supermarket Corp.	FRESH	\$10,814,113	28-Dec-17	15
93207	Apthorp Cleaners Inc.	Industrial Incentive	\$1,128,300	26-Apr-07	49
94197	Bogopa BTM, LLC	FRESH	\$10,000,000	28-Jun-19	79
93284	Bronx Parking Development Company, LLC	Not For Profit Bond	\$237,635,000	01-Dec-07	94
93191	BTM Development Partners, LLC	Industrial Incentive	\$494,000,000	14-Sep-06	100
94044	Center for Urban Community Services, Inc.	Build NYC Tax-Exempt Promissory Note	\$6,355,000	24-Jul-14	111
94204	Children's Aid Society, The #2	Build NYC Revenue Bond	\$34,420,000	01-Aug-19	119
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	133
94158	Cooke School and Institute	Build NYC Revenue Bond	\$44,000,000	20-Dec-17	140
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	145
93174	Federal Express Corporation 3 (2006 Harlem River Yards Project)	Industrial Incentive	\$25,788,500	28-Dec-06	185
93866	Foodfest Depot LLC	Industrial Incentive	\$10,775,000	20-Dec-12	189
93945	Fresh Direct, LLC & U.T.F. Trucking, Inc.	Industrial Incentive	\$142,454,000	19-Dec-13	193
94042	G&G Electric Supply Co, Inc. #2 (2014)	Industrial Incentive	\$3,800,000	28-Aug-14	196
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	221
93987	Icahn School of Medicine at Mount Sinai	Applied Sciences NYC	\$5,000,000	24-Feb-14	234
92520	Kaylim Supplies, Inc.	Industrial Incentive	\$1,450,000	21-Dec-00	258
94150	Metropolitan Lighthouse Charter School	Build NYC Revenue Bond	\$24,895,000	22-Dec-17	296
93848	ReyCo Supermarkets LLC	FRESH	\$2,650,000	25-Jun-13	357
93889	South Bronx Charter School for International Cultures and the Arts	Build NYC Revenue Bond	\$22,270,000	11-Jun-13	384
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	440

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>
9					
94129	Center for Elimination of Violence in the Family, Inc.	Build NYC Revenue Bond	\$3,860,000	26-Jan-17	106
94204	Children's Aid Society, The #2	Build NYC Revenue Bond	\$34,420,000	01-Aug-19	119
93987	Icahn School of Medicine at Mount Sinai	Applied Sciences NYC	\$5,000,000	24-Feb-14	234
94137	Madison Square Boys and Girls Club, Inc.	New Markets Tax Credits Program	\$37,160,000	05-May-17	277
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	451
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	452

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>
10					
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	110
93369	Centro Social La Esperanza, Inc. #2 (2008)	Pooled Bond	\$1,000,000	30-Jan-08	113
93892	Columbia University	Applied Sciences NYC	\$95,000,000	01-Jul-12	126
94166	Inwood Academy for Leadership Charter School	Build NYC Revenue Bond	\$17,995,000	15-May-18	240

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>
11					
93140	College of Mount Saint Vincent #3	Not For Profit Bond	\$22,787,000	29-Jun-06	124
94072	Ethical Culture Fieldston School	Build NYC Revenue Bond	\$49,355,000	21-May-15	171
94075	Hebrew Home for the Aged at Riverdale, The	Build NYC Revenue Bond	\$55,000,000	13-Feb-15	222
94064	Horace Mann School	Build NYC Revenue Bond	\$33,525,000	20-Nov-14	227
93885	International Leadership Charter School	Build NYC Revenue Bond	\$21,050,000	21-Mar-13	239
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	254
94135	Manhattan College #3 (2017)	Build NYC Revenue Bond	\$90,575,000	14-Jun-17	282
94081	Riverdale Country School, Inc.	Build NYC Tax-Exempt Promissory Note	\$51,800,000	15-Jul-15	362

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>
12					
93858	East Gun Hill Road Food, LLC	FRESH	\$4,825,000	03-Jan-13	159
94136	Gabrielli Truck Sales, Ltd. #3	Industrial Incentive	\$22,517,713	28-Jun-17	200
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	373
94174	Western Beef Retail, Inc. #5 (2018)	FRESH	\$10,985,000	22-Aug-18	439

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>
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	122
92899	Mercy College	Not For Profit Bond	\$16,220,000	02-May-05	292
94120	Modern Window & Door, Inc.	Industrial Incentive	\$8,300,720	29-Nov-16	302
93881	Montefiore Medical Center	Build NYC Revenue Bond	\$93,000,000	01-Apr-13	306
93173	Pepsi-Cola Bottling Company of New York, Inc.	Industrial Incentive	\$53,000,000	17-Oct-06	340
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	377
92930	Sweet Sams Baking Company, LLC	Industrial Incentive	\$8,000,000	10-Aug-04	393

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>
14					
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	145

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>
15					
93391	Comprehensive Care Management Corporation #1 (1996)	Not For Profit Bond	\$6,525,000	20-Jun-96	132
93910	Comprehensive Care Management Corporation #3 (1998)	Not For Profit Bond	\$4,760,000	14-Jul-98	134
93867	Krinos Foods LLC	Industrial Incentive	\$23,355,000	02-May-13	265
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	435
94157	Western Beef Retail, Inc. #4 (2017)	FRESH	\$23,345,079	04-Jan-18	438

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>
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	83
93284	Bronx Parking Development Company, LLC	Not For Profit Bond	\$237,635,000	01-Dec-07	94
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	445

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>
17					
94061	149 Street Food Corp.	FRESH	\$1,890,990	01-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	38
92564	Baco Enterprises, Inc. #1 (2001)	Industrial Incentive	\$2,470,000	29-Jun-01	60
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	81
94175	Bronx Lighthouse Charter School	Build NYC Revenue Bond	\$8,825,000	12-Oct-18	93
94179	C. Kenneth Imports, Inc.	Industrial Incentive	\$5,580,843	13-Feb-19	101
92757	Center for Family Support, Inc., The #2 (2004)	Pooled Bond	\$850,000	27-Feb-04	108
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	110
94076	Children's Aid Society, The	Build NYC Revenue Bond	\$37,205,000	23-Jul-15	118
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	145
92245	Empire Erectors & Electrical Co., Inc.	Industrial Incentive	\$850,000	18-Dec-98	165
93865	Fairway Bakery LLC	Industrial Incentive	\$12,600,000	22-May-13	176
93174	Federal Express Corporation 3 (2006 Harlem River Yards Project)	Industrial Incentive	\$25,788,500	28-Dec-06	185
92229	Felix Storch, Inc.	Industrial Incentive	\$2,060,000	18-Dec-98	187
92232	Gary Plastic Packaging Corp.	Manufacturing Facilities Bond	\$6,400,000	09-Oct-98	201
94058	Gotham Seafood Corp.	Industrial Incentive	\$4,225,000	05-Jan-16	209
94155	Hyde Leadership Charter School	Build NYC Revenue Bond	\$15,250,000	15-Dec-17	233
93451	Jetro Cash & Carry Enterprises, LLC #3 (2010)	Industrial Incentive	\$50,000,000	17-Dec-10	252
92545	Just Bagels Manufacturing, Inc.	Industrial Incentive	\$2,070,000	20-Dec-00	257
92674	Leo International, Inc.	Industrial Incentive	\$1,239,375	19-Dec-01	267
94069	Lobster Place Inc., The	Industrial Incentive	\$7,350,000	13-Mar-15	272
93949	Manhattan Beer Distributors LLC #2	Industrial Incentive	\$68,407,000	12-Dec-13	281
93171	Meurice Garment Care of Manhasset Inc.	Industrial Incentive	\$2,600,000	06-Sep-06	298
94196	MHANY Peninsula Local Development Corporation	Industrial Developer Fund		22-May-19	299
92664	New York Post	Commercial Growth Project	\$168,915,000	25-Mar-02	323
91044	Panorama Windows Ltd.	Industrial Incentive	\$1,169,400	03-Jan-97	337
92277	Port Morris Tile & Marble, Corp. #1 (1998)	Industrial Incentive	\$718,000	30-Oct-98	345
93246	Related Retail Hub LLC	EDC Loan	\$4,000,000	24-Mar-06	356
91126	Victory FoodService Distributors Corp.	Industrial Incentive	\$3,700,000	24-Jul-97	421
94154	York Studios - Michaelangelo Campus LLC	Industrial Incentive	\$45,630,977	05-Mar-18	453

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>
18					
93877	Bronx Charter School for Excellence	Build NYC Revenue Bond	\$24,000,000	24-Apr-13	92
92372	Center for Family Support, Inc., The #1 (1999)	Pooled Bond	\$462,800	10-Dec-99	107
91047	Q.T. Minibus of the Bronx, Inc. / GVC, LTD.	Industrial Incentive	\$1,500,500	25-Sep-96	352
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	436

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>
19					
92844	2011 Precision Gear, Inc.	Industrial Incentive	\$6,560,000	23-Dec-98	5
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	146
93455	DASNY Mechanical Inc.	Industrial Incentive	\$5,016,000	06-Apr-11	150
94170	JMDH Real Estate Offices, LLC	Commercial Growth Project	\$57,050,000	13-Jul-18	256
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	269
93198	Mondial Automotive, Inc and Kal-Bros, Inc	Industrial Incentive	\$5,400,000	08-Feb-07	304
92944	QSAC, Inc. #3 (2004)	Pooled Bond	\$419,000	19-Aug-04	353

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>
20					
94189	Charles B. Wang Community Health Center, Inc.	Build NYC Revenue Bond	\$30,000,000	30-May-19	115
93863	Japanese Food Depot LLC	Industrial Incentive	\$10,514,000	26-Sep-12	249
92503	P. S. Pibbs, Inc.	Manufacturing Facilities Bond	\$2,000,000	07-Jun-01	334
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	451

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>
21					
93930	Bogopa-Junction, Inc.	FRESH	\$805,000	06-Oct-11	84
93176	Queens Ballpark Company, L.L.C.	Commercial Project	\$896,932,088	22-Aug-06	354

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>
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	166
92670	Empire Metal Finishing, Inc.	Industrial Incentive	\$1,501,000	06-Dec-01	167
93875	Maric Mechanical, Inc.	Industrial Incentive	\$1,195,565	04-Jan-13	285
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	295
93966	Mount Sinai Hospital, The	Build NYC Revenue Bond	\$112,000,000	19-Dec-13	309
93349	Safe Art SAT, Inc.	Industrial Incentive	\$11,100,000	17-Dec-08	368
92275	Steinway, Inc.	Industrial Incentive	\$1,400,000	18-Jun-99	390
92934	Super-Tek Products	Manufacturing Facilities Bond	\$5,900,000	29-Dec-04	392

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>
23					
93974	E. Gluck Corporation	Industrial Incentive	\$20,775,000	27-Mar-14	158
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	269
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	373
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	415
93942	Yeshiva Har Torah	Build NYC Revenue Bond	\$3,600,000	28-Jun-12	447
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	451

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>
24					
92783	Jamaica First Parking, LLC #2 (2004)	Not For Profit Bond	\$9,525,000	23-Mar-04	246
94059	Q Student Residences, LLC	Build NYC Revenue Bond	\$65,230,000	05-Sep-14	351
92589	Rosco, Inc.	Manufacturing Facilities Bond	\$4,200,000	27-Jun-02	364
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	373
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	415
93959	United Nations International School	Build NYC Tax-Exempt Promissory Note	\$5,000,000	28-Aug-13	417

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>
25					
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	415

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>
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	35
93216	B.C.S. International Corporation d/b/a Royal Food International Corp.	Industrial Incentive	\$16,829,550	28-Feb-07	59
92313	Bark Frameworks, Inc.	Industrial Incentive	\$2,025,000	30-Apr-99	64
93952	Bogopa LIC, Inc.	FRESH	\$4,400,000	13-Aug-13	80
94093	Boyce Technologies, Inc.	Industrial Incentive	\$26,250,000	12-Apr-16	89
92255	Commercial Electrical Contractors, Inc.	Industrial Incentive	\$545,000	19-Aug-98	129
92642	Contractors SM, LLC	Manufacturing Facilities Bond	\$2,100,000	27-Dec-01	138
93202	D.C. Center Corp	Industrial Incentive	\$4,955,000	23-May-07	149
94160	DMFYD LIC LLC	Industrial Incentive	\$32,096,773	29-Dec-17	155
93951	Eclectic/Encore Properties, Inc.	Industrial Incentive	\$11,350,000	26-Jul-13	161
92771	Economy Pump & Motor Repair, Inc.	Industrial Incentive	\$840,000	07-Aug-03	162
94094	Faviana International Inc.	Industrial Incentive	\$4,575,000	02-Nov-15	178
92708	Great Wall Corp.	Industrial Incentive	\$2,500,000	03-Jan-03	212
92412	Hephaistos Building Supplies, Inc.	Industrial Incentive	\$2,118,000	30-Sep-99	223
93870	Iron Mountain Information Management	Industrial Incentive	\$20,550,000	21-Dec-12	241
92715	Isamu Noguchi Foundation, Inc., The	Not For Profit Bond	\$9,000,000	26-Feb-03	242
93448	J & J Johnson General Contracting Co., Inc.	Industrial Incentive	\$4,050,000	10-Nov-10	245
93449	JetBlue Airways Corporation #2 (2010)	Commercial Growth Project	\$52,800,000	18-Nov-10	250
94115	LIC Site B-1 Owner, LLC	Commercial Project	\$706,743,996	30-Jun-16	268
92838	Mana Products, Inc. #1 (1997)	Industrial Incentive	\$18,796,322	19-Dec-97	279
92788	Mana Products, Inc. #2 (1998)	Industrial Incentive	\$6,300,000	29-Jul-98	280
94140	Marathon Energy Corporation	Industrial Incentive	\$11,200,000	11-Jul-17	284
93450	Mediterranean Gyros Products, Inc.	Industrial Incentive	\$2,425,000	17-Dec-10	291
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	295
92790	ML Design, Inc.	Industrial Incentive	\$2,150,000	30-Jul-03	301
93880	National Acoustics, Inc.	Industrial Incentive	\$1,579,850	02-May-13	313
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	324
92792	Novelty Crystal Corp.	Manufacturing Facilities Bond	\$7,500,000	22-Dec-03	327
93919	Pain D'Avignon III, Ltd.	Industrial Incentive	\$2,958,403	28-Sep-11	336
93094	Prestone Press, LLC	Industrial Incentive	\$10,120,000	25-Oct-05	347
93190	Simon's Hardware & Bath, LLC	Industrial Incentive	\$4,700,000	01-Aug-06	381
94047	Skyline Restoration Inc.	Industrial Incentive	\$16,700,000	14-Nov-14	382
93217	Stallion Inc. #1 (2007)	Industrial Incentive	\$8,530,000	02-Mar-07	388
92947	State Narrow Fabrics, Inc.	Industrial Incentive	\$2,585,000	25-Aug-04	389
92279	Titan Machine Corporation	Industrial Incentive	\$2,758,000	16-Jul-98	400
93350	United Airconditioning Corp. II	Manufacturing Facilities Bond	\$5,000,000	02-Jul-08	412
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	452

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>
27					
92316	Bauerschmidt & Sons, Inc. #2 (1999)	Industrial Incentive	\$1,000,000	11-Feb-99	67
93377	Dinas Distribution	Industrial Incentive	\$3,825,000	29-Dec-09	154
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	269
93922	Oh Nuts Warehousing Inc. and Online Express Manufacturers and Distributors Inc.	Industrial Incentive	\$3,230,000	09-Nov-11	331
93287	Proxima, Inc.	Industrial Incentive	\$7,633,000	20-Nov-07	350
93382	Royal Recycling Services, Inc.	Industrial Incentive	\$6,975,000	12-Apr-10	366
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	373

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>
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	50
93313	Center for Family Support, Inc., The #3 (2008)	Pooled Bond	\$2,420,000	30-Jan-08	109
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	110
94147	GMDC OP LLC	Industrial Incentive	\$41,000,000	16-Nov-17	205
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	373
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	377

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>
29					
94133	Alphapointe	Build NYC Revenue Bond	\$18,850,000	16-Jun-17	39
91108	Campbell & Dawes Ltd.	Industrial Incentive	\$475,000	09-Oct-97	103
92833	Medisys Health Network Inc.	Not For Profit Bond	\$20,190,000	30-Jun-99	290
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	373

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>
30					
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	37
92366	Big Geyser, Inc.	Industrial Incentive	\$10,000,000	16-Nov-99	74
93091	BP Air Conditioning Corp.	Industrial Incentive	\$5,523,500	06-Oct-05	90
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	133
93280	Cool Wind Ventilation Corp.	Manufacturing Facilities Bond	\$9,000,000	31-Aug-07	141
94211	DNJ Industries Inc.	Industrial Incentive	\$7,570,000	16-Jan-20	156
92648	Goldstone Hosiery Co., Inc.	Industrial Incentive	\$3,000,000	22-Oct-01	208
94200	Hi-Tech Metals, Inc.	Industrial Incentive	\$7,166,000	01-Jul-19	225
93970	House of Spices (India), Inc.	Industrial Incentive	\$6,429,938	18-Jun-14	228
93179	J & J Farms Creamery, Inc. and Fisher Foods of Queens Corp.	Industrial Incentive	\$540,288	20-Nov-06	244
93859	Jetro Cash & Carry Enterprises, LLC #4 (2012)	Industrial Incentive	\$30,100,000	24-Aug-12	253
92672	Kew Forest Plumbing & Heating, Inc.	Industrial Incentive	\$472,500	16-May-02	259
92295	Morrison's Pastry Corp.	Industrial Incentive	\$3,200,000	16-Apr-99	308
92720	Musco Food Corporation	Industrial Incentive	\$6,375,000	06-May-03	311
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	341
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	355
92935	Way Fong, LLC	Industrial Incentive	\$2,775,000	21-Sep-04	432
92472	World Casing Corp.	Manufacturing Facilities Bond	\$2,245,000	18-Nov-99	442
93941	YMCA of Greater New York (BANYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	452

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>
31					
92646	AMB Property, LP (lot 20)	Industrial Incentive	\$73,000,000	23-Aug-01	41
92893	AMB Property, LP (lot 21)	Industrial Incentive	\$19,500,000	23-Aug-01	42
92894	AMB Property, LP (lot 22)	Industrial Incentive	\$26,970,000	23-Aug-01	43
92895	AMB Property, LP (lot 23)	Industrial Incentive	\$26,970,000	23-Aug-01	44
94045	Arverne By The Sea & LLC & Benjamin Beechwood Retail LLC	Recovery Zone Facility Bond	\$11,100,000	12-Feb-15	54
94173	Bnos Bais Yaakov of Far Rockaway	Build NYC Revenue Bond	\$7,000,000	13-Dec-18	77
92449	Elite Airline Laundry Services Corp	Industrial Incentive	\$3,500,000	20-Jun-00	164
91024	Gabrielli Truck Sales, Ltd.	Industrial Incentive	\$5,100,000	19-Dec-96	198
94102	Gabrielli Truck Sales, Ltd. #2	Industrial Incentive	\$23,381,549	14-Jan-16	199
93186	Gourmet Boutique, L.L.C.	Manufacturing Facilities Bond	\$6,000,000	06-Dec-06	210
93819	Idlewild 228th Street, LLC	Industrial Incentive	\$19,741,250	20-Jul-12	235
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	269
94159	Siach Yitzchok	Build NYC Revenue Bond	\$7,000,000	29-Mar-18	378

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>
32					
94131	105 Rockaway Realty LLC	Industrial Incentive	\$23,750,000	04-Jan-17	1
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	269
91095	Madelaine Chocolate Novelties #3 (1997)	Industrial Incentive	\$3,408,000	17-Nov-97	276
92432	Moving Right Along Service, Inc.	Industrial Incentive	\$1,400,000	20-Dec-99	310

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>
33					
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	34
94048	Bais Ruchel High School, Inc.	Build NYC Revenue Bond	\$18,100,000	23-Oct-14	61
94202	Bais Yaakov Dkhal Adas Yereim	Build NYC Revenue Bond	\$15,670,000	18-Jul-19	62
94096	BNOS Square of Williamsburg	Build NYC Revenue Bond	\$7,400,000	28-Jun-16	78
93869	Brooklyn Heights Montessori School	Build NYC Tax-Exempt Promissory Note	\$10,000,000	03-Jun-13	95
94186	Brooklyn Navy Yard Cogeneration Partners, L.P. #2	Build NYC Revenue Bond	\$82,135,000	14-Feb-19	96
93943	Brooklyn Union Gas Company	Industrial Incentive	\$14,400,000	23-May-14	97
93389	Chase Manhattan Bank, NA	Commercial Growth Project	\$0	03-Nov-89	116
93397	Forest City Pierrepont Associates	Manufacturing Facilities Bond	\$107,409,000	07-May-86	191
93238	Goldman Sachs Group, Inc.	BIR Energy Incentive		02-Oct-06	207
94152	Mary McDowell Friends School (2017)	Build NYC Revenue Bond	\$20,800,000	29-Sep-17	287
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	307
94190	New Dawn Charter Schools	Build NYC Revenue Bond	\$20,685,000	28-Feb-19	318
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	325
94105	ODA Primary Health Care Network, Inc.	Build NYC Revenue Bond	\$5,000,000	12-Feb-16	330
94087	Packer Collegiate Institute, The	Build NYC Revenue Bond	\$22,000,000	07-Apr-15	335
93204	Peerless Equities LLC/Empire Merchants LLC	Industrial Incentive	\$7,805,000	04-Jan-07	339
93841	Richards Plumbing and Heating Co., Inc.	Industrial Incentive	\$4,696,526	17-May-13	358
94085	Saint Ann's School	Build NYC Tax-Exempt Promissory Note	\$30,000,000	10-Sep-15	369
94215	St. Francis College	Build NYC Revenue Bond	\$42,055,000	22-Jun-20	386
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	443
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	451

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>
34					
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	51
91009	Atlantic Veal & Lamb	Industrial Incentive	\$1,995,000	13-Dec-96	58
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	86
94057	Carlton House Restoration, Inc	Industrial Incentive	\$2,415,000	25-Nov-14	104
94188	Evergreen 105 LLC	Commercial Project	\$76,500,000	19-Dec-18	172
92654	Foto Electric Supply Co., Inc.	Industrial Incentive	\$4,150,000	19-Jul-01	192
93218	Greenpoint Manufacturing and Design Center #2 (2007)	Industrial Incentive	\$11,004,000	29-Jun-07	213
94142	Grimm Ales LLC	Industrial Incentive	\$4,200,000	06-Feb-18	214
93381	Hindustan Granites, Inc.	Industrial Incentive	\$6,736,000	07-Apr-10	226
92845	M & V Provision Co., Inc.	Industrial Incentive	\$6,065,000	04-Apr-01	275
92971	Marjam Supply of Rewe Street, LLC	Industrial Incentive	\$5,200,000	04-Jan-05	286
93290	Mind, Hand and Company & J.V. Woodworking & Oh-Show Woodworking Studio	Industrial Incentive	\$2,450,000	03-Jan-08	300
93172	Montebello Food Corporation	Industrial Incentive	\$11,441,000	16-Nov-06	305
92721	National Compressor Exchange of N.Y., Inc.	Industrial Incentive	\$5,211,211	11-Sep-02	315
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	373
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	377
93348	Technical Library Service, Inc.	Industrial Incentive	\$4,875,000	19-Dec-08	396
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	433

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>
35					
94035	Congregation Yeshiva Beis Chaya Mushka, Inc.	Build NYC Revenue Bond	\$4,500,000	28-Aug-14	136
94070	FC Hanson Office Associates, LLC	Build NYC Revenue Bond	\$105,000,000	17-Jun-15	181
93967	GMDC Atlantic Avenue LLC	Industrial Incentive	\$13,983,527	12-Dec-13	204
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	373
93456	Ulano Corporation f/k/a The Utah Company of New York, Inc.	Industrial Incentive	\$5,910,000	01-Sep-10	411

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>
36					
94048	Bais Ruchel High School, Inc.	Build NYC Revenue Bond	\$18,100,000	23-Oct-14	61
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	451
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	452

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>
37					
93927	Bogopa, Inc.	FRESH	\$3,500,000	06-Oct-11	82
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	110
92989	Comfort Bedding Inc.	Industrial Incentive	\$1,900,000	15-Jun-05	127
92452	Sarad, Inc. #1 (1999)	Industrial Incentive	\$1,000,000	31-Aug-99	372
92274	Solco Plumbing Supply, Inc.	Industrial Incentive	\$1,060,000	12-May-99	383
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	431
94143	Western Beef Retail, Inc. #3 (2018)	FRESH	\$3,180,000	04-Jan-18	437
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	452

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>
38					
93320	Approved Oil Co. of Brooklyn, Inc.	Industrial Incentive	\$5,200,000	01-May-08	48
93948	Art to Frames Inc.	Industrial Incentive	\$6,000,000	10-Jul-13	53
93282	Barone Steel Fabricators, Inc.	Industrial Incentive	\$5,700,000	29-Aug-07	66
92891	City Merchandise, Inc. (2002)	Industrial Incentive	\$2,430,000	03-Jan-02	121
92765	Commercial Cooling Service, Inc.	Industrial Incentive	\$2,075,000	31-Mar-04	128
94180	Congregation Machna Shalva, 1462 CMS LLC & 5815 CMS LLC	Build NYC Revenue Bond	\$24,500,000	09-Nov-18	135
92940	Down Right Ltd.	Industrial Incentive	\$4,120,000	30-Jul-04	157
93289	Excellent Poly, Inc.	Industrial Incentive	\$1,900,000	03-Dec-07	173
93312	Extech Building Materials, Inc.	Industrial Incentive	\$8,600,000	01-Apr-08	174
93976	Falcon Builder Inc.	Industrial Incentive	\$1,550,000	17-Apr-14	177
92914	Jetro Cash & Carry Enterprises, Inc. #2 (2005)	Industrial Incentive	\$2,400,000	27-Apr-05	251
92421	Klein's Naturals, Ltd.	Industrial Incentive	\$2,850,000	22-Mar-00	263
94088	Krasnyi Oktyabr Inc.	Industrial Incentive	\$5,140,000	10-Dec-15	264
92963	Lighting & Supplies, Inc. a/k/a Sunlight Clinton Realty LLC	Industrial Incentive	\$10,800,000	17-Mar-05	270
93918	Salmar Properties, LLC	Industrial Incentive	\$44,429,433	22-Sep-11	371
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	373
93961	Simon Liu, Inc.	Industrial Incentive	\$2,850,000	19-Sep-13	380
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	454

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>
39					
92753	Arrow Linen Supply Co., Inc.	Industrial Incentive	\$897,000	19-Aug-03	52
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	123
94207	Consortium for Worker Education	Build NYC Revenue Bond	\$9,350,000	22-Jan-20	137
94066	Eastern Effects, Inc.	Industrial Incentive	\$3,550,000	17-Apr-15	160
94098	Hannah Senesh Community Day School	Build NYC Revenue Bond	\$4,785,000	30-Sep-15	220
91176	James F. Volpe Electrical Contracting Corp.	Industrial Incentive	\$880,000	11-Feb-98	248
92292	Mercy Home for Children, Inc. #1 (1999)	Pooled Bond	\$560,000	01-Jan-99	293
94049	New York Methodist Hospital, The	Build NYC Revenue Bond	\$29,720,000	15-Oct-14	322
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	361
92587	T & G Industries, Inc.	Industrial Incentive	\$2,450,000	15-Nov-01	394
94144	Talmud Torah Ohel Yochanan & The Bnei Torah Trust	Build NYC Revenue Bond	\$14,855,000	20-Jul-17	395
92590	Tri-State Surgical Supply & Equipment Ltd. and H & H Laboratories, Inc.	Industrial Incentive	\$3,400,000	20-Sep-01	405
93221	Yeled V'Yalda Early Childhood Center, Inc.	Not For Profit Bond	\$32,790,000	28-Jun-07	446
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	451
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	452

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>
40					
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	254
93178	New York Congregational Nursing Center	Not For Profit Bond	\$17,420,000	27-Jul-06	319
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	373
94100	Urban Resource Institute	Build NYC Revenue Bond	\$11,283,000	17-Dec-15	420

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>
41					
92956	AM&G Waterproofing LLC	Industrial Incentive	\$11,895,000	01-Mar-05	40
93928	Bogopa-Junius, Inc.	FRESH	\$910,000	06-Oct-11	85
93286	Cobble Hill Health Center, Inc.	Build NYC Revenue Bond	\$48,190,000	31-Jan-08	123
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	254
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	377

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>
42					
91142	Adriatic Wood Products, Inc. #2 (1997)	Industrial Incentive	\$1,725,000	31-Dec-97	25
92843	Amboy Properties Corporation	Not For Profit Bond	\$13,660,000	01-Apr-90	45
92364	Bedessee Imports, Inc.	Industrial Incentive	\$1,600,000	04-Jan-00	68
94089	Brooklyn United Methodist Church Home	Build NYC Revenue Bond	\$6,295,000	09-Oct-15	98
94216	Community Healthcare Network (NCC)	New Markets Tax Credits Program	\$0	31-Dec-19	130
93093	Coronet Parts Manufacturing Company, Inc.	Industrial Incentive	\$2,732,000	08-Dec-05	144
93288	DCD Marketing Ltd.	Industrial Incentive	\$5,500,000	25-Sep-07	151
94066	Eastern Effects, Inc.	Industrial Incentive	\$3,550,000	17-Apr-15	160
93975	Gateway ShopRite Associates, LLC	FRESH	\$12,500,000	07-May-14	202
93860	Halmark Architectural Finishing Corp.	Industrial Incentive	\$1,125,000	23-Aug-12	218
94062	Handy Tool & MFG. Co., Inc.,The	Industrial Incentive	\$2,525,000	05-Jan-15	219
92674	Leo International, Inc.	Industrial Incentive	\$1,239,375	19-Dec-01	267
93359	O. & I. Realty, Inc. / Peralta Metal Works, Inc.	Industrial Incentive	\$2,100,000	05-Sep-08	328
92448	Rite Lite Ltd.	Industrial Incentive	\$3,500,000	05-Jan-00	360
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
93183	Watermark Designs, LLC	Manufacturing Facilities Bond	\$5,500,000	29-Sep-06	430

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>
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	75
92500	Guild for Exceptional Children, Inc., The	Pooled Bond	\$1,182,300	01-Jan-99	216
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	349
94109	Xaverian High School/Ryken Educational Center, Inc.	Build NYC Revenue Bond	\$15,000,000	03-May-16	444

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>
44					
93214	Ateret Torah Center	Not For Profit Bond	\$13,200,000	29-Mar-07	57
94106	Barkai Foundation, Inc.	Build NYC Revenue Bond	\$8,700,000	15-Oct-15	65
94180	Congregation Machna Shalva, 1462 CMS LLC & 5815 CMS LLC	Build NYC Revenue Bond	\$24,500,000	09-Nov-18	135
94177	Friends of Hebrew Public Borrower, LLC	Build NYC Revenue Bond	\$36,010,000	06-Sep-18	194
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	254
93917	Moisha's Kosher Discount Supermarket, Inc.	FRESH	\$3,100,000	18-Sep-11	303
93317	Program Development Services, Inc. #2 (2008)	Pooled Bond	\$2,200,000	30-Jan-08	349
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	414
94117	Yeshivah of Flatbush	Build NYC Revenue Bond	\$29,000,000	08-Sep-16	448
94056	Yeshivat Beth Hillel of Krasna, Inc.	Build NYC Revenue Bond	\$10,000,000	20-Feb-15	449

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>
45					
94123	Favorite Plastic Corp.	Industrial Incentive	\$1,675,000	30-Dec-16	179
94083	Foodsaver New York, Inc.	Industrial Incentive	\$5,317,306	05-Jan-16	190
93295	Human Care Services for Families and Children, Inc. #2	Not For Profit Bond	\$1,355,000	07-Nov-07	231
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	254
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	377
94037	Stephen Gaynor School	Build NYC Revenue Bond	\$28,900,000	17-Jul-14	391

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>
46					
93221	Yeled VYalda Early Childhood Center, Inc.	Not For Profit Bond	\$32,790,000	28-Jun-07	446

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>
47					
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	133
92634	Magen David Yeshivah	Not For Profit Bond	\$38,500,000	26-Jun-02	278
92795	Otsar Early Childhood Center Project	Pooled Bond	\$2,415,000	27-Feb-04	333
93144	Women's League Community Residences, Inc. #3 (2006)	Pooled Bond	\$2,220,000	01-Mar-06	441

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>
48					
94130	Yeshivat Darche Eres, Inc.	Build NYC Revenue Bond	\$11,040,000	09-Dec-16	450

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>
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	109
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	131
94114	D'Onofrio General Contractors Corp.	Industrial Incentive	\$5,000,000	24-Jun-16	148
93879	Eden II School for Autistic Children, Inc. (2013)	Build NYC Revenue Bond	\$3,305,000	17-Apr-13	163
93096	Faztec Industries, Inc.	Industrial Incentive	\$1,488,800	14-Nov-05	180
94128	GCT New York LP	Industrial Incentive	\$25,000,000	28-Jul-16	203
93003	Independent Living Association, Inc.	Not For Profit Bond	\$2,484,000	24-Jun-05	236
92417	Island Computer Products, Inc.	Industrial Incentive	\$2,700,000	25-Aug-99	243
94148	Octopus Garden Inc.	Industrial Incentive	\$2,477,000	27-Oct-17	329
94172	Person Centered Care Services, Inc.	Build NYC Revenue Bond	\$5,000,000	13-Jul-18	342
94187	Richmond Medical Center	Build NYC Revenue Bond	\$132,065,000	20-Dec-18	359
94146	Seamen's Society for Children and Families (2017)	Build NYC Revenue Bond	\$4,298,000	27-Sep-17	374
94039	St. George Outlet Development LLC	Commercial Project	\$298,955,299	07-Nov-14	387
93883	United Cerebral Palsy of New York City, Inc.	Build NYC Revenue Bond	\$5,995,000	25-Apr-13	414
94060	United New York Sandy Hook Pilots' Association and United New Jersey Sandy Hook Pilots' Association	Industrial Incentive	\$5,500,000	22-Sep-14	418
93803	Wagner College	Build NYC Revenue Bond	\$12,705,000	25-Sep-12	429
93221	Yeled V'Yalda Early Childhood Center, Inc.	Not For Profit Bond	\$32,790,000	28-Jun-07	446

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>
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	131
94046	Cubit Power One Inc.	Industrial Incentive	\$23,089,000	19-Aug-15	147
94050	Dealer Storage Corp.	Industrial Incentive	\$7,516,000	06-Aug-14	152
93003	Independent Living Association, Inc.	Not For Profit Bond	\$2,484,000	24-Jun-05	236
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	254
93934	Kingdom Castle Food Corp.	FRESH	\$5,270,000	12-Mar-12	260
94055	Pratt Paper (NY), Inc.	Build NYC Revenue Bond	\$96,300,000	18-Dec-14	346
92955	S. DiFazio and Sons Construction, Inc. & Faztec Industries, Inc.	Industrial Incentive	\$1,295,000	30-Dec-04	367
93882	Seaview Senior Living Housing Development Fund Corporation	Build NYC Revenue Bond	\$36,000,000	23-Jan-13	375

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>
51					
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	131
93003	Independent Living Association, Inc.	Not For Profit Bond	\$2,484,000	24-Jun-05	236
94127	Rogers Surveying, PLLC	Industrial Incentive	\$4,950,000	05-Jan-17	363
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	451
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	452

Project Indexes: by Program

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>
Applied Sciences NYC					
93892	Columbia University	Applied Sciences NYC	\$95,000,000	01-Jul-12	126
93992	Cornell University	Applied Sciences NYC	\$0	19-Dec-13	143
93987	Icahn School of Medicine at Mount Sinai	Applied Sciences NYC	\$5,000,000	24-Feb-14	234
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	325

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>
BIR Energy Incentive					
93238	Goldman Sachs Group, Inc.	BIR Energy Incentive		02-Oct-06	207
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	307

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>
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	39
94084	AMDA, Inc.	Build NYC Revenue Bond	\$21,000,000	02-Dec-15	46
94095	American Committee for the Weizmann Institute of Science Inc.	Build NYC Revenue Bond	\$8,830,000	30-Oct-15	47
94116	ARK Development LLC	Build NYC Revenue Bond	\$35,000,000	14-Jun-17	50
94077	Asia Society, The	Build NYC Revenue Bond	\$16,795,000	01-Jul-15	55
94048	Bais Ruchel High School, Inc.	Build NYC Revenue Bond	\$18,100,000	23-Oct-14	61
94202	Bais Yaakov Dkhal Adas Yereim	Build NYC Revenue Bond	\$15,670,000	18-Jul-19	62
94106	Barkai Foundation, Inc.	Build NYC Revenue Bond	\$8,700,000	15-Oct-15	65
93978	Berkeley Carroll School, The	Build NYC Revenue Bond	\$26,700,000	03-Jun-14	70
93984	Big Brothers/Big Sisters of New York City, Inc.	Build NYC Revenue Bond	\$9,000,000	02-May-14	73
94122	Blue School and Blue School Real Estate, LLC	Build NYC Revenue Bond	\$55,475,000	21-Dec-16	76
94173	Bnos Bais Yaakov of Far Rockaway	Build NYC Revenue Bond	\$7,000,000	13-Dec-18	77
94096	BNOS Square of Williamsburg	Build NYC Revenue Bond	\$7,400,000	28-Jun-16	78
93877	Bronx Charter School for Excellence	Build NYC Revenue Bond	\$24,000,000	24-Apr-13	92
94175	Bronx Lighthouse Charter School	Build NYC Revenue Bond	\$8,825,000	12-Oct-18	93
94186	Brooklyn Navy Yard Cogeneration Partners, L.P. #2	Build NYC Revenue Bond	\$82,135,000	14-Feb-19	96
94089	Brooklyn United Methodist Church Home	Build NYC Revenue Bond	\$6,295,000	09-Oct-15	98
94162	Cathedral School of St. John The Divine	Build NYC Revenue Bond	\$11,000,000	29-Dec-17	105
94129	Center for Elimination of Violence in the Family, Inc.	Build NYC Revenue Bond	\$3,860,000	26-Jan-17	106
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	110
94119	Chapin School, The LTD.	Build NYC Revenue Bond	\$75,000,000	24-Aug-16	114
94189	Charles B. Wang Community Health Center, Inc.	Build NYC Revenue Bond	\$30,000,000	30-May-19	115
94076	Children's Aid Society, The	Build NYC Revenue Bond	\$37,205,000	23-Jul-15	118
94204	Children's Aid Society, The #2	Build NYC Revenue Bond	\$34,420,000	01-Aug-19	119
93286	Cobble Hill Health Center, Inc.	Build NYC Revenue Bond	\$48,190,000	31-Jan-08	123
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	131
94180	Congregation Machna Shalva, 1462 CMS LLC & 5815 CMS LLC	Build NYC Revenue Bond	\$24,500,000	09-Nov-18	135
94035	Congregation Yeshiva Beis Chaya Mushka, Inc.	Build NYC Revenue Bond	\$4,500,000	28-Aug-14	136
94207	Consortium for Worker Education	Build NYC Revenue Bond	\$9,350,000	22-Jan-20	137
94158	Cooke School and Institute	Build NYC Revenue Bond	\$44,000,000	20-Dec-17	140
93851	Corlears School	Build NYC Revenue Bond	\$10,000,000	18-Jul-12	142
93879	Eden II School for Autistic Children, Inc. (2013)	Build NYC Revenue Bond	\$3,305,000	17-Apr-13	163
94072	Ethical Culture Fieldston School	Build NYC Revenue Bond	\$49,355,000	21-May-15	171
94070	FC Hanson Office Associates, LLC	Build NYC Revenue Bond	\$105,000,000	17-Jun-15	181
93973	Fedcap Rehabilitation Services, Inc. (2013)	Build NYC Revenue Bond	\$28,450,000	11-Dec-13	182
94053	Federation of Protestant Welfare Agencies, Inc.	Build NYC Revenue Bond	\$12,345,000	12-Nov-14	186
94181	Fencers Club, Inc.	Build NYC Revenue Bond	\$9,000,000	13-Dec-18	188

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>
Build NYC Revenue Bond					
94177	Friends of Hebrew Public Borrower, LLC	Build NYC Revenue Bond	\$36,010,000	06-Sep-18	194
94214	Friends Seminary	Build NYC Revenue Bond	\$25,000,000	30-Jun-20	195
93954	Grace Church School	Build NYC Revenue Bond	\$40,000,000	01-Jul-13	211
93856	GSNY Properties, Inc.	Build NYC Revenue Bond	\$16,925,000	09-Aug-12	215
94098	Hannah Senesh Community Day School	Build NYC Revenue Bond	\$4,785,000	30-Sep-15	220
94075	Hebrew Home for the Aged at Riverdale, The	Build NYC Revenue Bond	\$55,000,000	13-Feb-15	222
94064	Horace Mann School	Build NYC Revenue Bond	\$33,525,000	20-Nov-14	227
94155	Hyde Leadership Charter School	Build NYC Revenue Bond	\$15,250,000	15-Dec-17	233
93876	Institute for Community Living, Inc. (2013)	Build NYC Revenue Bond	\$2,600,000	17-Apr-13	237
94065	Institute of International Education, Inc.,	Build NYC Revenue Bond	\$12,480,000	26-Nov-14	238
93885	International Leadership Charter School	Build NYC Revenue Bond	\$21,050,000	21-Mar-13	239
94166	Inwood Academy for Leadership Charter School	Build NYC Revenue Bond	\$17,995,000	15-May-18	240
94125	Jewish Community Center of Manhattan, Inc.	Build NYC Revenue Bond	\$27,270,000	29-Sep-16	255
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	269
93965	Little Red School House and Elisabeth Irwin High School	Build NYC Revenue Bond	\$9,650,000	10-Oct-13	271
94078	Lower East Side Tenement Museum	Build NYC Revenue Bond	\$10,700,000	24-Nov-15	273
93958	Lycee Francais de New York	Build NYC Revenue Bond	\$81,650,000	01-Aug-13	274
94135	Manhattan College #3 (2017)	Build NYC Revenue Bond	\$90,575,000	14-Jun-17	282
94104	Manhattan Country School, Inc. and West 85th Street Owner LLC	Build NYC Revenue Bond	\$22,000,000	07-Apr-16	283
94152	Mary McDowell Friends School (2017)	Build NYC Revenue Bond	\$20,800,000	29-Sep-17	287
93873	Marymount School of New York	Build NYC Revenue Bond	\$19,480,000	20-Dec-12	288
94054	Metropolitan College of New York	Build NYC Revenue Bond	\$67,440,000	10-Dec-14	294
94150	Metropolitan Lighthouse Charter School	Build NYC Revenue Bond	\$24,895,000	22-Dec-17	296
94092	Metropolitan Montessori School #2	Build NYC Revenue Bond	\$17,000,000	25-Sep-15	297
93881	Montefiore Medical Center	Build NYC Revenue Bond	\$93,000,000	01-Apr-13	306
93966	Mount Sinai Hospital, The	Build NYC Revenue Bond	\$112,000,000	19-Dec-13	309
93305	Natural Resources Defense Council	Build NYC Revenue Bond	\$12,730,000	01-Jan-08	316
94190	New Dawn Charter Schools	Build NYC Revenue Bond	\$20,685,000	28-Feb-19	318
94110	New York Law School (2016)	Build NYC Revenue Bond	\$140,210,000	29-Jan-16	321
94049	New York Methodist Hospital, The	Build NYC Revenue Bond	\$29,720,000	15-Oct-14	322
94105	ODA Primary Health Care Network, Inc.	Build NYC Revenue Bond	\$5,000,000	12-Feb-16	330
94087	Packer Collegiate Institute, The	Build NYC Revenue Bond	\$22,000,000	07-Apr-15	335
94172	Person Centered Care Services, Inc.	Build NYC Revenue Bond	\$5,000,000	13-Jul-18	342
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	346
94059	Q Student Residences, LLC	Build NYC Revenue Bond	\$65,230,000	05-Sep-14	351
94187	Richmond Medical Center	Build NYC Revenue Bond	\$132,065,000	20-Dec-18	359
93940	Royal Charter Properties, Inc.	Build NYC Revenue Bond	\$24,660,000	29-Jun-12	365
94099	Saint David's School	Build NYC Revenue Bond	\$35,000,000	24-Nov-15	370
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	373
94146	Seamen's Society for Children and Families (2017)	Build NYC Revenue Bond	\$4,298,000	27-Sep-17	374

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>
Build NYC Revenue Bond					
93882	Seaview Senior Living Housing Development Fund Corporation	Build NYC Revenue Bond	\$36,000,000	23-Jan-13	375
94132	Services and Advocacy for Gay, Lesbian, Bisexual and Transgender Elder, Inc.	Build NYC Revenue Bond	\$7,799,000	22-Feb-17	376
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	377
94159	Siach Yitzchok	Build NYC Revenue Bond	\$7,000,000	29-Mar-18	378
93889	South Bronx Charter School for International Cultures and the Arts	Build NYC Revenue Bond	\$22,270,000	11-Jun-13	384
94215	St. Francis College	Build NYC Revenue Bond	\$42,055,000	22-Jun-20	386
94037	Stephen Gaynor School	Build NYC Revenue Bond	\$28,900,000	17-Jul-14	391
94144	Talmud Torah Ohel Yochanan & The Bnei Torah Trust	Build NYC Revenue Bond	\$14,855,000	20-Jul-17	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
94063	Trey Whitfield School	Build NYC Revenue Bond	\$3,975,000	05-Feb-15	403
94111	United Cerebral Palsy of New York City #2 (2016)	Build NYC Revenue Bond	\$35,253,130	30-Jun-16	413
93883	United Cerebral Palsy of New York City, Inc.	Build NYC Revenue Bond	\$5,995,000	25-Apr-13	414
94051	United Jewish Appeal- Federation of Jewish Philanthropies of New York, Inc.	Build NYC Revenue Bond	\$27,335,000	14-Aug-14	416
94126	United States Fund for UNICEF	Build NYC Revenue Bond	\$39,100,000	22-Sep-16	419
94100	Urban Resource Institute	Build NYC Revenue Bond	\$11,283,000	17-Dec-15	420
93968	Village Center for Care	Build NYC Revenue Bond	\$15,805,000	01-Oct-13	422
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	444
93942	Yeshiva Har Torah	Build NYC Revenue Bond	\$3,600,000	28-Jun-12	447
94117	Yeshivah of Flatbush	Build NYC Revenue Bond	\$29,000,000	08-Sep-16	448
94056	Yeshivat Beth Hillel of Krasna, Inc.	Build NYC Revenue Bond	\$10,000,000	20-Feb-15	449
94130	Yeshivat Darche Eres, Inc.	Build NYC Revenue Bond	\$11,040,000	09-Dec-16	450
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	451
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	452

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>
Build NYC Tax-Exempt Promissory Note					
93871	All Stars Project, Inc.	Build NYC Tax-Exempt Promissory Note	\$10,720,000	29-Nov-12	36
94097	Brearley School, The	Build NYC Tax-Exempt Promissory Note	\$50,000,000	29-Sep-15	91
93869	Brooklyn Heights Montessori School	Build NYC Tax-Exempt Promissory Note	\$10,000,000	03-Jun-13	95
93962	Calhoun School, Inc., The	Build NYC Tax-Exempt Promissory Note	\$32,840,000	30-Sep-13	102
94044	Center for Urban Community Services, Inc.	Build NYC Tax-Exempt Promissory Note	\$6,355,000	24-Jul-14	111
94185	Center for Urban Community Services, Inc. #2	Build NYC Tax-Exempt Promissory Note	\$13,250,000	19-Dec-18	112
94113	Collegiate School, Inc.	Build NYC Tax-Exempt Promissory Note	\$40,000,000	30-Jun-16	125
93890	Hewitt School, The	Build NYC Tax-Exempt Promissory Note	\$23,620,000	27-Jun-13	224
93950	Nightingale-Bamford School, The	Build NYC Tax-Exempt Promissory Note	\$35,000,000	04-Dec-13	326
94134	Professional Children's School, Inc. (2017)	Build NYC Tax-Exempt Promissory Note	\$6,856,000	01-May-17	348
94081	Riverdale Country School, Inc.	Build NYC Tax-Exempt Promissory Note	\$51,800,000	15-Jul-15	362
94085	Saint Ann's School	Build NYC Tax-Exempt Promissory Note	\$30,000,000	10-Sep-15	369
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	417

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>
Commercial Growth Project					
94034	5 Bay Street Phase 1, LLC	Commercial Growth Project	\$150,049,053	29-Jan-16	10
92355	Alcoa Inc.	Commercial Growth Project	\$18,200,000	28-Apr-00	33
92926	Bank of America, N.A	Commercial Growth Project	\$622,000,000	17-Nov-04	63
92680	Brown Brothers Harriman & Co.	Commercial Growth Project	\$61,500,000	01-May-02	99
93389	Chase Manhattan Bank, NA	Commercial Growth Project	\$0	03-Nov-89	116
92846	Ernst & Young US LLP	Commercial Growth Project	\$159,900,000	15-Jul-04	168
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	221
93449	JetBlue Airways Corporation #2 (2010)	Commercial Growth Project	\$52,800,000	18-Nov-10	250
94170	JMDH Real Estate Offices, LLC	Commercial Growth Project	\$57,050,000	13-Jul-18	256
92427	McGraw-Hill Companies, Inc.	Commercial Growth Project	\$700,000,000	19-Nov-98	289
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	295
92976	NASDAQ Stock Market, Inc., The	Commercial Growth Project	\$20,766,666	19-Dec-00	312
92975	National Association of Securities Dealers, Inc.	Commercial Growth Project	\$20,766,666	30-Jun-04	314
92519	NBC Universal, Inc.	Commercial Growth Project	\$1,500,300,000	20-Dec-88	317
92664	New York Post	Commercial Growth Project	\$168,915,000	25-Mar-02	323
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	324

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>
Commercial Project					
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	87
94205	BOP SE LLC	Commercial Project	\$2,423,000,000	07-Feb-20	88
94206	Deerfield Management Company, L.P.	Commercial Project	\$605,000,000	01-Sep-19	153
94212	ERY North Tower Ob Deck Member LLC - 30 HY	Commercial Project	\$0	12-Nov-19	169
93946	ERY Retail Podium LLC	Commercial Project	\$1,948,000,000	17-Mar-14	170
94188	Evergreen 105 LLC	Commercial Project	\$76,500,000	19-Dec-18	172
93944	Extell GT LLC	Commercial Project	\$745,793,000	30-Jul-13	175
94036	Hudson Yards North Tower Tenant LLC (RHU Unit)	Commercial Project	\$2,674,000,000	11-Dec-15	230
94192	HY30-67 Owner LP	Commercial Project	\$0	15-Apr-19	232
94193	KKR HY Owner LLC (PE 1 Unit)	Commercial Project	\$0	20-May-19	261
94195	KKR HY Owner LLC (PE 2 Unit)	Commercial Project	\$0	20-May-19	262
93888	Legacy Yards Tenant LLC	Commercial Project	\$1,386,000,000	01-Apr-13	266
94115	LIC Site B-1 Owner, LLC	Commercial Project	\$706,743,996	30-Jun-16	268
94038	One Hudson Yards Owner LLC	Commercial Project	\$1,434,114,029	05-Dec-14	332
93176	Queens Ballpark Company, L.L.C.	Commercial Project	\$896,932,088	22-Aug-06	354
94039	St. George Outlet Development LLC	Commercial Project	\$298,955,299	07-Nov-14	387
94194	Wells Fargo Properties, Inc.	Commercial Project	\$0	20-May-19	434
93177	Yankee Stadium LLC	Commercial Project	\$1,633,968,000	22-Aug-06	445

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>
EDC Loan					
93874	New York Genome Center, Inc.	EDC Loan	\$5,000,000	16-Nov-12	320
93246	Related Retail Hub LLC	EDC Loan	\$4,000,000	24-Mar-06	356

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

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>
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

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>
FRESH					
94061	149 Street Food Corp.	FRESH	\$1,890,990	01-Sep-15	3
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
94197	Bogopa BTM, LLC	FRESH	\$10,000,000	28-Jun-19	79
93952	Bogopa LIC, Inc.	FRESH	\$4,400,000	13-Aug-13	80
93977	Bogopa Washington, Inc.	FRESH	\$12,165,500	17-Dec-13	81
93927	Bogopa, Inc.	FRESH	\$3,500,000	06-Oct-11	82
93929	Bogopa-Concourse, Inc.	FRESH	\$1,066,000	06-Oct-11	83
93930	Bogopa-Junction, Inc.	FRESH	\$805,000	06-Oct-11	84
93928	Bogopa-Junius, Inc.	FRESH	\$910,000	06-Oct-11	85
93920	Bogopa-Manhattan, Inc.	FRESH	\$980,000	06-Oct-11	86
93858	East Gun Hill Road Food, LLC	FRESH	\$4,825,000	03-Jan-13	159
93975	Gateway ShopRite Associates, LLC	FRESH	\$12,500,000	07-May-14	202
93934	Kingdom Castle Food Corp.	FRESH	\$5,270,000	12-Mar-12	260
93917	Moisha's Kosher Discount Supermarket, Inc.	FRESH	\$3,100,000	18-Sep-11	303
93848	ReyCo Supermarkets LLC	FRESH	\$2,650,000	25-Jun-13	357
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	435
94040	Western Beef Retail, Inc. #2 (2014)	FRESH	\$5,525,000	23-Dec-14	436
94143	Western Beef Retail, Inc. #3 (2018)	FRESH	\$3,180,000	04-Jan-18	437
94157	Western Beef Retail, Inc. #4 (2017)	FRESH	\$23,345,079	04-Jan-18	438
94174	Western Beef Retail, Inc. #5 (2018)	FRESH	\$10,985,000	22-Aug-18	439

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>
Industrial Developer Fund					
94196	MHANY Peninsula Local Development Corporation	Industrial Developer Fund		22-May-19	299

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>
Industrial Incentive					
94131	105 Rockaway Realty LLC	Industrial Incentive	\$23,750,000	04-Jan-17	1
92687	16 Tons Inc.	Industrial Incentive	\$1,172,000	04-Dec-02	4
92844	2011 Precision Gear, Inc.	Industrial Incentive	\$6,560,000	23-Dec-98	5
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	34
92933	Alle Processing Corporation	Industrial Incentive	\$1,040,000	01-Dec-04	37
92956	AM&G Waterproofing LLC	Industrial Incentive	\$11,895,000	01-Mar-05	40
92646	AMB Property, LP (lot 20)	Industrial Incentive	\$73,000,000	23-Aug-01	41
92893	AMB Property, LP (lot 21)	Industrial Incentive	\$19,500,000	23-Aug-01	42
92894	AMB Property, LP (lot 22)	Industrial Incentive	\$26,970,000	23-Aug-01	43
92895	AMB Property, LP (lot 23)	Industrial Incentive	\$26,970,000	23-Aug-01	44
93320	Approved Oil Co. of Brooklyn, Inc.	Industrial Incentive	\$5,200,000	01-May-08	48
93207	Apthorp Cleaners Inc.	Industrial Incentive	\$1,128,300	26-Apr-07	49
92678	Aron's Manufacturing Corp.	Industrial Incentive	\$1,890,000	13-Jun-02	51
92753	Arrow Linen Supply Co., Inc.	Industrial Incentive	\$897,000	19-Aug-03	52
93948	Art to Frames Inc.	Industrial Incentive	\$6,000,000	10-Jul-13	53
91009	Atlantic Veal & Lamb	Industrial Incentive	\$1,995,000	13-Dec-96	58
93216	B.C.S. International Corporation d/b/a Royal Food International Corp.	Industrial Incentive	\$16,829,550	28-Feb-07	59
92564	Baco Enterprises, Inc. #1 (2001)	Industrial Incentive	\$2,470,000	29-Jun-01	60
92313	Bark Frameworks, Inc.	Industrial Incentive	\$2,025,000	30-Apr-99	64
93282	Barone Steel Fabricators, Inc.	Industrial Incentive	\$5,700,000	29-Aug-07	66
92316	Bauerschmidt & Sons, Inc. #2 (1999)	Industrial Incentive	\$1,000,000	11-Feb-99	67
92364	Bedessee Imports, Inc.	Industrial Incentive	\$1,600,000	04-Jan-00	68
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	74
94093	Boyce Technologies, Inc.	Industrial Incentive	\$26,250,000	12-Apr-16	89
93091	BP Air Conditioning Corp.	Industrial Incentive	\$5,523,500	06-Oct-05	90
93943	Brooklyn Union Gas Company	Industrial Incentive	\$14,400,000	23-May-14	97
93191	BTM Development Partners, LLC	Industrial Incentive	\$494,000,000	14-Sep-06	100
94179	C. Kenneth Imports, Inc.	Industrial Incentive	\$5,580,843	13-Feb-19	101

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>
Industrial Incentive					
91108	Campbell & Dawes Ltd.	Industrial Incentive	\$475,000	09-Oct-97	103
94057	Carlton House Restoration, Inc	Industrial Incentive	\$2,415,000	25-Nov-14	104
92891	City Merchandise, Inc. (2002)	Industrial Incentive	\$2,430,000	03-Jan-02	121
92658	Citywide Mobile Response Corporation	Industrial Incentive	\$2,200,000	22-May-02	122
92989	Comfort Bedding Inc.	Industrial Incentive	\$1,900,000	15-Jun-05	127
92765	Commercial Cooling Service, Inc.	Industrial Incentive	\$2,075,000	31-Mar-04	128
92255	Commercial Electrical Contractors, Inc.	Industrial Incentive	\$545,000	19-Aug-98	129
93093	Coronet Parts Manufacturing Company, Inc.	Industrial Incentive	\$2,732,000	08-Dec-05	144
92382	Crystal Window & Door Systems, Ltd.	Industrial Incentive	\$15,000,000	28-Oct-99	146
94046	Cubit Power One Inc.	Industrial Incentive	\$23,089,000	19-Aug-15	147
94114	D'Onofrio General Contractors Corp.	Industrial Incentive	\$5,000,000	24-Jun-16	148
93202	D.C. Center Corp	Industrial Incentive	\$4,955,000	23-May-07	149
93455	DASNY Mechanical Inc.	Industrial Incentive	\$5,016,000	06-Apr-11	150
93288	DCD Marketing Ltd.	Industrial Incentive	\$5,500,000	25-Sep-07	151
94050	Dealer Storage Corp.	Industrial Incentive	\$7,516,000	06-Aug-14	152
93377	Dinas Distribution	Industrial Incentive	\$3,825,000	29-Dec-09	154
94160	DMFYD LIC LLC	Industrial Incentive	\$32,096,773	29-Dec-17	155
94211	DNJ Industries Inc.	Industrial Incentive	\$7,570,000	16-Jan-20	156
92940	Down Right Ltd.	Industrial Incentive	\$4,120,000	30-Jul-04	157
93974	E. Gluck Corporation	Industrial Incentive	\$20,775,000	27-Mar-14	158
94066	Eastern Effects, Inc.	Industrial Incentive	\$3,550,000	17-Apr-15	160
93951	Eclectic/Encore Properties, Inc.	Industrial Incentive	\$11,350,000	26-Jul-13	161
92771	Economy Pump & Motor Repair, Inc.	Industrial Incentive	\$840,000	07-Aug-03	162
92449	Elite Airline Laundry Services Corp	Industrial Incentive	\$3,500,000	20-Jun-00	164
92245	Empire Erectors & Electrical Co., Inc.	Industrial Incentive	\$850,000	18-Dec-98	165
92950	Empire Merchants LLC/Charmer Industries, Inc.	Industrial Incentive	\$1,800,000	04-Jan-05	166
92670	Empire Metal Finishing, Inc.	Industrial Incentive	\$1,501,000	06-Dec-01	167
93289	Excellent Poly, Inc.	Industrial Incentive	\$1,900,000	03-Dec-07	173
93312	Extech Building Materials, Inc.	Industrial Incentive	\$8,600,000	01-Apr-08	174
93865	Fairway Bakery LLC	Industrial Incentive	\$12,600,000	22-May-13	176
93976	Falcon Builder Inc.	Industrial Incentive	\$1,550,000	17-Apr-14	177
94094	Faviana International Inc.	Industrial Incentive	\$4,575,000	02-Nov-15	178
94123	Favorite Plastic Corp.	Industrial Incentive	\$1,675,000	30-Dec-16	179
93096	Faztec Industries, Inc.	Industrial Incentive	\$1,488,800	14-Nov-05	180
92669	Federal Express Corporation #1 (2001)	Industrial Incentive	\$90,758,100	26-Dec-01	183
93185	Federal Express Corporation #2 (2006)	Industrial Incentive	\$5,000,000	10-Oct-06	184
93174	Federal Express Corporation 3 (2006 Harlem River Yards Project)	Industrial Incentive	\$25,788,500	28-Dec-06	185
92229	Felix Storch, Inc.	Industrial Incentive	\$2,060,000	18-Dec-98	187
93866	Foodfest Depot LLC	Industrial Incentive	\$10,775,000	20-Dec-12	189
94083	Foodsaver New York, Inc.	Industrial Incentive	\$5,317,306	05-Jan-16	190
92654	Foto Electric Supply Co., Inc.	Industrial Incentive	\$4,150,000	19-Jul-01	192
93945	Fresh Direct, LLC & U.T.F. Trucking, Inc.	Industrial Incentive	\$142,454,000	19-Dec-13	193

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>
Industrial Incentive					
94042	G&G Electric Supply Co, Inc. #2 (2014)	Industrial Incentive	\$3,800,000	28-Aug-14	196
92990	G&G Electric Supply Company, Inc. #1	Industrial Incentive	\$1,475,000	12-May-05	197
91024	Gabrielli Truck Sales, Ltd.	Industrial Incentive	\$5,100,000	19-Dec-96	198
94102	Gabrielli Truck Sales, Ltd. #2	Industrial Incentive	\$23,381,549	14-Jan-16	199
94136	Gabrielli Truck Sales, Ltd. #3	Industrial Incentive	\$22,517,713	28-Jun-17	200
94128	GCT New York LP	Industrial Incentive	\$25,000,000	28-Jul-16	203
93967	GMDC Atlantic Avenue LLC	Industrial Incentive	\$13,983,527	12-Dec-13	204
94147	GMDC OP LLC	Industrial Incentive	\$41,000,000	16-Nov-17	205
92505	Goldfeder/Kahan Framing Group, Ltd.	Industrial Incentive	\$1,910,000	07-Jun-01	206
92648	Goldstone Hosiery Co., Inc.	Industrial Incentive	\$3,000,000	22-Oct-01	208
94058	Gotham Seafood Corp.	Industrial Incentive	\$4,225,000	05-Jan-16	209
92708	Great Wall Corp.	Industrial Incentive	\$2,500,000	03-Jan-03	212
93218	Greenpoint Manufacturing and Design Center #2 (2007)	Industrial Incentive	\$11,004,000	29-Jun-07	213
94142	Grimm Ales LLC	Industrial Incentive	\$4,200,000	06-Feb-18	214
93860	Halmark Architectural Finishing Corp.	Industrial Incentive	\$1,125,000	23-Aug-12	218
94062	Handy Tool & MFG. Co., Inc.,The	Industrial Incentive	\$2,525,000	05-Jan-15	219
92412	Hephaistos Building Supplies, Inc.	Industrial Incentive	\$2,118,000	30-Sep-99	223
94200	Hi-Tech Metals, Inc.	Industrial Incentive	\$7,166,000	01-Jul-19	225
93381	Hindustan Granites, Inc.	Industrial Incentive	\$6,736,000	07-Apr-10	226
93970	House of Spices (India), Inc.	Industrial Incentive	\$6,429,938	18-Jun-14	228
93914	Hudson Moving and Storage Co., Inc.	Industrial Incentive	\$6,200,000	14-Jul-11	229
93819	Idlewild 228th Street, LLC	Industrial Incentive	\$19,741,250	20-Jul-12	235
93870	Iron Mountain Information Management	Industrial Incentive	\$20,550,000	21-Dec-12	241
92417	Island Computer Products, Inc.	Industrial Incentive	\$2,700,000	25-Aug-99	243
93179	J & J Farms Creamery, Inc. and Fisher Foods of Queens Corp.	Industrial Incentive	\$540,288	20-Nov-06	244
93448	J & J Johnson General Contracting Co., Inc.	Industrial Incentive	\$4,050,000	10-Nov-10	245
92784	James Carpenter Design Associates, Inc.	Industrial Incentive	\$1,700,000	05-Jan-04	247
91176	James F. Volpe Electrical Contracting Corp.	Industrial Incentive	\$880,000	11-Feb-98	248
93863	Japanese Food Depot LLC	Industrial Incentive	\$10,514,000	26-Sep-12	249
92914	Jetro Cash & Carry Enterprises, Inc. #2 (2005)	Industrial Incentive	\$2,400,000	27-Apr-05	251
93451	Jetro Cash & Carry Enterprises, LLC #3 (2010)	Industrial Incentive	\$50,000,000	17-Dec-10	252
93859	Jetro Cash & Carry Enterprises, LLC #4 (2012)	Industrial Incentive	\$30,100,000	24-Aug-12	253
92545	Just Bagels Manufacturing, Inc.	Industrial Incentive	\$2,070,000	20-Dec-00	257
92520	Kaylim Supplies, Inc.	Industrial Incentive	\$1,450,000	21-Dec-00	258
92672	Kew Forest Plumbing & Heating, Inc.	Industrial Incentive	\$472,500	16-May-02	259
92421	Klein's Naturals, Ltd.	Industrial Incentive	\$2,850,000	22-Mar-00	263
94088	Krasnyi Oktyabr Inc.	Industrial Incentive	\$5,140,000	10-Dec-15	264
93867	Krinos Foods LLC	Industrial Incentive	\$23,355,000	02-May-13	265
92674	Leo International, Inc.	Industrial Incentive	\$1,239,375	19-Dec-01	267
92963	Lighting & Supplies, Inc. a/k/a Sunlight Clinton Realty LLC	Industrial Incentive	\$10,800,000	17-Mar-05	270
94069	Lobster Place Inc., The	Industrial Incentive	\$7,350,000	13-Mar-15	272
92845	M & V Provision Co., Inc.	Industrial Incentive	\$6,065,000	04-Apr-01	275

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>
Industrial Incentive					
91095	Madeline Chocolate Novelties #3 (1997)	Industrial Incentive	\$3,408,000	17-Nov-97	276
92838	Mana Products, Inc. #1 (1997)	Industrial Incentive	\$18,796,322	19-Dec-97	279
92788	Mana Products, Inc. #2 (1998)	Industrial Incentive	\$6,300,000	29-Jul-98	280
93949	Manhattan Beer Distributors LLC #2	Industrial Incentive	\$68,407,000	12-Dec-13	281
94140	Marathon Energy Corporation	Industrial Incentive	\$11,200,000	11-Jul-17	284
93875	Maric Mechanical, Inc.	Industrial Incentive	\$1,195,565	04-Jan-13	285
92971	Marjam Supply of Rewe Street, LLC	Industrial Incentive	\$5,200,000	04-Jan-05	286
93450	Mediterranean Gyros Products, Inc.	Industrial Incentive	\$2,425,000	17-Dec-10	291
93171	Meurice Garment Care of Manhasset Inc.	Industrial Incentive	\$2,600,000	06-Sep-06	298
93290	Mind, Hand and Company & J.V. Woodworking & Oh-Show Woodworking Studio	Industrial Incentive	\$2,450,000	03-Jan-08	300
92790	ML Design, Inc.	Industrial Incentive	\$2,150,000	30-Jul-03	301
94120	Modern Window & Door, Inc.	Industrial Incentive	\$8,300,720	29-Nov-16	302
93198	Mondial Automotive, Inc and Kal-Bros, Inc	Industrial Incentive	\$5,400,000	08-Feb-07	304
93172	Montebello Food Corporation	Industrial Incentive	\$11,441,000	16-Nov-06	305
92295	Morrisons Pastry Corp.	Industrial Incentive	\$3,200,000	16-Apr-99	308
92432	Moving Right Along Service, Inc.	Industrial Incentive	\$1,400,000	20-Dec-99	310
92720	Musco Food Corporation	Industrial Incentive	\$6,375,000	06-May-03	311
93880	National Acoustics, Inc.	Industrial Incentive	\$1,579,850	02-May-13	313
92721	National Compressor Exchange of N.Y., Inc.	Industrial Incentive	\$5,211,211	11-Sep-02	315
93359	O. & I. Realty, Inc. / Peralta Metal Works, Inc.	Industrial Incentive	\$2,100,000	05-Sep-08	328
94148	Octopus Garden Inc.	Industrial Incentive	\$2,477,000	27-Oct-17	329
93922	Oh Nuts Warehousing Inc. and Online Express Manufacturers and Distributors Inc.	Industrial Incentive	\$3,230,000	09-Nov-11	331
93919	Pain D'Avignon III, Ltd.	Industrial Incentive	\$2,958,403	28-Sep-11	336
91044	Panorama Windows Ltd.	Industrial Incentive	\$1,169,400	03-Jan-97	337
92797	Park View Realty Associates LLC	Industrial Incentive	\$4,300,000	21-Aug-03	338
93204	Peerless Equities LLC/Empire Merchants LLC	Industrial Incentive	\$7,805,000	04-Jan-07	339
93173	Pepsi-Cola Bottling Company of New York, Inc.	Industrial Incentive	\$53,000,000	17-Oct-06	340
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	341
94112	Picture Car Services, LTD	Industrial Incentive	\$47,450,000	24-Jun-16	343
92277	Port Morris Tile & Marble, Corp. #1 (1998)	Industrial Incentive	\$718,000	30-Oct-98	345
93094	Prestone Press, LLC	Industrial Incentive	\$10,120,000	25-Oct-05	347
93287	Proxima, Inc.	Industrial Incentive	\$7,633,000	20-Nov-07	350
91047	Q.T. Minibus of the Bronx, Inc. / GVC, LTD.	Industrial Incentive	\$1,500,500	25-Sep-96	352
92928	Rapid Processing, LLC	Industrial Incentive	\$3,250,000	03-Mar-05	355
93841	Richards Plumbing and Heating Co., Inc.	Industrial Incentive	\$4,696,526	17-May-13	358
92448	Rite Lite Ltd.	Industrial Incentive	\$3,500,000	05-Jan-00	360
94127	Rogers Surveying, PLLC	Industrial Incentive	\$4,950,000	05-Jan-17	363
93382	Royal Recycling Services, Inc.	Industrial Incentive	\$6,975,000	12-Apr-10	366
92955	S. DiFazio and Sons Construction, Inc. & Faztec Industries, Inc.	Industrial Incentive	\$1,295,000	30-Dec-04	367
93349	Safe Art SAT, Inc.	Industrial Incentive	\$11,100,000	17-Dec-08	368
93918	Salmar Properties, LLC	Industrial Incentive	\$44,429,433	22-Sep-11	371

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>
Industrial Incentive					
92452	Sarad, Inc. #1 (1999)	Industrial Incentive	\$1,000,000	31-Aug-99	372
94199	SIM Digital New York Inc.	Industrial Incentive	\$2,475,000	20-Dec-19	379
93961	Simon Liu, Inc.	Industrial Incentive	\$2,850,000	19-Sep-13	380
93190	Simon's Hardware & Bath, LLC	Industrial Incentive	\$4,700,000	01-Aug-06	381
94047	Skyline Restoration Inc.	Industrial Incentive	\$16,700,000	14-Nov-14	382
92274	Solco Plumbing Supply, Inc.	Industrial Incentive	\$1,060,000	12-May-99	383
93217	Stallion Inc. #1 (2007)	Industrial Incentive	\$8,530,000	02-Mar-07	388
92947	State Narrow Fabrics, Inc.	Industrial Incentive	\$2,585,000	25-Aug-04	389
92275	Steinway, Inc.	Industrial Incentive	\$1,400,000	18-Jun-99	390
92930	Sweet Sams Baking Company, LLC	Industrial Incentive	\$8,000,000	10-Aug-04	393
92587	T & G Industries, Inc.	Industrial Incentive	\$2,450,000	15-Nov-01	394
93348	Technical Library Service, Inc.	Industrial Incentive	\$4,875,000	19-Dec-08	396
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
94060	United New York Sandy Hook Pilots' Association and United New Jersey Sandy Hook Pilots' Association	Industrial Incentive	\$5,500,000	22-Sep-14	418
91126	Victory FoodService Distributors Corp.	Industrial Incentive	\$3,700,000	24-Jul-97	421
92469	Watkins Poultry Merchants of New York, Inc.	Industrial Incentive	\$1,600,000	19-Oct-99	431
92935	Way Fong, LLC	Industrial Incentive	\$2,775,000	21-Sep-04	432
93981	Weapons Specialists Ltd.	Industrial Incentive	\$9,610,000	28-Mar-14	433
92471	Wipe-Tex International Corp.	Industrial Incentive	\$2,675,000	09-Sep-99	440
94154	York Studios - Michaelangelo Campus LLC	Industrial Incentive	\$45,630,977	05-Mar-18	453
92936	Zalmen Reiss and Associates Inc. (2004)	Industrial Incentive	\$4,730,000	05-Jan-05	454

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

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>
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	35
91140	Allied Metal Spinning Corp.	Manufacturing Facilities Bond	\$2,610,000	23-Dec-97	38
92642	Contractors SM, LLC	Manufacturing Facilities Bond	\$2,100,000	27-Dec-01	138
93280	Cool Wind Ventilation Corp.	Manufacturing Facilities Bond	\$9,000,000	31-Aug-07	141
93397	Forest City Pierrepont Associates	Manufacturing Facilities Bond	\$107,409,000	07-May-86	191
92232	Gary Plastic Packaging Corp.	Manufacturing Facilities Bond	\$6,400,000	09-Oct-98	201
93186	Gourmet Boutique, L.L.C.	Manufacturing Facilities Bond	\$6,000,000	06-Dec-06	210
92792	Novelty Crystal Corp.	Manufacturing Facilities Bond	\$7,500,000	22-Dec-03	327
92503	P. S. Pibbs, Inc.	Manufacturing Facilities Bond	\$2,000,000	07-Jun-01	334
92589	Rosco, Inc.	Manufacturing Facilities Bond	\$4,200,000	27-Jun-02	364
92934	Super-Tek Products	Manufacturing Facilities Bond	\$5,900,000	29-Dec-04	392
93350	United Airconditioning Corp. II	Manufacturing Facilities Bond	\$5,000,000	02-Jul-08	412
93183	Watermark Designs, LLC	Manufacturing Facilities Bond	\$5,500,000	29-Sep-06	430
92472	World Casing Corp.	Manufacturing Facilities Bond	\$2,245,000	18-Nov-99	442

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>
New Markets Tax Credits Program					
94216	Community Healthcare Network (NCC)	New Markets Tax Credits Program	\$0	31-Dec-19	130
94137	Madison Square Boys and Girls Club, Inc.	New Markets Tax Credits Program	\$37,160,000	05-May-17	277

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>
Not For Profit Bond					
92843	Amboy Properties Corporation	Not For Profit Bond	\$13,660,000	01-Apr-90	45
93214	Ateret Torah Center	Not For Profit Bond	\$13,200,000	29-Mar-07	57
93284	Bronx Parking Development Company, LLC	Not For Profit Bond	\$237,635,000	01-Dec-07	94
92697	Child School, The	Not For Profit Bond	\$18,250,000	22-Apr-03	117
92377	Churchill School & Center For Learning Inc., The	Not For Profit Bond	\$22,000,000	16-Dec-99	120
93140	College of Mount Saint Vincent #3	Not For Profit Bond	\$22,787,000	29-Jun-06	124
93391	Comprehensive Care Management Corporation #1 (1996)	Not For Profit Bond	\$6,525,000	20-Jun-96	132
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	133
93910	Comprehensive Care Management Corporation #3 (1998)	Not For Profit Bond	\$4,760,000	14-Jul-98	134
92699	Convent of the Sacred Heart School of New York	Not For Profit Bond	\$15,115,000	20-Nov-02	139
93194	Guttmacher Institute, Inc.	Not For Profit Bond	\$11,000,000	02-May-07	217
93295	Human Care Services for Families and Children, Inc. #2	Not For Profit Bond	\$1,355,000	07-Nov-07	231
93003	Independent Living Association, Inc.	Not For Profit Bond	\$2,484,000	24-Jun-05	236
92715	Isamu Noguchi Foundation, Inc., The	Not For Profit Bond	\$9,000,000	26-Feb-03	242
92783	Jamaica First Parking, LLC #2 (2004)	Not For Profit Bond	\$9,525,000	23-Mar-04	246
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	254
92634	Magen David Yeshivah	Not For Profit Bond	\$38,500,000	26-Jun-02	278
92833	Medisys Health Network Inc.	Not For Profit Bond	\$20,190,000	30-Jun-99	290
92899	Mercy College	Not For Profit Bond	\$16,220,000	02-May-05	292
93178	New York Congregational Nursing Center	Not For Profit Bond	\$17,420,000	27-Jul-06	319
93038	Spence- Chapin, Services to Families and Children	Not For Profit Bond	\$9,875,000	22-Jun-06	385
92629	Village Community School	Not For Profit Bond	\$6,500,000	26-Oct-01	423
93221	Yeled V'Yalda Early Childhood Center, Inc.	Not For Profit Bond	\$32,790,000	28-Jun-07	446

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>
Pooled Bond					
92979	Advocates for Services for the Blind Multihandicapped, Inc.	Pooled Bond	\$1,625,000	23-Mar-05	26
93208	Association for Metroarea Autistic Children Inc. d/b/a AMAC	Pooled Bond	\$2,335,000	22-Feb-07	56
92941	Block Institute Inc.	Pooled Bond	\$1,145,000	19-Aug-04	75
92372	Center for Family Support, Inc., The #1 (1999)	Pooled Bond	\$462,800	10-Dec-99	107
92757	Center for Family Support, Inc., The #2 (2004)	Pooled Bond	\$850,000	27-Feb-04	108
93313	Center for Family Support, Inc., The #3 (2008)	Pooled Bond	\$2,420,000	30-Jan-08	109
93369	Centro Social La Esperanza, Inc. #2 (2008)	Pooled Bond	\$1,000,000	30-Jan-08	113
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	145
92500	Guild for Exceptional Children, Inc., The	Pooled Bond	\$1,182,300	01-Jan-99	216
92292	Mercy Home for Children, Inc. #1 (1999)	Pooled Bond	\$560,000	01-Jan-99	293
92795	Otsar Early Childhood Center Project	Pooled Bond	\$2,415,000	27-Feb-04	333
93317	Program Development Services, Inc. #2 (2008)	Pooled Bond	\$2,200,000	30-Jan-08	349
92944	QSAC, Inc. #3 (2004)	Pooled Bond	\$419,000	19-Aug-04	353
93212	Rivendell School	Pooled Bond	\$5,260,000	22-Feb-07	361
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	415
93144	Women's League Community Residences, Inc. #3 (2006)	Pooled Bond	\$2,220,000	01-Mar-06	441

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>
Recovery Zone Facility Bond					
94045	Arverne By The Sea & LLC & Benjamin Beechwood Retail LLC	Recovery Zone Facility Bond	\$11,100,000	12-Feb-15	54
93453	WytheHotel LLC	Recovery Zone Facility Bond	\$15,000,000	15-Dec-10	443

APPENDIX III

NYC Administrative Code 22-823

New York City Municipal Code, Charter and Rules > New York City Administrative Code > Administrative Code of the City of New York > Title 22 Economic Affairs > CHAPTER 8 ENTITIES CONTRACTED TO PROVIDE ECONOMIC DEVELOPMENT BENEFITS ON BEHALF OF THE CITY*

§ 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.

HISTORICAL NOTE

Section added L.L. 222/2017 § 4, eff. Jan. 15, 2018.

NYCCDE

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APPENDIX IV



EMPLOYMENT & BENEFITS REPORT

For the Fiscal Year July 1, 2019 – June 30, 2020 (FY '20)

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, 2020.....
2. Number of **Non-Permanent Full-Time Employees** (including those of **Tenants**) as of June 30, 2020.....
3. Number of **Permanent Part-Time Employees** (including those of **Tenants**) as of June 30, 2020.....
4. Number of **Non-Permanent Part-Time Employees** (including those of **Tenants**) as of June 30, 2020.....
- 5a. Number of **Contract Employees** (excluding those of the **Tenants**) as of June 30, 2020.....
- 5b. Average number of **Contract Construction Employees** (excluding those of the **Tenants**) during Fiscal Year ending June 30, 2020.....
- 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, 2020.

- 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+ _____



EMPLOYMENT & BENEFITS REPORT

For the Fiscal Year July 1, 2019 – June 30, 2020 (FY '20)

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'20.

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'20..... \$ _____

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'20..... \$ _____

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, 2020 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'20.

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 NYCIDA Financial Assistance during the FY'18. (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'20..... \$ _____

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 NYCIDA: 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, 2019 that is no less than the sum of \$11.20 per hour (paid in cash wages) and \$1.85 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 NYCIDA 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 NYCIDA. The Company must retain for six (6) years all forms completed by its Affiliates and Tenants and at NYCIDA's request must permit NYCIDA upon reasonable notice to inspect such forms and provide NYCIDA with a copy of such forms.

1–4. Items 1, 2, 3 and 4 must be determined as of June 30, 2020 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, 2020. 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 NYCIDA. 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.