

Annual Investment Projects Report

Pursuant to New York City
Administrative Code §22-823

FY 2022, Volume I
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One Liberty Plaza
New York, NY 10006
edc.nyc

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NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION

One Liberty Plaza, New York, NY 10006

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Executive Summary

The following summarizes New York City Economic Development Corporation's (NYCEDC) Fiscal Year 2022 ("FY22") annual report on projects to support investment, job creation, job retention, and growth in New York City. This year's report includes information on 453 projects receiving Financial Assistance in the form of loans, grants, and tax or energy benefits. The report also includes information on 35 sales and 94 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 (74.8%) of active projects were located during FY22.
- Twenty-two (22) projects commenced in FY22, 14 of which were part of the Build NYC tax-exempt financing program, five of which were NYCIDA Industrial Incentives, two of which were NYCIDA FRESH projects, and one of which was a New Markets Tax Credits Program project.
- Since the NYCIDA Food Retail Expansion to Support Health (FRESH) program began in FY10, 26 projects have closed and are still active, providing healthy foods to NYC's poorest and most underserved neighborhoods.
- Full-Time Equivalent ("FTE") employment at project locations was 2.8 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 132.7%.
- Financial assistance ended for 28 projects in FY22 because of natural expiration of the agreement, voluntary termination, or suspension as a result of default.
- Approximately \$1.4 million was recovered from projects during FY22, contributing to a total of more than \$129 million recovered from non-compliant projects since FY03.
- Of the projects that submitted living wage information in FY22, 98% of the employees were paid a living wage (a total of 158,972 employees). In FY22, there were 48 projects required to pay a living wage pursuant to the Fair Wages for New Yorkers Act; all 48 projects were compliant in FY22.

Chapter One:

NYCEDC and Public Benefits from Investment Projects

Section 1. Introduction

This is New York City Economic Development Corporation's (NYCEDC) Fiscal Year 2022 ("FY22")¹ annual report on its projects with businesses to support investment, job creation, and job retention and growth ("Investment Projects"), pursuant to New York City Administrative Code §22-823.

New York City Administrative Code §22-823 requires NYCEDC to submit to the New York City Council, the Mayor, the City Comptroller, the Public Advocate, and the Borough Presidents, an annual report, containing descriptive data on a selected group of NYCEDC projects, the amounts of City assistance (hereinafter referred to as "City Costs") provided by NYCEDC to the businesses involved in these projects, and estimates of the tax revenues generated (hereinafter referred to as "City Benefits") by these projects. Data on Investment Projects receiving loans, grants and tax or energy benefits ("Financial Assistance") are provided for the life of the project, irrespective of the date it initiated. Data on sales of City-owned land are provided for all transactions closed at any time within the 15-year period ending on the first day of FY22, 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 FY21 are available for download at [edc.nyc](https://edc.nyc.gov).

Local Law 35 took effect on July 22, 2020, and two projects, the Yankee Stadium LLC Payment in Lieu of Taxes (PILOT) Bond Refinancing and the Queens Ballpark Company L.L.C. PILOT Bond Refinancing, were subject to Local Law 35 and the Neighborhood Retail Needs Assessment Report on these projects are included in last year's report (FY21). However, no new projects closed in FY22 were subject to this law.

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. FY22 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 FY22. 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 FY22. The text of the Administrative Code

1 These reports are available at [edc.nyc](https://edc.nyc.gov)

2 These reports are available at [edc.nyc](https://edc.nyc.gov)

3 These reports are available at [edc.nyc](https://edc.nyc.gov)

§22-823 as then in effect is included in Appendix III of this Volume. This Annual Investment Projects Report pertains only to FY22 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 FY22. Pursuant to Administrative Code §22-823, the annual contracts between SBS and NYCEDC for FY22 require NYCEDC to comply with the reporting requirements for the prior fiscal year (FY22).

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

Project Type	Criteria for Inclusion	Information to be Reported ⁴
Financial Assistance (Loans, grants and tax or energy benefits)	<ul style="list-style-type: none"> All Investment Projects for which Financial Assistance was made available on any day during the prior fiscal year (or "Reporting Year"), regardless of the execution date of the projects' agreement (i.e., projects are included for the entire span of Financial Assistance) Entities providing Financial Assistance: NYCEDC, NYC Industrial Development Agency (NYCIDA), and Build NYC Resource Corporation (Build NYC) Types of Financial Assistance: NYCEDC loans, Business Incentive Rate (BIR) programs, tax-exempt bonds, sales tax waivers, mortgage reporting tax (MRT) waivers, Payments-In-Lieu-Of-Taxes (PILOT) real property tax exemptions, and incentives awarded as a part of the Applied Sciences NYC program, and New Markets Tax Credit program 	<ul style="list-style-type: none"> All information listed in clauses (a) through (o) of the Administrative Code §22-823(b)(2) and included in the project report tables (for an explanation, see Appendix I of this Volume) Information on Investment Projects for which Financial Assistance in the Reporting Year was less than \$150,000 is aggregated, as stipulated in clauses under the Administrative Code §22-823(c) Data are to be made available in a non-proprietary database format
Sales of City-Owned Land	<ul style="list-style-type: none"> All sales of City-owned land that are (i) estimated to retain or create at least 25 jobs and (ii) closed at any time within the 15-year period ending on the first day of FY22 	<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 6/30/2022, 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

Section 2.1 Summary of Results

There are 453 Financial Assistance Investment Projects included in this year's report.⁵ In FY22, 22 projects started reporting, and Financial Assistance ended for 28 projects. These 453 projects accounted for:

- 5.0% percent of total private employment in New York City;
- \$36.9 billion in private investment;
- \$2.9 billion in City Costs (present value), net of recapture, cancellations, reductions and penalties;⁶

⁴ These reports are available at edc.nyc

⁵ These reports are available at edc.nyc

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

- \$41.6 billion in City Benefits (present value), net of the assistance provided and recapture/penalties.

There are 35 land sales satisfying the criteria for inclusion in this year's report. These sales account for \$433.3 million (in FY22 dollars).⁷ Total rent in FY22 from the 94 leases included in the report was \$196.9 million.⁸

Section 3: NYCEDC

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

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

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

Furthermore, NYCEDC provides discretionary Financial Assistance and lower cost energy assistance to Investment Projects under the authority of the New York City Industrial Development Agency (NYCIDA), Build NYC Resource Corporation (Build NYC) and the Business Incentive Rate (BIR) programs, contingent upon the realization of specified investment and/or job commitments. This discretionary Financial Assistance is the focus of this report. Through the NYC Neighborhood Capital Corporation (NYCNCC), NYCEDC also facilitates the use of the New Market Tax Credit (NMTC) program, a federal tax credit program administered by the U.S. Department of The Treasury Community Development Financial Institutions Fund to generate private sector capital investment in low-income communities. In addition, in limited circumstances involving certain projects meeting Federal distressed-area criteria, NYCEDC provides loans with Federal funds. The Industrial Developer Fund is a public-private partnership fund intended to provide project financing for industrial real estate development projects in the City. The fund was established with the aim of catalyzing investment in 400,000 square feet of new or renovated industrial space and supporting job creation. The Applied Sciences initiative provided City-owned land and a seed investment of City capital for top academic institutions to create new or expanded applied sciences campuses in New York City in order to maintain global competitiveness and create jobs. In the wake of the COVID-19 pandemic, New York City's fast-growing life science sector will play a crucial role as the city looks toward recovery. NYCEDC supports the City's LifeSci NYC Initiative to establish New York as a global leader in life science research and innovation by connecting research to industry, unlocking space for life sciences companies, and building a pipeline for the talent and workforce needed to support these companies across the five boroughs.

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

⁷ These reports are available at edc.nyc

⁸ These reports are available at edc.nyc

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.
- a) **Property tax reductions.** NYCIDA can exempt real property from City ad valorem real property taxes. Typically, NYCIDA utilizes this exemption authority to abate and/or stabilize the amount of real property taxes that would otherwise be due with respect to a company's real property. The company enters into an agreement with NYCIDA requiring the company to make Payments in Lieu of Taxes (PILOT) with respect to such exempted property; the PILOT reflects the amount of the abatement and/or stabilization provided.
- a) **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%.
- a) **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/nycida, 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.

⁹ These reports are available at edc.nyc

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.

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.

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

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

Hudson Yards Commercial Construction Projects

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

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

Previous versions of the UTEP included the following programs:

Tax-Exempt Bond Programs:

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

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

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

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

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

Industrial Tax Incentive Programs:

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

Commercial Growth Program:

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

NYCIDA Selection Considerations

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

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

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

Negotiated Commercial Growth incentives were provided for projects involving substantial capital expenditures (including the construction, renovation, and equipping of real estate) in targeted locations, and the maintenance of existing employment and operations in targeted economic sectors, or the creation or relocation into the City of new jobs in these sectors. Commercial Growth agreements were structured so that most benefits were tied to future job growth. These growth

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

benefits were made available on a per-job basis. The per-employee tax revenue to the City estimated for this type of projects usually far outweighs the value of the total per-employee incentive.

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

Ongoing Monitoring of Performance

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

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

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

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

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

Build NYC Resource Corporation

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

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

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

Section 5: NYCNCC/NMTC Program

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

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

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

Section 6: Energy Assistance

Business Incentive Rate

Business Incentive Rate (BIR) is an energy discount program provided by Con Edison but co-administered by NYCEDC for companies receiving a comprehensive Financial Assistance package. The program is designed to encourage economic growth in the manufacturing, industrial, and commercial sectors by offering a discount from Con Edison's electric delivery charges. The overall discount is 10–15% of the client's total electric bill. During FY22 there were two (2) 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 7: Sales and Leases of City-Owned Land

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

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

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

1. Manufacturing Facilities Bonds: 11 active projects in FY22; (1 terminated in FY22)
2. Not-for-Profit Bonds (through NYCIDA): 15 active projects in FY22; (2 terminated in FY22)
3. Build NYC Revenue Bonds: 127 active projects in FY22;¹⁶ (8 terminated in FY22)

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

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

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

4. Build NYC Tax Exempt Promissory Notes: 16 active projects in FY22;
5. NYCIDA Pooled Bonds: 9 active projects in FY22;-
6. NYCIDA Exempt Facilities Bonds: 2 active projects in FY22;
7. Empowerment Zone Facilities Bonds: 1 active project in FY22;
8. Liberty Bonds: 1 active project in FY22;
9. Industrial Incentive: 191 active projects in FY22; (12 terminated in FY22)
10. FRESH: 26 active projects in FY22; (1 terminated in FY22)
11. Commercial Growth: 12 active projects in FY22; (2 terminated in FY22)
12. Commercial Project: 24 active projects in FY22;
13. Recovery Zone Facility Bonds: 2 active projects in FY22;
14. Applied Sciences: 4 active projects in FY22;
15. BIR Assistance: 2 active projects in FY22¹⁷; (2 terminated in FY22)
16. NYCEDC Loans: 6 active projects in FY22;
17. New Market Tax Credit Program: 4 active projects in FY22;

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 6/30/2022, regardless of start year, if the same jobs thresholds are met. Volume III of this year's report contains data on 35 sales and on 94 leases. The Administrative Code §22-823 does not require estimates of City Costs and City Benefits associated with these projects.

Calculation of City Costs

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

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

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

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

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

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 (FY22) and (2) the total amount over the life of the project. The total amount is presented as a present value discounted to the project start date, in order to reflect the value of assistance to both the City and the company at the time the project investment decision was made. This total present value is subdivided into two amounts: the portion (using actual figures) relating to the years from the project start through the reporting year, and the portion (using projected figures) from FY22 through the end of the project. Entries are also made to reflect any recapture, cancellation, or reduction of benefits made after the project start date and any penalties assessed.

Calculation of City Benefits

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

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

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

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

The calculation of City Benefits generally is based on employment figures as of the end of each fiscal year, as supplied to NYCEDC by each company in response to an annual survey administered by NYCEDC.¹⁹ When employment figures were unavailable for the reporting year, the calculation estimated current employment to be equal to the previous year's figure, or jobs at the start of the project, in that order. When these data are not available, NYCEDC assumes that the project supported one job. To project employment in future years, NYCEDC assumes that employment remains at the FY22 figure. This assumption as to future employment may result in a substantial understatement of future City Benefits, especially for projects that are in a start-up phase. Average annual construction employment is reported separately and is not assumed to continue beyond the reporting year.

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



New York City Administrative Code §22-823 Project Report Table

Background:

Total Projects:	453
Program:	All
Borough:	All
Land Square Footage:	70,906,931
Building Square Footage:	112,686,511
Project Amount (000s):	36,940,180
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

Revenue and Assistance:

All dollar values in thousands	Present Value Discounted to Project Start Date			
	FY 22	Through FY 22	FY 23 and After (Projections)	Total (Projections)
Tax Revenue Generated				
Direct Tax Revenue	\$2,138,817	\$18,564,852	\$8,217,025	\$26,781,877
Indirect & Induced Tax Revenue	\$1,562,565	\$12,641,095	\$5,042,371	\$17,683,466
Total Tax Revenue Generated	\$3,701,382	\$31,205,947	\$13,259,395	\$44,465,342
Assistance Provided				
PILOT Savings	\$213,164	\$626,147	\$1,785,409	\$2,411,556
MRT Savings	\$4,325	\$186,603	\$0	\$186,603
ST Savings	\$3,699	\$80,210	\$152,480	\$232,690
Energy Savings	\$120	\$2,395	\$311	\$2,706
Bond Savings	\$4,290	\$33,296	\$28,481	\$61,777
Total Savings	\$225,599	\$928,651	\$1,966,682	\$2,895,333
Assistance Recapture & Penalties				
Recapture, Cancellation, or Reduction	\$1,352	\$10,983	\$0	\$10,983
Penalty Paid	\$0	\$0	\$0	\$0
Total Recapture & Penalties	\$1,352	\$10,983	\$0	\$10,983
Total Net Tax Revenue Generated				
Total Net Tax Revenue Generated	\$3,477,136	\$30,288,279	\$11,292,713	\$41,580,992
Additional Assistance Data				
Bond Issuances During FY22:	\$394,319	REAP Received During FY22:	\$1,466	
Energy Benefits Received During FY22:	\$1,738	CEP Received During FY22:	\$18	

Employment:

Job Projections		Employee Information	
At Application Employment:	68,197	Living in NYC:	52
Job Creation Estimate:	77,186	Health Insurance Available for:	
Job Target for FY22:	69,155	Full Time Employees:	No
		Part Full Time Employees:	No
Current Project Jobs			
Part Time Temporary:	10,210	[Below data required only for companies with 250+ employees]	
Part Time Permanent:	18,715	Exempt Employees:	70,088
Full Time Temporary:	9,575	Non-Exempt Employees:	38,104
Full Time Permanent:	115,951	Less than \$25,000:	10,248
Contract Employees:	10,609	\$25,001 - \$40,000:	8,032
Construction Employees:	4,102	\$40,001 - \$50,000:	4,935
		More than \$50,001:	14,152
Total Jobs:	165,060		
Full Time Equivalent Jobs:	190,465		

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

The summary of the analysis for all 453 NYCEDC Financial Assistance Investment Projects is presented in Table 2-1. Similar results are presented by borough in Tables 2-2 through 2-6.²⁰ Results for individual projects are included in Volume II.²¹

The projects include an important part of the City's economy. In FY22, jobs at project locations totaled approximately 190,465 or 5.0 percent of the City's private sector jobs.²² The projects involved approximately \$36.9 billion in private investments.

For FY22, total City Costs net of recapture, cancellations, reductions and penalties ("recapture and penalties") on these projects were \$224.2 million. Recaptures, cancellations, and reductions totaled \$1.4 million in FY22. City Benefits (tax revenues generated directly and indirectly by the projects) net of assistance, recapture, and penalties were estimated at \$3.5 billion. About 58 percent of City Benefits in FY22 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.²³ PILOT savings comprised the greatest share of total assistance (83.3%), followed by sales tax exemptions (8.0%), MRT exemptions (6.4%), tax-exempt bond interest savings (2.1%), and energy tax savings (0.1%). The present value of City Benefits over the lives of the projects is estimated to be \$41.6 billion net of assistance, recapture and penalty.

Total full-time equivalent ("FTE") employment was 190,465, which was 2.8 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 132.7 percent.²⁴ In companies reporting information on earnings levels, 75 percent were exempt, as defined by the Federal Fair Labor Standards Act, 25 percent of employees were non-exempt. 79% percent of the non-exempt employees earned \$40,000 or less annually, and 21 percent earned over \$40,000 annually.²⁵ 95 percent of full-time employees at project locations were offered health insurance, as were 13 percent of part-time employees. About 52 percent of employees at project locations live in New York City.²⁶

The Fair Wages for New Yorkers Act (the "Act"), constituting Section 6-134 of the New York City Administrative Code, is intended to ensure that New York City companies that receive financial assistance from the City of New York pay their employees a salary commensurate to a "living wage." Living Wage is defined as the sum of the "living wage rate" and the "health benefits supplement rate" for each hour worked. As of April 1, 2022, the Living Wage rate is no less than the sum of \$12.40 per hour (paid in cash wages) and \$2.05 per hour (paid in health benefits, cash, or any combination of the two).

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, 234 projects have closed since the enactment of the Act. Of these, 186 projects are exempt, while the remaining 48 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

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

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

22 Except for certain programs, the total number of jobs reflects full-time, part-time, permanent and temporary positions as well as contract employees at the project site or sites, as of the end of the fiscal year. City-wide employment is the FY22 average private sector payroll employment from the NYS Department of Labor's Current Employment Survey (CES) data as of the January 19, 2023 data release. All data definitions can be found in Appendix I of this Volume.

23 Recapture and penalties include amounts through FY22.

24 Employment at the start of a project only includes jobs specifically at project locations. Jobs at application are reported as 0 for projects involving an acquisition, new construction or start-ups. Connected jobs reflect employment at a company prior to project start that were not necessarily located on the project site(s) but not necessarily covering all the company's establishments in the City. Such jobs total 13,638 in this year's report (where each full-time job is 1 job and each part-time job is 0.5 jobs).

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

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

aggregate of 158,982 employees.

At the end of FY22, there were 28 projects no longer receiving assistance because of termination, default or suspension of benefits.²⁷ For these projects, the present value of City Costs through FY22 is estimated to be \$11.5 million net of recapture and penalties. Roughly 55.2 percent of the assistance gross of recapture and penalties was in the form of PILOT savings, followed by MRT exemptions at 18.8 percent, while tax-exempt bond interest savings, energy tax savings, and sales tax abatements made up 10.8, 8.1, and 7.1 percent, respectively. The present value of City Benefits through FY22 is estimated to be \$8 billion net of assistance, recapture, and penalty. Table 2-7 below contains information on the 28 projects.

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

Table 2-7: Projects for which Financial Assistance ended in FY22

Project ID	Project Name	Original Maturity Date	Termination Reason
94052	Albee Retail Development LLC (2014)	10/29/2030	Termination - Non-Default
93214	Ateret Torah Center	1/1/2037	Termination - Non-Default
94173	Bnos Bais Yaakov of Far Rockaway	1/15/2043	Termination - Non-Default
92680	Brown Brothers Harriman & Co.	4/30/2022	Natural Maturity
92255	Commercial Electrical Contractors, Inc.	6/30/2024	Termination - Non-Default
92846	Ernst & Young US LLP	3/31/2022	Natural Maturity
94070	FC Hanson Office Associates, LLC	6/17/2040	Termination - Non-Default
94128	GCT New York LP	7/31/2021	Natural Maturity
93238	Goldman Sachs Group, Inc.	10/6/2021	Natural Maturity
92708	Great Wall Corp.	6/30/2028	Termination - Non-Default
93381	Hindustan Granites, Inc.	6/30/2036	Termination - Non-Default
94200	Hi-Tech Metals, Inc.	6/30/2045	Termination - Non-Default
92634	Magen David Yeshivah	6/15/2027	Termination - Non-Default
92788	Mana Products, Inc. #2 (1998)	6/30/2024	Termination - Non-Default
93873	Marymount School of New York	9/1/2042	Termination - Non-Default
92790	ML Design, Inc.	6/30/2029	Termination - Non-Default
93255	Morgan Stanley a/k/a HINES INTEREST LP	8/22/2021	Natural Maturity
92721	National Compressor Exchange of N.Y., Inc.	6/30/2028	Termination - Non-Default
93305	Natural Resources Defense Council	3/1/2038	Termination - Non-Default
92792	Novelty Crystal Corp.	12/1/2034	Termination - Non-Default
91044	Panorama Windows Ltd.	12/1/2021	Natural Maturity
93092	Pepsi-Cola Bottling Company of New York, Inc. and Canada Dry Bottling Company of New York, L.P.	6/30/2032	Termination - Default
94231	Phoenix Building Supply Inc.	6/30/2036	Termination - Non-Default
93964	Poly Prep Country Day School	9/1/2038	Termination - Non-Default
93456	Ulano Corporation f/k/a The Utah Company of New York, Inc.	6/30/2025	Termination - Non-Default
93803	Wagner College	7/1/2028	Termination - Non-Default
94157	Western Beef Retail, Inc. #4 (2017)	6/30/2042	Termination - Default
94086	YMCA of Greater New York (2015)	8/1/2040	Termination - Non-Default



New York City Administrative Code §22-823 Project Report Table

Background:

Total Projects:	71
Program:	All
Borough:	Bronx
Land Square Footage:	17,378,051
Building Square Footage:	15,207,289
Project Amount (000s):	4,079,164
Type of Assistance:	Business Incentive Rate, Mortgage Recording Tax, NYC Public Utility Service, Payment In Lieu Of Taxes, Sales Tax, Tax Exempt Bonds

Revenue and Assistance:

All dollar values in thousands	Present Value Discounted to Project Start Date			
	FY 22	Through FY 22	FY 23 and After (Projections)	Total (Projections)
Tax Revenue Generated				
Direct Tax Revenue	\$133,345	\$1,134,333	\$786,969	\$1,921,302
Indirect & Induced Tax Revenue	\$91,471	\$891,187	\$676,254	\$1,567,440
Total Tax Revenue Generated	\$224,816	\$2,025,519	\$1,463,223	\$3,488,742
Assistance Provided				
PILOT Savings	\$38,196	\$103,529	\$285,056	\$388,585
MRT Savings	\$0	\$61,423	\$0	\$61,423
ST Savings	\$64	\$14,119	\$6,850	\$20,969
Energy Savings	\$0	\$227	\$0	\$227
Bond Savings	\$1,940	\$16,624	\$12,116	\$28,740
Total Savings	\$40,200	\$195,923	\$304,022	\$499,945
Assistance Recapture & Penalties				
Recapture, Cancellation, or Reduction	\$985	\$5,488	\$0	\$5,488
Penalty Paid	\$0	\$0	\$0	\$0
Total Recapture & Penalties	\$985	\$5,488	\$0	\$5,488
Total Net Tax Revenue Generated				
Total Net Tax Revenue Generated	\$185,600	\$1,835,085	\$1,159,201	\$2,994,285
Additional Assistance Data				
Bond Issuances During FY22:	\$15,245	REAP Received During FY22:	\$273	
Energy Benefits Received During FY22:	\$0	CEP Received During FY22:	\$0	

Employment:

<u>Job Projections</u>		<u>Employee Information</u>	
At Application Employment:	7,277	Living in NYC:	72
Job Creation Estimate:	7,149	Health Insurance Available for:	
Job Target for FY22:	8,910	Full Time Employees:	No
		Part Full Time Employees:	No
Current Project Jobs		[Below data required only for companies with 250+ employees]	
Part Time Temporary:	921	Exempt Employees:	3,950
Part Time Permanent:	2,724	Non-Exempt Employees:	5,235
Full Time Temporary:	148	Less than \$25,000:	152
Full Time Permanent:	12,241	\$25,001 - \$40,000:	2,770
Contract Employees:	2,827	\$40,001 - \$50,000:	1,237
Construction Employees:	165	More than \$50,001:	1,076
Total Jobs:	18,861		
Full Time Equivalent Jobs:	17,282		



New York City Administrative Code §22-823 Project Report Table

Background:

Total Projects:	119
Program:	All
Borough:	Brooklyn
Land Square Footage:	7,361,648
Building Square Footage:	12,047,548
Project Amount (000s):	1,643,831
Type of Assistance:	Business Incentive Rate, Mortgage Recording Tax, Payment In Lieu Of Taxes, Sales Tax, Tax Exempt Bonds

Revenue and Assistance:

All dollar values in thousands	Present Value Discounted to Project Start Date			
	FY 22	Through FY 22	FY 23 and After (Projections)	Total (Projections)
Tax Revenue Generated				
Direct Tax Revenue	\$233,368	\$2,035,923	\$919,443	\$2,955,366
Indirect & Induced Tax Revenue	\$171,381	\$1,636,748	\$540,266	\$2,177,014
Total Tax Revenue Generated	\$404,750	\$3,672,671	\$1,459,709	\$5,132,380
Assistance Provided				
PILOT Savings	\$9,061	\$74,305	\$59,454	\$133,759
MRT Savings	\$733	\$11,504	\$0	\$11,504
ST Savings	\$762	\$20,286	\$34,320	\$54,606
Energy Savings	\$20	\$148	\$55	\$203
Bond Savings	\$419	\$2,606	\$2,521	\$5,127
Total Savings	\$10,994	\$108,849	\$96,349	\$205,198
Assistance Recapture & Penalties				
Recapture, Cancellation, or Reduction	\$0	\$219	\$0	\$219
Penalty Paid	\$0	\$0	\$0	\$0
Total Recapture & Penalties	\$0	\$219	\$0	\$219
Total Net Tax Revenue Generated				
Total Net Tax Revenue Generated	\$393,756	\$3,564,041	\$1,363,360	\$4,927,401
Additional Assistance Data				
Bond Issuances During FY22:	\$69,724	REAP Received During FY22:	\$305	
Energy Benefits Received During FY22:	\$286	CEP Received During FY22:	\$18	

Employment:

<u>Job Projections</u>		<u>Employee Information</u>	
At Application Employment:	14,573	Living in NYC:	65
Job Creation Estimate:	5,081	Health Insurance Available for:	
Job Target for FY22:	11,426	Full Time Employees:	No
		Part Full Time Employees:	No
Current Project Jobs		[Below data required only for companies with 250+ employees]	
Part Time Temporary:	970	Exempt Employees:	5,855
Part Time Permanent:	2,600	Non-Exempt Employees:	3,515
Full Time Temporary:	681	Less than \$25,000:	353
Full Time Permanent:	13,022	\$25,001 - \$40,000:	1,149
Contract Employees:	618	\$40,001 - \$50,000:	542
Construction Employees:	745	More than \$50,001:	1,471
Total Jobs:	17,891		
Full Time Equivalent Jobs:	18,660		



New York City Administrative Code §22-823 Project Report Table

Background:

Total Projects:	114
Program:	All
Borough:	Manhattan
Land Square Footage:	13,924,981
Building Square Footage:	68,760,582
Project Amount (000s):	27,001,340
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

Revenue and Assistance:

All dollar values in thousands	Present Value Discounted to Project Start Date			
	FY 22	Through FY 22	FY 23 and After (Projections)	Total (Projections)
Tax Revenue Generated				
Direct Tax Revenue	\$1,508,601	\$13,258,658	\$5,353,605	\$18,612,262
Indirect & Induced Tax Revenue	\$1,108,090	\$8,097,933	\$2,723,570	\$10,821,503
Total Tax Revenue Generated	\$2,616,691	\$21,356,591	\$8,077,175	\$29,433,765
Assistance Provided				
PILOT Savings	\$86,142	\$219,429	\$884,780	\$1,104,209
MRT Savings	\$2,505	\$52,209	\$0	\$52,209
ST Savings	\$587	\$29,374	\$81,408	\$110,782
Energy Savings	\$100	\$1,911	\$257	\$2,168
Bond Savings	\$860	\$4,864	\$6,905	\$11,770
Total Savings	\$90,194	\$307,788	\$973,350	\$1,281,137
Assistance Recapture & Penalties				
Recapture, Cancellation, or Reduction	\$0	\$4,834	\$0	\$4,834
Penalty Paid	\$0	\$0	\$0	\$0
Total Recapture & Penalties	\$0	\$4,834	\$0	\$4,834
Total Net Tax Revenue Generated				
Total Net Tax Revenue Generated	\$2,526,497	\$21,053,637	\$7,103,825	\$28,157,462
Additional Assistance Data				
Bond Issuances During FY22:	\$229,535	REAP Received During FY22:	\$640	
Energy Benefits Received During FY22:	\$1,452	CEP Received During FY22:	\$0	

Employment:

<u>Job Projections</u>	<u>Employee Information</u>
At Application Employment: 34,176	Living in NYC: 45
Job Creation Estimate: 52,481	Health Insurance Available for:
Job Target for FY22: 33,651	Full Time Employees: No
	Part Full Time Employees: No
Current Project Jobs	[Below data required only for companies with 250+ employees]
Part Time Temporary: 5,536	Exempt Employees: 56,488
Part Time Permanent: 10,076	Non-Exempt Employees: 20,785
Full Time Temporary: 8,133	Less than \$25,000: 7,225
Full Time Permanent: 73,904	\$25,001 - \$40,000: 1,852
Contract Employees: 6,296	\$40,001 - \$50,000: 1,850
Construction Employees: 2,960	More than \$50,001: 9,121
Total Jobs: 103,945	
Full Time Equivalent Jobs: 130,206	



New York City Administrative Code §22-823 Project Report Table

Background:

Total Projects:	124
Program:	All
Borough:	Queens
Land Square Footage:	13,675,509
Building Square Footage:	13,742,478
Project Amount (000s):	3,364,350
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

Revenue and Assistance:

All dollar values in thousands	Present Value Discounted to Project Start Date			
	FY 22	Through FY 22	FY 23 and After (Projections)	Total (Projections)
Tax Revenue Generated				
Direct Tax Revenue	\$226,104	\$1,921,086	\$886,462	\$2,807,548
Indirect & Induced Tax Revenue	\$158,479	\$1,839,324	\$703,319	\$2,542,643
Total Tax Revenue Generated	\$384,582	\$3,760,411	\$1,589,781	\$5,350,192
Assistance Provided				
PILOT Savings	\$79,053	\$225,571	\$551,493	\$777,064
MRT Savings	\$449	\$52,363	\$0	\$52,363
ST Savings	\$2,286	\$15,977	\$29,903	\$45,879
Energy Savings	\$0	\$108	\$0	\$108
Bond Savings	\$736	\$7,660	\$3,914	\$11,574
Total Savings	\$82,524	\$301,678	\$585,309	\$886,987
Assistance Recapture & Penalties				
Recapture, Cancellation, or Reduction	\$367	\$400	\$0	\$400
Penalty Paid	\$0	\$0	\$0	\$0
Total Recapture & Penalties	\$367	\$400	\$0	\$400
Total Net Tax Revenue Generated				
Total Net Tax Revenue Generated	\$302,425	\$3,459,132	\$1,004,472	\$4,463,604
Additional Assistance Data				
Bond Issuances During FY22:	\$16,550	REAP Received During FY22:	\$248	
Energy Benefits Received During FY22:	\$0	CEP Received During FY22:	\$0	

Employment:

<u>Job Projections</u>		<u>Employee Information</u>	
At Application Employment:	8,455	Living in NYC:	56
Job Creation Estimate:	10,565	Health Insurance Available for:	
Job Target for FY22:	12,904	Full Time Employees:	No
		Part Full Time Employees:	No
Current Project Jobs		[Below data required only for companies with 250+ employees]	
Part Time Temporary:	2,760	Exempt Employees:	3,068
Part Time Permanent:	1,580	Non-Exempt Employees:	5,263
Full Time Temporary:	576	Less than \$25,000:	1,377
Full Time Permanent:	13,391	\$25,001 - \$40,000:	1,626
Contract Employees:	737	\$40,001 - \$50,000:	743
Construction Employees:	142	More than \$50,001:	1,517
Total Jobs:	19,044		
Full Time Equivalent Jobs:	19,127		



New York City Administrative Code §22-823 Project Report Table

Background:

Total Projects:	25
Program:	All
Borough:	Staten Island
Land Square Footage:	18,566,742
Building Square Footage:	2,928,614
Project Amount (000s):	851,494
Type of Assistance:	Mortgage Recording Tax, Payment In Lieu Of Taxes, Sales Tax, Tax Exempt Bonds

Revenue and Assistance:

All dollar values in thousands	Present Value Discounted to Project Start Date			
	FY 22	Through FY 22	FY 23 and After (Projections)	Total (Projections)
Tax Revenue Generated				
Direct Tax Revenue	\$37,400	\$214,853	\$270,545	\$485,398
Indirect & Induced Tax Revenue	\$33,144	\$175,903	\$398,962	\$574,865
Total Tax Revenue Generated	\$70,544	\$390,756	\$669,507	\$1,060,263
Assistance Provided				
PILOT Savings	\$713	\$3,313	\$4,626	\$7,939
MRT Savings	\$637	\$9,105	\$0	\$9,105
ST Savings	\$0	\$454	\$0	\$454
Energy Savings	\$0	\$0	\$0	\$0
Bond Savings	\$336	\$1,541	\$3,025	\$4,566
Total Savings	\$1,687	\$14,413	\$7,651	\$22,065
Assistance Recapture & Penalties				
Recapture, Cancellation, or Reduction	\$0	\$42	\$0	\$42
Penalty Paid	\$0	\$0	\$0	\$0
Total Recapture & Penalties	\$0	\$42	\$0	\$42
Total Net Tax Revenue Generated				
Total Net Tax Revenue Generated	\$68,857	\$376,384	\$661,856	\$1,038,240
Additional Assistance Data				
Bond Issuances During FY22:	\$63,265	REAP Received During FY22:	\$0	
Energy Benefits Received During FY22:	\$0	CEP Received During FY22:	\$0	

Employment:

<u>Job Projections</u>		<u>Employee Information</u>	
At Application Employment:	3,716	Living in NYC:	82
Job Creation Estimate:	1,910	Health Insurance Available for:	
Job Target for FY22:	2,264	Full Time Employees:	No
		Part Full Time Employees:	No
Current Project Jobs		[Below data required only for companies with 250+ employees]	
Part Time Temporary:	23	Exempt Employees:	727
Part Time Permanent:	1,735	Non-Exempt Employees:	3,306
Full Time Temporary:	37	Less than \$25,000:	1,141
Full Time Permanent:	3,393	\$25,001 - \$40,000:	635
Contract Employees:	131	\$40,001 - \$50,000:	563
Construction Employees:	90	More than \$50,001:	967
Total Jobs:	5,319		
Full Time Equivalent Jobs:	5,190		

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

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.

Of the 35 land sales included in the report, 6 took place in FY08 and FY09 for a total sale price of \$21.3 million (FY22 dollars) or 4.9 percent of the total. There were no new transactions in FY22. The most valuable properties were located in Manhattan, where seven transactions totaled approximately \$231.4 million or 53.4 percent of the total.

Of the 94 leases active at the end of FY22, 30 were in Brooklyn (\$55.8 million or 28.3% of total rent collected in FY22), 16 were in the Bronx (\$23.7 million or 12.0%), 32 in Manhattan (\$91.7 million or 46.6%), 9 in Queens (\$16.5 million or 8.4%) and seven in Staten Island (\$9.2 million or 4.7%).

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)

Eleven (11) projects are included for a total investment amount of \$54.1 million. The total of City Costs net of recapture and penalties in FY22 was \$1.6 million mostly in the form of PILOT benefits and tax-exempt bond interest savings. In FY22, these projects generated about \$39.0 million in gross (before assistance) City Benefits. Of these tax revenues, 65% percent were Company Direct Impacts.

The present value of City Costs (net of recapture and penalties) is estimated at \$14.4 million. Before recapture and penalties, 88.3 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 \$361 million.

The Manufacturing Facilities Bond projects have current FTE employment of 1,741, nearly 2.8 times the number of jobs at project location and 1.3 times the number of jobs connected to the projects at time of application. Eighty-two (82) percent of the employees are New York City residents.

At the end of FY22, there was one (1) Manufacturing Facilities Bond project no longer receiving assistance. For these projects, the present value of City Costs through FY22 is estimated to be \$510,842 net of recapture and penalties. PILOT savings comprise 70.9 percent of this total. The present value of gross City Benefits through FY22 is estimated to be \$7.7 million.



New York City Administrative Code §22-823 Project Report Table

Background:

Total Projects:	11
Program:	Manufacturing Facilities Bond
Borough:	All
Land Square Footage:	819,029
Building Square Footage:	766,529
Project Amount (000s):	54,070
Type of Assistance:	Business Incentive Rate, Mortgage Recording Tax, Payment In Lieu Of Taxes, Sales Tax, Tax Exempt Bonds

Revenue and Assistance:

All dollar values in thousands	Present Value Discounted to Project Start Date			
	FY 22	Through FY 22	FY 23 and After (Projections)	Total (Projections)
Tax Revenue Generated				
Direct Tax Revenue	\$25,178	\$190,139	\$34,461	\$224,600
Indirect & Induced Tax Revenue	\$13,793	\$116,743	\$19,660	\$136,404
Total Tax Revenue Generated	\$38,971	\$306,883	\$54,121	\$361,003
Assistance Provided				
PILOT Savings	\$1,621	\$10,219	\$2,521	\$12,740
MRT Savings	\$0	\$936	\$0	\$936
ST Savings	\$0	\$478	\$0	\$478
Energy Savings	\$0	\$27	\$0	\$27
Bond Savings	\$4	\$229	\$14	\$243
Total Savings	\$1,625	\$11,889	\$2,535	\$14,424
Assistance Recapture & Penalties				
Recapture, Cancellation, or Reduction	\$0	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0	\$0
Total Recapture & Penalties	\$0	\$0	\$0	\$0
Total Net Tax Revenue Generated				
Total Net Tax Revenue Generated	\$37,346	\$294,994	\$51,586	\$346,580
Additional Assistance Data				
Bond Issuances During FY22:	\$0	REAP Received During FY22:	\$0	
Energy Benefits Received During FY22:	\$0	CEP Received During FY22:	\$0	

Employment:

Job Projections		Employee Information	
At Application Employment:	625	Living in NYC:	82
Job Creation Estimate:	316	Health Insurance Available for:	
Job Target for FY22:	1,365	Full Time Employees:	No
		Part Full Time Employees:	No
Current Project Jobs			
Part Time Temporary:	0	[Below data required only for companies with 250+ employees]	
Part Time Permanent:	3	Exempt Employees:	67
Full Time Temporary:	21	Non-Exempt Employees:	926
Full Time Permanent:	1,433	Less than \$25,000:	0
Contract Employees:	0	\$25,001 - \$40,000:	822
Construction Employees:	0	\$40,001 - \$50,000:	43
		More than \$50,001:	61
Total Jobs:	1,457		
Full Time Equivalent Jobs:	1,741		

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

Fifteen (15) projects are included with a total investment amount of about \$444.9 million. The total City Costs net of recapture and penalties in FY22 were \$296,221 in the form of tax-exempt bond savings. In FY22, these projects generated about \$10.9 million in total revenues (before assistance). Of these tax revenues, about 35.2 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$7.2 million. 68.8 percent of gross City Costs are in the form of tax-exempt bond interest savings. The present value of gross City Benefits is estimated to be about \$147.6 million.

The Not-for-Profit Bond projects have current FTE employment of 1,830, 1.9 times the number of jobs at project location at time of application. Sixty-three (63) percent of the employees are New York City residents.

At the end of FY22, there were two (2) Not-for-Profit Bond projects no longer receiving assistance. For these projects, the present value of City Costs through FY22 is estimated to be \$654,727 net of recapture and penalties. 54.3 percent of the total assistance is in the form of tax-exempt bonds, while costs related to MRT exemptions made up the remainder. The present value of gross City Benefits through FY22 is estimated to be \$30.0 million.



New York City Administrative Code §22-823 Project Report Table

Background:

Total Projects:	15
Program:	Not For Profit Bond
Borough:	All
Land Square Footage:	9,706,024
Building Square Footage:	10,169,505
Project Amount (000s):	444,887
Type of Assistance:	Mortgage Recording Tax, Tax Exempt Bonds

Revenue and Assistance:

All dollar values in thousands	Present Value Discounted to Project Start Date			
	FY 22	Through FY 22	FY 23 and After (Projections)	Total (Projections)
Tax Revenue Generated				
Direct Tax Revenue	\$3,831	\$39,690	\$9,974	\$49,664
Indirect & Induced Tax Revenue	\$7,060	\$79,157	\$18,768	\$97,924
Total Tax Revenue Generated	\$10,891	\$118,847	\$28,742	\$147,588
Assistance Provided				
PILOT Savings	\$0	\$0	\$0	\$0
MRT Savings	\$0	\$2,263	\$0	\$2,263
ST Savings	\$0	\$0	\$0	\$0
Energy Savings	\$0	\$0	\$0	\$0
Bond Savings	\$296	\$3,590	\$1,389	\$4,979
Total Savings	\$296	\$5,852	\$1,389	\$7,242
Assistance Recapture & Penalties				
Recapture, Cancellation, or Reduction	\$0	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0	\$0
Total Recapture & Penalties	\$0	\$0	\$0	\$0
Total Net Tax Revenue Generated				
Total Net Tax Revenue Generated	\$10,595	\$112,994	\$27,352	\$140,347
Additional Assistance Data				
Bond Issuances During FY22:	\$0	REAP Received During FY22:	\$0	
Energy Benefits Received During FY22:	\$0	CEP Received During FY22:	\$0	

Employment:

Job Projections		Employee Information	
At Application Employment:	969	Living in NYC:	63
Job Creation Estimate:	597	Health Insurance Available for:	
Job Target for FY22:	1,362	Full Time Employees:	No
		Part Full Time Employees:	No
Current Project Jobs			
Part Time Temporary:	57	[Below data required only for companies with 250+ employees]	
Part Time Permanent:	427	Exempt Employees:	538
Full Time Temporary:	11	Non-Exempt Employees:	114
Full Time Permanent:	1,005	Less than \$25,000:	24
Contract Employees:	201	\$25,001 - \$40,000:	45
Construction Employees:	0	\$40,001 - \$50,000:	25
		More than \$50,001:	20
Total Jobs:	1,701		
Full Time Equivalent Jobs:	1,839		

Build NYC Revenue Bonds (Table 2-10)

One hundred twenty-seven (127) projects are included with a total investment amount of about \$3.5 billion. The total City Costs net of recapture and penalties in FY22 were \$6.3 million, in the form of MRT exemptions and tax-exempt bond interest savings. In FY22, these projects generated about \$202.6 million in total revenues (before assistance). Of these tax revenues, about 42.1 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$67.4 million. 66.4 percent of gross City Costs are in the form of MRT exemptions. The present value of gross City Benefits is estimated to be about \$4 billion.

The Build NYC Revenue Bond projects have current FTE employment of 23,778, 8 percent greater than the number of jobs at project location, and 0.1 percent lower than the number of jobs connected to the projects at time of application. Seventy-four (74) percent of the employees are New York City residents.

At the end of FY22, there were eight Build NYC Revenue Bond projects no longer receiving assistance. For these projects, the present value of City Costs through FY22 is estimated to be \$2.3 million net of recapture and penalties. 52.8 percent of the total assistance is in the form of MRT exemptions, while costs related to tax-exempt bond interest savings make up the remainder. The present value of gross City Benefits through FY22 is estimated to be \$219.7 million.



New York City Administrative Code §22-823 Project Report Table

Background:

Total Projects:	127
Program:	Build NYC Revenue Bond
Borough:	All
Land Square Footage:	19,397,393
Building Square Footage:	31,996,425
Project Amount (000s):	3,492,208
Type of Assistance:	Mortgage Recording Tax, Tax Exempt Bonds

Revenue and Assistance:

All dollar values in thousands	Present Value Discounted to Project Start Date			
	FY 22	Through FY 22	FY 23 and After (Projections)	Total (Projections)
Tax Revenue Generated				
Direct Tax Revenue	\$85,330	\$815,278	\$765,821	\$1,581,098
Indirect & Induced Tax Revenue	\$117,266	\$1,275,202	\$1,161,544	\$2,436,746
Total Tax Revenue Generated	\$202,597	\$2,090,479	\$1,927,365	\$4,017,844
Assistance Provided				
PILOT Savings	\$0	\$0	\$0	\$0
MRT Savings	\$4,184	\$39,454	\$0	\$39,454
ST Savings	\$0	\$0	\$0	\$0
Energy Savings	\$0	\$0	\$0	\$0
Bond Savings	\$2,117	\$10,751	\$17,208	\$27,959
Total Savings	\$6,301	\$50,205	\$17,208	\$67,414
Assistance Recapture & Penalties				
Recapture, Cancellation, or Reduction	\$0	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0	\$0
Total Recapture & Penalties	\$0	\$0	\$0	\$0
Total Net Tax Revenue Generated				
Total Net Tax Revenue Generated	\$196,296	\$2,040,274	\$1,910,156	\$3,950,430
Additional Assistance Data				
Bond Issuances During FY22:	\$393,939	REAP Received During FY22:	\$0	
Energy Benefits Received During FY22:	\$0	CEP Received During FY22:	\$0	

Employment:

Job Projections		Employee Information	
At Application Employment:	22,018	Living in NYC:	74
Job Creation Estimate:	1,908	Health Insurance Available for:	
Job Target for FY22:	15,072	Full Time Employees:	No
		Part Full Time Employees:	No
Current Project Jobs			
Part Time Temporary:	1,093	[Below data required only for companies with 250+ employees]	
Part Time Permanent:	3,945	Exempt Employees:	6,754
Full Time Temporary:	285	Non-Exempt Employees:	9,242
Full Time Permanent:	18,042	Less than \$25,000:	1,800
Contract Employees:	781	\$25,001 - \$40,000:	2,158
Construction Employees:	496	\$40,001 - \$50,000:	2,016
		More than \$50,001:	3,268
Total Jobs:	24,146		
Full Time Equivalent Jobs:	23,778		

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

Sixteen (16) projects are included with a total investment amount of about \$442.4 million. The total City Costs net of recapture and penalties in FY22 were \$219,946, in the form of MRT exemptions and tax-exempt bond interest savings. In FY22, these projects generated about \$23.8 million in total revenues (before assistance). Of these tax revenues, roughly 38.2 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$7.9 million. 62.2 percent of gross City Costs are in the form of MRT exemptions. The present value of gross City Benefits is estimated to be about \$403.0 million.

The Build NYC Tax-Exempt Promissory Note projects have current FTE employment of 3,259, approximately 44.6 percent higher than the number of jobs at project location, and 37.3 percent higher than the number of jobs connected to the projects at time of application. Sixty-eight (68) percent of the employees are New York City residents.



New York City Administrative Code §22-823 Project Report Table

Background:

Total Projects:	16
Program:	Build NYC Tax-Exempt Promissory Note
Borough:	All
Land Square Footage:	2,147,300
Building Square Footage:	2,090,240
Project Amount (000s):	442,420
Type of Assistance:	Mortgage Recording Tax, Tax Exempt Bonds

Revenue and Assistance:

All dollar values in thousands	Present Value Discounted to Project Start Date			
	FY 22	Through FY 22	FY 23 and After (Projections)	Total (Projections)
Tax Revenue Generated				
Direct Tax Revenue	\$9,094	\$65,167	\$89,350	\$154,517
Indirect & Induced Tax Revenue	\$14,713	\$98,947	\$149,500	\$248,447
Total Tax Revenue Generated	\$23,807	\$164,114	\$238,850	\$402,963
Assistance Provided				
PILOT Savings	\$0	\$0	\$0	\$0
MRT Savings	\$0	\$4,904	\$0	\$4,904
ST Savings	\$0	\$0	\$0	\$0
Energy Savings	\$0	\$0	\$0	\$0
Bond Savings	\$220	\$1,256	\$1,725	\$2,981
Total Savings	\$220	\$6,160	\$1,725	\$7,884
Assistance Recapture & Penalties				
Recapture, Cancellation, or Reduction	\$0	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0	\$0
Total Recapture & Penalties	\$0	\$0	\$0	\$0
Total Net Tax Revenue Generated				
Total Net Tax Revenue Generated	\$23,587	\$157,954	\$237,125	\$395,079
Additional Assistance Data				
Bond Issuances During FY22:	\$380	REAP Received During FY22:	\$0	
Energy Benefits Received During FY22:	\$0	CEP Received During FY22:	\$0	

Employment:

Job Projections		Employee Information	
At Application Employment:	2,254	Living in NYC:	68
Job Creation Estimate:	113	Health Insurance Available for:	
Job Target for FY22:	981	Full Time Employees:	No
		Part Full Time Employees:	No
Current Project Jobs			
Part Time Temporary:	363	[Below data required only for companies with 250+ employees]	
Part Time Permanent:	295	Exempt Employees:	1,214
Full Time Temporary:	8	Non-Exempt Employees:	329
Full Time Permanent:	2,807	Less than \$25,000:	158
Contract Employees:	122	\$25,001 - \$40,000:	34
Construction Employees:	40	\$40,001 - \$50,000:	49
		More than \$50,001:	88
Total Jobs:	3,595		
Full Time Equivalent Jobs:	3,259		

NYCIDA Pooled Bonds (Table 2-12)

Nine (9) projects are included with a total project amount of \$13.3 million. The total of City Costs net of recapture and penalties in FY22 was \$2,551, in the form of tax-exempt bond interest savings. In FY22, these projects generated about \$4.2 million in total revenues (before assistance). Of these tax revenues, about 33.5 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$416,847. 78.8 percent of gross City Costs are in the form of MRT exemptions. The present value of gross City Benefits is estimated to be \$57.2 million.

The Pooled Bond projects have current FTE employment of 691, about 46 percent of the number of jobs at project location and approximately 44 percent of the number of jobs related to the projects at time of application. Eighty-four (84) percent of the employees are New York City residents.



New York City Administrative Code §22-823 Project Report Table

Background:

Total Projects:	9
Program:	Pooled Bond
Borough:	All
Land Square Footage:	402,429
Building Square Footage:	151,294
Project Amount (000s):	13,285
Type of Assistance:	Mortgage Recording Tax, Tax Exempt Bonds

Revenue and Assistance:

All dollar values in thousands	Present Value Discounted to Project Start Date			
	FY 22	Through FY 22	FY 23 and After (Projections)	Total (Projections)
Tax Revenue Generated				
Direct Tax Revenue	\$1,404	\$14,668	\$4,357	\$19,025
Indirect & Induced Tax Revenue	\$2,789	\$29,491	\$8,690	\$38,180
Total Tax Revenue Generated	\$4,193	\$44,158	\$13,047	\$57,206
Assistance Provided				
PILOT Savings	\$0	\$0	\$0	\$0
MRT Savings	\$0	\$329	\$0	\$329
ST Savings	\$0	\$0	\$0	\$0
Energy Savings	\$0	\$0	\$0	\$0
Bond Savings	\$3	\$82	\$6	\$88
Total Savings	\$3	\$411	\$6	\$417
Assistance Recapture & Penalties				
Recapture, Cancellation, or Reduction	\$0	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0	\$0
Total Recapture & Penalties	\$0	\$0	\$0	\$0
Total Net Tax Revenue Generated				
Total Net Tax Revenue Generated	\$4,190	\$43,748	\$13,041	\$56,789
Additional Assistance Data				
Bond Issuances During FY22:	\$0	REAP Received During FY22:	\$0	
Energy Benefits Received During FY22:	\$0	CEP Received During FY22:	\$0	

Employment:

<u>Job Projections</u>		<u>Employee Information</u>	
At Application Employment:	1,491	Living in NYC:	84
Job Creation Estimate:	52	Health Insurance Available for:	
Job Target for FY22:	747	Full Time Employees:	No
		Part Full Time Employees:	No
Current Project Jobs			
Part Time Temporary:	78	[Below data required only for companies with 250+ employees]	
Part Time Permanent:	131	Exempt Employees:	64
Full Time Temporary:	0	Non-Exempt Employees:	384
Full Time Permanent:	561	Less than \$25,000:	62
Contract Employees:	28	\$25,001 - \$40,000:	226
Construction Employees:	0	\$40,001 - \$50,000:	78
		More than \$50,001:	18
Total Jobs:	798		
Full Time Equivalent Jobs:	691		

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 FY22 was \$64,098, in the form of tax-exempt bond interest savings. In FY22, these projects generated \$6.0 million in total revenues (before assistance). Of these tax revenues, 46.5 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$3.7 million. 66.0 percent of these gross City Costs took the form of MRT exemptions. The present value of gross City Benefits is estimated to be about \$100.6 million.

The Exempt Facilities Bond projects have current FTE employment of 663, about 3.9 times the number of jobs connected to the projects at the time of application. Thirty-seven (37) percent of the employees are New York City residents.



New York City Administrative Code §22-823 Project Report Table

Background:

Total Projects:	2
Program:	Exempt Facilities Bond
Borough:	All
Land Square Footage:	730,206
Building Square Footage:	566,525
Project Amount (000s):	145,875
Type of Assistance:	Mortgage Recording Tax, Sales Tax, Tax Exempt Bonds

Revenue and Assistance:

All dollar values in thousands	Present Value Discounted to Project Start Date			
	FY 22	Through FY 22	FY 23 and After (Projections)	Total (Projections)
Tax Revenue Generated				
Direct Tax Revenue	\$2,806	\$40,137	\$7,869	\$48,006
Indirect & Induced Tax Revenue	\$3,223	\$43,539	\$9,038	\$52,577
Total Tax Revenue Generated	\$6,029	\$83,676	\$16,907	\$100,583
Assistance Provided				
PILOT Savings	\$0	\$0	\$0	\$0
MRT Savings	\$0	\$2,444	\$0	\$2,444
ST Savings	\$0	\$346	\$0	\$346
Energy Savings	\$0	\$0	\$0	\$0
Bond Savings	\$64	\$714	\$201	\$914
Total Savings	\$64	\$3,504	\$201	\$3,704
Assistance Recapture & Penalties				
Recapture, Cancellation, or Reduction	\$0	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0	\$0
Total Recapture & Penalties	\$0	\$0	\$0	\$0
Total Net Tax Revenue Generated				
Total Net Tax Revenue Generated	\$5,965	\$80,173	\$16,706	\$96,879
Additional Assistance Data				
Bond Issuances During FY22:	\$0	REAP Received During FY22:	\$0	
Energy Benefits Received During FY22:	\$0	CEP Received During FY22:	\$0	

Employment:

<u>Job Projections</u>		<u>Employee Information</u>	
At Application Employment:	0	Living in NYC:	37
Job Creation Estimate:	17	Health Insurance Available for:	
Job Target for FY22:	569	Full Time Employees:	No
		Part Full Time Employees:	No
Current Project Jobs			
Part Time Temporary:	0	[Below data required only for companies with 250+ employees]	
Part Time Permanent:	16	Exempt Employees:	0
Full Time Temporary:	2	Non-Exempt Employees:	0
Full Time Permanent:	404	Less than \$25,000:	0
Contract Employees:	250	\$25,001 - \$40,000:	0
Construction Employees:	0	\$40,001 - \$50,000:	0
		More than \$50,001:	0
Total Jobs:	672		
Full Time Equivalent Jobs:	663		

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 FY22 was \$5,557, in the form of tax-exempt bond interest savings. In FY22, this project generated \$4.5 million in total revenues (before assistance). Of these tax revenues, 91.0 percent were Company Direct taxes.

The present value of City Costs net of recapture and penalties is estimated to be \$144,065, entirely in the form of tax-exempt bonds. The present value of gross City Benefits is estimated to be \$76 million.

The Liberty Bond project has current FTE employment of 76, entirely created by this project. Eighty-eight (88) percent of the employees of this project are New York City residents.



New York City Administrative Code §22-823 Project Report Table

Background:

Total Projects:	1
Program:	Liberty Bond
Borough:	All
Land Square Footage:	14,139
Building Square Footage:	132,000
Project Amount (000s):	50,000
Type of Assistance:	Tax Exempt Bonds

Revenue and Assistance:

All dollar values in thousands	Present Value Discounted to Project Start Date			
	FY 22	Through FY 22	FY 23 and After (Projections)	Total (Projections)
Tax Revenue Generated				
Direct Tax Revenue	\$4,133	\$37,877	\$28,186	\$66,063
Indirect & Induced Tax Revenue	\$411	\$7,162	\$2,803	\$9,965
Total Tax Revenue Generated	\$4,544	\$45,039	\$30,989	\$76,028
Assistance Provided				
PILOT Savings	\$0	\$0	\$0	\$0
MRT Savings	\$0	\$0	\$0	\$0
ST Savings	\$0	\$0	\$0	\$0
Energy Savings	\$0	\$0	\$0	\$0
Bond Savings	\$6	\$117	\$27	\$144
Total Savings	\$6	\$117	\$27	\$144
Assistance Recapture & Penalties				
Recapture, Cancellation, or Reduction	\$0	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0	\$0
Total Recapture & Penalties	\$0	\$0	\$0	\$0
Total Net Tax Revenue Generated				
Total Net Tax Revenue Generated	\$4,538	\$44,922	\$30,961	\$75,883
Additional Assistance Data				
Bond Issuances During FY22:	\$0	REAP Received During FY22:	\$0	
Energy Benefits Received During FY22:	\$0	CEP Received During FY22:	\$0	

Employment:

Job Projections		Employee Information	
At Application Employment:	0	Living in NYC:	88
Job Creation Estimate:	157	Health Insurance Available for:	
Job Target for FY22:	0	Full Time Employees:	No
		Part Full Time Employees:	No
Current Project Jobs			
Part Time Temporary:	0	[Below data required only for companies with 250+ employees]	
Part Time Permanent:	7	Exempt Employees:	0
Full Time Temporary:	0	Non-Exempt Employees:	0
Full Time Permanent:	73	Less than \$25,000:	0
Contract Employees:	0	\$25,001 - \$40,000:	0
Construction Employees:	0	\$40,001 - \$50,000:	0
		More than \$50,001:	0
Total Jobs:	80		
Full Time Equivalent Jobs:	76		

Industrial Incentive (Table 2-15)

In all, 191 projects are included with a total project amount of \$2.3 billion. The total of City Costs net of recapture and penalties in FY22 was \$33.5 million. PILOT savings represented 99.2 percent of gross City Costs, followed by sales tax exemptions and MRT exemptions, each with 0.4 percent. In FY22, these projects generated about \$474.1 million in total revenues (before assistance). Of these tax revenues about 59.9 percent were Company Direct taxes.

The present value of City Costs net of recapture and penalties is estimated to be \$422.6 million. 89.9 percent of gross City Costs are in the form of PILOT savings. The present value of gross City Benefits is estimated to be \$5.8 billion.

The Industrial Incentive projects have current FTE employment of 22,244, over three times the number of jobs at project location and 50.3 percent higher than the number of jobs connected to the projects at the time of application. Sixty-two (62) percent of the employees are New York City residents.

At the end of FY22, there were twelve (12) Industrial Incentive projects no longer receiving assistance. For these projects, the present value of City Costs through FY22 was estimated to be \$7.5 million net of recapture and penalties. Nearly 88.5 percent of gross City Costs are in the form of PILOT savings, 8.7 percent in MRT exemptions, 2.6 percent in sales tax exemptions, and the remaining 0.2 percent in tax exempt bond savings. The present value of gross City Benefits through FY22 is estimated to be \$322.0 million.



New York City Administrative Code §22-823 Project Report Table

Background:

Total Projects:	191
Program:	Industrial Incentive
Borough:	All
Land Square Footage:	24,946,314
Building Square Footage:	13,678,081
Project Amount (000s):	2,311,673
Type of Assistance:	Business Incentive Rate, Mortgage Recording Tax, NYC Public Utility Service, Payment In Lieu Of Taxes, Sales Tax, Tax Exempt Bonds

Revenue and Assistance:

All dollar values in thousands	Present Value Discounted to Project Start Date			
	FY 22	Through FY 22	FY 23 and After (Projections)	Total (Projections)
Tax Revenue Generated				
Direct Tax Revenue	\$283,782	\$2,210,196	\$1,206,486	\$3,416,682
Indirect & Induced Tax Revenue	\$190,311	\$1,474,286	\$892,222	\$2,366,507
Total Tax Revenue Generated	\$474,092	\$3,684,482	\$2,098,707	\$5,783,189
Assistance Provided				
PILOT Savings	\$33,548	\$199,515	\$184,253	\$383,768
MRT Savings	\$141	\$28,412	\$0	\$28,412
ST Savings	\$126	\$7,379	\$7,010	\$14,390
Energy Savings	\$2	\$136	\$3	\$138
Bond Savings	\$0	\$264	\$0	\$264
Total Savings	\$33,817	\$235,706	\$191,266	\$426,972
Assistance Recapture & Penalties				
Recapture, Cancellation, or Reduction	\$345	\$4,400	\$0	\$4,400
Penalty Paid	\$0	\$0	\$0	\$0
Total Recapture & Penalties	\$345	\$4,400	\$0	\$4,400
Total Net Tax Revenue Generated				
Total Net Tax Revenue Generated	\$440,620	\$3,453,176	\$1,907,442	\$5,360,617
Additional Assistance Data				
Bond Issuances During FY22:	\$0	REAP Received During FY22:	\$826	
Energy Benefits Received During FY22:	\$34	CEP Received During FY22:	\$18	

Employment:

Job Projections		Employee Information	
At Application Employment:	7,256	Living in NYC:	62
Job Creation Estimate:	9,306	Health Insurance Available for:	
Job Target for FY22:	14,055	Full Time Employees:	No
		Part Full Time Employees:	No
Current Project Jobs			
Part Time Temporary:	370	[Below data required only for companies with 250+ employees]	
Part Time Permanent:	2,702	Exempt Employees:	1,739
Full Time Temporary:	959	Non-Exempt Employees:	5,859
Full Time Permanent:	16,521	Less than \$25,000:	333
Contract Employees:	611	\$25,001 - \$40,000:	2,974
Construction Employees:	627	\$40,001 - \$50,000:	952
		More than \$50,001:	1,600
Total Jobs:	21,163		
Full Time Equivalent Jobs:	22,244		

FRESH (Table 2-16)

Twenty-six (26) projects are included with a total investment amount of about \$167.2 million. The total City Costs net of recapture and penalties in FY22 were \$2.1 million, in the form of PILOT savings, sales tax exemptions, and MRT exemptions. In FY22, these projects generated about \$28.0 million in total revenues (before assistance). Of these tax revenues, about 79.4 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$43.6 million. Nearly 94 percent of gross City Costs are in the form of PILOT savings. The present value of gross City Benefits is estimated to be \$346.6 million.

The FRESH projects have current FTE employment of 1,771, over 3.6 times the number of jobs at project location, and about 2.9 times the number of jobs connected to the projects at time of application. Ninety-eight (98) percent of the employees are New York City residents.

At the end of FY22, there was one (1) FRESH project no longer receiving assistance. For this project, the present value of City Costs through FY22 was estimated to be a net benefit of \$578,918 due to nearly \$984,734 in recapture or penalties incurred by the project. 58.4 percent of gross City Costs are in the form of MRT exemptions, 38.7 percent in PILOT savings, and 2.9 percent in sales tax exemptions. The present value of gross City Benefits through FY22 is estimated to be \$708,908.



New York City Administrative Code §22-823 Project Report Table

Background:

Total Projects:	26
Program:	FRESH
Borough:	All
Land Square Footage:	1,927,619
Building Square Footage:	2,240,797
Project Amount (000s):	167,194
Type of Assistance:	Mortgage Recording Tax, Payment In Lieu Of Taxes, Sales Tax

Revenue and Assistance:

All dollar values in thousands	Present Value Discounted to Project Start Date			
	FY 22	Through FY 22	FY 23 and After (Projections)	Total (Projections)
Tax Revenue Generated				
Direct Tax Revenue	\$22,263	\$123,066	\$151,257	\$274,323
Indirect & Induced Tax Revenue	\$5,762	\$35,107	\$37,178	\$72,286
Total Tax Revenue Generated	\$28,024	\$158,173	\$188,435	\$346,609
Assistance Provided				
PILOT Savings	\$3,016	\$12,804	\$29,610	\$42,414
MRT Savings	\$0	\$978	\$0	\$978
ST Savings	\$25	\$1,530	\$272	\$1,802
Energy Savings	\$0	\$0	\$0	\$0
Bond Savings	\$0	\$0	\$0	\$0
Total Savings	\$3,041	\$15,312	\$29,881	\$45,193
Assistance Recapture & Penalties				
Recapture, Cancellation, or Reduction	\$985	\$1,572	\$0	\$1,572
Penalty Paid	\$0	\$0	\$0	\$0
Total Recapture & Penalties	\$985	\$1,572	\$0	\$1,572
Total Net Tax Revenue Generated				
Total Net Tax Revenue Generated	\$25,968	\$144,433	\$158,554	\$302,988
Additional Assistance Data				
Bond Issuances During FY22:	\$0	REAP Received During FY22:	\$0	
Energy Benefits Received During FY22:	\$0	CEP Received During FY22:	\$0	

Employment:

Job Projections		Employee Information	
At Application Employment:	486	Living in NYC:	98
Job Creation Estimate:	1,517	Health Insurance Available for:	
Job Target for FY22:	638	Full Time Employees:	No
		Part Full Time Employees:	No
Current Project Jobs			
Part Time Temporary:	0	[Below data required only for companies with 250+ employees]	
Part Time Permanent:	1,684	Exempt Employees:	6
Full Time Temporary:	0	Non-Exempt Employees:	350
Full Time Permanent:	926	Less than \$25,000:	0
Contract Employees:	8	\$25,001 - \$40,000:	288
Construction Employees:	0	\$40,001 - \$50,000:	27
		More than \$50,001:	35
Total Jobs:	2,618		
Full Time Equivalent Jobs:	1,771		

Commercial Growth (Table 2-17)

In all, twelve (12) projects are included with a total project amount of about \$4.8 billion. The total of City Costs net of recapture and penalties in FY22 was \$16.3 million. PILOT savings represented 91.8 percent of gross City Costs. In FY22, these projects generated about \$1.4 billion in total revenues (before assistance). Of these tax revenues, about 57.4 percent were Company Direct taxes.

The present value of City Costs net of recapture and penalties is estimated to be \$350.9 million. Nearly 50.3 percent of gross City Costs are in the form of sales tax exemptions, with the remainder being in the form of PILOT savings, MRT exemptions, and energy tax savings. The present value of gross City Benefits is estimated to be \$16.5 billion.

The Commercial Growth projects have current FTE employment of 36,621, about 59.4 percent higher than the number of jobs at project location and 52.1 percent higher than the number of jobs related to the projects at the time project applications were received. Fifty-one (51) percent of the employees are New York City residents.

At the end of FY22, there were two (2) Commercial Growth projects no longer receiving assistance. For these projects, the present value of City Costs through FY22 was estimated to be \$865,106 net of recapture and penalties. 75.7 percent of gross City Costs are in the form of sales tax exemptions and 24.3 percent in energy tax savings. The present value of gross City Benefits through FY22 is estimated to be \$1.3 billion.



New York City Administrative Code §22-823 Project Report Table

Background:

Total Projects:	12
Program:	Commercial Growth Project
Borough:	All
Land Square Footage:	2,794,894
Building Square Footage:	17,077,612
Project Amount (000s):	4,818,152
Type of Assistance:	Business Incentive Rate, Mortgage Recording Tax, NYC Public Utility Service, Payment In Lieu Of Taxes, Sales Tax, Sales Tax Growth Credits

Revenue and Assistance:

All dollar values in thousands	Present Value Discounted to Project Start Date			
	FY 22	Through FY 22	FY 23 and After (Projections)	Total (Projections)
Tax Revenue Generated				
Direct Tax Revenue	\$806,943	\$10,108,187	\$880,261	\$10,988,448
Indirect & Induced Tax Revenue	\$599,370	\$4,965,317	\$555,217	\$5,520,534
Total Tax Revenue Generated	\$1,406,313	\$15,073,503	\$1,435,479	\$16,508,982
Assistance Provided				
PILOT Savings	\$15,004	\$48,431	\$100,340	\$148,771
MRT Savings	\$0	\$27,413	\$0	\$27,413
ST Savings	\$1,332	\$49,502	\$129,413	\$178,915
Energy Savings	\$6	\$776	\$1	\$778
Bond Savings	\$0	\$0	\$0	\$0
Total Savings	\$16,341	\$126,122	\$229,755	\$355,877
Assistance Recapture & Penalties				
Recapture, Cancellation, or Reduction	\$2	\$4,999	\$0	\$4,999
Penalty Paid	\$0	\$0	\$0	\$0
Total Recapture & Penalties	\$2	\$4,999	\$0	\$4,999
Total Net Tax Revenue Generated				
Total Net Tax Revenue Generated	\$1,389,974	\$14,952,380	\$1,205,724	\$16,158,104
Additional Assistance Data				
Bond Issuances During FY22:	\$0	REAP Received During FY22:	\$640	
Energy Benefits Received During FY22:	\$88	CEP Received During FY22:	\$0	

Employment:

Job Projections		Employee Information	
At Application Employment:	22,980	Living in NYC:	51
Job Creation Estimate:	10,136	Health Insurance Available for:	
Job Target for FY22:	22,980	Full Time Employees:	No
		Part Full Time Employees:	No
Current Project Jobs			
Part Time Temporary:	113	[Below data required only for companies with 250+ employees]	
Part Time Permanent:	194	Exempt Employees:	16,966
Full Time Temporary:	485	Non-Exempt Employees:	4,884
Full Time Permanent:	21,527	Less than \$25,000:	199
Contract Employees:	2,541	\$25,001 - \$40,000:	291
Construction Employees:	64	\$40,001 - \$50,000:	435
		More than \$50,001:	3,959
Total Jobs:	24,860		
Full Time Equivalent Jobs:	36,621		

Commercial Project (Table 2-18)

In all, 24 projects are included with a total project amount of about \$24.4 billion. The total of City Costs net of recapture and penalties in FY22 was \$163.7 million. PILOT savings represented 92.9 percent of gross City Costs. In FY22, these projects generated about \$584.9 million in total revenues (before assistance). Of these tax revenues, about 73.2 percent were Company Direct taxes.

The present value of City Costs net of recapture and penalties is estimated to be \$2.0 billion. Approximately 97.7 percent of gross City Costs are in the form of PILOT savings. The present value of gross City Benefits is estimated to be \$8.2 billion.

The Commercial Projects have current FTE employment of 46,789, only 100 of which were at project location at the time project applications were received. Twenty-five (25) percent of the employees are New York City residents.



New York City Administrative Code §22-823 Project Report Table

Background:

Total Projects:	24
Program:	Commercial Project
Borough:	All
Land Square Footage:	2,728,979
Building Square Footage:	15,376,092
Project Amount (000s):	24,382,979
Type of Assistance:	Mortgage Recording Tax, Payment In Lieu Of Taxes, Sales Tax, Tax Exempt Bonds

Revenue and Assistance:

All dollar values in thousands	Present Value Discounted to Project Start Date			
	FY 22	Through FY 22	FY 23 and After (Projections)	Total (Projections)
Tax Revenue Generated				
Direct Tax Revenue	\$428,002	\$1,564,312	\$4,387,361	\$5,951,673
Indirect & Induced Tax Revenue	\$156,870	\$686,813	\$1,590,713	\$2,277,525
Total Tax Revenue Generated	\$584,872	\$2,251,125	\$5,978,073	\$8,229,199
Assistance Provided				
PILOT Savings	\$159,977	\$355,178	\$1,468,686	\$1,823,864
MRT Savings	\$0	\$79,470	\$0	\$79,470
ST Savings	\$2,217	\$20,975	\$15,785	\$36,760
Energy Savings	\$0	\$0	\$0	\$0
Bond Savings	\$1,573	\$16,186	\$7,864	\$24,050
Total Savings	\$163,766	\$471,809	\$1,492,336	\$1,964,145
Assistance Recapture & Penalties				
Recapture, Cancellation, or Reduction	\$20	\$12	\$0	\$12
Penalty Paid	\$0	\$0	\$0	\$0
Total Recapture & Penalties	\$20	\$12	\$0	\$12
Total Net Tax Revenue Generated				
Total Net Tax Revenue Generated	\$421,126	\$1,779,328	\$4,485,738	\$6,265,065
Additional Assistance Data				
Bond Issuances During FY22:	\$0	REAP Received During FY22:	\$0	
Energy Benefits Received During FY22:	\$0	CEP Received During FY22:	\$0	

Employment:

<u>Job Projections</u>		<u>Employee Information</u>	
At Application Employment:	100	Living in NYC:	25
Job Creation Estimate:	52,823	Health Insurance Available for:	
Job Target for FY22:	1,555	Full Time Employees:	No
		Part Full Time Employees:	No
Current Project Jobs			
Part Time Temporary:	3,182	[Below data required only for companies with 250+ employees]	
Part Time Permanent:	1,289	Exempt Employees:	19,861
Full Time Temporary:	1,662	Non-Exempt Employees:	5,628
Full Time Permanent:	36,890	Less than \$25,000:	2,963
Contract Employees:	6,010	\$25,001 - \$40,000:	352
Construction Employees:	2,798	\$40,001 - \$50,000:	228
		More than \$50,001:	1,348
Total Jobs:	49,033		
Full Time Equivalent Jobs:	46,789		

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 FY22 was \$7,444, in the form of tax-exempt bond interest savings. In FY21, these projects generated about \$3.7 million in total revenues (before assistance). Of these tax revenues, 57.8 percent were Company Direct taxes.

The present value of City Costs net of recapture and penalties is estimated to be \$103,281, all in the form of tax-exempt bond interest savings. The present value of gross City Benefits is estimated to be \$55.5 million.

The Recovery Zone Facility Bond projects have current FTE employment of 309, 1.9 times the number of jobs at project location and the number of jobs related to the projects at the time project applications were received. Seventy-three (73) percent of the employees are New York City residents.



New York City Administrative Code §22-823 Project Report Table

Background:

Total Projects:	2
Program:	Recovery Zone Facility Bond
Borough:	All
Land Square Footage:	237,391
Building Square Footage:	130,955
Project Amount (000s):	26,100
Type of Assistance:	Tax Exempt Bonds

Revenue and Assistance:

All dollar values in thousands	Present Value Discounted to Project Start Date			
	FY 22	Through FY 22	FY 23 and After (Projections)	Total (Projections)
Tax Revenue Generated				
Direct Tax Revenue	\$2,170	\$16,730	\$17,068	\$33,798
Indirect & Induced Tax Revenue	\$1,583	\$9,719	\$11,946	\$21,665
Total Tax Revenue Generated	\$3,753	\$26,448	\$29,014	\$55,462
Assistance Provided				
PILOT Savings	\$0	\$0	\$0	\$0
MRT Savings	\$0	\$0	\$0	\$0
ST Savings	\$0	\$0	\$0	\$0
Energy Savings	\$0	\$0	\$0	\$0
Bond Savings	\$7	\$57	\$46	\$103
Total Savings	\$7	\$57	\$46	\$103
Assistance Recapture & Penalties				
Recapture, Cancellation, or Reduction	\$0	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0	\$0
Total Recapture & Penalties	\$0	\$0	\$0	\$0
Total Net Tax Revenue Generated				
Total Net Tax Revenue Generated	\$3,746	\$26,391	\$28,968	\$55,359
Additional Assistance Data				
Bond Issuances During FY22:	\$0	REAP Received During FY22:	\$0	
Energy Benefits Received During FY22:	\$0	CEP Received During FY22:	\$0	

Employment:

Job Projections		Employee Information	
At Application Employment:	162	Living in NYC:	73
Job Creation Estimate:	36	Health Insurance Available for:	
Job Target for FY22:	0	Full Time Employees:	No
		Part Full Time Employees:	No
Current Project Jobs			
Part Time Temporary:	10	[Below data required only for companies with 250+ employees]	
Part Time Permanent:	213	Exempt Employees:	33
Full Time Temporary:	1	Non-Exempt Employees:	272
Full Time Permanent:	195	Less than \$25,000:	12
Contract Employees:	2	\$25,001 - \$40,000:	157
Construction Employees:	2	\$40,001 - \$50,000:	33
		More than \$50,001:	70
Total Jobs:	421		
Full Time Equivalent Jobs:	309		

Applied Sciences NYC (Table 2-20)

In all, four (4) projects are included with a total project amount of \$450.0 million. The total of gross City Costs in FY22 was \$111,665, all of which took the form of energy tax savings. In FY22, these projects generated about \$157.8 million in total revenues (before assistance). Of these tax revenues, 34.9 percent were Company Direct taxes.

The present value of gross City Costs is estimated to be \$911,280, all of which derived from energy tax savings. The present value of gross City Benefits is estimated to be \$1.7 billion.

The Applied Sciences NYC projects have current FTE employment of 27,317, only 56 of which were connected to the projects at the time of application. Fifty-seven (57) percent of the employees are New York City residents.



New York City Administrative Code §22-823 Project Report Table

Background:

Total Projects:	4
Program:	Applied Sciences NYC
Borough:	All
Land Square Footage:	2,115,248
Building Square Footage:	4,638,563
Project Amount (000s):	450,000
Type of Assistance:	Business Incentive Rate

Revenue and Assistance:

All dollar values in thousands	Present Value Discounted to Project Start Date			
	FY 22	Through FY 22	FY 23 and After (Projections)	Total (Projections)
Tax Revenue Generated				
Direct Tax Revenue	\$55,134	\$275,390	\$297,506	\$572,896
Indirect & Induced Tax Revenue	\$102,623	\$560,180	\$553,011	\$1,113,191
Total Tax Revenue Generated	\$157,757	\$835,570	\$850,517	\$1,686,087
Assistance Provided				
PILOT Savings	\$0	\$0	\$0	\$0
MRT Savings	\$0	\$0	\$0	\$0
ST Savings	\$0	\$0	\$0	\$0
Energy Savings	\$112	\$604	\$307	\$911
Bond Savings	\$0	\$0	\$0	\$0
Total Savings	\$112	\$604	\$307	\$911
Assistance Recapture & Penalties				
Recapture, Cancellation, or Reduction	\$0	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0	\$0
Total Recapture & Penalties	\$0	\$0	\$0	\$0
Total Net Tax Revenue Generated				
Total Net Tax Revenue Generated	\$157,645	\$834,966	\$850,210	\$1,685,176
Additional Assistance Data				
Bond Issuances During FY22:	\$0	REAP Received During FY22:	\$0	
Energy Benefits Received During FY22:	\$1,616	CEP Received During FY22:	\$0	

Employment:

Job Projections		Employee Information	
At Application Employment:	56	Living in NYC:	57
Job Creation Estimate:	128	Health Insurance Available for:	
Job Target for FY22:	55	Full Time Employees:	No
		Part Full Time Employees:	No
Current Project Jobs			
Part Time Temporary:	4,943	[Below data required only for companies with 250+ employees]	
Part Time Permanent:	7,273	Exempt Employees:	22,846
Full Time Temporary:	6,136	Non-Exempt Employees:	10,116
Full Time Permanent:	14,825	Less than \$25,000:	4,697
Contract Employees:	10	\$25,001 - \$40,000:	685
Construction Employees:	75	\$40,001 - \$50,000:	1,049
		More than \$50,001:	3,685
Total Jobs:	33,187		
Full Time Equivalent Jobs:	27,317		

New Markets Tax Credits Program (Table 2-21)

In all, four (4) projects²⁸ are included with a total project amount of \$37.2 million. In FY22, these projects generated \$24.9 million in total revenues (before assistance). Of these tax revenues, approximately 95 percent were Company Direct taxes.

The present value of gross City Benefits is estimated to be \$393.7 million.

The New Market Tax Credits Program project has a current FTE employment of 88, 3.5 times the number of jobs at project locations and 2.6 times the number of jobs related to the projects at the time of project applications. Seventy-two (72) percent of the employees are New York City residents.

²⁸ In FY22, there were nine (9) active NMTC projects. However, five (5) of which also obtained a higher level of financial assistance through NYCIDA programs. To avoid double counting, the data of those four projects were included in the report under their primary NYCIDA program type.



New York City Administrative Code §22-823 Project Report Table

Background:

Total Projects:	4
Program:	New Markets Tax Credits Program
Borough:	All
Land Square Footage:	118,287
Building Square Footage:	152,063
Project Amount (000s):	37,160
Type of Assistance:	

Revenue and Assistance:

All dollar values in thousands	Present Value Discounted to Project Start Date			
	FY 22	Through FY 22	FY 23 and After (Projections)	Total (Projections)
Tax Revenue Generated				
Direct Tax Revenue	\$23,686	\$55,190	\$315,017	\$370,207
Indirect & Induced Tax Revenue	\$1,248	\$6,429	\$17,023	\$23,452
Total Tax Revenue Generated	\$24,934	\$61,619	\$332,040	\$393,659
Assistance Provided				
PILOT Savings	\$0	\$0	\$0	\$0
MRT Savings	\$0	\$0	\$0	\$0
ST Savings	\$0	\$0	\$0	\$0
Energy Savings	\$0	\$0	\$0	\$0
Bond Savings	\$0	\$0	\$0	\$0
Total Savings	\$0	\$0	\$0	\$0
Assistance Recapture & Penalties				
Recapture, Cancellation, or Reduction	\$0	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0	\$0
Total Recapture & Penalties	\$0	\$0	\$0	\$0
Total Net Tax Revenue Generated				
Total Net Tax Revenue Generated	\$24,934	\$61,619	\$332,040	\$393,659
Additional Assistance Data				
Bond Issuances During FY22:	\$0	REAP Received During FY22:	\$0	
Energy Benefits Received During FY22:	\$0	CEP Received During FY22:	\$0	

Employment:

<u>Job Projections</u>		<u>Employee Information</u>	
At Application Employment:	25	Living in NYC:	72
Job Creation Estimate:	56	Health Insurance Available for:	
Job Target for FY22:	0	Full Time Employees:	No
		Part Full Time Employees:	No
Current Project Jobs			
Part Time Temporary:	0	[Below data required only for companies with 250+ employees]	
Part Time Permanent:	29	Exempt Employees:	0
Full Time Temporary:	0	Non-Exempt Employees:	0
Full Time Permanent:	24	Less than \$25,000:	0
Contract Employees:	0	\$25,001 - \$40,000:	0
Construction Employees:	0	\$40,001 - \$50,000:	0
		More than \$50,001:	0
Total Jobs:	53		
Full Time Equivalent Jobs:	88		

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, the 2019 version for FY19, and the 2020 version for FY20 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.

NYC/EDC New York City Administrative Code §22-823 Project Report Table

Background:

Project Name:	1
Project ID:	2
NAICS Code:	3
Benefits Overview	
Project Start Date:	4
Project End Date:	5
Benefits Program Type:	6
Total Project Amount (000s):	7
Types of Benefits Received:	8
Location	
Street Address:	9
Council District:	10
Borough:	11
Block:	12
Lot:	13
Land Square Footage:	14
Building Square Footage:	15

Revenue and Assistance:

All dollar values in thousands	Present Value Discounted to Project Start Date			
	Current FY	Through Current FY	Next FY and After (projections)	Total (projections)
Tax Revenue Generated				
Direct Tax Revenue	37			
Indirect & Induced Tax Revenue	38			
Total Tax Revenue Generated	39			
Assistance Provided				
PILOT Savings	40			
MRT Savings	41			
ST Savings	42			
Energy Savings	43			
Bond Savings	44			
Total Savings	45			
Assistance Recapture & Penalties				
Recapture, Cancellation, or Reduction	46			
Penalty Paid	47			
Total Recapture & Penalties	48			
Total Net Tax Revenue Generated				
Total Net Tax Revenue Generated	49			
Additional Assistance Data				
Bond Issuances During FYXX:	50	REAP Received During FYXX:	52	
Energy Benefits Received During FYXX:	51	CEP Received During FYXX:	53	

Employment:

Job Projections	Employee Information	Living Wage Information																								
At Application Employment: 16	Living in NYC: 28	<table border="1"> <thead> <tr> <th>Category</th> <th># of Jobs in Category</th> <th># of Jobs Earning LW</th> <th>% of Employees Earning LW</th> </tr> </thead> <tbody> <tr> <td>Industrial Jobs</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Restaurant Jobs</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Retail Jobs</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Other Jobs</td> <td></td> <td></td> <td></td> </tr> <tr> <td>TOTAL</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Category	# of Jobs in Category	# of Jobs Earning LW	% of Employees Earning LW	Industrial Jobs				Restaurant Jobs				Retail Jobs				Other Jobs				TOTAL			
Category	# of Jobs in Category		# of Jobs Earning LW	% of Employees Earning LW																						
Industrial Jobs																										
Restaurant Jobs																										
Retail Jobs																										
Other Jobs																										
TOTAL																										
Job Creation Estimate: Job 17	Health Insurance Available for:																									
Target for FYXX: 18	Full Time Employees: 29																									
	Part Full Time Employees: 30																									
	[Below data required only for companies with 250+ employees]																									
Current Project Jobs	Exempt Employees: 31																									
Part Time Temporary: 19	Non-Exempt Employees: 32																									
Part Time Permanent: 20	Less than \$25,000: 33																									
Full Time Temporary: 21	\$25,001 - \$40,000: 34																									
Full Time Permanent: 22	\$40,001 - \$50,000: 35																									
Contract Employees: 23	More than \$50,001: 36																									
Construction Employees: 25																										
Total Jobs: 26																										
Full Time Equivalent Jobs: 27																										

Comments/Notes:

55

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 Nos. 1 – Project Name: This item provides the project participant’s business name.

Item No. 2 – Project ID: 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 7 and 8 are the sum of the individual project amounts.

Item No. 3 – 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. 4 – Project 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. 5 – Project End Date: The End Date is the date on which the company’s agreement with NYCEDC, NYCIDA, or Build NYC is scheduled to terminate and/or mature.

Item No. 6 – Benefits Program Type: 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. 7 – Total 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. 8 – Type(s) of Benefits Received: 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. 9 – Street Address: This item provides the project participant’s primary street address.

Item No. 10 – Council District: The Council District in which the company’s primary project site is located.

Item No. 11 – Borough: The Borough in which the company’s primary project site is located.

Item Nos. 12 and 13 – 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. 14 and 15 – Land and Building Square Footage: The size of the lot (in square feet) and the actual or planned area of the building contained in the project location. These data, which mainly come from the Department of Finance, were used to estimate annual property taxes paid for the project when property assessment figures were not available.²⁹

Employment Information

Item No. 16 – Total Project Jobs at Application (FTE): Full time equivalent employment (Full Time + ½ (Part Time)) at the

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

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. 17 – 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 No. 18 – Target for Fiscal 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 Nos. 19 to 27 – 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.

- Part-Time Temporary 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
- Part-Time Permanent 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.
- Full-Time Employee Temporary 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.
- Full-Time Employee Permanent 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.
- 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.
- 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 Total Jobs field is the sum of the full-time, part-time, temporary, and contract jobs figures.
- Full Time Equivalent field contains the figure used for the calculation of City Benefits: it is given by Contract + Full Time + ½ 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 Full Time Equivalent field 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 Nos. 28 to 36 – 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 31 to 36 were not required for companies with employment of less than 250 at project locations.

Item No. 28 – Living in NYC: The percentage of employees of the company who are residents of NYC.

Item Nos. 29 and 30 – Health Benefits Offered: These items report whether or not the company offers health benefits to all its full-time and part-time employees, respectively.

Item No. 31 – 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. 32 to 36 – 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 31 through 35 may differ from 100% because of rounding.

Cost and Benefit Calculations

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

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

The RIMS II factors produce dollar figures in historical dollars. The model converts these figures into current dollars for each fiscal year using historical and projected inflation factors.³⁰ For years after FY22, 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 FY22 in the column "FY22."

The column "Through FY22" 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 FY22. 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 "FY22 and After" presents present values, as of the project start date, of estimated figures from FY22 through the date that assistance is scheduled to end. The bases of all taxes are assumed to increase from their FY22 level by 3.5 percent annually.

The column "Total" sums the "Through FY22" and "FY22 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 "FY22 and After" is the "Total" less the "Through FY22" column, rather than a figure derived from projected annual amounts. Note

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

that the “Total” amounts may include some assistance that will be available to the company only if future employment exceeds specified levels.³¹

Items Nos. 37 to 39 – Tax Revenues: This section of the PRT shows the tax revenue generated by the company and by those companies that produce the indirect and induced economic activity. These totals include revenue from property taxes as well that from income, consumption, and use taxes.

Item No. 37 Direct Tax Revenue: This figure is the total tax revenue generated directly by the company and its employees. The total is obtained by combining the two categories detailed below:

Company Direct Property Taxes: NYCEDC obtains information from DOF on what real property tax liability would have been for the land and the structure 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.

Company Direct Income, Consumption, and Use Taxes: This is 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. 38 Indirect and Induced Tax Revenue: The line reports the total estimated tax revenue generated other businesses benefiting directly or indirectly from the company’s economic activity. The total is obtained by combining the two categories detailed below:

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.

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. 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. 39 Total Tax Revenue Generated: Sum of items nos. 37-38.

Assistance Provided

Item No. 40 – 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

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

ICAP programs, both administered by DOF. For purposes of projections for FY22 and thereafter, PILOT savings is assumed to grow by 3.5 percent annually from its FY22 level.

Item No. 41 – MRT Savings: This item is an estimate of the City portion of Mortgage Recording Tax (MRT) (without regard to any exemption) generated directly by the project.³² For NYCIDA and Build NYC projects receiving an MRT exemption, this amount is set equal to the exemption amount (Item 39) based on the assumption that the exemption offsets all MRT that otherwise would be due. For other programs, this amount is estimated to be zero because projects in other categories are not eligible for MRT waiver. 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 No. 42 – Sales Tax Savings: 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 FY22 and after for projects other than Commercial Growth projects, the difference between the estimated total exemption and the amount through FY22 is assumed to be realized in FY22. (As noted above, for Commercial Growth projects, the “FY22 and After” column generally is computed by subtracting the amount in the “Through FY22” column from the “Total” figure, which is taken from the project agreement.)

Item No. 43 – Energy 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. 44 – 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 FY22.

Item No. 45 – Total Savings: Sum of items no. 40-44.

Assistance Recapture & Penalties

Item No. 46 – Recapture, Cancellation or Reduction: Under certain circumstances (employee relocation, misuse of project benefits, prepayment by company, etc.), the assistance provided to the company is reduced, recaptured, repaid, or cancelled. This line provides the amount of assistance that was recaptured or recovered from the company, or a reduction in possible benefits that could have been claimed in future years. In the case of a reduction in future benefits, Item 49 (and the items included in that sum) is the amount of estimated benefits if the reduction had not taken place. Repayments of past assistance are accounted for on a cash basis, so that amounts that have been requested from companies but have not yet been repaid are not reflected in the table. If a company loses the ability to access future benefits, all cancelled benefits projected for the life of the project are included in this figure.

Item No. 47 – 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. 48– Total Recapture & Penalties: Sum of items no. 46-47.

Item No. 49 – Total Net Tax Revenue Generated: Subtraction of item no. 45 from the sum of items no. 39 and 48,

Additional Assistance Data

Item No. 50 – Bond Issuances During Fiscal Year: This field is the volume of tax-exempt bonds issued in the reporting fiscal year.

Item No. 51 –Energy Benefits Received During Fiscal Year: This is an estimate of the total benefit a project received from BIR

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

during the reporting year (not including the tax savings in Item 43) from the purchase of electricity at rates lower than the company would otherwise pay.

Item Nos. 52 and 53 – REAP and CEP Received During Fiscal Year: 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 savings figure in Item 45 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, 2022, was \$12.40 per hour and the health benefits supplement rate as of such date was \$2.05 per hour.

Item No. 54 - Living Wage Information: 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, 2022. 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. 55 – 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 10 and 11;
- 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);
- xvi) whether the company is subject to the Fair Wages for New Yorkers Act, is exempt from paying a living wage, and provided an exemption certificate;

- xvii) whether the company is subject to the Fair Wages for New Yorkers Act and certified that it pays a living wage;
- xviii) whether the company is not subject to the Fair Wages for New Yorkers Act and did not submit data on living wage requested by NYCEDC;
- xix) whether the company refunded its existing NYCIDA bond transaction and entered into a new transaction with Build NYC
- xx) other comments as needed.

APPENDIX II

Project Indexes: by Company

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

<u>ID Number</u>	<u>Company Name</u>	<u>Program</u>	<u>Amount</u>	<u>Closing Date</u>	<u>Page</u>
94131	105 Rockaway Realty LLC	Commercial Project	\$23,750,000	04-Jan-17	1
93283	123 Washington LLC	Liberty Bond	\$50,000,000	18-Oct-07	2
94061	149 Street Food Corp.	FRESH	\$1,890,990	28-Sep-15	3
94219	2395 CDM Meat & Produce Corp.	FRESH	\$1,500,414	05-Jan-21	4
94191	30 HY WM Unit Owner LP	Commercial Project	\$0	15-Apr-19	5
93931	3462 Third Avenue Food Corp. d/b/a Associated Supermarket	FRESH	\$2,050,000	20-Dec-11	6
94208	425 Westchester Fee Owner, LLC	Commercial Project	\$81,414,386	24-Jun-20	7
94201	45-18 Court Square Owner L.L.C.	Commercial Project	\$237,857,908	19-Dec-19	8
94034	5 Bay Street Phase 1, LLC	Commercial Project	\$65,950,000	29-Jan-16	9
94153	50 HYMC Owner LLC	Commercial Project	\$3,835,000,000	31-Aug-17	10
94209	500 Stagg Street LLC	Industrial Incentive	\$6,847,810	16-Oct-19	11
94139	509 W 34, L.L.C.	Commercial Project	\$3,735,000,000	09-Apr-18	12
93281	88 Trading Corp.	Industrial Incentive	\$8,955,000	01-Aug-07	13
94145	A & J Supermarket Corp.	FRESH	\$10,814,113	28-Dec-17	14
93376	A & L Scientific Corp.	Industrial Incentive	\$1,850,000	05-Nov-09	15
93878	A Very Special Place, Inc. (2013 Adjustable)	Build NYC Revenue Bond	\$4,840,000	28-Feb-13	16
93886	A Very Special Place, Inc. (2013 Fixed)	Build NYC Revenue Bond	\$6,795,000	21-Mar-13	17
93180	A. Liss & Co., Inc.	Industrial Incentive	\$2,250,000	10-Oct-06	18
92673	A.F.C. Industries Inc. & Affiliates	Industrial Incentive	\$1,400,000	18-Dec-01	19
94041	A.K.S. International Inc.	Industrial Incentive	\$2,120,000	10-Sep-14	20
92745	Aabco Sheet Metal Co., Inc.	Manufacturing Facilities Bond	\$5,525,000	30-Jun-04	21
93933	Accurate Specialty Metal Fabricators, Inc.	Industrial Incentive	\$7,850,000	28-Feb-12	22
94255	Achievement First Charter School (NCC)	New Markets Tax Credits Program	\$0	16-Mar-22	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
93862	Aero JFK, LLC	Exempt Facilities Bond	\$126,875,000	13-Sep-12	26
93319	Aesthetonics Inc. d/b/a Remains Lighting	Industrial Incentive	\$4,816,875	20-Jun-08	27
94240	Agilias Energy, LLC	Industrial Incentive	\$15,130,315	31-Aug-21	28
91136	Air Express International Corporation	Exempt Facilities Bond	\$19,000,000	16-Jul-97	29
92312	Air-Sea Packing Group, Inc.	Industrial Incentive	\$2,645,000	10-Jun-99	30
94052	Albee Retail Development LLC (2014)	Build NYC Revenue Bond	\$20,000,000	29-Oct-14	31
94090	Albert Einstein College of Medicine, Inc. (f/k/a Com Affiliation, Inc.)	Build NYC Revenue Bond	\$175,000,000	09-Sep-15	32
93184	Aleta Industries Inc. and Aleta Group, Inc.	Industrial Incentive	\$4,640,000	25-Sep-06	33
92561	All City Switch Board Corporation	Manufacturing Facilities Bond	\$3,000,000	20-Dec-00	34
93871	All Stars Project, Inc.	Build NYC Tax-Exempt Promissory Note	\$10,720,000	29-Nov-12	35
92933	Alle Processing Corporation	Industrial Incentive	\$1,040,000	01-Dec-04	36
94133	Alphapointe	Build NYC Revenue Bond	\$18,850,000	16-Jun-17	37
92956	AM&G Waterproofing LLC	Industrial Incentive	\$11,895,000	29-Mar-05	38
92646	AMB Property, LP (lot 20)	Industrial Incentive	\$73,000,000	31-May-01	39
92893	AMB Property, LP (lot 21)	Industrial Incentive	\$19,500,000	31-May-01	40
92894	AMB Property, LP (lot 22)	Industrial Incentive	\$26,970,000	31-May-01	41

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92895	AMB Property, LP (lot 23)	Industrial Incentive	\$26,970,000	31-May-01	42
94084	AMDA, Inc.	Build NYC Revenue Bond	\$21,000,000	02-Dec-15	43
94095	American Committee for the Weizmann Institute of Science Inc.	Build NYC Revenue Bond	\$8,830,000	29-Oct-15	44
93320	Approved Oil Co. of Brooklyn, Inc.	Industrial Incentive	\$5,200,000	07-May-08	45
93207	Apthorp Cleaners Inc.	Industrial Incentive	\$1,128,300	26-Apr-07	46
94116	ARK Development LLC	Build NYC Revenue Bond	\$35,000,000	14-Jun-17	47
92678	Aron's Manufacturing Corp.	Industrial Incentive	\$1,890,000	13-Jun-02	48
92753	Arrow Linen Supply Co., Inc.	Industrial Incentive	\$897,000	19-Aug-03	49
93948	Art to Frames Inc.	Industrial Incentive	\$6,000,000	10-Jul-13	50
94045	Arverne By The Sea & LLC & Benjamin Beechwood Retail LLC	Recovery Zone Facility Bond	\$11,100,000	12-Feb-15	51
94077	Asia Society, The	Build NYC Revenue Bond	\$16,795,000	01-Jul-15	52
93214	Ateret Torah Center	Not For Profit Bond	\$13,200,000	29-Mar-07	53
91009	Atlantic Veal & Lamb	Industrial Incentive	\$1,995,000	13-Dec-96	54
93216	B.C.S. International Corporation d/b/a Royal Food International Corp.	Industrial Incentive	\$16,829,550	28-Feb-07	55
92564	Baco Enterprises, Inc. #1 (2001)	Industrial Incentive	\$2,470,000	29-Jun-01	56
94048	Bais Ruchel High School, Inc.	Build NYC Revenue Bond	\$18,100,000	23-Oct-14	57
94202	Bais Yaakov Dkhal Adas Yereim	Build NYC Revenue Bond	\$15,670,000	18-Jul-19	58
92926	Bank of America, N.A	Commercial Growth Project	\$622,000,000	17-Nov-04	59
92313	Bark Frameworks, Inc.	Industrial Incentive	\$2,025,000	30-Apr-99	60
94106	Barkai Foundation, Inc.	Build NYC Revenue Bond	\$8,700,000	15-Oct-15	61
93282	Barone Steel Fabricators, Inc.	Industrial Incentive	\$5,700,000	29-Aug-07	62
94220	Bartlett Dairy, Inc.	Industrial Incentive	\$25,999,962	16-Jul-20	63
92316	Bauerschmidt & Sons, Inc. #2 (1999)	Industrial Incentive	\$1,000,000	11-Feb-99	64
92364	Bedessee Imports, Inc.	Industrial Incentive	\$1,600,000	04-Jan-00	65
94221	Bedford EMR Holdings LLC	FRESH	\$1,350,000	18-Nov-20	66
92527	Ben Hur Moving & Storage, Inc.	Industrial Incentive	\$6,000,000	29-Mar-01	67
94232	Berkeley Carroll School, The (2021)	Build NYC Tax-Exempt Promissory Note	\$40,000,000	03-Jun-21	68
94246	Bespoke Harlem West LLC	FRESH	\$16,580,668	04-Jan-22	69
93362	Best Choice Trading Corporation	Industrial Incentive	\$2,625,000	11-Dec-08	70
94203	Best Choice Trading Corporation #2	Industrial Incentive	\$6,016,500	21-Aug-19	71
94254	Best Choice Trading Corporation (2022)	Industrial Incentive	\$8,210,000	13-May-22	72
94230	Bideawee, Inc.	Build NYC Revenue Bond	\$12,100,000	01-Mar-21	73
93984	Big Brothers/Big Sisters of New York City, Inc.	Build NYC Revenue Bond	\$9,000,000	02-May-14	74
92366	Big Geysler, Inc.	Industrial Incentive	\$10,000,000	16-Nov-99	75
94173	Bnos Bais Yaakov of Far Rockaway	Build NYC Revenue Bond	\$7,000,000	13-Dec-18	76
94096	BNOS Square of Williamsburg	Build NYC Revenue Bond	\$7,400,000	28-Jun-16	77
94197	Bogopa BTM, LLC	FRESH	\$10,000,000	28-Jun-19	78
93952	Bogopa LIC, Inc.	FRESH	\$4,400,000	13-Aug-13	79
93977	Bogopa Washington, Inc.	FRESH	\$12,165,500	17-Dec-13	80
93927	Bogopa, Inc.	FRESH	\$3,500,000	06-Oct-11	81
93929	Bogopa-Concourse, Inc.	FRESH	\$1,066,000	06-Oct-11	82

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93930	Bogopa-Junction, Inc.	FRESH	\$805,000	06-Oct-11	83
93928	Bogopa-Junius, Inc.	FRESH	\$910,000	06-Oct-11	84
93920	Bogopa-Manhattan, Inc.	FRESH	\$980,000	06-Oct-11	85
94073	BOP NE LLC	Commercial Project	\$2,180,000,000	14-Apr-15	86
94205	BOP SE LLC	Commercial Project	\$2,423,000,000	07-Feb-20	87
94093	Boyce Technologies, Inc.	Industrial Incentive	\$26,250,000	12-Apr-16	88
93091	BP Air Conditioning Corp.	Industrial Incentive	\$5,523,500	06-Oct-05	89
94097	Brearley School, The	Build NYC Tax-Exempt Promissory Note	\$50,000,000	29-Sep-15	90
93877	Bronx Charter School for Excellence	Build NYC Revenue Bond	\$24,000,000	24-Apr-13	91
93284	Bronx Parking Development Company, LLC	Not For Profit Bond	\$237,635,000	01-Dec-07	92
93869	Brooklyn Heights Montessori School	Build NYC Tax-Exempt Promissory Note	\$10,000,000	03-Jun-13	93
94198	Brooklyn Navy Yard Building 127	New Markets Tax Credits Program	\$0	21-Sep-18	94
94186	Brooklyn Navy Yard Cogeneration Partners, L.P. #2	Build NYC Revenue Bond	\$82,135,000	14-Feb-19	95
93943	Brooklyn Union Gas Company	Industrial Incentive	\$14,400,000	23-May-14	96
94089	Brooklyn United Methodist Church Home	Build NYC Revenue Bond	\$6,295,000	09-Oct-15	97
92680	Brown Brothers Harriman & Co.	Commercial Growth Project	\$61,500,000	01-May-02	98
93191	BTM Development Partners, LLC	Industrial Incentive	\$494,000,000	14-Sep-06	99
94179	C. Kenneth Imports, Inc.	Industrial Incentive	\$5,580,843	13-Feb-19	100
91108	Campbell & Dawes Ltd.	Industrial Incentive	\$475,000	09-Oct-97	101
94244	Care Foods International Corp.	Industrial Incentive	\$7,596,261	20-Dec-21	102
94057	Carlton House Restoration, Inc	Industrial Incentive	\$2,415,000	25-Nov-14	103
94162	Cathedral School of St. John The Divine	Build NYC Revenue Bond	\$11,000,000	29-Dec-17	104
92372	Center for Family Support, Inc., The #1 (1999)	Pooled Bond	\$462,800	10-Dec-99	105
92757	Center for Family Support, Inc., The #2 (2004)	Pooled Bond	\$900,000	27-Feb-04	106
93313	Center for Family Support, Inc., The #3 (2008)	Pooled Bond	\$2,420,000	30-Jan-08	107
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	108
94044	Center for Urban Community Services, Inc.	Build NYC Tax-Exempt Promissory Note	\$6,355,000	24-Jul-14	109
94185	Center for Urban Community Services, Inc. #2	Build NYC Tax-Exempt Promissory Note	\$13,250,000	19-Dec-18	110
94253	Center for Urban Community Services, Inc. #3	Build NYC Revenue Bond	\$27,625,000	03-Jun-22	111
93369	Centro Social La Esperanza, Inc. #2 (2008)	Pooled Bond	\$1,000,000	30-Jan-08	112
94119	Chapin School, The LTD.	Build NYC Revenue Bond	\$75,000,000	24-Aug-16	113
94189	Charles B. Wang Community Health Center, Inc.	Build NYC Revenue Bond	\$30,000,000	30-May-19	114
93389	Chase Manhattan Bank, NA	Commercial Growth Project	\$0	03-Nov-89	115
92697	Child School, The	Not For Profit Bond	\$18,250,000	22-Apr-03	116
94076	Children's Aid Society, The	Build NYC Revenue Bond	\$37,205,000	23-Jul-15	117
92377	Churchill School & Center For Learning Inc., The	Not For Profit Bond	\$22,000,000	16-Dec-99	118
94238	Cine Magic LIC Studios, LLC	Industrial Incentive	\$4,600,000	02-Dec-21	119
92891	City Merchandise, Inc. (2002)	Industrial Incentive	\$2,430,000	03-Jan-02	120
92658	Citywide Mobile Response Corporation	Industrial Incentive	\$2,200,000	22-May-02	121
93286	Cobble Hill Health Center, Inc.	Build NYC Revenue Bond	\$48,190,000	31-Jan-08	122
93140	College of Mount Saint Vincent #3	Not For Profit Bond	\$22,787,000	29-Jun-06	123
94113	Collegiate School, Inc.	Build NYC Tax-Exempt Promissory Note	\$40,000,000	30-Jun-16	124

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92989	Comfort Bedding Inc.	Industrial Incentive	\$1,900,000	15-Jun-05	126
92765	Commercial Cooling Service, Inc.	Industrial Incentive	\$2,075,000	31-Mar-04	127
92255	Commercial Electrical Contractors, Inc.	Industrial Incentive	\$545,000	19-Aug-98	128
94216	Community Healthcare Network (aka Betty Shabazz)	New Markets Tax Credits Program	\$0	31-Dec-19	129
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	130
93391	Comprehensive Care Management Corporation #1 (1996)	Not For Profit Bond	\$6,525,000	20-Jun-96	131
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	132
93910	Comprehensive Care Management Corporation #3 (1998)	Not For Profit Bond	\$4,760,000	14-Jul-98	133
94180	Congregation Machna Shalva, 1462 CMS LLC & 5815 CMS LLC	Build NYC Revenue Bond	\$24,500,000	09-Nov-18	134
94035	Congregation Yeshiva Beis Chaya Mushka, Inc.	Build NYC Revenue Bond	\$4,500,000	28-Aug-14	135
94207	Consortium for Worker Education	Build NYC Revenue Bond	\$9,350,000	22-Jan-20	136
92642	Contractors SM, LLC	Manufacturing Facilities Bond	\$2,100,000	27-Dec-01	137
92699	Convent of the Sacred Heart School of New York	Not For Profit Bond	\$15,115,000	20-Nov-02	138
94158	Cooke School and Institute	Build NYC Revenue Bond	\$44,000,000	20-Dec-17	139
93280	Cool Wind Ventilation Corp.	Manufacturing Facilities Bond	\$9,000,000	31-Aug-07	140
93851	Corlears School	Build NYC Revenue Bond	\$10,000,000	18-Jul-12	141
93992	Cornell University	Applied Sciences NYC	\$0	19-Dec-13	142
93093	Coronet Parts Manufacturing Company, Inc.	Industrial Incentive	\$2,732,000	08-Dec-05	143
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	144
92382	Crystal Window & Door Systems, Ltd.	Industrial Incentive	\$16,155,000	28-Oct-99	145
94046	Cubit Power One Inc.	Industrial Incentive	\$23,089,000	19-Aug-15	146
94114	D'Onofrio General Contractors Corp.	Industrial Incentive	\$5,000,000	24-Jun-16	147
93202	D.C. Center Corp	Industrial Incentive	\$4,955,000	23-May-07	148
93455	DASNY Mechanical Inc.	Industrial Incentive	\$5,016,000	06-Apr-11	149
93288	DCD Marketing Ltd.	Industrial Incentive	\$5,500,000	25-Sep-07	150
94206	Deerfield Management Company, L.P.	Commercial Growth Project	\$605,000,000	01-Sep-19	151
93377	Dinas Distribution	Industrial Incentive	\$3,825,000	29-Dec-09	152
94160	DMFYD LIC LLC	Industrial Incentive	\$32,096,773	29-Dec-17	153
94211	DNJ Industries Inc.	Industrial Incentive	\$7,570,000	16-Jan-20	154
92940	Down Right Ltd.	Industrial Incentive	\$4,120,000	30-Jul-04	155
93974	E. Gluck Corporation	Industrial Incentive	\$20,775,000	27-Mar-14	156
93858	East Gun Hill Road Food, LLC	FRESH	\$4,825,000	03-Jan-13	157
94066	Eastern Effects, Inc.	Industrial Incentive	\$3,550,000	17-Apr-15	158
93951	Eclectic/Encore Properties, Inc.	Industrial Incentive	\$11,350,000	26-Jul-13	159
92771	Economy Pump & Motor Repair, Inc.	Industrial Incentive	\$840,000	07-Aug-03	160
93879	Eden II School for Autistic Children, Inc. (2013)	Build NYC Revenue Bond	\$3,305,000	17-Apr-13	161
94256	Eden II School for Autistic Children, Inc. (2022)	Build NYC Revenue Bond	\$11,305,000	15-Jun-22	162
92449	Elite Airline Laundry Services Corp	Industrial Incentive	\$3,500,000	20-Jun-00	163
92950	Empire Merchants LLC/Charmer Industries, Inc.	Industrial Incentive	\$1,800,000	04-Jan-05	164
92670	Empire Metal Finishing, Inc.	Industrial Incentive	\$1,501,000	06-Dec-01	165
92846	Ernst & Young US LLP	Commercial Growth Project	\$159,900,000	15-Jul-04	166

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94072	Ethical Culture Fieldston School	Build NYC Revenue Bond	\$49,355,000	21-May-15	168
94188	Evergreen 105 LLC	Commercial Project	\$76,500,000	19-Dec-18	169
93289	Excellent Poly, Inc.	Industrial Incentive	\$1,900,000	03-Dec-07	170
93312	Extech Building Materials, Inc.	Industrial Incentive	\$8,600,000	01-Apr-08	171
93944	Extell GT LLC	Commercial Project	\$745,793,000	30-Jul-13	172
93976	Falcon Builder Inc.	Industrial Incentive	\$1,550,000	17-Apr-14	173
94094	Faviana International Inc.	Industrial Incentive	\$4,575,000	02-Nov-15	174
94123	Favorite Plastic Corp.	Industrial Incentive	\$1,675,000	30-Dec-16	175
93096	Faztec Industries, Inc.	Industrial Incentive	\$1,488,800	14-Nov-05	176
94070	FC Hanson Office Associates, LLC	Build NYC Revenue Bond	\$105,000,000	17-Jun-15	177
93973	Fedcap Rehabilitation Services, Inc. (2013)	Build NYC Revenue Bond	\$28,450,000	11-Dec-13	178
92669	Federal Express Corporation #1 (2001)	Industrial Incentive	\$90,758,100	26-Dec-01	179
93185	Federal Express Corporation #2 (2006)	Industrial Incentive	\$5,000,000	10-Oct-06	180
93174	Federal Express Corporation 3 (2006 Harlem River Yards Project)	Industrial Incentive	\$25,788,500	28-Dec-06	181
94053	Federation of Protestant Welfare Agencies, Inc.	Build NYC Revenue Bond	\$12,345,000	12-Nov-14	182
92229	Felix Storch, Inc.	Industrial Incentive	\$2,060,000	18-Dec-98	183
94181	Fencers Club, Inc.	Build NYC Revenue Bond	\$9,000,000	13-Dec-18	184
93866	Foodfest Depot LLC	Industrial Incentive	\$10,775,000	20-Dec-12	185
94083	Foodsaver New York, Inc.	Industrial Incentive	\$5,317,306	05-Jan-16	186
92654	Foto Electric Supply Co., Inc.	Industrial Incentive	\$4,150,000	19-Jul-01	187
93945	Fresh Direct, LLC & U.T.F. Trucking, Inc.	Industrial Incentive	\$142,454,000	19-Dec-13	188
94237	Friends of Academic Leadership CS, LLC	Build NYC Revenue Bond	\$17,770,000	16-Jun-21	189
94228	Friends of Hellenic Classical Charter Schools, Inc.	Build NYC Revenue Bond	\$41,805,000	25-Feb-21	190
94251	Friends of WHIN Music Community Charter School, Inc.	Build NYC Revenue Bond	\$43,910,000	29-Jun-22	191
94214	Friends Seminary	Build NYC Revenue Bond	\$25,000,000	30-Jun-20	192
94042	G&G Electric Supply Co, Inc. #2 (2014)	Industrial Incentive	\$3,800,000	28-Aug-14	193
92990	G&G Electric Supply Company, Inc. #1	Industrial Incentive	\$1,475,000	12-May-05	194
91024	Gabrielli Truck Sales, Ltd.	Industrial Incentive	\$5,100,000	19-Dec-96	195
94102	Gabrielli Truck Sales, Ltd. #2	Industrial Incentive	\$23,381,549	14-Jan-16	196
94136	Gabrielli Truck Sales, Ltd. #3	Industrial Incentive	\$22,517,713	28-Jun-17	197
92232	Gary Plastic Packaging Corp.	Manufacturing Facilities Bond	\$6,400,000	09-Oct-98	198
93975	Gateway ShopRite Associates, LLC	FRESH	\$12,500,000	07-May-14	199
94128	GCT New York LP	Industrial Incentive	\$25,000,000	28-Jul-16	200
93967	GMDC Atlantic Avenue LLC	Industrial Incentive	\$13,983,527	10-Dec-13	201
94243	GMDC Brownsville LLC	Industrial Incentive	\$15,488,517	30-Mar-22	202
94147	GMDC OP LLC	Industrial Incentive	\$41,000,000	16-Nov-17	203
92505	Goldfeder/Kahan Framing Group, Ltd.	Industrial Incentive	\$1,910,000	07-Jun-01	204
93238	Goldman Sachs Group, Inc.	BIR Energy Incentive		02-Oct-06	205
92648	Goldstone Hosiery Co., Inc.	Industrial Incentive	\$3,000,000	22-Oct-01	206
94058	Gotham Seafood Corp.	Industrial Incentive	\$4,225,000	05-Jan-16	207
93186	Gourmet Boutique, L.L.C.	Manufacturing Facilities Bond	\$6,200,000	06-Dec-06	208

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92708	Great Wall Corp.	Industrial Incentive	\$2,500,000	03-Jan-03	210
93218	Greenpoint Manufacturing and Design Center #2 (2007)	Industrial Incentive	\$11,004,000	29-Jun-07	211
94142	Grimm Ales LLC	Industrial Incentive	\$4,200,000	06-Feb-18	212
93856	GSNY Properties, Inc.	Build NYC Revenue Bond	\$16,925,000	09-Aug-12	213
92500	Guild for Exceptional Children, Inc., The	Pooled Bond	\$1,182,300	01-Jan-99	214
93860	Halmark Architectural Finishing Corp.	Industrial Incentive	\$1,125,000	23-Aug-12	215
94062	Handy Tool & MFG. Co., Inc.,The	Industrial Incentive	\$2,525,000	05-Jan-15	216
94098	Hannah Senesh Community Day School	Build NYC Revenue Bond	\$4,785,000	30-Sep-15	217
94241	Hartland Supermarket LLC	FRESH	\$2,350,892	23-Sep-21	218
94259	HASC Diagnostic and Treatment Center, Inc (Interagency Council)	Build NYC Revenue Bond	\$4,141,999	15-Jun-22	219
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	220
94257	HeartShare Human Services of New York (Interagency Council)	Build NYC Revenue Bond	\$1,975,000	15-Jun-22	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
94229	Highbridge Facilities, LLC	Build NYC Revenue Bond	\$125,105,000	22-Dec-20	226
93381	Hindustan Granites, Inc.	Industrial Incentive	\$6,736,000	07-Apr-10	227
94064	Horace Mann School	Build NYC Revenue Bond	\$33,525,000	20-Nov-14	228
93970	House of Spices (India), Inc.	Industrial Incentive	\$6,429,938	18-Jun-14	229
93914	Hudson Moving and Storage Co., Inc.	Industrial Incentive	\$6,200,000	14-Jul-11	230
94036	Hudson Yards North Tower Tenant LLC (RHY Unit)	Commercial Project	\$2,674,000,000	11-Dec-15	231
93295	Human Care Services for Families and Children, Inc. #2	Not For Profit Bond	\$1,355,000	07-Nov-07	232
93947	Hutch Tower Two LLC	Build NYC Tax-Exempt Promissory Note	\$80,500,000	20-Dec-12	233
94192	HY30-67 Owner LP	Commercial Project	\$0	15-Apr-19	234
93987	Icahn School of Medicine at Mount Sinai	Applied Sciences NYC	\$5,000,000	24-Feb-14	235
93819	Idlewild 228th Street, LLC	Industrial Incentive	\$19,741,250	20-Jul-12	236
93876	Institute for Community Living, Inc. (2013)	Build NYC Revenue Bond	\$2,600,000	17-Apr-13	237
93885	International Leadership Charter School	Build NYC Revenue Bond	\$21,050,000	21-Mar-13	238
94166	Inwood Academy for Leadership Charter School	Build NYC Revenue Bond	\$17,995,000	15-May-18	239
93870	Iron Mountain Information Management	Industrial Incentive	\$20,550,000	21-Dec-12	240
92715	Isamu Noguchi Foundation, Inc., The	Not For Profit Bond	\$9,000,000	26-Feb-03	241
92417	Island Computer Products, Inc.	Industrial Incentive	\$2,700,000	25-Aug-99	242
93179	J & J Farms Creamery, Inc. and Fisher Foods of Queens Corp.	Industrial Incentive	\$540,288	20-Nov-06	243
92783	Jamaica First Parking, LLC #2 (2004)	Not For Profit Bond	\$9,525,000	23-Mar-04	244
92784	James Carpenter Design Associates, Inc.	Industrial Incentive	\$1,700,000	05-Jan-04	245
91176	James F. Volpe Electrical Contracting Corp.	Industrial Incentive	\$880,000	11-Feb-98	246
93863	Japanese Food Depot LLC	Industrial Incentive	\$10,514,000	26-Sep-12	247
93449	JetBlue Airways Corporation #2 (2010)	Commercial Growth Project	\$52,800,000	18-Nov-10	248
92914	Jetro Cash & Carry Enterprises, Inc. #2 (2005)	Industrial Incentive	\$2,400,000	27-Apr-05	249

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93451	Jetro Cash & Carry Enterprises, LLC #3 (2010)	Industrial Incentive	\$50,000,000	17-Dec-10	250
93859	Jetro Cash & Carry Enterprises, LLC #4 (2012)	Industrial Incentive	\$30,100,000	24-Aug-12	251
94125	Jewish Community Center of Manhattan, Inc.	Build NYC Revenue Bond	\$27,270,000	29-Sep-16	252
94170	JMDH Real Estate Offices, LLC	Commercial Growth Project	\$57,050,000	13-Jul-18	253
92545	Just Bagels Manufacturing, Inc.	Industrial Incentive	\$2,070,000	20-Dec-00	254
92520	Kaylim Supplies, Inc.	Industrial Incentive	\$1,450,000	21-Dec-00	255
92672	Kew Forest Plumbing & Heating, Inc.	Industrial Incentive	\$577,500	17-May-02	256
93934	Kingdom Castle Food Corp.	FRESH	\$5,270,000	12-Mar-12	257
94193	KKR HY Owner LLC (PE 1 Unit)	Commercial Project	\$0	20-May-19	258
94195	KKR HY Owner LLC (PE 2 Unit)	Commercial Project	\$0	20-May-19	259
92421	Klein's Naturals, Ltd.	Industrial Incentive	\$2,850,000	22-Mar-00	260
94088	Krasnyi Oktyabr Inc.	Industrial Incentive	\$5,140,000	10-Dec-15	261
94212	KRE HYOD Owner LLC	Commercial Project	\$0	12-Nov-19	262
93867	Krinos Foods LLC	Industrial Incentive	\$23,355,000	02-May-13	263
94155	Leaders In Our Neighborhood Charter School f/k/a Hyde Leadership Charter School	Build NYC Revenue Bond	\$15,250,000	15-Dec-17	264
93888	Legacy Yards Tenant LLC	Commercial Project	\$1,386,000,000	01-Apr-13	265
92674	Leo International, Inc.	Industrial Incentive	\$1,239,375	19-Dec-01	266
94115	LIC Site B-1 Owner, LLC	Commercial Project	\$706,743,996	30-Jun-16	267
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	268
92963	Lighting & Supplies, Inc. a/k/a Sunlight Clinton Realty LLC	Industrial Incentive	\$10,800,000	17-Mar-05	269
93965	Little Red School House and Elisabeth Irwin High School	Build NYC Revenue Bond	\$9,650,000	10-Oct-13	270
94069	Lobster Place Inc., The	Industrial Incentive	\$7,350,000	13-Mar-15	271
94078	Lower East Side Tenement Museum	Build NYC Revenue Bond	\$10,700,000	24-Nov-15	272
94222	Luria Academy of Brooklyn	Build NYC Revenue Bond	\$10,653,000	21-Apr-21	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
94250	Manhattan Community Access Corporation	Build NYC Revenue Bond	\$16,500,000	23-Feb-22	283
94104	Manhattan Country School, Inc. and West 85th Street Owner LLC	Build NYC Revenue Bond	\$22,000,000	07-Apr-16	284
94140	Marathon Energy Corporation	Industrial Incentive	\$11,200,000	11-Jul-17	285
93875	Maric Mechanical, Inc.	Industrial Incentive	\$1,195,565	04-Jan-13	286
92971	Marjam Supply of Rewe Street, LLC	Industrial Incentive	\$5,200,000	04-Jan-05	287
94152	Mary McDowell Friends School (2017)	Build NYC Revenue Bond	\$20,800,000	29-Sep-17	288
93873	Marymount School of New York	Build NYC Revenue Bond	\$19,480,000	20-Dec-12	289
94248	Marymount School of New York (2021)	Build NYC Revenue Bond	\$80,000	19-Oct-21	290

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93450	Mediterranean Gyros Products, Inc.	Industrial Incentive	\$2,425,000	17-Dec-10	292
94054	Metropolitan College of New York	Build NYC Revenue Bond	\$67,440,000	10-Dec-14	293
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	294
94092	Metropolitan Montessori School #2	Build NYC Revenue Bond	\$17,000,000	25-Sep-15	295
93171	Meurice Garment Care of Manhasset Inc.	Industrial Incentive	\$2,600,000	06-Sep-06	296
94196	MHANY Peninsula Local Development Corporation	EDC Loan	\$3,000,000	22-May-19	297
93290	Mind, Hand and Company & J.V. Woodworking & Oh-Show Woodworking Studio	Industrial Incentive	\$2,450,000	03-Jan-08	298
92790	ML Design, Inc.	Industrial Incentive	\$2,150,000	30-Jul-03	299
94120	Modern Window & Door, Inc.	Industrial Incentive	\$8,300,720	29-Nov-16	300
93917	Moisha's Kosher Discount Supermarket, Inc.	FRESH	\$3,100,000	18-Sep-11	301
93198	Mondial Automotive, Inc and Kal-Bros, Inc	Industrial Incentive	\$5,400,000	08-Feb-07	302
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	303
92295	Morrisons Pastry Corp.	Industrial Incentive	\$3,200,000	16-Apr-99	304
93966	Mount Sinai Hospital, The	Build NYC Revenue Bond	\$112,000,000	19-Dec-13	305
92432	Moving Right Along Service, Inc.	Industrial Incentive	\$1,400,000	20-Dec-99	306
92720	Musco Food Corporation	Industrial Incentive	\$6,375,000	06-May-03	307
93880	National Acoustics, Inc.	Industrial Incentive	\$1,579,850	02-May-13	308
92721	National Compressor Exchange of N.Y., Inc.	Industrial Incentive	\$5,211,211	11-Sep-02	309
93305	Natural Resources Defense Council	Build NYC Revenue Bond	\$12,730,000	01-Jan-08	310
92519	NBC Universal, Inc.	Commercial Growth Project	\$1,500,300,000	20-Dec-88	311
94190	New Dawn Charter Schools	Build NYC Revenue Bond	\$20,685,000	28-Feb-19	312
94223	New World Preparatory Charter School	Build NYC Revenue Bond	\$51,160,000	24-Jun-21	313
93874	New York Genome Center, Inc.	EDC Loan	\$5,000,000	16-Nov-12	314
94110	New York Law School (2016)	Build NYC Revenue Bond	\$140,210,000	29-Jan-16	315
92664	New York Post	Commercial Growth Project	\$168,915,000	25-Mar-02	316
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	317
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	318
93950	Nightingale-Bamford School, The	Build NYC Tax-Exempt Promissory Note	\$35,000,000	04-Dec-13	319
92792	Novelty Crystal Corp.	Manufacturing Facilities Bond	\$7,500,000	22-Dec-03	320
94150	Nuasin Next Generation Charter School (FKA Metropolitan Lighthouse Charter School)	Build NYC Revenue Bond	\$24,895,000	22-Dec-17	321
93359	O. & I. Realty, Inc. / Peralta Metal Works, Inc.	Industrial Incentive	\$2,100,000	05-Sep-08	322
94148	Octopus Garden Inc.	Industrial Incentive	\$2,477,000	27-Oct-17	323
94105	ODA Primary Health Care Network, Inc.	Build NYC Revenue Bond	\$5,000,000	12-Feb-16	324
93922	Oh Nuts Warehousing Inc. and Online Express Manufacturers and Distributors Inc.	Industrial Incentive	\$3,230,000	09-Nov-11	325
94038	One Hudson Yards Owner LLC	Commercial Project	\$1,434,114,029	05-Dec-14	326
92795	Otsar Early Childhood Center Project	Pooled Bond	\$2,415,000	27-Feb-04	327
92503	P. S. Pibbs, Inc.	Manufacturing Facilities Bond	\$2,000,000	07-Jun-01	328
94087	Packer Collegiate Institute, The	Build NYC Revenue Bond	\$22,000,000	07-Apr-15	329
93919	Pain D'Avignon III, Ltd.	Industrial Incentive	\$2,958,403	28-Sep-11	330
91044	Panorama Windows Ltd.	Industrial Incentive	\$1,169,400	03-Jan-97	331

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92797	Park View Realty Associates LLC	Industrial Incentive	\$4,300,000	21-Aug-03	332
93204	Peerless Equities LLC/Empire Merchants LLC	Industrial Incentive	\$7,805,000	04-Jan-07	333
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	334
94172	Person Centered Care Services, Inc.	Build NYC Revenue Bond	\$5,000,000	13-Jul-18	335
94175	Pharos Academy Charter School (FKA Bronx Lighthouse Charter School)	Build NYC Revenue Bond	\$8,825,000	12-Oct-18	336
94231	Phoenix Building Supply Inc.	Industrial Incentive	\$2,800,000	22-Dec-20	337
94112	Picture Car Services, LTD	Industrial Incentive	\$47,450,000	24-Jun-16	338
93964	Poly Prep Country Day School	Build NYC Revenue Bond	\$10,000,000	10-Sep-13	339
94055	Pratt Paper (NY), Inc.	Build NYC Revenue Bond	\$96,300,000	18-Dec-14	340
92844	Precision Gear, Inc.	Industrial Incentive	\$6,560,000	23-Dec-98	341
94134	Professional Children's School, Inc. (2017)	Build NYC Tax-Exempt Promissory Note	\$6,856,000	01-May-17	342
93317	Program Development Services, Inc. #2 (2008)	Pooled Bond	\$2,200,000	30-Jan-08	343
93287	Proxima, Inc.	Industrial Incentive	\$7,633,000	20-Nov-07	344
94059	Q Student Residences, LLC	Build NYC Revenue Bond	\$65,230,000	05-Sep-14	345
93176	Queens Ballpark Company, L.L.C.	Commercial Project	\$896,932,088	22-Aug-06	346
92928	Rapid Processing, LLC	Industrial Incentive	\$3,250,000	03-Mar-05	347
93246	Related Retail Hub LLC	EDC Loan	\$4,000,000	24-Mar-06	348
93848	ReyCo Supermarkets LLC	FRESH	\$2,650,000	25-Jun-13	349
93841	Richards Plumbing and Heating Co., Inc.	Industrial Incentive	\$4,696,526	17-May-13	350
94187	Richmond Medical Center	Build NYC Revenue Bond	\$132,065,000	20-Dec-18	351
92448	Rite Lite Ltd.	Industrial Incentive	\$3,500,000	05-Jan-00	352
94081	Riverdale Country School, Inc.	Build NYC Tax-Exempt Promissory Note	\$51,800,000	15-Jul-15	353
94127	Rogers Surveying, PLLC	Industrial Incentive	\$4,950,000	05-Jan-17	354
92589	Rosco, Inc.	Manufacturing Facilities Bond	\$4,200,000	27-Jun-02	355
93940	Royal Charter Properties, Inc.	Build NYC Revenue Bond	\$24,660,000	29-Jun-12	356
93382	Royal Recycling Services, Inc.	Industrial Incentive	\$6,975,000	12-Apr-10	357
92955	S. DiFazio and Sons Construction, Inc. & Faztec Industries, Inc.	Industrial Incentive	\$1,295,000	30-Dec-04	358
93349	Safe Art SAT, Inc.	Industrial Incentive	\$11,100,000	17-Dec-08	359
94085	Saint Ann's School	Build NYC Tax-Exempt Promissory Note	\$30,000,000	10-Sep-15	360
94099	Saint David's School	Build NYC Revenue Bond	\$35,000,000	24-Nov-15	361
93918	Salmar Properties, LLC	Industrial Incentive	\$44,429,433	22-Sep-11	362
92452	Sarad, Inc. #1 (1999)	Industrial Incentive	\$1,000,000	31-Aug-99	363
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	364
94239	SCO Family of Services ("SCO") #2	Build NYC Revenue Bond	\$18,895,000	01-Sep-21	365
94146	Seamen's Society for Children and Families (2017)	Build NYC Revenue Bond	\$4,298,000	27-Sep-17	366
93882	Seaview Senior Living Housing Development Fund Corporation	Build NYC Revenue Bond	\$36,000,000	23-Jan-13	367
94132	Services and Advocacy for Gay, Lesbian, Bisexual and Transgender Elder, Inc.	Build NYC Revenue Bond	\$7,799,000	22-Feb-17	368
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	369
94247	Seton Education Partners	Build NYC Revenue Bond	\$15,245,000	23-Nov-21	370
94242	Shefa School	Build NYC Revenue Bond	\$65,675,000	01-Aug-21	371

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93961	Simon Liu, Inc.	Industrial Incentive	\$2,850,000	19-Sep-13	373
93190	Simon's Hardware & Bath, LLC	Industrial Incentive	\$4,700,000	01-Aug-06	374
94047	Skyline Restoration Inc.	Industrial Incentive	\$16,700,000	14-Nov-14	375
94199	SLM Digital New York Inc.	Industrial Incentive	\$2,475,000	20-Dec-19	376
92274	Solco Plumbing Supply, Inc.	Industrial Incentive	\$1,060,000	12-May-99	377
93889	South Bronx Charter School for International Cultures and the Arts	Build NYC Revenue Bond	\$22,270,000	11-Jun-13	378
93038	Spence- Chapin, Services to Families and Children	Not For Profit Bond	\$9,875,000	22-Jun-06	379
94215	St. Francis College	Build NYC Revenue Bond	\$42,055,000	22-Jun-20	380
94249	St. Francis College (2021)	Build NYC Revenue Bond	\$45,000,000	29-Oct-21	381
94039	St. George Outlet Development LLC	Commercial Project	\$298,955,299	07-Nov-14	382
93217	Stallion Inc. #1 (2007)	Industrial Incentive	\$8,530,000	02-Mar-07	383
92947	State Narrow Fabrics, Inc.	Industrial Incentive	\$2,585,000	25-Aug-04	384
92275	Steinway, Inc.	Industrial Incentive	\$11,500,000	18-Jun-99	385
94037	Stephen Gaynor School	Build NYC Revenue Bond	\$28,900,000	16-Jul-14	386
92934	Super-Tek Products	Manufacturing Facilities Bond	\$5,900,000	29-Dec-04	387
92930	Sweet Sams Baking Company, LLC	Industrial Incentive	\$8,000,000	10-Aug-04	388
92587	T & G Industries, Inc.	Industrial Incentive	\$2,450,000	15-Nov-01	389
94144	Talmud Torah Ohel Yochanan & The Bnei Torah Trust	Build NYC Revenue Bond	\$14,855,000	20-Jul-17	390
93348	Technical Library Service, Inc.	Industrial Incentive	\$4,875,000	19-Dec-08	391
94226	The Calhoun School, Inc.	Build NYC Tax-Exempt Promissory Note	\$32,535,000	30-Dec-20	392
94204	The Children's Aid Society #2	Build NYC Revenue Bond	\$34,420,000	01-Aug-19	393
94224	The Committee to Protect Journalists, Inc.	Build NYC Revenue Bond	\$5,500,000	01-Mar-21	394
94245	The ICS Foundation, Inc.	Build NYC Revenue Bond	\$36,135,000	23-Sep-21	395
94118	The Rogosin Institute, Inc.	Build NYC Revenue Bond	\$12,000,000	21-Jul-16	396
94182	Therapy and Learning Center, Inc. #2	Build NYC Revenue Bond	\$3,473,000	14-Dec-18	397
93175	Tiago Holdings LLC #1	Empowerment Zone Facility Bond	\$91,833,000	31-Jan-07	398
92279	Titan Machine Corporation	Industrial Incentive	\$2,758,000	16-Jul-98	399
94121	Transcontinental Ultra Flex Inc.	Industrial Incentive	\$16,427,341	16-Dec-16	400
94043	Treasure Asset Storage LLC	Industrial Incentive	\$21,000,000	28-Jul-14	401
94063	Trey Whitfield School	Build NYC Revenue Bond	\$3,975,000	05-Feb-15	402
93019	Tri-State Camera Exchange Inc.	Industrial Incentive	\$4,365,000	08-Sep-05	403
92590	Tri-State Surgical Supply & Equipment Ltd. and H & H Laboratories, Inc.	Industrial Incentive	\$3,400,000	20-Sep-01	404
93979	Trinity Episcopal School Corporation	Build NYC Tax-Exempt Promissory Note	\$6,784,000	11-Apr-14	405
94149	Tristate Plumbing Services Corp.	Industrial Incentive	\$5,498,000	14-Nov-17	406
94252	Trustees of the Spence School, Inc.	Build NYC Revenue Bond	\$30,395,000	28-Feb-22	407
93456	Ulano Corporation f/k/a The Utah Company of New York, Inc.	Industrial Incentive	\$5,910,000	01-Sep-10	408
94225	Union of Orthodox Jewish Congregations of America, d/b/a Orthodox Union "OU"	Build NYC Revenue Bond	\$43,000,000	14-Jan-21	409
93350	United Airconditioning Corp. II	Industrial Incentive	\$1,085,645	02-Jul-08	410
94111	United Cerebral Palsy of New York City #2 (2016)	Build NYC Revenue Bond	\$35,253,130	30-Jun-16	411
93883	United Cerebral Palsy of New York City, Inc.	Build NYC Revenue Bond	\$5,995,000	25-Apr-13	412

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94051	United Jewish Appeal- Federation of Jewish Philanthropies of New York, Inc.	Build NYC Revenue Bond	\$27,335,000	14-Aug-14	414
93959	United Nations International School	Build NYC Tax-Exempt Promissory Note	\$5,000,000	28-Aug-13	415
94060	United New York Sandy Hook Pilots' Association and United New Jersey Sandy Hook Pilots' Association	Industrial Incentive	\$5,500,000	22-Sep-14	416
94126	United States Fund for UNICEF	Build NYC Revenue Bond	\$39,100,000	22-Sep-16	417
94100	Urban Resource Institute	Build NYC Revenue Bond	\$11,283,000	17-Dec-15	418
94129	Urban Resource Institute f/k/a Center for Elimination of Violence in the Family, Inc.	Build NYC Revenue Bond	\$3,860,000	26-Jan-17	419
91126	Victory FoodService Distributors Corp.	Industrial Incentive	\$3,700,000	24-Jul-97	420
93968	Village Center for Care	Build NYC Revenue Bond	\$15,805,000	01-Oct-13	421
94210	Village Community School #2	Build NYC Revenue Bond	\$21,000,000	03-Oct-19	422
94141	Village Super Market, Inc.	FRESH	\$14,000,000	29-Dec-17	423
94101	Volunteers of America - Greater New York, Inc #2	Build NYC Revenue Bond	\$5,515,000	17-Nov-15	424
94165	Volunteers of America - Greater New York, Inc #3	Build NYC Revenue Bond	\$5,553,000	28-Dec-17	425
93980	Volunteers of America - Greater New York, Inc.	Build NYC Revenue Bond	\$9,520,000	21-Mar-14	426
93803	Wagner College	Build NYC Revenue Bond	\$12,705,000	25-Sep-12	427
92469	Watkins Poultry Merchants of New York, Inc.	Industrial Incentive	\$1,600,000	19-Oct-99	428
92935	Way Fong, LLC	Industrial Incentive	\$2,775,000	21-Sep-04	429
93981	Weapons Specialists Ltd.	Industrial Incentive	\$9,610,000	28-Mar-14	430
94194	Wells Fargo Properties, Inc.	Commercial Project	\$0	20-May-19	431
93380	Western Beef Retail, Inc. #1	FRESH	\$11,450,000	01-Mar-10	432
94040	Western Beef Retail, Inc. #2 (2014)	FRESH	\$5,525,000	23-Dec-14	433
94143	Western Beef Retail, Inc. #3 (2018)	FRESH	\$3,180,000	04-Jan-18	434
94157	Western Beef Retail, Inc. #4 (2017)	FRESH	\$23,345,079	04-Jan-18	435
94174	Western Beef Retail, Inc. #5 (2018)	FRESH	\$10,985,000	22-Aug-18	436
92471	Wipe-Tex International Corp.	Industrial Incentive	\$2,675,000	09-Sep-99	437
92472	World Casing Corp.	Manufacturing Facilities Bond	\$2,245,000	18-Nov-99	438
93453	WytheHotel LLC	Recovery Zone Facility Bond	\$15,000,000	16-Dec-10	439
94109	Xaverian High School/Ryken Educational Center, Inc.	Build NYC Revenue Bond	\$15,000,000	03-May-16	440
93177	Yankee Stadium LLC	Commercial Project	\$1,633,968,000	22-Aug-06	441
93942	Yeshiva Har Torah	Build NYC Revenue Bond	\$3,600,000	28-Jun-12	442
94117	Yeshivah of Flatbush	Build NYC Revenue Bond	\$29,000,000	08-Sep-16	443
94056	Yeshivat Beth Hillel of Krasna, Inc.	Build NYC Revenue Bond	\$10,000,000	20-Feb-15	444
94130	Yeshivat Darche Eres, Inc.	Build NYC Revenue Bond	\$11,040,000	09-Dec-16	445
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	446
94154	York Studios - Michaelangelo Campus LLC	Industrial Incentive	\$45,630,977	05-Mar-18	447
94218	Young Adult Institute, Inc.	Build NYC Revenue Bond	\$5,490,000	01-Dec-20	448
94258	Young Adult Institute, Inc. (Interagency Council)	Build NYC Revenue Bond	\$3,500,000	01-Jun-22	449
92936	Zalmen Reiss and Associates Inc. (2004)	Industrial Incentive	\$4,730,000	05-Jan-05	450

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Bronx					
94061	149 Street Food Corp.	FRESH	\$1,890,990	28-Sep-15	3
93931	3462 Third Avenue Food Corp. d/b/a Associated Supermarket	FRESH	\$2,050,000	20-Dec-11	6
94208	425 Westchester Fee Owner, LLC	Commercial Project	\$81,414,386	24-Jun-20	7
94090	Albert Einstein College of Medicine, Inc. (f/k/a Com Affiliation, Inc.)	Build NYC Revenue Bond	\$175,000,000	09-Sep-15	32
93207	Apthorp Cleaners Inc.	Industrial Incentive	\$1,128,300	26-Apr-07	46
92564	Baco Enterprises, Inc. #1 (2001)	Industrial Incentive	\$2,470,000	29-Jun-01	56
92527	Ben Hur Moving & Storage, Inc.	Industrial Incentive	\$6,000,000	29-Mar-01	67
94197	Bogopa BTM, LLC	FRESH	\$10,000,000	28-Jun-19	78
93977	Bogopa Washington, Inc.	FRESH	\$12,165,500	17-Dec-13	80
93929	Bogopa-Concourse, Inc.	FRESH	\$1,066,000	06-Oct-11	82
93877	Bronx Charter School for Excellence	Build NYC Revenue Bond	\$24,000,000	24-Apr-13	91
93284	Bronx Parking Development Company, LLC	Not For Profit Bond	\$237,635,000	01-Dec-07	92
93191	BTM Development Partners, LLC	Industrial Incentive	\$494,000,000	14-Sep-06	99
94179	C. Kenneth Imports, Inc.	Industrial Incentive	\$5,580,843	13-Feb-19	100
92372	Center for Family Support, Inc., The #1 (1999)	Pooled Bond	\$462,800	10-Dec-99	105
92757	Center for Family Support, Inc., The #2 (2004)	Pooled Bond	\$900,000	27-Feb-04	106
94076	Children's Aid Society, The	Build NYC Revenue Bond	\$37,205,000	23-Jul-15	117
92658	Citywide Mobile Response Corporation	Industrial Incentive	\$2,200,000	22-May-02	121
93140	College of Mount Saint Vincent #3	Not For Profit Bond	\$22,787,000	29-Jun-06	123
93391	Comprehensive Care Management Corporation #1 (1996)	Not For Profit Bond	\$6,525,000	20-Jun-96	131
93910	Comprehensive Care Management Corporation #3 (1998)	Not For Profit Bond	\$4,760,000	14-Jul-98	133
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	144
93858	East Gun Hill Road Food, LLC	FRESH	\$4,825,000	03-Jan-13	157
94072	Ethical Culture Fieldston School	Build NYC Revenue Bond	\$49,355,000	21-May-15	168
93174	Federal Express Corporation 3 (2006 Harlem River Yards Project)	Industrial Incentive	\$25,788,500	28-Dec-06	181
92229	Felix Storch, Inc.	Industrial Incentive	\$2,060,000	18-Dec-98	183
93866	Foodfest Depot LLC	Industrial Incentive	\$10,775,000	20-Dec-12	185
93945	Fresh Direct, LLC & U.T.F. Trucking, Inc.	Industrial Incentive	\$142,454,000	19-Dec-13	188
94237	Friends of Academic Leadership CS, LLC	Build NYC Revenue Bond	\$17,770,000	16-Jun-21	189
94042	G&G Electric Supply Co, Inc. #2 (2014)	Industrial Incentive	\$3,800,000	28-Aug-14	193
94136	Gabrielli Truck Sales, Ltd. #3	Industrial Incentive	\$22,517,713	28-Jun-17	197
92232	Gary Plastic Packaging Corp.	Manufacturing Facilities Bond	\$6,400,000	09-Oct-98	198
94058	Gotham Seafood Corp.	Industrial Incentive	\$4,225,000	05-Jan-16	207
94075	Hebrew Home for the Aged at Riverdale, The	Build NYC Revenue Bond	\$55,000,000	13-Feb-15	222
94229	Highbridge Facilities, LLC	Build NYC Revenue Bond	\$125,105,000	22-Dec-20	226
94064	Horace Mann School	Build NYC Revenue Bond	\$33,525,000	20-Nov-14	228
93947	Hutch Tower Two LLC	Build NYC Tax-Exempt Promissory Note	\$80,500,000	20-Dec-12	233
93885	International Leadership Charter School	Build NYC Revenue Bond	\$21,050,000	21-Mar-13	238
93451	Jetro Cash & Carry Enterprises, LLC #3 (2010)	Industrial Incentive	\$50,000,000	17-Dec-10	250
92545	Just Bagels Manufacturing, Inc.	Industrial Incentive	\$2,070,000	20-Dec-00	254
92520	Kaylim Supplies, Inc.	Industrial Incentive	\$1,450,000	21-Dec-00	255

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Bronx					
93867	Krinos Foods LLC	Industrial Incentive	\$23,355,000	02-May-13	263
94155	Leaders In Our Neighborhood Charter School f/k/a Hyde Leadership Charter School	Build NYC Revenue Bond	\$15,250,000	15-Dec-17	264
94069	Lobster Place Inc., The	Industrial Incentive	\$7,350,000	13-Mar-15	271
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
93171	Meurice Garment Care of Manhasset Inc.	Industrial Incentive	\$2,600,000	06-Sep-06	296
94196	MHANY Peninsula Local Development Corporation	EDC Loan	\$3,000,000	22-May-19	297
94120	Modern Window & Door, Inc.	Industrial Incentive	\$8,300,720	29-Nov-16	300
92664	New York Post	Commercial Growth Project	\$168,915,000	25-Mar-02	316
94150	Nuasin Next Generation Charter School (FKA Metropolitan Lighthouse Charter School)	Build NYC Revenue Bond	\$24,895,000	22-Dec-17	321
91044	Panorama Windows Ltd.	Industrial Incentive	\$1,169,400	03-Jan-97	331
94175	Pharos Academy Charter School (FKA Bronx Lighthouse Charter School)	Build NYC Revenue Bond	\$8,825,000	12-Oct-18	336
93246	Related Retail Hub LLC	EDC Loan	\$4,000,000	24-Mar-06	348
94081	Riverdale Country School, Inc.	Build NYC Tax-Exempt Promissory Note	\$51,800,000	15-Jul-15	353
94247	Seton Education Partners	Build NYC Revenue Bond	\$15,245,000	23-Nov-21	370
93889	South Bronx Charter School for International Cultures and the Arts	Build NYC Revenue Bond	\$22,270,000	11-Jun-13	378
92930	Sweet Sams Baking Company, LLC	Industrial Incentive	\$8,000,000	10-Aug-04	388
94149	Tristate Plumbing Services Corp.	Industrial Incentive	\$5,498,000	14-Nov-17	406
91126	Victory FoodService Distributors Corp.	Industrial Incentive	\$3,700,000	24-Jul-97	420
94141	Village Super Market, Inc.	FRESH	\$14,000,000	29-Dec-17	423
93980	Volunteers of America - Greater New York, Inc.	Build NYC Revenue Bond	\$9,520,000	21-Mar-14	426
93380	Western Beef Retail, Inc. #1	FRESH	\$11,450,000	01-Mar-10	432
94040	Western Beef Retail, Inc. #2 (2014)	FRESH	\$5,525,000	23-Dec-14	433
94157	Western Beef Retail, Inc. #4 (2017)	FRESH	\$23,345,079	04-Jan-18	435
94174	Western Beef Retail, Inc. #5 (2018)	FRESH	\$10,985,000	22-Aug-18	436
92471	Wipe-Tex International Corp.	Industrial Incentive	\$2,675,000	09-Sep-99	437
93177	Yankee Stadium LLC	Commercial Project	\$1,633,968,000	22-Aug-06	441
94154	York Studios - Michaelangelo Campus LLC	Industrial Incentive	\$45,630,977	05-Mar-18	447

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Brooklyn					
94209	500 Stagg Street LLC	Industrial Incentive	\$6,847,810	16-Oct-19	11
94255	Achievement First Charter School (NCC)	New Markets Tax Credits Program	\$0	16-Mar-22	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	\$4,816,875	20-Jun-08	27
94052	Albee Retail Development LLC (2014)	Build NYC Revenue Bond	\$20,000,000	29-Oct-14	31
93184	Aleta Industries Inc. and Aleta Group, Inc.	Industrial Incentive	\$4,640,000	25-Sep-06	33
92956	AM&G Waterproofing LLC	Industrial Incentive	\$11,895,000	29-Mar-05	38
93320	Approved Oil Co. of Brooklyn, Inc.	Industrial Incentive	\$5,200,000	07-May-08	45
92678	Aron's Manufacturing Corp.	Industrial Incentive	\$1,890,000	13-Jun-02	48
92753	Arrow Linen Supply Co., Inc.	Industrial Incentive	\$897,000	19-Aug-03	49
93948	Art to Frames Inc.	Industrial Incentive	\$6,000,000	10-Jul-13	50
93214	Ateret Torah Center	Not For Profit Bond	\$13,200,000	29-Mar-07	53
91009	Atlantic Veal & Lamb	Industrial Incentive	\$1,995,000	13-Dec-96	54
94048	Bais Ruchel High School, Inc.	Build NYC Revenue Bond	\$18,100,000	23-Oct-14	57
94202	Bais Yaakov Dkhal Adas Yereim	Build NYC Revenue Bond	\$15,670,000	18-Jul-19	58
94106	Barkai Foundation, Inc.	Build NYC Revenue Bond	\$8,700,000	15-Oct-15	61
93282	Barone Steel Fabricators, Inc.	Industrial Incentive	\$5,700,000	29-Aug-07	62
92364	Bedessee Imports, Inc.	Industrial Incentive	\$1,600,000	04-Jan-00	65
94221	Bedford EMR Holdings LLC	FRESH	\$1,350,000	18-Nov-20	66
94232	Berkeley Carroll School, The (2021)	Build NYC Tax-Exempt Promissory Note	\$40,000,000	03-Jun-21	68
93362	Best Choice Trading Corporation	Industrial Incentive	\$2,625,000	11-Dec-08	70
94203	Best Choice Trading Corporation #2	Industrial Incentive	\$6,016,500	21-Aug-19	71
94254	Best Choice Trading Corporation (2022)	Industrial Incentive	\$8,210,000	13-May-22	72
94096	BNOS Square of Williamsburg	Build NYC Revenue Bond	\$7,400,000	28-Jun-16	77
93927	Bogopa, Inc.	FRESH	\$3,500,000	06-Oct-11	81
93928	Bogopa-Junius, Inc.	FRESH	\$910,000	06-Oct-11	84
93920	Bogopa-Manhattan, Inc.	FRESH	\$980,000	06-Oct-11	85
93869	Brooklyn Heights Montessori School	Build NYC Tax-Exempt Promissory Note	\$10,000,000	03-Jun-13	93
94198	Brooklyn Navy Yard Building 127	New Markets Tax Credits Program	\$0	21-Sep-18	94
94186	Brooklyn Navy Yard Cogeneration Partners, L.P. #2	Build NYC Revenue Bond	\$82,135,000	14-Feb-19	95
93943	Brooklyn Union Gas Company	Industrial Incentive	\$14,400,000	23-May-14	96
94089	Brooklyn United Methodist Church Home	Build NYC Revenue Bond	\$6,295,000	09-Oct-15	97
93389	Chase Manhattan Bank, NA	Commercial Growth Project	\$0	03-Nov-89	115
92891	City Merchandise, Inc. (2002)	Industrial Incentive	\$2,430,000	03-Jan-02	120
93286	Cobble Hill Health Center, Inc.	Build NYC Revenue Bond	\$48,190,000	31-Jan-08	122
92989	Comfort Bedding Inc.	Industrial Incentive	\$1,900,000	15-Jun-05	126
92765	Commercial Cooling Service, Inc.	Industrial Incentive	\$2,075,000	31-Mar-04	127
94216	Community Healthcare Network (aka Betty Shabazz)	New Markets Tax Credits Program	\$0	31-Dec-19	129
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	132
94180	Congregation Machna Shalva, 1462 CMS LLC & 5815 CMS LLC	Build NYC Revenue Bond	\$24,500,000	09-Nov-18	134

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94035	Congregation Yeshiva Beis Chaya Mushka, Inc.	Build NYC Revenue Bond	\$4,500,000	28-Aug-14	135
93093	Coronet Parts Manufacturing Company, Inc.	Industrial Incentive	\$2,732,000	08-Dec-05	143
93288	DCD Marketing Ltd.	Industrial Incentive	\$5,500,000	25-Sep-07	150
92940	Down Right Ltd.	Industrial Incentive	\$4,120,000	30-Jul-04	155
94066	Eastern Effects, Inc.	Industrial Incentive	\$3,550,000	17-Apr-15	158
94188	Evergreen 105 LLC	Commercial Project	\$76,500,000	19-Dec-18	169
93289	Excellent Poly, Inc.	Industrial Incentive	\$1,900,000	03-Dec-07	170
93312	Extech Building Materials, Inc.	Industrial Incentive	\$8,600,000	01-Apr-08	171
93976	Falcon Builder Inc.	Industrial Incentive	\$1,550,000	17-Apr-14	173
94123	Favorite Plastic Corp.	Industrial Incentive	\$1,675,000	30-Dec-16	175
94070	FC Hanson Office Associates, LLC	Build NYC Revenue Bond	\$105,000,000	17-Jun-15	177
94083	Foodsaver New York, Inc.	Industrial Incentive	\$5,317,306	05-Jan-16	186
92654	Foto Electric Supply Co., Inc.	Industrial Incentive	\$4,150,000	19-Jul-01	187
94228	Friends of Hellenic Classical Charter Schools, Inc.	Build NYC Revenue Bond	\$41,805,000	25-Feb-21	190
93975	Gateway ShopRite Associates, LLC	FRESH	\$12,500,000	07-May-14	199
93967	GMDC Atlantic Avenue LLC	Industrial Incentive	\$13,983,527	10-Dec-13	201
94243	GMDC Brownsville LLC	Industrial Incentive	\$15,488,517	30-Mar-22	202
93218	Greenpoint Manufacturing and Design Center #2 (2007)	Industrial Incentive	\$11,004,000	29-Jun-07	211
94142	Grimm Ales LLC	Industrial Incentive	\$4,200,000	06-Feb-18	212
92500	Guild for Exceptional Children, Inc., The	Pooled Bond	\$1,182,300	01-Jan-99	214
93860	Halmark Architectural Finishing Corp.	Industrial Incentive	\$1,125,000	23-Aug-12	215
94062	Handy Tool & MFG. Co., Inc.,The	Industrial Incentive	\$2,525,000	05-Jan-15	216
94098	Hannah Senesh Community Day School	Build NYC Revenue Bond	\$4,785,000	30-Sep-15	217
94241	Hartland Supermarket LLC	FRESH	\$2,350,892	23-Sep-21	218
94259	HASC Diagnostic and Treatment Center, Inc (Interagency Council)	Build NYC Revenue Bond	\$4,141,999	15-Jun-22	219
94257	HeartShare Human Services of New York (Interagency Council)	Build NYC Revenue Bond	\$1,975,000	15-Jun-22	221
93381	Hindustan Granites, Inc.	Industrial Incentive	\$6,736,000	07-Apr-10	227
93295	Human Care Services for Families and Children, Inc. #2	Not For Profit Bond	\$1,355,000	07-Nov-07	232
91176	James F. Volpe Electrical Contracting Corp.	Industrial Incentive	\$880,000	11-Feb-98	246
92914	Jetro Cash & Carry Enterprises, Inc. #2 (2005)	Industrial Incentive	\$2,400,000	27-Apr-05	249
92421	Klein's Naturals, Ltd.	Industrial Incentive	\$2,850,000	22-Mar-00	260
94088	Krasnyi Oktyabr Inc.	Industrial Incentive	\$5,140,000	10-Dec-15	261
92674	Leo International, Inc.	Industrial Incentive	\$1,239,375	19-Dec-01	266
92963	Lighting & Supplies, Inc. a/k/a Sunlight Clinton Realty LLC	Industrial Incentive	\$10,800,000	17-Mar-05	269
94222	Luria Academy of Brooklyn	Build NYC Revenue Bond	\$10,653,000	21-Apr-21	273
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	287
94152	Mary McDowell Friends School (2017)	Build NYC Revenue Bond	\$20,800,000	29-Sep-17	288
93917	Moisha's Kosher Discount Supermarket, Inc.	FRESH	\$3,100,000	18-Sep-11	301
94190	New Dawn Charter Schools	Build NYC Revenue Bond	\$20,685,000	28-Feb-19	312
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	318

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93359	O. & I. Realty, Inc. / Peralta Metal Works, Inc.	Industrial Incentive	\$2,100,000	05-Sep-08	322
94105	ODA Primary Health Care Network, Inc.	Build NYC Revenue Bond	\$5,000,000	12-Feb-16	324
92795	Otsar Early Childhood Center Project	Pooled Bond	\$2,415,000	27-Feb-04	327
94087	Packer Collegiate Institute, The	Build NYC Revenue Bond	\$22,000,000	07-Apr-15	329
93204	Peerless Equities LLC/Empire Merchants LLC	Industrial Incentive	\$7,805,000	04-Jan-07	333
93964	Poly Prep Country Day School	Build NYC Revenue Bond	\$10,000,000	10-Sep-13	339
93317	Program Development Services, Inc. #2 (2008)	Pooled Bond	\$2,200,000	30-Jan-08	343
93841	Richards Plumbing and Heating Co., Inc.	Industrial Incentive	\$4,696,526	17-May-13	350
92448	Rite Lite Ltd.	Industrial Incentive	\$3,500,000	05-Jan-00	352
94085	Saint Ann's School	Build NYC Tax-Exempt Promissory Note	\$30,000,000	10-Sep-15	360
93918	Salmar Properties, LLC	Industrial Incentive	\$44,429,433	22-Sep-11	362
92452	Sarad, Inc. #1 (1999)	Industrial Incentive	\$1,000,000	31-Aug-99	363
93961	Simon Liu, Inc.	Industrial Incentive	\$2,850,000	19-Sep-13	373
92274	Solco Plumbing Supply, Inc.	Industrial Incentive	\$1,060,000	12-May-99	377
94215	St. Francis College	Build NYC Revenue Bond	\$42,055,000	22-Jun-20	380
94249	St. Francis College (2021)	Build NYC Revenue Bond	\$45,000,000	29-Oct-21	381
92587	T & G Industries, Inc.	Industrial Incentive	\$2,450,000	15-Nov-01	389
94144	Talmud Torah Ohel Yochanan & The Bnei Torah Trust	Build NYC Revenue Bond	\$14,855,000	20-Jul-17	390
93348	Technical Library Service, Inc.	Industrial Incentive	\$4,875,000	19-Dec-08	391
94118	The Rogosin Institute, Inc.	Build NYC Revenue Bond	\$12,000,000	21-Jul-16	396
94182	Therapy and Learning Center, Inc. #2	Build NYC Revenue Bond	\$3,473,000	14-Dec-18	397
94121	Transcontinental Ultra Flex Inc.	Industrial Incentive	\$16,427,341	16-Dec-16	400
94063	Trey Whitfield School	Build NYC Revenue Bond	\$3,975,000	05-Feb-15	402
93019	Tri-State Camera Exchange Inc.	Industrial Incentive	\$4,365,000	08-Sep-05	403
92590	Tri-State Surgical Supply & Equipment Ltd. and H & H Laboratories, Inc.	Industrial Incentive	\$3,400,000	20-Sep-01	404
93456	Ulano Corporation f/k/a The Utah Company of New York, Inc.	Industrial Incentive	\$5,910,000	01-Sep-10	408
93883	United Cerebral Palsy of New York City, Inc.	Build NYC Revenue Bond	\$5,995,000	25-Apr-13	412
94100	Urban Resource Institute	Build NYC Revenue Bond	\$11,283,000	17-Dec-15	418
92469	Watkins Poultry Merchants of New York, Inc.	Industrial Incentive	\$1,600,000	19-Oct-99	428
94143	Western Beef Retail, Inc. #3 (2018)	FRESH	\$3,180,000	04-Jan-18	434
93453	WytheHotel LLC	Recovery Zone Facility Bond	\$15,000,000	16-Dec-10	439
94109	Xaverian High School/Ryken Educational Center, Inc.	Build NYC Revenue Bond	\$15,000,000	03-May-16	440
94117	Yeshivah of Flatbush	Build NYC Revenue Bond	\$29,000,000	08-Sep-16	443
94056	Yeshivat Beth Hillel of Krasna, Inc.	Build NYC Revenue Bond	\$10,000,000	20-Feb-15	444
94130	Yeshivat Darche Eres, Inc.	Build NYC Revenue Bond	\$11,040,000	09-Dec-16	445
94258	Young Adult Institute, Inc. (Interagency Council)	Build NYC Revenue Bond	\$3,500,000	01-Jun-22	449
92936	Zalmen Reiss and Associates Inc. (2004)	Industrial Incentive	\$4,730,000	05-Jan-05	450

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Manhattan					
93283	123 Washington LLC	Liberty Bond	\$50,000,000	18-Oct-07	2
94219	2395 CDM Meat & Produce Corp.	FRESH	\$1,500,414	05-Jan-21	4
94191	30 HY WM Unit Owner LP	Commercial Project	\$0	15-Apr-19	5
94153	50 HYMC Owner LLC	Commercial Project	\$3,835,000,000	31-Aug-17	10
94139	509 W 34, L.L.C.	Commercial Project	\$3,735,000,000	09-Apr-18	12
94145	A & J Supermarket Corp.	FRESH	\$10,814,113	28-Dec-17	14
93871	All Stars Project, Inc.	Build NYC Tax-Exempt Promissory Note	\$10,720,000	29-Nov-12	35
94084	AMDA, Inc.	Build NYC Revenue Bond	\$21,000,000	02-Dec-15	43
94095	American Committee for the Weizmann Institute of Science Inc.	Build NYC Revenue Bond	\$8,830,000	29-Oct-15	44
94077	Asia Society, The	Build NYC Revenue Bond	\$16,795,000	01-Jul-15	52
92926	Bank of America, N.A	Commercial Growth Project	\$622,000,000	17-Nov-04	59
94246	Bespoke Harlem West LLC	FRESH	\$16,580,668	04-Jan-22	69
94230	Bideawee, Inc.	Build NYC Revenue Bond	\$12,100,000	01-Mar-21	73
93984	Big Brothers/Big Sisters of New York City, Inc.	Build NYC Revenue Bond	\$9,000,000	02-May-14	74
94073	BOP NE LLC	Commercial Project	\$2,180,000,000	14-Apr-15	86
94205	BOP SE LLC	Commercial Project	\$2,423,000,000	07-Feb-20	87
94097	Brearley School, The	Build NYC Tax-Exempt Promissory Note	\$50,000,000	29-Sep-15	90
92680	Brown Brothers Harriman & Co.	Commercial Growth Project	\$61,500,000	01-May-02	98
94162	Cathedral School of St. John The Divine	Build NYC Revenue Bond	\$11,000,000	29-Dec-17	104
94044	Center for Urban Community Services, Inc.	Build NYC Tax-Exempt Promissory Note	\$6,355,000	24-Jul-14	109
94185	Center for Urban Community Services, Inc. #2	Build NYC Tax-Exempt Promissory Note	\$13,250,000	19-Dec-18	110
94253	Center for Urban Community Services, Inc. #3	Build NYC Revenue Bond	\$27,625,000	03-Jun-22	111
93369	Centro Social La Esperanza, Inc. #2 (2008)	Pooled Bond	\$1,000,000	30-Jan-08	112
94119	Chapin School, The LTD.	Build NYC Revenue Bond	\$75,000,000	24-Aug-16	113
92697	Child School, The	Not For Profit Bond	\$18,250,000	22-Apr-03	116
92377	Churchill School & Center For Learning Inc., The	Not For Profit Bond	\$22,000,000	16-Dec-99	118
94113	Collegiate School, Inc.	Build NYC Tax-Exempt Promissory Note	\$40,000,000	30-Jun-16	124
93892	Columbia University	Applied Sciences NYC	\$95,000,000	01-Jul-12	125
94207	Consortium for Worker Education	Build NYC Revenue Bond	\$9,350,000	22-Jan-20	136
92699	Convent of the Sacred Heart School of New York	Not For Profit Bond	\$15,115,000	20-Nov-02	138
94158	Cooke School and Institute	Build NYC Revenue Bond	\$44,000,000	20-Dec-17	139
93851	Corlears School	Build NYC Revenue Bond	\$10,000,000	18-Jul-12	141
93992	Cornell University	Applied Sciences NYC	\$0	19-Dec-13	142
94206	Deerfield Management Company, L.P.	Commercial Growth Project	\$605,000,000	01-Sep-19	151
92846	Ernst & Young US LLP	Commercial Growth Project	\$159,900,000	15-Jul-04	166
93946	ERY Retail Podium LLC	Commercial Project	\$1,948,000,000	17-Mar-14	167
93944	Extell GT LLC	Commercial Project	\$745,793,000	30-Jul-13	172
93973	Fedcap Rehabilitation Services, Inc. (2013)	Build NYC Revenue Bond	\$28,450,000	11-Dec-13	178
92669	Federal Express Corporation #1 (2001)	Industrial Incentive	\$90,758,100	26-Dec-01	179
93185	Federal Express Corporation #2 (2006)	Industrial Incentive	\$5,000,000	10-Oct-06	180
94053	Federation of Protestant Welfare Agencies, Inc.	Build NYC Revenue Bond	\$12,345,000	12-Nov-14	182

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Manhattan					
94181	Fencers Club, Inc.	Build NYC Revenue Bond	\$9,000,000	13-Dec-18	184
94251	Friends of WHIN Music Community Charter School, Inc.	Build NYC Revenue Bond	\$43,910,000	29-Jun-22	191
94214	Friends Seminary	Build NYC Revenue Bond	\$25,000,000	30-Jun-20	192
92990	G&G Electric Supply Company, Inc. #1	Industrial Incentive	\$1,475,000	12-May-05	194
92505	Goldfeder/Kahan Framing Group, Ltd.	Industrial Incentive	\$1,910,000	07-Jun-01	204
93238	Goldman Sachs Group, Inc.	BIR Energy Incentive		02-Oct-06	205
93954	Grace Church School	Build NYC Revenue Bond	\$40,000,000	01-Jul-13	209
93856	GSNY Properties, Inc.	Build NYC Revenue Bond	\$16,925,000	09-Aug-12	213
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	220
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	230
94036	Hudson Yards North Tower Tenant LLC (RHY Unit)	Commercial Project	\$2,674,000,000	11-Dec-15	231
94192	HY30-67 Owner LP	Commercial Project	\$0	15-Apr-19	234
93987	Icahn School of Medicine at Mount Sinai	Applied Sciences NYC	\$5,000,000	24-Feb-14	235
93876	Institute for Community Living, Inc. (2013)	Build NYC Revenue Bond	\$2,600,000	17-Apr-13	237
94166	Inwood Academy for Leadership Charter School	Build NYC Revenue Bond	\$17,995,000	15-May-18	239
92784	James Carpenter Design Associates, Inc.	Industrial Incentive	\$1,700,000	05-Jan-04	245
94125	Jewish Community Center of Manhattan, Inc.	Build NYC Revenue Bond	\$27,270,000	29-Sep-16	252
94193	KKR HY Owner LLC (PE 1 Unit)	Commercial Project	\$0	20-May-19	258
94195	KKR HY Owner LLC (PE 2 Unit)	Commercial Project	\$0	20-May-19	259
94212	KRE HYOD Owner LLC	Commercial Project	\$0	12-Nov-19	262
93888	Legacy Yards Tenant LLC	Commercial Project	\$1,386,000,000	01-Apr-13	265
93965	Little Red School House and Elisabeth Irwin High School	Build NYC Revenue Bond	\$9,650,000	10-Oct-13	270
94078	Lower East Side Tenement Museum	Build NYC Revenue Bond	\$10,700,000	24-Nov-15	272
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
94250	Manhattan Community Access Corporation	Build NYC Revenue Bond	\$16,500,000	23-Feb-22	283
94104	Manhattan Country School, Inc. and West 85th Street Owner LLC	Build NYC Revenue Bond	\$22,000,000	07-Apr-16	284
93873	Marymount School of New York	Build NYC Revenue Bond	\$19,480,000	20-Dec-12	289
94248	Marymount School of New York (2021)	Build NYC Revenue Bond	\$80,000	19-Oct-21	290
94054	Metropolitan College of New York	Build NYC Revenue Bond	\$67,440,000	10-Dec-14	293
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	294
94092	Metropolitan Montessori School #2	Build NYC Revenue Bond	\$17,000,000	25-Sep-15	295
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	303
93305	Natural Resources Defense Council	Build NYC Revenue Bond	\$12,730,000	01-Jan-08	310
92519	NBC Universal, Inc.	Commercial Growth Project	\$1,500,300,000	20-Dec-88	311
93874	New York Genome Center, Inc.	EDC Loan	\$5,000,000	16-Nov-12	314
94110	New York Law School (2016)	Build NYC Revenue Bond	\$140,210,000	29-Jan-16	315
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	317
93950	Nightingale-Bamford School, The	Build NYC Tax-Exempt Promissory Note	\$35,000,000	04-Dec-13	319
94038	One Hudson Yards Owner LLC	Commercial Project	\$1,434,114,029	05-Dec-14	326

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Manhattan					
92797	Park View Realty Associates LLC	Industrial Incentive	\$4,300,000	21-Aug-03	332
94134	Professional Children's School, Inc. (2017)	Build NYC Tax-Exempt Promissory Note	\$6,856,000	01-May-17	342
93848	ReyCo Supermarkets LLC	FRESH	\$2,650,000	25-Jun-13	349
93940	Royal Charter Properties, Inc.	Build NYC Revenue Bond	\$24,660,000	29-Jun-12	356
94099	Saint David's School	Build NYC Revenue Bond	\$35,000,000	24-Nov-15	361
94132	Services and Advocacy for Gay, Lesbian, Bisexual and Transgender Elder, Inc.	Build NYC Revenue Bond	\$7,799,000	22-Feb-17	368
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	369
94242	Shefa School	Build NYC Revenue Bond	\$65,675,000	01-Aug-21	371
94199	SLM Digital New York Inc.	Industrial Incentive	\$2,475,000	20-Dec-19	376
93038	Spence- Chapin, Services to Families and Children	Not For Profit Bond	\$9,875,000	22-Jun-06	379
94037	Stephen Gaynor School	Build NYC Revenue Bond	\$28,900,000	16-Jul-14	386
94226	The Calhoun School, Inc.	Build NYC Tax-Exempt Promissory Note	\$32,535,000	30-Dec-20	392
94204	The Children's Aid Society #2	Build NYC Revenue Bond	\$34,420,000	01-Aug-19	393
94224	The Committee to Protect Journalists, Inc.	Build NYC Revenue Bond	\$5,500,000	01-Mar-21	394
93175	Tiago Holdings LLC #1	Empowerment Zone Facility Bond	\$91,833,000	31-Jan-07	398
94043	Treasure Asset Storage LLC	Industrial Incentive	\$21,000,000	28-Jul-14	401
93979	Trinity Episcopal School Corporation	Build NYC Tax-Exempt Promissory Note	\$6,784,000	11-Apr-14	405
94252	Trustees of the Spence School, Inc.	Build NYC Revenue Bond	\$30,395,000	28-Feb-22	407
94225	Union of Orthodox Jewish Congregations of America, d/b/a Orthodox Union "OU"	Build NYC Revenue Bond	\$43,000,000	14-Jan-21	409
94111	United Cerebral Palsy of New York City #2 (2016)	Build NYC Revenue Bond	\$35,253,130	30-Jun-16	411
94051	United Jewish Appeal- Federation of Jewish Philanthropies of New York, Inc.	Build NYC Revenue Bond	\$27,335,000	14-Aug-14	414
93959	United Nations International School	Build NYC Tax-Exempt Promissory Note	\$5,000,000	28-Aug-13	415
94126	United States Fund for UNICEF	Build NYC Revenue Bond	\$39,100,000	22-Sep-16	417
94129	Urban Resource Institute f/k/a Center for Elimination of Violence in the Family, Inc.	Build NYC Revenue Bond	\$3,860,000	26-Jan-17	419
93968	Village Center for Care	Build NYC Revenue Bond	\$15,805,000	01-Oct-13	421
94210	Village Community School #2	Build NYC Revenue Bond	\$21,000,000	03-Oct-19	422
94101	Volunteers of America - Greater New York, Inc #2	Build NYC Revenue Bond	\$5,515,000	17-Nov-15	424
94165	Volunteers of America - Greater New York, Inc #3	Build NYC Revenue Bond	\$5,553,000	28-Dec-17	425
94194	Wells Fargo Properties, Inc.	Commercial Project	\$0	20-May-19	431
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	446
94218	Young Adult Institute, Inc.	Build NYC Revenue Bond	\$5,490,000	01-Dec-20	448

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Queens					
94131	105 Rockaway Realty LLC	Commercial Project	\$23,750,000	04-Jan-17	1
94201	45-18 Court Square Owner L.L.C.	Commercial Project	\$237,857,908	19-Dec-19	8
93281	88 Trading Corp.	Industrial Incentive	\$8,955,000	01-Aug-07	13
93376	A & L Scientific Corp.	Industrial Incentive	\$1,850,000	05-Nov-09	15
93180	A. Liss & Co., Inc.	Industrial Incentive	\$2,250,000	10-Oct-06	18
92673	A.F.C. Industries Inc. & Affiliates	Industrial Incentive	\$1,400,000	18-Dec-01	19
94041	A.K.S. International Inc.	Industrial Incentive	\$2,120,000	10-Sep-14	20
92745	Aabco Sheet Metal Co., Inc.	Manufacturing Facilities Bond	\$5,525,000	30-Jun-04	21
93933	Accurate Specialty Metal Fabricators, Inc.	Industrial Incentive	\$7,850,000	28-Feb-12	22
93862	Aero JFK, LLC	Exempt Facilities Bond	\$126,875,000	13-Sep-12	26
94240	Agililas Energy, LLC	Industrial Incentive	\$15,130,315	31-Aug-21	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
92561	All City Switch Board Corporation	Manufacturing Facilities Bond	\$3,000,000	20-Dec-00	34
92933	Alle Processing Corporation	Industrial Incentive	\$1,040,000	01-Dec-04	36
94133	Alphapointe	Build NYC Revenue Bond	\$18,850,000	16-Jun-17	37
92646	AMB Property, LP (lot 20)	Industrial Incentive	\$73,000,000	31-May-01	39
92893	AMB Property, LP (lot 21)	Industrial Incentive	\$19,500,000	31-May-01	40
92894	AMB Property, LP (lot 22)	Industrial Incentive	\$26,970,000	31-May-01	41
92895	AMB Property, LP (lot 23)	Industrial Incentive	\$26,970,000	31-May-01	42
94116	ARK Development LLC	Build NYC Revenue Bond	\$35,000,000	14-Jun-17	47
94045	Arverne By The Sea & LLC & Benjamin Beechwood Retail LLC	Recovery Zone Facility Bond	\$11,100,000	12-Feb-15	51
93216	B.C.S. International Corporation d/b/a Royal Food International Corp.	Industrial Incentive	\$16,829,550	28-Feb-07	55
92313	Bark Frameworks, Inc.	Industrial Incentive	\$2,025,000	30-Apr-99	60
94220	Bartlett Dairy, Inc.	Industrial Incentive	\$25,999,962	16-Jul-20	63
92316	Bauerschmidt & Sons, Inc. #2 (1999)	Industrial Incentive	\$1,000,000	11-Feb-99	64
92366	Big Geysler, Inc.	Industrial Incentive	\$10,000,000	16-Nov-99	75
94173	Bnos Bais Yaakov of Far Rockaway	Build NYC Revenue Bond	\$7,000,000	13-Dec-18	76
93952	Bogopa LIC, Inc.	FRESH	\$4,400,000	13-Aug-13	79
93930	Bogopa-Junction, Inc.	FRESH	\$805,000	06-Oct-11	83
94093	Boyce Technologies, Inc.	Industrial Incentive	\$26,250,000	12-Apr-16	88
93091	BP Air Conditioning Corp.	Industrial Incentive	\$5,523,500	06-Oct-05	89
91108	Campbell & Dawes Ltd.	Industrial Incentive	\$475,000	09-Oct-97	101
94244	Care Foods International Corp.	Industrial Incentive	\$7,596,261	20-Dec-21	102
94057	Carlton House Restoration, Inc	Industrial Incentive	\$2,415,000	25-Nov-14	103
93313	Center for Family Support, Inc., The #3 (2008)	Pooled Bond	\$2,420,000	30-Jan-08	107
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	108
94189	Charles B. Wang Community Health Center, Inc.	Build NYC Revenue Bond	\$30,000,000	30-May-19	114
94238	Cine Magic LIC Studios, LLC	Industrial Incentive	\$4,600,000	02-Dec-21	119
92255	Commercial Electrical Contractors, Inc.	Industrial Incentive	\$545,000	19-Aug-98	128
92642	Contractors SM, LLC	Manufacturing Facilities Bond	\$2,100,000	27-Dec-01	137

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93280	Cool Wind Ventilation Corp.	Manufacturing Facilities Bond	\$9,000,000	31-Aug-07	140
92382	Crystal Window & Door Systems, Ltd.	Industrial Incentive	\$16,155,000	28-Oct-99	145
93202	D.C. Center Corp	Industrial Incentive	\$4,955,000	23-May-07	148
93455	DASNY Mechanical Inc.	Industrial Incentive	\$5,016,000	06-Apr-11	149
93377	Dinas Distribution	Industrial Incentive	\$3,825,000	29-Dec-09	152
94160	DMFYD LIC LLC	Industrial Incentive	\$32,096,773	29-Dec-17	153
94211	DNJ Industries Inc.	Industrial Incentive	\$7,570,000	16-Jan-20	154
93974	E. Gluck Corporation	Industrial Incentive	\$20,775,000	27-Mar-14	156
93951	Eclectic/Encore Properties, Inc.	Industrial Incentive	\$11,350,000	26-Jul-13	159
92771	Economy Pump & Motor Repair, Inc.	Industrial Incentive	\$840,000	07-Aug-03	160
92449	Elite Airline Laundry Services Corp	Industrial Incentive	\$3,500,000	20-Jun-00	163
92950	Empire Merchants LLC/Charmer Industries, Inc.	Industrial Incentive	\$1,800,000	04-Jan-05	164
92670	Empire Metal Finishing, Inc.	Industrial Incentive	\$1,501,000	06-Dec-01	165
94094	Faviana International Inc.	Industrial Incentive	\$4,575,000	02-Nov-15	174
91024	Gabrielli Truck Sales, Ltd.	Industrial Incentive	\$5,100,000	19-Dec-96	195
94102	Gabrielli Truck Sales, Ltd. #2	Industrial Incentive	\$23,381,549	14-Jan-16	196
94147	GMDC OP LLC	Industrial Incentive	\$41,000,000	16-Nov-17	203
92648	Goldstone Hosiery Co., Inc.	Industrial Incentive	\$3,000,000	22-Oct-01	206
93186	Gourmet Boutique, L.L.C.	Manufacturing Facilities Bond	\$6,200,000	06-Dec-06	208
92708	Great Wall Corp.	Industrial Incentive	\$2,500,000	03-Jan-03	210
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	229
93819	Idlewild 228th Street, LLC	Industrial Incentive	\$19,741,250	20-Jul-12	236
93870	Iron Mountain Information Management	Industrial Incentive	\$20,550,000	21-Dec-12	240
92715	Isamu Noguchi Foundation, Inc., The	Not For Profit Bond	\$9,000,000	26-Feb-03	241
93179	J & J Farms Creamery, Inc. and Fisher Foods of Queens Corp.	Industrial Incentive	\$540,288	20-Nov-06	243
92783	Jamaica First Parking, LLC #2 (2004)	Not For Profit Bond	\$9,525,000	23-Mar-04	244
93863	Japanese Food Depot LLC	Industrial Incentive	\$10,514,000	26-Sep-12	247
93449	JetBlue Airways Corporation #2 (2010)	Commercial Growth Project	\$52,800,000	18-Nov-10	248
93859	Jetro Cash & Carry Enterprises, LLC #4 (2012)	Industrial Incentive	\$30,100,000	24-Aug-12	251
94170	JMDH Real Estate Offices, LLC	Commercial Growth Project	\$57,050,000	13-Jul-18	253
92672	Kew Forest Plumbing & Heating, Inc.	Industrial Incentive	\$577,500	17-May-02	256
94115	LIC Site B-1 Owner, LLC	Commercial Project	\$706,743,996	30-Jun-16	267
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	268
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	285
93875	Maric Mechanical, Inc.	Industrial Incentive	\$1,195,565	04-Jan-13	286
92833	Medisys Health Network Inc.	Not For Profit Bond	\$20,190,000	30-Jun-99	291

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Queens					
93450	Mediterranean Gyros Products, Inc.	Industrial Incentive	\$2,425,000	17-Dec-10	292
93290	Mind, Hand and Company & J.V. Woodworking & Oh-Show Woodworking Studio	Industrial Incentive	\$2,450,000	03-Jan-08	298
92790	ML Design, Inc.	Industrial Incentive	\$2,150,000	30-Jul-03	299
93198	Mondial Automotive, Inc and Kal-Bros, Inc	Industrial Incentive	\$5,400,000	08-Feb-07	302
92295	Morrisons Pastry Corp.	Industrial Incentive	\$3,200,000	16-Apr-99	304
93966	Mount Sinai Hospital, The	Build NYC Revenue Bond	\$112,000,000	19-Dec-13	305
92432	Moving Right Along Service, Inc.	Industrial Incentive	\$1,400,000	20-Dec-99	306
92720	Musco Food Corporation	Industrial Incentive	\$6,375,000	06-May-03	307
93880	National Acoustics, Inc.	Industrial Incentive	\$1,579,850	02-May-13	308
92721	National Compressor Exchange of N.Y., Inc.	Industrial Incentive	\$5,211,211	11-Sep-02	309
92792	Novelty Crystal Corp.	Manufacturing Facilities Bond	\$7,500,000	22-Dec-03	320
93922	Oh Nuts Warehousing Inc. and Online Express Manufacturers and Distributors Inc.	Industrial Incentive	\$3,230,000	09-Nov-11	325
92503	P. S. Pibbs, Inc.	Manufacturing Facilities Bond	\$2,000,000	07-Jun-01	328
93919	Pain D'Avignon III, Ltd.	Industrial Incentive	\$2,958,403	28-Sep-11	330
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	334
94231	Phoenix Building Supply Inc.	Industrial Incentive	\$2,800,000	22-Dec-20	337
94112	Picture Car Services, LTD	Industrial Incentive	\$47,450,000	24-Jun-16	338
92844	Precision Gear, Inc.	Industrial Incentive	\$6,560,000	23-Dec-98	341
93287	Proxima, Inc.	Industrial Incentive	\$7,633,000	20-Nov-07	344
94059	Q Student Residences, LLC	Build NYC Revenue Bond	\$65,230,000	05-Sep-14	345
93176	Queens Ballpark Company, L.L.C.	Commercial Project	\$896,932,088	22-Aug-06	346
92928	Rapid Processing, LLC	Industrial Incentive	\$3,250,000	03-Mar-05	347
92589	Rosco, Inc.	Manufacturing Facilities Bond	\$4,200,000	27-Jun-02	355
93382	Royal Recycling Services, Inc.	Industrial Incentive	\$6,975,000	12-Apr-10	357
93349	Safe Art SAT, Inc.	Industrial Incentive	\$11,100,000	17-Dec-08	359
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	364
94239	SCO Family of Services ("SCO") #2	Build NYC Revenue Bond	\$18,895,000	01-Sep-21	365
94159	Siach Yitzchok	Build NYC Revenue Bond	\$7,000,000	29-Mar-18	372
93190	Simon's Hardware & Bath, LLC	Industrial Incentive	\$4,700,000	01-Aug-06	374
94047	Skyline Restoration Inc.	Industrial Incentive	\$16,700,000	14-Nov-14	375
93217	Stallion Inc. #1 (2007)	Industrial Incentive	\$8,530,000	02-Mar-07	383
92947	State Narrow Fabrics, Inc.	Industrial Incentive	\$2,585,000	25-Aug-04	384
92275	Steinway, Inc.	Industrial Incentive	\$11,500,000	18-Jun-99	385
92934	Super-Tek Products	Manufacturing Facilities Bond	\$5,900,000	29-Dec-04	387
92279	Titan Machine Corporation	Industrial Incentive	\$2,758,000	16-Jul-98	399
93350	United Airconditioning Corp. II	Industrial Incentive	\$1,085,645	02-Jul-08	410
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	413
92935	Way Fong, LLC	Industrial Incentive	\$2,775,000	21-Sep-04	429
93981	Weapons Specialists Ltd.	Industrial Incentive	\$9,610,000	28-Mar-14	430
92472	World Casing Corp.	Manufacturing Facilities Bond	\$2,245,000	18-Nov-99	438
93942	Yeshiva Har Torah	Build NYC Revenue Bond	\$3,600,000	28-Jun-12	442

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Staten Island					
94034	5 Bay Street Phase 1, LLC	Commercial Project	\$65,950,000	29-Jan-16	9
93878	A Very Special Place, Inc. (2013 Adjustable)	Build NYC Revenue Bond	\$4,840,000	28-Feb-13	16
93886	A Very Special Place, Inc. (2013 Fixed)	Build NYC Revenue Bond	\$6,795,000	21-Mar-13	17
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	130
94046	Cubit Power One Inc.	Industrial Incentive	\$23,089,000	19-Aug-15	146
94114	D'Onofrio General Contractors Corp.	Industrial Incentive	\$5,000,000	24-Jun-16	147
93879	Eden II School for Autistic Children, Inc. (2013)	Build NYC Revenue Bond	\$3,305,000	17-Apr-13	161
94256	Eden II School for Autistic Children, Inc. (2022)	Build NYC Revenue Bond	\$11,305,000	15-Jun-22	162
93096	Faztec Industries, Inc.	Industrial Incentive	\$1,488,800	14-Nov-05	176
94128	GCT New York LP	Industrial Incentive	\$25,000,000	28-Jul-16	200
92417	Island Computer Products, Inc.	Industrial Incentive	\$2,700,000	25-Aug-99	242
93934	Kingdom Castle Food Corp.	FRESH	\$5,270,000	12-Mar-12	257
94223	New World Preparatory Charter School	Build NYC Revenue Bond	\$51,160,000	24-Jun-21	313
94148	Octopus Garden Inc.	Industrial Incentive	\$2,477,000	27-Oct-17	323
94172	Person Centered Care Services, Inc.	Build NYC Revenue Bond	\$5,000,000	13-Jul-18	335
94055	Pratt Paper (NY), Inc.	Build NYC Revenue Bond	\$96,300,000	18-Dec-14	340
94187	Richmond Medical Center	Build NYC Revenue Bond	\$132,065,000	20-Dec-18	351
94127	Rogers Surveying, PLLC	Industrial Incentive	\$4,950,000	05-Jan-17	354
92955	S. DiFazio and Sons Construction, Inc. & Faztec Industries, Inc.	Industrial Incentive	\$1,295,000	30-Dec-04	358
94146	Seamen's Society for Children and Families (2017)	Build NYC Revenue Bond	\$4,298,000	27-Sep-17	366
93882	Seaview Senior Living Housing Development Fund Corporation	Build NYC Revenue Bond	\$36,000,000	23-Jan-13	367
94039	St. George Outlet Development LLC	Commercial Project	\$298,955,299	07-Nov-14	382
94245	The ICS Foundation, Inc.	Build NYC Revenue Bond	\$36,135,000	23-Sep-21	395
94060	United New York Sandy Hook Pilots' Association and United New Jersey Sandy Hook Pilots' Association	Industrial Incentive	\$5,500,000	22-Sep-14	416
93803	Wagner College	Build NYC Revenue Bond	\$12,705,000	25-Sep-12	427

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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	74
92680	Brown Brothers Harriman & Co.	Commercial Growth Project	\$61,500,000	01-May-02	98
94253	Center for Urban Community Services, Inc. #3	Build NYC Revenue Bond	\$27,625,000	03-Jun-22	111
93391	Comprehensive Care Management Corporation #1 (1996)	Not For Profit Bond	\$6,525,000	20-Jun-96	131
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	132
94053	Federation of Protestant Welfare Agencies, Inc.	Build NYC Revenue Bond	\$12,345,000	12-Nov-14	182
92505	Goldfeder/Kahan Framing Group, Ltd.	Industrial Incentive	\$1,910,000	07-Jun-01	204
93238	Goldman Sachs Group, Inc.	BIR Energy Incentive		02-Oct-06	205
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	245
94078	Lower East Side Tenement Museum	Build NYC Revenue Bond	\$10,700,000	24-Nov-15	272
94054	Metropolitan College of New York	Build NYC Revenue Bond	\$67,440,000	10-Dec-14	293
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	303
93874	New York Genome Center, Inc.	EDC Loan	\$5,000,000	16-Nov-12	314
94110	New York Law School (2016)	Build NYC Revenue Bond	\$140,210,000	29-Jan-16	315
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	318
94199	SLM Digital New York Inc.	Industrial Incentive	\$2,475,000	20-Dec-19	376
94225	Union of Orthodox Jewish Congregations of America, d/b/a Orthodox Union "OU"	Build NYC Revenue Bond	\$43,000,000	14-Jan-21	409
94126	United States Fund for UNICEF	Build NYC Revenue Bond	\$39,100,000	22-Sep-16	417

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2					
92377	Churchill School & Center For Learning Inc., The	Not For Profit Bond	\$22,000,000	16-Dec-99	118
94206	Deerfield Management Company, L.P.	Commercial Growth Project	\$605,000,000	01-Sep-19	151
94214	Friends Seminary	Build NYC Revenue Bond	\$25,000,000	30-Jun-20	192
93954	Grace Church School	Build NYC Revenue Bond	\$40,000,000	01-Jul-13	209
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	317
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	318
94218	Young Adult Institute, Inc.	Build NYC Revenue Bond	\$5,490,000	01-Dec-20	448

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3					
94191	30 HY WM Unit Owner LP	Commercial Project	\$0	15-Apr-19	5
94153	50 HYMC Owner LLC	Commercial Project	\$3,835,000,000	31-Aug-17	10
94139	509 W 34, L.L.C.	Commercial Project	\$3,735,000,000	09-Apr-18	12
93871	All Stars Project, Inc.	Build NYC Tax-Exempt Promissory Note	\$10,720,000	29-Nov-12	35
92926	Bank of America, N.A	Commercial Growth Project	\$622,000,000	17-Nov-04	59
94073	BOP NE LLC	Commercial Project	\$2,180,000,000	14-Apr-15	86
94205	BOP SE LLC	Commercial Project	\$2,423,000,000	07-Feb-20	87
94185	Center for Urban Community Services, Inc. #2	Build NYC Tax-Exempt Promissory Note	\$13,250,000	19-Dec-18	110
93851	Corlears School	Build NYC Revenue Bond	\$10,000,000	18-Jul-12	141
92846	Ernst & Young US LLP	Commercial Growth Project	\$159,900,000	15-Jul-04	166
93946	ERY Retail Podium LLC	Commercial Project	\$1,948,000,000	17-Mar-14	167
92669	Federal Express Corporation #1 (2001)	Industrial Incentive	\$90,758,100	26-Dec-01	179
93185	Federal Express Corporation #2 (2006)	Industrial Incentive	\$5,000,000	10-Oct-06	180
92990	G&G Electric Supply Company, Inc. #1	Industrial Incentive	\$1,475,000	12-May-05	194
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	220
94036	Hudson Yards North Tower Tenant LLC (RHY Unit)	Commercial Project	\$2,674,000,000	11-Dec-15	231
94192	HY30-67 Owner LP	Commercial Project	\$0	15-Apr-19	234
94193	KKR HY Owner LLC (PE 1 Unit)	Commercial Project	\$0	20-May-19	258
94195	KKR HY Owner LLC (PE 2 Unit)	Commercial Project	\$0	20-May-19	259
94212	KRE HYOD Owner LLC	Commercial Project	\$0	12-Nov-19	262
93888	Legacy Yards Tenant LLC	Commercial Project	\$1,386,000,000	01-Apr-13	265
93965	Little Red School House and Elisabeth Irwin High School	Build NYC Revenue Bond	\$9,650,000	10-Oct-13	270
94250	Manhattan Community Access Corporation	Build NYC Revenue Bond	\$16,500,000	23-Feb-22	283
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	303
93305	Natural Resources Defense Council	Build NYC Revenue Bond	\$12,730,000	01-Jan-08	310
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	317
94038	One Hudson Yards Owner LLC	Commercial Project	\$1,434,114,029	05-Dec-14	326
92797	Park View Realty Associates LLC	Industrial Incentive	\$4,300,000	21-Aug-03	332
94134	Professional Children's School, Inc. (2017)	Build NYC Tax-Exempt Promissory Note	\$6,856,000	01-May-17	342
94132	Services and Advocacy for Gay, Lesbian, Bisexual and Transgender Elder, Inc.	Build NYC Revenue Bond	\$7,799,000	22-Feb-17	368
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	369
94242	Shefa School	Build NYC Revenue Bond	\$65,675,000	01-Aug-21	371
94224	The Committee to Protect Journalists, Inc.	Build NYC Revenue Bond	\$5,500,000	01-Mar-21	394
93968	Village Center for Care	Build NYC Revenue Bond	\$15,805,000	01-Oct-13	421
94210	Village Community School #2	Build NYC Revenue Bond	\$21,000,000	03-Oct-19	422
94194	Wells Fargo Properties, Inc.	Commercial Project	\$0	20-May-19	431

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94095	American Committee for the Weizmann Institute of Science Inc.	Build NYC Revenue Bond	\$8,830,000	29-Oct-15	44
94077	Asia Society, The	Build NYC Revenue Bond	\$16,795,000	01-Jul-15	52
92926	Bank of America, N.A	Commercial Growth Project	\$622,000,000	17-Nov-04	59
94230	Bideawee, Inc.	Build NYC Revenue Bond	\$12,100,000	01-Mar-21	73
92699	Convent of the Sacred Heart School of New York	Not For Profit Bond	\$15,115,000	20-Nov-02	138
93944	Extell GT LLC	Commercial Project	\$745,793,000	30-Jul-13	172
93973	Fedcap Rehabilitation Services, Inc. (2013)	Build NYC Revenue Bond	\$28,450,000	11-Dec-13	178
94181	Fencers Club, Inc.	Build NYC Revenue Bond	\$9,000,000	13-Dec-18	184
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	220
93890	Hewitt School, The	Build NYC Tax-Exempt Promissory Note	\$23,620,000	27-Jun-13	224
93873	Marymount School of New York	Build NYC Revenue Bond	\$19,480,000	20-Dec-12	289
94248	Marymount School of New York (2021)	Build NYC Revenue Bond	\$80,000	19-Oct-21	290
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	294
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	303
92519	NBC Universal, Inc.	Commercial Growth Project	\$1,500,300,000	20-Dec-88	311
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	317
93950	Nightingale-Bamford School, The	Build NYC Tax-Exempt Promissory Note	\$35,000,000	04-Dec-13	319
94099	Saint David's School	Build NYC Revenue Bond	\$35,000,000	24-Nov-15	361
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	369
94252	Trustees of the Spence School, Inc.	Build NYC Revenue Bond	\$30,395,000	28-Feb-22	407
94051	United Jewish Appeal- Federation of Jewish Philanthropies of New York, Inc.	Build NYC Revenue Bond	\$27,335,000	14-Aug-14	414
93959	United Nations International School	Build NYC Tax-Exempt Promissory Note	\$5,000,000	28-Aug-13	415
94165	Volunteers of America - Greater New York, Inc #3	Build NYC Revenue Bond	\$5,553,000	28-Dec-17	425
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	446
94218	Young Adult Institute, Inc.	Build NYC Revenue Bond	\$5,490,000	01-Dec-20	448

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94097	Brearley School, The	Build NYC Tax-Exempt Promissory Note	\$50,000,000	29-Sep-15	90
94119	Chapin School, The LTD.	Build NYC Revenue Bond	\$75,000,000	24-Aug-16	113
92697	Child School, The	Not For Profit Bond	\$18,250,000	22-Apr-03	116
93992	Cornell University	Applied Sciences NYC	\$0	19-Dec-13	142
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	289
93038	Spence- Chapin, Services to Families and Children	Not For Profit Bond	\$9,875,000	22-Jun-06	379

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6					
94084	AMDA, Inc.	Build NYC Revenue Bond	\$21,000,000	02-Dec-15	43
94113	Collegiate School, Inc.	Build NYC Tax-Exempt Promissory Note	\$40,000,000	30-Jun-16	124
94072	Ethical Culture Fieldston School	Build NYC Revenue Bond	\$49,355,000	21-May-15	168
93856	GSNY Properties, Inc.	Build NYC Revenue Bond	\$16,925,000	09-Aug-12	213
94125	Jewish Community Center of Manhattan, Inc.	Build NYC Revenue Bond	\$27,270,000	29-Sep-16	252
94104	Manhattan Country School, Inc. and West 85th Street Owner LLC	Build NYC Revenue Bond	\$22,000,000	07-Apr-16	284
94092	Metropolitan Montessori School #2	Build NYC Revenue Bond	\$17,000,000	25-Sep-15	295
94037	Stephen Gaynor School	Build NYC Revenue Bond	\$28,900,000	16-Jul-14	386
94226	The Calhoun School, Inc.	Build NYC Tax-Exempt Promissory Note	\$32,535,000	30-Dec-20	392
93979	Trinity Episcopal School Corporation	Build NYC Tax-Exempt Promissory Note	\$6,784,000	11-Apr-14	405
94111	United Cerebral Palsy of New York City #2 (2016)	Build NYC Revenue Bond	\$35,253,130	30-Jun-16	411
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	446

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7					
94246	Bespoke Harlem West LLC	FRESH	\$16,580,668	04-Jan-22	69
94162	Cathedral School of St. John The Divine	Build NYC Revenue Bond	\$11,000,000	29-Dec-17	104
94185	Center for Urban Community Services, Inc. #2	Build NYC Tax-Exempt Promissory Note	\$13,250,000	19-Dec-18	110
93892	Columbia University	Applied Sciences NYC	\$95,000,000	01-Jul-12	125
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	132
94251	Friends of WHIN Music Community Charter School, Inc.	Build NYC Revenue Bond	\$43,910,000	29-Jun-22	191
93914	Hudson Moving and Storage Co., Inc.	Industrial Incentive	\$6,200,000	14-Jul-11	230
93940	Royal Charter Properties, Inc.	Build NYC Revenue Bond	\$24,660,000	29-Jun-12	356
94100	Urban Resource Institute	Build NYC Revenue Bond	\$11,283,000	17-Dec-15	418

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8					
94145	A & J Supermarket Corp.	FRESH	\$10,814,113	28-Dec-17	14
93207	Apthorp Cleaners Inc.	Industrial Incentive	\$1,128,300	26-Apr-07	46
94197	Bogopa BTM, LLC	FRESH	\$10,000,000	28-Jun-19	78
93284	Bronx Parking Development Company, LLC	Not For Profit Bond	\$237,635,000	01-Dec-07	92
93191	BTM Development Partners, LLC	Industrial Incentive	\$494,000,000	14-Sep-06	99
94044	Center for Urban Community Services, Inc.	Build NYC Tax-Exempt Promissory Note	\$6,355,000	24-Jul-14	109
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	132
94158	Cooke School and Institute	Build NYC Revenue Bond	\$44,000,000	20-Dec-17	139
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	144
93174	Federal Express Corporation 3 (2006 Harlem River Yards Project)	Industrial Incentive	\$25,788,500	28-Dec-06	181
93866	Foodfest Depot LLC	Industrial Incentive	\$10,775,000	20-Dec-12	185
93945	Fresh Direct, LLC & U.T.F. Trucking, Inc.	Industrial Incentive	\$142,454,000	19-Dec-13	188
94237	Friends of Academic Leadership CS, LLC	Build NYC Revenue Bond	\$17,770,000	16-Jun-21	189
94042	G&G Electric Supply Co, Inc. #2 (2014)	Industrial Incentive	\$3,800,000	28-Aug-14	193
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	220
94229	Highbridge Facilities, LLC	Build NYC Revenue Bond	\$125,105,000	22-Dec-20	226
93987	Icahn School of Medicine at Mount Sinai	Applied Sciences NYC	\$5,000,000	24-Feb-14	235
92520	Kaylim Supplies, Inc.	Industrial Incentive	\$1,450,000	21-Dec-00	255
94248	Marymount School of New York (2021)	Build NYC Revenue Bond	\$80,000	19-Oct-21	290
94150	Nuasin Next Generation Charter School (FKA Metropolitan Lighthouse Charter School)	Build NYC Revenue Bond	\$24,895,000	22-Dec-17	321
93848	ReyCo Supermarkets LLC	FRESH	\$2,650,000	25-Jun-13	349
94247	Seton Education Partners	Build NYC Revenue Bond	\$15,245,000	23-Nov-21	370
93889	South Bronx Charter School for International Cultures and the Arts	Build NYC Revenue Bond	\$22,270,000	11-Jun-13	378
94204	The Children's Aid Society #2	Build NYC Revenue Bond	\$34,420,000	01-Aug-19	393
93175	Tiago Holdings LLC #1	Empowerment Zone Facility Bond	\$91,833,000	31-Jan-07	398
94101	Volunteers of America - Greater New York, Inc #2	Build NYC Revenue Bond	\$5,515,000	17-Nov-15	424
92471	Wipe-Tex International Corp.	Industrial Incentive	\$2,675,000	09-Sep-99	437

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94219	2395 CDM Meat & Produce Corp.	FRESH	\$1,500,414	05-Jan-21	4
93987	Icahn School of Medicine at Mount Sinai	Applied Sciences NYC	\$5,000,000	24-Feb-14	235
94137	Madison Square Boys and Girls Club, Inc.	New Markets Tax Credits Program	\$37,160,000	05-May-17	277
94204	The Children's Aid Society #2	Build NYC Revenue Bond	\$34,420,000	01-Aug-19	393
94043	Treasure Asset Storage LLC	Industrial Incentive	\$21,000,000	28-Jul-14	401
94129	Urban Resource Institute f/k/a Center for Elimination of Violence in the Family, Inc.	Build NYC Revenue Bond	\$3,860,000	26-Jan-17	419
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	446

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93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	108
93369	Centro Social La Esperanza, Inc. #2 (2008)	Pooled Bond	\$1,000,000	30-Jan-08	112
93892	Columbia University	Applied Sciences NYC	\$95,000,000	01-Jul-12	125
94166	Inwood Academy for Leadership Charter School	Build NYC Revenue Bond	\$17,995,000	15-May-18	239

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11					
93140	College of Mount Saint Vincent #3	Not For Profit Bond	\$22,787,000	29-Jun-06	123
94072	Ethical Culture Fieldston School	Build NYC Revenue Bond	\$49,355,000	21-May-15	168
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	228
93885	International Leadership Charter School	Build NYC Revenue Bond	\$21,050,000	21-Mar-13	238
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	353

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12					
93858	East Gun Hill Road Food, LLC	FRESH	\$4,825,000	03-Jan-13	157
94136	Gabrielli Truck Sales, Ltd. #3	Industrial Incentive	\$22,517,713	28-Jun-17	197
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	364
94174	Western Beef Retail, Inc. #5 (2018)	FRESH	\$10,985,000	22-Aug-18	436

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13					
94090	Albert Einstein College of Medicine, Inc. (f/k/a Com Affiliation, Inc.)	Build NYC Revenue Bond	\$175,000,000	09-Sep-15	32
92658	Citywide Mobile Response Corporation	Industrial Incentive	\$2,200,000	22-May-02	121
93947	Hutch Tower Two LLC	Build NYC Tax-Exempt Promissory Note	\$80,500,000	20-Dec-12	233
94120	Modern Window & Door, Inc.	Industrial Incentive	\$8,300,720	29-Nov-16	300
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	369
92930	Sweet Sams Baking Company, LLC	Industrial Incentive	\$8,000,000	10-Aug-04	388

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14					
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	144
94247	Seton Education Partners	Build NYC Revenue Bond	\$15,245,000	23-Nov-21	370

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15					
93391	Comprehensive Care Management Corporation #1 (1996)	Not For Profit Bond	\$6,525,000	20-Jun-96	131
93910	Comprehensive Care Management Corporation #3 (1998)	Not For Profit Bond	\$4,760,000	14-Jul-98	133
93867	Krinos Foods LLC	Industrial Incentive	\$23,355,000	02-May-13	263
93980	Volunteers of America - Greater New York, Inc.	Build NYC Revenue Bond	\$9,520,000	21-Mar-14	426
93380	Western Beef Retail, Inc. #1	FRESH	\$11,450,000	01-Mar-10	432
94157	Western Beef Retail, Inc. #4 (2017)	FRESH	\$23,345,079	04-Jan-18	435

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93931	3462 Third Avenue Food Corp. d/b/a Associated Supermarket	FRESH	\$2,050,000	20-Dec-11	6
93929	Bogopa-Concourse, Inc.	FRESH	\$1,066,000	06-Oct-11	82
93284	Bronx Parking Development Company, LLC	Not For Profit Bond	\$237,635,000	01-Dec-07	92
94229	Highbridge Facilities, LLC	Build NYC Revenue Bond	\$125,105,000	22-Dec-20	226
94149	Tristate Plumbing Services Corp.	Industrial Incentive	\$5,498,000	14-Nov-17	406
93177	Yankee Stadium LLC	Commercial Project	\$1,633,968,000	22-Aug-06	441

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17					
94061	149 Street Food Corp.	FRESH	\$1,890,990	28-Sep-15	3
94208	425 Westchester Fee Owner, LLC	Commercial Project	\$81,414,386	24-Jun-20	7
92564	Baco Enterprises, Inc. #1 (2001)	Industrial Incentive	\$2,470,000	29-Jun-01	56
92527	Ben Hur Moving & Storage, Inc.	Industrial Incentive	\$6,000,000	29-Mar-01	67
93977	Bogopa Washington, Inc.	FRESH	\$12,165,500	17-Dec-13	80
94179	C. Kenneth Imports, Inc.	Industrial Incentive	\$5,580,843	13-Feb-19	100
92757	Center for Family Support, Inc., The #2 (2004)	Pooled Bond	\$900,000	27-Feb-04	106
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	108
94076	Children's Aid Society, The	Build NYC Revenue Bond	\$37,205,000	23-Jul-15	117
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	144
93174	Federal Express Corporation 3 (2006 Harlem River Yards Project)	Industrial Incentive	\$25,788,500	28-Dec-06	181
92229	Felix Storch, Inc.	Industrial Incentive	\$2,060,000	18-Dec-98	183
92232	Gary Plastic Packaging Corp.	Manufacturing Facilities Bond	\$6,400,000	09-Oct-98	198
94058	Gotham Seafood Corp.	Industrial Incentive	\$4,225,000	05-Jan-16	207
93451	Jetro Cash & Carry Enterprises, LLC #3 (2010)	Industrial Incentive	\$50,000,000	17-Dec-10	250
92545	Just Bagels Manufacturing, Inc.	Industrial Incentive	\$2,070,000	20-Dec-00	254
94155	Leaders In Our Neighborhood Charter School f/k/a Hyde Leadership Charter School	Build NYC Revenue Bond	\$15,250,000	15-Dec-17	264
92674	Leo International, Inc.	Industrial Incentive	\$1,239,375	19-Dec-01	266
94069	Lobster Place Inc., The	Industrial Incentive	\$7,350,000	13-Mar-15	271
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	296
94196	MHANY Peninsula Local Development Corporation	EDC Loan	\$3,000,000	22-May-19	297
92664	New York Post	Commercial Growth Project	\$168,915,000	25-Mar-02	316
91044	Panorama Windows Ltd.	Industrial Incentive	\$1,169,400	03-Jan-97	331
94175	Pharos Academy Charter School (FKA Bronx Lighthouse Charter School)	Build NYC Revenue Bond	\$8,825,000	12-Oct-18	336
93246	Related Retail Hub LLC	EDC Loan	\$4,000,000	24-Mar-06	348
91126	Victory FoodService Distributors Corp.	Industrial Incentive	\$3,700,000	24-Jul-97	420
94154	York Studios - Michaelangelo Campus LLC	Industrial Incentive	\$45,630,977	05-Mar-18	447

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18					
93877	Bronx Charter School for Excellence	Build NYC Revenue Bond	\$24,000,000	24-Apr-13	91
92372	Center for Family Support, Inc., The #1 (1999)	Pooled Bond	\$462,800	10-Dec-99	105
94141	Village Super Market, Inc.	FRESH	\$14,000,000	29-Dec-17	423
94040	Western Beef Retail, Inc. #2 (2014)	FRESH	\$5,525,000	23-Dec-14	433

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19					
92673	A.F.C. Industries Inc. & Affiliates	Industrial Incentive	\$1,400,000	18-Dec-01	19
92382	Crystal Window & Door Systems, Ltd.	Industrial Incentive	\$16,155,000	28-Oct-99	145
93455	DASNY Mechanical Inc.	Industrial Incentive	\$5,016,000	06-Apr-11	149
94170	JMDH Real Estate Offices, LLC	Commercial Growth Project	\$57,050,000	13-Jul-18	253
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	268
93198	Mondial Automotive, Inc and Kal-Bros, Inc	Industrial Incentive	\$5,400,000	08-Feb-07	302
92844	Precision Gear, Inc.	Industrial Incentive	\$6,560,000	23-Dec-98	341

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20					
94189	Charles B. Wang Community Health Center, Inc.	Build NYC Revenue Bond	\$30,000,000	30-May-19	114
93863	Japanese Food Depot LLC	Industrial Incentive	\$10,514,000	26-Sep-12	247
92503	P. S. Pibbs, Inc.	Manufacturing Facilities Bond	\$2,000,000	07-Jun-01	328
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	446

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21					
93930	Bogopa-Junction, Inc.	FRESH	\$805,000	06-Oct-11	83
93176	Queens Ballpark Company, L.L.C.	Commercial Project	\$896,932,088	22-Aug-06	346

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22					
94041	A.K.S. International Inc.	Industrial Incentive	\$2,120,000	10-Sep-14	20
92950	Empire Merchants LLC/Charmer Industries, Inc.	Industrial Incentive	\$1,800,000	04-Jan-05	164
92670	Empire Metal Finishing, Inc.	Industrial Incentive	\$1,501,000	06-Dec-01	165
93875	Maric Mechanical, Inc.	Industrial Incentive	\$1,195,565	04-Jan-13	286
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	294
93966	Mount Sinai Hospital, The	Build NYC Revenue Bond	\$112,000,000	19-Dec-13	305
93349	Safe Art SAT, Inc.	Industrial Incentive	\$11,100,000	17-Dec-08	359
92275	Steinway, Inc.	Industrial Incentive	\$11,500,000	18-Jun-99	385
92934	Super-Tek Products	Manufacturing Facilities Bond	\$5,900,000	29-Dec-04	387

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23					
93974	E. Gluck Corporation	Industrial Incentive	\$20,775,000	27-Mar-14	156
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	268
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	364
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	413
93942	Yeshiva Har Torah	Build NYC Revenue Bond	\$3,600,000	28-Jun-12	442
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	446

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24					
92783	Jamaica First Parking, LLC #2 (2004)	Not For Profit Bond	\$9,525,000	23-Mar-04	244
94059	Q Student Residences, LLC	Build NYC Revenue Bond	\$65,230,000	05-Sep-14	345
92589	Rosco, Inc.	Manufacturing Facilities Bond	\$4,200,000	27-Jun-02	355
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	364
94239	SCO Family of Services ("SCO") #2	Build NYC Revenue Bond	\$18,895,000	01-Sep-21	365
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	413
93959	United Nations International School	Build NYC Tax-Exempt Promissory Note	\$5,000,000	28-Aug-13	415

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93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	413

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94201	45-18 Court Square Owner L.L.C.	Commercial Project	\$237,857,908	19-Dec-19	8
94240	Agilitas Energy, LLC	Industrial Incentive	\$15,130,315	31-Aug-21	28
92312	Air-Sea Packing Group, Inc.	Industrial Incentive	\$2,645,000	10-Jun-99	30
92561	All City Switch Board Corporation	Manufacturing Facilities Bond	\$3,000,000	20-Dec-00	34
93216	B.C.S. International Corporation d/b/a Royal Food International Corp.	Industrial Incentive	\$16,829,550	28-Feb-07	55
92313	Bark Frameworks, Inc.	Industrial Incentive	\$2,025,000	30-Apr-99	60
93952	Bogopa LIC, Inc.	FRESH	\$4,400,000	13-Aug-13	79
94093	Boyce Technologies, Inc.	Industrial Incentive	\$26,250,000	12-Apr-16	88
92255	Commercial Electrical Contractors, Inc.	Industrial Incentive	\$545,000	19-Aug-98	128
92642	Contractors SM, LLC	Manufacturing Facilities Bond	\$2,100,000	27-Dec-01	137
93202	D.C. Center Corp	Industrial Incentive	\$4,955,000	23-May-07	148
94160	DMFYD LIC LLC	Industrial Incentive	\$32,096,773	29-Dec-17	153
93951	Eclectic/Encore Properties, Inc.	Industrial Incentive	\$11,350,000	26-Jul-13	159
92771	Economy Pump & Motor Repair, Inc.	Industrial Incentive	\$840,000	07-Aug-03	160
94094	Faviana International Inc.	Industrial Incentive	\$4,575,000	02-Nov-15	174
92708	Great Wall Corp.	Industrial Incentive	\$2,500,000	03-Jan-03	210
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	240
92715	Isamu Noguchi Foundation, Inc., The	Not For Profit Bond	\$9,000,000	26-Feb-03	241
93449	JetBlue Airways Corporation #2 (2010)	Commercial Growth Project	\$52,800,000	18-Nov-10	248
94115	LIC Site B-1 Owner, LLC	Commercial Project	\$706,743,996	30-Jun-16	267
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	285
93450	Mediterranean Gyros Products, Inc.	Industrial Incentive	\$2,425,000	17-Dec-10	292
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	294
92790	ML Design, Inc.	Industrial Incentive	\$2,150,000	30-Jul-03	299
93880	National Acoustics, Inc.	Industrial Incentive	\$1,579,850	02-May-13	308
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	317
92792	Novelty Crystal Corp.	Manufacturing Facilities Bond	\$7,500,000	22-Dec-03	320
93919	Pain D'Avignon III, Ltd.	Industrial Incentive	\$2,958,403	28-Sep-11	330
93190	Simon's Hardware & Bath, LLC	Industrial Incentive	\$4,700,000	01-Aug-06	374
94047	Skyline Restoration Inc.	Industrial Incentive	\$16,700,000	14-Nov-14	375
93217	Stallion Inc. #1 (2007)	Industrial Incentive	\$8,530,000	02-Mar-07	383
92947	State Narrow Fabrics, Inc.	Industrial Incentive	\$2,585,000	25-Aug-04	384
92279	Titan Machine Corporation	Industrial Incentive	\$2,758,000	16-Jul-98	399
93350	United Airconditioning Corp. II	Industrial Incentive	\$1,085,645	02-Jul-08	410

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92316	Bauerschmidt & Sons, Inc. #2 (1999)	Industrial Incentive	\$1,000,000	11-Feb-99	64
93377	Dinas Distribution	Industrial Incentive	\$3,825,000	29-Dec-09	152
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	268
93922	Oh Nuts Warehousing Inc. and Online Express Manufacturers and Distributors Inc.	Industrial Incentive	\$3,230,000	09-Nov-11	325
93287	Proxima, Inc.	Industrial Incentive	\$7,633,000	20-Nov-07	344
93382	Royal Recycling Services, Inc.	Industrial Incentive	\$6,975,000	12-Apr-10	357
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	364

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93862	Aero JFK, LLC	Exempt Facilities Bond	\$126,875,000	13-Sep-12	26
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	47
93313	Center for Family Support, Inc., The #3 (2008)	Pooled Bond	\$2,420,000	30-Jan-08	107
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	108
94147	GMDC OP LLC	Industrial Incentive	\$41,000,000	16-Nov-17	203
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	364
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	369

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94133	Alphapointe	Build NYC Revenue Bond	\$18,850,000	16-Jun-17	37
91108	Campbell & Dawes Ltd.	Industrial Incentive	\$475,000	09-Oct-97	101
92833	Medisys Health Network Inc.	Not For Profit Bond	\$20,190,000	30-Jun-99	291
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	364

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93281	88 Trading Corp.	Industrial Incentive	\$8,955,000	01-Aug-07	13
93376	A & L Scientific Corp.	Industrial Incentive	\$1,850,000	05-Nov-09	15
93180	A. Liss & Co., Inc.	Industrial Incentive	\$2,250,000	10-Oct-06	18
93933	Accurate Specialty Metal Fabricators, Inc.	Industrial Incentive	\$7,850,000	28-Feb-12	22
92933	Alle Processing Corporation	Industrial Incentive	\$1,040,000	01-Dec-04	36
92366	Big Geyser, Inc.	Industrial Incentive	\$10,000,000	16-Nov-99	75
93091	BP Air Conditioning Corp.	Industrial Incentive	\$5,523,500	06-Oct-05	89
94238	Cine Magic LIC Studios, LLC	Industrial Incentive	\$4,600,000	02-Dec-21	119
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	132
93280	Cool Wind Ventilation Corp.	Manufacturing Facilities Bond	\$9,000,000	31-Aug-07	140
94211	DNJ Industries Inc.	Industrial Incentive	\$7,570,000	16-Jan-20	154
92648	Goldstone Hosiery Co., Inc.	Industrial Incentive	\$3,000,000	22-Oct-01	206
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	229
93179	J & J Farms Creamery, Inc. and Fisher Foods of Queens Corp.	Industrial Incentive	\$540,288	20-Nov-06	243
93859	Jetro Cash & Carry Enterprises, LLC #4 (2012)	Industrial Incentive	\$30,100,000	24-Aug-12	251
92672	Kew Forest Plumbing & Heating, Inc.	Industrial Incentive	\$577,500	17-May-02	256
92295	Morrisons Pastry Corp.	Industrial Incentive	\$3,200,000	16-Apr-99	304
92720	Musco Food Corporation	Industrial Incentive	\$6,375,000	06-May-03	307
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	334
94112	Picture Car Services, LTD	Industrial Incentive	\$47,450,000	24-Jun-16	338
92928	Rapid Processing, LLC	Industrial Incentive	\$3,250,000	03-Mar-05	347
92935	Way Fong, LLC	Industrial Incentive	\$2,775,000	21-Sep-04	429
92472	World Casing Corp.	Manufacturing Facilities Bond	\$2,245,000	18-Nov-99	438

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92646	AMB Property, LP (lot 20)	Industrial Incentive	\$73,000,000	31-May-01	39
92893	AMB Property, LP (lot 21)	Industrial Incentive	\$19,500,000	31-May-01	40
92894	AMB Property, LP (lot 22)	Industrial Incentive	\$26,970,000	31-May-01	41
92895	AMB Property, LP (lot 23)	Industrial Incentive	\$26,970,000	31-May-01	42
94045	Arverne By The Sea & LLC & Benjamin Beechwood Retail LLC	Recovery Zone Facility Bond	\$11,100,000	12-Feb-15	51
94173	Bnos Bais Yaakov of Far Rockaway	Build NYC Revenue Bond	\$7,000,000	13-Dec-18	76
92449	Elite Airline Laundry Services Corp	Industrial Incentive	\$3,500,000	20-Jun-00	163
91024	Gabrielli Truck Sales, Ltd.	Industrial Incentive	\$5,100,000	19-Dec-96	195
94102	Gabrielli Truck Sales, Ltd. #2	Industrial Incentive	\$23,381,549	14-Jan-16	196
93186	Gourmet Boutique, L.L.C.	Manufacturing Facilities Bond	\$6,200,000	06-Dec-06	208
93819	Idlewild 228th Street, LLC	Industrial Incentive	\$19,741,250	20-Jul-12	236
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	268
94159	Siach Yitzchok	Build NYC Revenue Bond	\$7,000,000	29-Mar-18	372

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94131	105 Rockaway Realty LLC	Commercial Project	\$23,750,000	04-Jan-17	1
94220	Bartlett Dairy, Inc.	Industrial Incentive	\$25,999,962	16-Jul-20	63
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	268
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	306

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92691	Acme Smoked Fish Corp.	Industrial Incentive	\$5,200,000	27-Jun-03	24
94052	Albee Retail Development LLC (2014)	Build NYC Revenue Bond	\$20,000,000	29-Oct-14	31
93184	Aleta Industries Inc. and Aleta Group, Inc.	Industrial Incentive	\$4,640,000	25-Sep-06	33
94048	Bais Ruchel High School, Inc.	Build NYC Revenue Bond	\$18,100,000	23-Oct-14	57
94202	Bais Yaakov Dkhal Adas Yereim	Build NYC Revenue Bond	\$15,670,000	18-Jul-19	58
94221	Bedford EMR Holdings LLC	FRESH	\$1,350,000	18-Nov-20	66
94096	BNOS Square of Williamsburg	Build NYC Revenue Bond	\$7,400,000	28-Jun-16	77
93869	Brooklyn Heights Montessori School	Build NYC Tax-Exempt Promissory Note	\$10,000,000	03-Jun-13	93
94198	Brooklyn Navy Yard Building 127	New Markets Tax Credits Program	\$0	21-Sep-18	94
94186	Brooklyn Navy Yard Cogeneration Partners, L.P. #2	Build NYC Revenue Bond	\$82,135,000	14-Feb-19	95
93943	Brooklyn Union Gas Company	Industrial Incentive	\$14,400,000	23-May-14	96
93389	Chase Manhattan Bank, NA	Commercial Growth Project	\$0	03-Nov-89	115
93238	Goldman Sachs Group, Inc.	BIR Energy Incentive		02-Oct-06	205
94152	Mary McDowell Friends School (2017)	Build NYC Revenue Bond	\$20,800,000	29-Sep-17	288
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	303
94190	New Dawn Charter Schools	Build NYC Revenue Bond	\$20,685,000	28-Feb-19	312
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	318
94105	ODA Primary Health Care Network, Inc.	Build NYC Revenue Bond	\$5,000,000	12-Feb-16	324
94087	Packer Collegiate Institute, The	Build NYC Revenue Bond	\$22,000,000	07-Apr-15	329
93204	Peerless Equities LLC/Empire Merchants LLC	Industrial Incentive	\$7,805,000	04-Jan-07	333
93841	Richards Plumbing and Heating Co., Inc.	Industrial Incentive	\$4,696,526	17-May-13	350
94085	Saint Ann's School	Build NYC Tax-Exempt Promissory Note	\$30,000,000	10-Sep-15	360
94215	St. Francis College	Build NYC Revenue Bond	\$42,055,000	22-Jun-20	380
94249	St. Francis College (2021)	Build NYC Revenue Bond	\$45,000,000	29-Oct-21	381
93456	Ulano Corporation f/k/a The Utah Company of New York, Inc.	Industrial Incentive	\$5,910,000	01-Sep-10	408
93453	WytheHotel LLC	Recovery Zone Facility Bond	\$15,000,000	16-Dec-10	439
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	446

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94209	500 Stagg Street LLC	Industrial Incentive	\$6,847,810	16-Oct-19	11
92745	Aabco Sheet Metal Co., Inc.	Manufacturing Facilities Bond	\$5,525,000	30-Jun-04	21
93319	Aesthetonics Inc. d/b/a Remains Lighting	Industrial Incentive	\$4,816,875	20-Jun-08	27
92678	Aron's Manufacturing Corp.	Industrial Incentive	\$1,890,000	13-Jun-02	48
91009	Atlantic Veal & Lamb	Industrial Incentive	\$1,995,000	13-Dec-96	54
93362	Best Choice Trading Corporation	Industrial Incentive	\$2,625,000	11-Dec-08	70
94203	Best Choice Trading Corporation #2	Industrial Incentive	\$6,016,500	21-Aug-19	71
94254	Best Choice Trading Corporation (2022)	Industrial Incentive	\$8,210,000	13-May-22	72
93920	Bogopa-Manhattan, Inc.	FRESH	\$980,000	06-Oct-11	85
94057	Carlton House Restoration, Inc	Industrial Incentive	\$2,415,000	25-Nov-14	103
94188	Evergreen 105 LLC	Commercial Project	\$76,500,000	19-Dec-18	169
92654	Foto Electric Supply Co., Inc.	Industrial Incentive	\$4,150,000	19-Jul-01	187
93218	Greenpoint Manufacturing and Design Center #2 (2007)	Industrial Incentive	\$11,004,000	29-Jun-07	211
94142	Grimm Ales LLC	Industrial Incentive	\$4,200,000	06-Feb-18	212
94241	Hartland Supermarket LLC	FRESH	\$2,350,892	23-Sep-21	218
93381	Hindustan Granites, Inc.	Industrial Incentive	\$6,736,000	07-Apr-10	227
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	287
93290	Mind, Hand and Company & J.V. Woodworking & Oh-Show Woodworking Studio	Industrial Incentive	\$2,450,000	03-Jan-08	298
92721	National Compressor Exchange of N.Y., Inc.	Industrial Incentive	\$5,211,211	11-Sep-02	309
94231	Phoenix Building Supply Inc.	Industrial Incentive	\$2,800,000	22-Dec-20	337
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	364
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	369
93348	Technical Library Service, Inc.	Industrial Incentive	\$4,875,000	19-Dec-08	391
93981	Weapons Specialists Ltd.	Industrial Incentive	\$9,610,000	28-Mar-14	430

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35					
94035	Congregation Yeshiva Beis Chaya Mushka, Inc.	Build NYC Revenue Bond	\$4,500,000	28-Aug-14	135
94070	FC Hanson Office Associates, LLC	Build NYC Revenue Bond	\$105,000,000	17-Jun-15	177
93967	GMDC Atlantic Avenue LLC	Industrial Incentive	\$13,983,527	10-Dec-13	201
94222	Luria Academy of Brooklyn	Build NYC Revenue Bond	\$10,653,000	21-Apr-21	273
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	364
93456	Ulano Corporation f/k/a The Utah Company of New York, Inc.	Industrial Incentive	\$5,910,000	01-Sep-10	408

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36					
94048	Bais Ruchel High School, Inc.	Build NYC Revenue Bond	\$18,100,000	23-Oct-14	57
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	446

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37					
93927	Bogopa, Inc.	FRESH	\$3,500,000	06-Oct-11	81
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	108
92989	Comfort Bedding Inc.	Industrial Incentive	\$1,900,000	15-Jun-05	126
92452	Sarad, Inc. #1 (1999)	Industrial Incentive	\$1,000,000	31-Aug-99	363
92274	Solco Plumbing Supply, Inc.	Industrial Incentive	\$1,060,000	12-May-99	377
94063	Trey Whitfield School	Build NYC Revenue Bond	\$3,975,000	05-Feb-15	402
92469	Watkins Poultry Merchants of New York, Inc.	Industrial Incentive	\$1,600,000	19-Oct-99	428
94143	Western Beef Retail, Inc. #3 (2018)	FRESH	\$3,180,000	04-Jan-18	434

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38					
93320	Approved Oil Co. of Brooklyn, Inc.	Industrial Incentive	\$5,200,000	07-May-08	45
93948	Art to Frames Inc.	Industrial Incentive	\$6,000,000	10-Jul-13	50
93282	Barone Steel Fabricators, Inc.	Industrial Incentive	\$5,700,000	29-Aug-07	62
92891	City Merchandise, Inc. (2002)	Industrial Incentive	\$2,430,000	03-Jan-02	120
92765	Commercial Cooling Service, Inc.	Industrial Incentive	\$2,075,000	31-Mar-04	127
94180	Congregation Machna Shalva, 1462 CMS LLC & 5815 CMS LLC	Build NYC Revenue Bond	\$24,500,000	09-Nov-18	134
92940	Down Right Ltd.	Industrial Incentive	\$4,120,000	30-Jul-04	155
93289	Excellent Poly, Inc.	Industrial Incentive	\$1,900,000	03-Dec-07	170
93312	Extech Building Materials, Inc.	Industrial Incentive	\$8,600,000	01-Apr-08	171
93976	Falcon Builder Inc.	Industrial Incentive	\$1,550,000	17-Apr-14	173
94228	Friends of Hellenic Classical Charter Schools, Inc.	Build NYC Revenue Bond	\$41,805,000	25-Feb-21	190
92914	Jetro Cash & Carry Enterprises, Inc. #2 (2005)	Industrial Incentive	\$2,400,000	27-Apr-05	249
92421	Klein's Naturals, Ltd.	Industrial Incentive	\$2,850,000	22-Mar-00	260
94088	Krasnyi Oktyabr Inc.	Industrial Incentive	\$5,140,000	10-Dec-15	261
92963	Lighting & Supplies, Inc. a/k/a Sunlight Clinton Realty LLC	Industrial Incentive	\$10,800,000	17-Mar-05	269
93918	Salmar Properties, LLC	Industrial Incentive	\$44,429,433	22-Sep-11	362
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	364
93961	Simon Liu, Inc.	Industrial Incentive	\$2,850,000	19-Sep-13	373
94182	Therapy and Learning Center, Inc. #2	Build NYC Revenue Bond	\$3,473,000	14-Dec-18	397
93019	Tri-State Camera Exchange Inc.	Industrial Incentive	\$4,365,000	08-Sep-05	403
92936	Zalmen Reiss and Associates Inc. (2004)	Industrial Incentive	\$4,730,000	05-Jan-05	450

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39					
92753	Arrow Linen Supply Co., Inc.	Industrial Incentive	\$897,000	19-Aug-03	49
94232	Berkeley Carroll School, The (2021)	Build NYC Tax-Exempt Promissory Note	\$40,000,000	03-Jun-21	68
93286	Cobble Hill Health Center, Inc.	Build NYC Revenue Bond	\$48,190,000	31-Jan-08	122
94207	Consortium for Worker Education	Build NYC Revenue Bond	\$9,350,000	22-Jan-20	136
94066	Eastern Effects, Inc.	Industrial Incentive	\$3,550,000	17-Apr-15	158
94098	Hannah Senesh Community Day School	Build NYC Revenue Bond	\$4,785,000	30-Sep-15	217
91176	James F. Volpe Electrical Contracting Corp.	Industrial Incentive	\$880,000	11-Feb-98	246
93964	Poly Prep Country Day School	Build NYC Revenue Bond	\$10,000,000	10-Sep-13	339
92587	T & G Industries, Inc.	Industrial Incentive	\$2,450,000	15-Nov-01	389
94144	Talmud Torah Ohel Yochanan & The Bnei Torah Trust	Build NYC Revenue Bond	\$14,855,000	20-Jul-17	390
92590	Tri-State Surgical Supply & Equipment Ltd. and H & H Laboratories, Inc.	Industrial Incentive	\$3,400,000	20-Sep-01	404
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	446

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40					
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	364
94100	Urban Resource Institute	Build NYC Revenue Bond	\$11,283,000	17-Dec-15	418
94258	Young Adult Institute, Inc. (Interagency Council)	Build NYC Revenue Bond	\$3,500,000	01-Jun-22	449

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41					
92956	AM&G Waterproofing LLC	Industrial Incentive	\$11,895,000	29-Mar-05	38
93928	Bogopa-Junius, Inc.	FRESH	\$910,000	06-Oct-11	84
93286	Cobble Hill Health Center, Inc.	Build NYC Revenue Bond	\$48,190,000	31-Jan-08	122
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	369

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42					
94255	Achievement First Charter School (NCC)	New Markets Tax Credits Program	\$0	16-Mar-22	23
91142	Adriatic Wood Products, Inc. #2 (1997)	Industrial Incentive	\$1,725,000	31-Dec-97	25
92364	Bedessee Imports, Inc.	Industrial Incentive	\$1,600,000	04-Jan-00	65
94089	Brooklyn United Methodist Church Home	Build NYC Revenue Bond	\$6,295,000	09-Oct-15	97
94216	Community Healthcare Network (aka Betty Shabazz)	New Markets Tax Credits Program	\$0	31-Dec-19	129
93093	Coronet Parts Manufacturing Company, Inc.	Industrial Incentive	\$2,732,000	08-Dec-05	143
93288	DCD Marketing Ltd.	Industrial Incentive	\$5,500,000	25-Sep-07	150
94066	Eastern Effects, Inc.	Industrial Incentive	\$3,550,000	17-Apr-15	158
93975	Gateway ShopRite Associates, LLC	FRESH	\$12,500,000	07-May-14	199
94243	GMDC Brownsville LLC	Industrial Incentive	\$15,488,517	30-Mar-22	202
93860	Halmark Architectural Finishing Corp.	Industrial Incentive	\$1,125,000	23-Aug-12	215
94062	Handy Tool & MFG. Co., Inc.,The	Industrial Incentive	\$2,525,000	05-Jan-15	216
92674	Leo International, Inc.	Industrial Incentive	\$1,239,375	19-Dec-01	266
93359	O. & I. Realty, Inc. / Peralta Metal Works, Inc.	Industrial Incentive	\$2,100,000	05-Sep-08	322
92448	Rite Lite Ltd.	Industrial Incentive	\$3,500,000	05-Jan-00	352
94118	The Rogosin Institute, Inc.	Build NYC Revenue Bond	\$12,000,000	21-Jul-16	396
94121	Transcontinental Ultra Flex Inc.	Industrial Incentive	\$16,427,341	16-Dec-16	400

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43					
94244	Care Foods International Corp.	Industrial Incentive	\$7,596,261	20-Dec-21	102
92500	Guild for Exceptional Children, Inc., The	Pooled Bond	\$1,182,300	01-Jan-99	214
93964	Poly Prep Country Day School	Build NYC Revenue Bond	\$10,000,000	10-Sep-13	339
93317	Program Development Services, Inc. #2 (2008)	Pooled Bond	\$2,200,000	30-Jan-08	343
94109	Xaverian High School/Ryken Educational Center, Inc.	Build NYC Revenue Bond	\$15,000,000	03-May-16	440

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44					
93214	Ateret Torah Center	Not For Profit Bond	\$13,200,000	29-Mar-07	53
94106	Barkai Foundation, Inc.	Build NYC Revenue Bond	\$8,700,000	15-Oct-15	61
94180	Congregation Machna Shalva, 1462 CMS LLC & 5815 CMS LLC	Build NYC Revenue Bond	\$24,500,000	09-Nov-18	134
93917	Moisha's Kosher Discount Supermarket, Inc.	FRESH	\$3,100,000	18-Sep-11	301
93317	Program Development Services, Inc. #2 (2008)	Pooled Bond	\$2,200,000	30-Jan-08	343
94118	The Rogosin Institute, Inc.	Build NYC Revenue Bond	\$12,000,000	21-Jul-16	396
93883	United Cerebral Palsy of New York City, Inc.	Build NYC Revenue Bond	\$5,995,000	25-Apr-13	412
94117	Yeshivah of Flatbush	Build NYC Revenue Bond	\$29,000,000	08-Sep-16	443
94056	Yeshivat Beth Hillel of Krasna, Inc.	Build NYC Revenue Bond	\$10,000,000	20-Feb-15	444

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45					
94123	Favorite Plastic Corp.	Industrial Incentive	\$1,675,000	30-Dec-16	175
94083	Foodsaver New York, Inc.	Industrial Incentive	\$5,317,306	05-Jan-16	186
93295	Human Care Services for Families and Children, Inc. #2	Not For Profit Bond	\$1,355,000	07-Nov-07	232
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	369
94037	Stephen Gaynor School	Build NYC Revenue Bond	\$28,900,000	16-Jul-14	386

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47					
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	132
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	327

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48					
94259	HASC Diagnostic and Treatment Center, Inc (Interagency Council)	Build NYC Revenue Bond	\$4,141,999	15-Jun-22	219
94257	HeartShare Human Services of New York (Interagency Council)	Build NYC Revenue Bond	\$1,975,000	15-Jun-22	221
94130	Yeshivat Darche Eres, Inc.	Build NYC Revenue Bond	\$11,040,000	09-Dec-16	445

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49					
94034	5 Bay Street Phase 1, LLC	Commercial Project	\$65,950,000	29-Jan-16	9
93313	Center for Family Support, Inc., The #3 (2008)	Pooled Bond	\$2,420,000	30-Jan-08	107
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	130
94114	D'Onofrio General Contractors Corp.	Industrial Incentive	\$5,000,000	24-Jun-16	147
93879	Eden II School for Autistic Children, Inc. (2013)	Build NYC Revenue Bond	\$3,305,000	17-Apr-13	161
93096	Faztec Industries, Inc.	Industrial Incentive	\$1,488,800	14-Nov-05	176
94128	GCT New York LP	Industrial Incentive	\$25,000,000	28-Jul-16	200
92417	Island Computer Products, Inc.	Industrial Incentive	\$2,700,000	25-Aug-99	242
94223	New World Preparatory Charter School	Build NYC Revenue Bond	\$51,160,000	24-Jun-21	313
94148	Octopus Garden Inc.	Industrial Incentive	\$2,477,000	27-Oct-17	323
94172	Person Centered Care Services, Inc.	Build NYC Revenue Bond	\$5,000,000	13-Jul-18	335
94187	Richmond Medical Center	Build NYC Revenue Bond	\$132,065,000	20-Dec-18	351
94146	Seamen's Society for Children and Families (2017)	Build NYC Revenue Bond	\$4,298,000	27-Sep-17	366
94039	St. George Outlet Development LLC	Commercial Project	\$298,955,299	07-Nov-14	382
93883	United Cerebral Palsy of New York City, Inc.	Build NYC Revenue Bond	\$5,995,000	25-Apr-13	412
94060	United New York Sandy Hook Pilots' Association and United New Jersey Sandy Hook Pilots' Association	Industrial Incentive	\$5,500,000	22-Sep-14	416
93803	Wagner College	Build NYC Revenue Bond	\$12,705,000	25-Sep-12	427

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50					
93878	A Very Special Place, Inc. (2013 Adjustable)	Build NYC Revenue Bond	\$4,840,000	28-Feb-13	16
93886	A Very Special Place, Inc. (2013 Fixed)	Build NYC Revenue Bond	\$6,795,000	21-Mar-13	17
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	130
94046	Cubit Power One Inc.	Industrial Incentive	\$23,089,000	19-Aug-15	146
94228	Friends of Hellenic Classical Charter Schools, Inc.	Build NYC Revenue Bond	\$41,805,000	25-Feb-21	190
93934	Kingdom Castle Food Corp.	FRESH	\$5,270,000	12-Mar-12	257
94055	Pratt Paper (NY), Inc.	Build NYC Revenue Bond	\$96,300,000	18-Dec-14	340
92955	S. DiFazio and Sons Construction, Inc. & Faztec Industries, Inc.	Industrial Incentive	\$1,295,000	30-Dec-04	358
93882	Seaview Senior Living Housing Development Fund Corporation	Build NYC Revenue Bond	\$36,000,000	23-Jan-13	367

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51					
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	130
94256	Eden II School for Autistic Children, Inc. (2022)	Build NYC Revenue Bond	\$11,305,000	15-Jun-22	162
94127	Rogers Surveying, PLLC	Industrial Incentive	\$4,950,000	05-Jan-17	354
94245	The ICS Foundation, Inc.	Build NYC Revenue Bond	\$36,135,000	23-Sep-21	395
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	446

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Applied Sciences NYC					
93892	Columbia University	Applied Sciences NYC	\$95,000,000	01-Jul-12	125
93992	Cornell University	Applied Sciences NYC	\$0	19-Dec-13	142
93987	Icahn School of Medicine at Mount Sinai	Applied Sciences NYC	\$5,000,000	24-Feb-14	235
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	318

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BIR Energy Incentive					
93238	Goldman Sachs Group, Inc.	BIR Energy Incentive		02-Oct-06	205
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	303

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Build NYC Revenue Bond					
93878	A Very Special Place, Inc. (2013 Adjustable)	Build NYC Revenue Bond	\$4,840,000	28-Feb-13	16
93886	A Very Special Place, Inc. (2013 Fixed)	Build NYC Revenue Bond	\$6,795,000	21-Mar-13	17
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	37
94084	AMDA, Inc.	Build NYC Revenue Bond	\$21,000,000	02-Dec-15	43
94095	American Committee for the Weizmann Institute of Science Inc.	Build NYC Revenue Bond	\$8,830,000	29-Oct-15	44
94116	ARK Development LLC	Build NYC Revenue Bond	\$35,000,000	14-Jun-17	47
94077	Asia Society, The	Build NYC Revenue Bond	\$16,795,000	01-Jul-15	52
94048	Bais Ruchel High School, Inc.	Build NYC Revenue Bond	\$18,100,000	23-Oct-14	57
94202	Bais Yaakov Dkhal Adas Yereim	Build NYC Revenue Bond	\$15,670,000	18-Jul-19	58
94106	Barkai Foundation, Inc.	Build NYC Revenue Bond	\$8,700,000	15-Oct-15	61
94230	Bideawee, Inc.	Build NYC Revenue Bond	\$12,100,000	01-Mar-21	73
93984	Big Brothers/Big Sisters of New York City, Inc.	Build NYC Revenue Bond	\$9,000,000	02-May-14	74
94173	Bnos Bais Yaakov of Far Rockaway	Build NYC Revenue Bond	\$7,000,000	13-Dec-18	76
94096	BNOS Square of Williamsburg	Build NYC Revenue Bond	\$7,400,000	28-Jun-16	77
93877	Bronx Charter School for Excellence	Build NYC Revenue Bond	\$24,000,000	24-Apr-13	91
94186	Brooklyn Navy Yard Cogeneration Partners, L.P. #2	Build NYC Revenue Bond	\$82,135,000	14-Feb-19	95
94089	Brooklyn United Methodist Church Home	Build NYC Revenue Bond	\$6,295,000	09-Oct-15	97
94162	Cathedral School of St. John The Divine	Build NYC Revenue Bond	\$11,000,000	29-Dec-17	104
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	108
94253	Center for Urban Community Services, Inc. #3	Build NYC Revenue Bond	\$27,625,000	03-Jun-22	111
94119	Chapin School, The LTD.	Build NYC Revenue Bond	\$75,000,000	24-Aug-16	113
94189	Charles B. Wang Community Health Center, Inc.	Build NYC Revenue Bond	\$30,000,000	30-May-19	114
94076	Children's Aid Society, The	Build NYC Revenue Bond	\$37,205,000	23-Jul-15	117
93286	Cobble Hill Health Center, Inc.	Build NYC Revenue Bond	\$48,190,000	31-Jan-08	122
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	130
94180	Congregation Machna Shalva, 1462 CMS LLC & 5815 CMS LLC	Build NYC Revenue Bond	\$24,500,000	09-Nov-18	134
94035	Congregation Yeshiva Beis Chaya Mushka, Inc.	Build NYC Revenue Bond	\$4,500,000	28-Aug-14	135
94207	Consortium for Worker Education	Build NYC Revenue Bond	\$9,350,000	22-Jan-20	136
94158	Cooke School and Institute	Build NYC Revenue Bond	\$44,000,000	20-Dec-17	139
93851	Corlears School	Build NYC Revenue Bond	\$10,000,000	18-Jul-12	141
93879	Eden II School for Autistic Children, Inc. (2013)	Build NYC Revenue Bond	\$3,305,000	17-Apr-13	161
94256	Eden II School for Autistic Children, Inc. (2022)	Build NYC Revenue Bond	\$11,305,000	15-Jun-22	162
94072	Ethical Culture Fieldston School	Build NYC Revenue Bond	\$49,355,000	21-May-15	168
94070	FC Hanson Office Associates, LLC	Build NYC Revenue Bond	\$105,000,000	17-Jun-15	177
93973	Fedcap Rehabilitation Services, Inc. (2013)	Build NYC Revenue Bond	\$28,450,000	11-Dec-13	178
94053	Federation of Protestant Welfare Agencies, Inc.	Build NYC Revenue Bond	\$12,345,000	12-Nov-14	182
94181	Fencers Club, Inc.	Build NYC Revenue Bond	\$9,000,000	13-Dec-18	184
94237	Friends of Academic Leadership CS, LLC	Build NYC Revenue Bond	\$17,770,000	16-Jun-21	189
94228	Friends of Hellenic Classical Charter Schools, Inc.	Build NYC Revenue Bond	\$41,805,000	25-Feb-21	190

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Build NYC Revenue Bond					
94251	Friends of WHIN Music Community Charter School, Inc.	Build NYC Revenue Bond	\$43,910,000	29-Jun-22	191
94214	Friends Seminary	Build NYC Revenue Bond	\$25,000,000	30-Jun-20	192
93954	Grace Church School	Build NYC Revenue Bond	\$40,000,000	01-Jul-13	209
93856	GSNY Properties, Inc.	Build NYC Revenue Bond	\$16,925,000	09-Aug-12	213
94098	Hannah Senesh Community Day School	Build NYC Revenue Bond	\$4,785,000	30-Sep-15	217
94259	HASC Diagnostic and Treatment Center, Inc (Interagency Council)	Build NYC Revenue Bond	\$4,141,999	15-Jun-22	219
94257	HeartShare Human Services of New York (Interagency Council)	Build NYC Revenue Bond	\$1,975,000	15-Jun-22	221
94075	Hebrew Home for the Aged at Riverdale, The	Build NYC Revenue Bond	\$55,000,000	13-Feb-15	222
94229	Highbridge Facilities, LLC	Build NYC Revenue Bond	\$125,105,000	22-Dec-20	226
94064	Horace Mann School	Build NYC Revenue Bond	\$33,525,000	20-Nov-14	228
93876	Institute for Community Living, Inc. (2013)	Build NYC Revenue Bond	\$2,600,000	17-Apr-13	237
93885	International Leadership Charter School	Build NYC Revenue Bond	\$21,050,000	21-Mar-13	238
94166	Inwood Academy for Leadership Charter School	Build NYC Revenue Bond	\$17,995,000	15-May-18	239
94125	Jewish Community Center of Manhattan, Inc.	Build NYC Revenue Bond	\$27,270,000	29-Sep-16	252
94155	Leaders In Our Neighborhood Charter School f/k/a Hyde Leadership Charter School	Build NYC Revenue Bond	\$15,250,000	15-Dec-17	264
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	268
93965	Little Red School House and Elisabeth Irwin High School	Build NYC Revenue Bond	\$9,650,000	10-Oct-13	270
94078	Lower East Side Tenement Museum	Build NYC Revenue Bond	\$10,700,000	24-Nov-15	272
94222	Luria Academy of Brooklyn	Build NYC Revenue Bond	\$10,653,000	21-Apr-21	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
94250	Manhattan Community Access Corporation	Build NYC Revenue Bond	\$16,500,000	23-Feb-22	283
94104	Manhattan Country School, Inc. and West 85th Street Owner LLC	Build NYC Revenue Bond	\$22,000,000	07-Apr-16	284
94152	Mary McDowell Friends School (2017)	Build NYC Revenue Bond	\$20,800,000	29-Sep-17	288
93873	Marymount School of New York	Build NYC Revenue Bond	\$19,480,000	20-Dec-12	289
94248	Marymount School of New York (2021)	Build NYC Revenue Bond	\$80,000	19-Oct-21	290
94054	Metropolitan College of New York	Build NYC Revenue Bond	\$67,440,000	10-Dec-14	293
94092	Metropolitan Montessori School #2	Build NYC Revenue Bond	\$17,000,000	25-Sep-15	295
93966	Mount Sinai Hospital, The	Build NYC Revenue Bond	\$112,000,000	19-Dec-13	305
93305	Natural Resources Defense Council	Build NYC Revenue Bond	\$12,730,000	01-Jan-08	310
94190	New Dawn Charter Schools	Build NYC Revenue Bond	\$20,685,000	28-Feb-19	312
94223	New World Preparatory Charter School	Build NYC Revenue Bond	\$51,160,000	24-Jun-21	313
94110	New York Law School (2016)	Build NYC Revenue Bond	\$140,210,000	29-Jan-16	315
94150	Nuasin Next Generation Charter School (FKA Metropolitan Lighthouse Charter School)	Build NYC Revenue Bond	\$24,895,000	22-Dec-17	321
94105	ODA Primary Health Care Network, Inc.	Build NYC Revenue Bond	\$5,000,000	12-Feb-16	324
94087	Packer Collegiate Institute, The	Build NYC Revenue Bond	\$22,000,000	07-Apr-15	329
94172	Person Centered Care Services, Inc.	Build NYC Revenue Bond	\$5,000,000	13-Jul-18	335
94175	Pharos Academy Charter School (FKA Bronx Lighthouse Charter School)	Build NYC Revenue Bond	\$8,825,000	12-Oct-18	336
93964	Poly Prep Country Day School	Build NYC Revenue Bond	\$10,000,000	10-Sep-13	339
94055	Pratt Paper (NY), Inc.	Build NYC Revenue Bond	\$96,300,000	18-Dec-14	340

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Build NYC Revenue Bond					
94059	Q Student Residences, LLC	Build NYC Revenue Bond	\$65,230,000	05-Sep-14	345
94187	Richmond Medical Center	Build NYC Revenue Bond	\$132,065,000	20-Dec-18	351
93940	Royal Charter Properties, Inc.	Build NYC Revenue Bond	\$24,660,000	29-Jun-12	356
94099	Saint David's School	Build NYC Revenue Bond	\$35,000,000	24-Nov-15	361
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	364
94239	SCO Family of Services ("SCO") #2	Build NYC Revenue Bond	\$18,895,000	01-Sep-21	365
94146	Seamen's Society for Children and Families (2017)	Build NYC Revenue Bond	\$4,298,000	27-Sep-17	366
93882	Seaview Senior Living Housing Development Fund Corporation	Build NYC Revenue Bond	\$36,000,000	23-Jan-13	367
94132	Services and Advocacy for Gay, Lesbian, Bisexual and Transgender Elder, Inc.	Build NYC Revenue Bond	\$7,799,000	22-Feb-17	368
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	369
94247	Seton Education Partners	Build NYC Revenue Bond	\$15,245,000	23-Nov-21	370
94242	Shefa School	Build NYC Revenue Bond	\$65,675,000	01-Aug-21	371
94159	Siach Yitzchok	Build NYC Revenue Bond	\$7,000,000	29-Mar-18	372
93889	South Bronx Charter School for International Cultures and the Arts	Build NYC Revenue Bond	\$22,270,000	11-Jun-13	378
94215	St. Francis College	Build NYC Revenue Bond	\$42,055,000	22-Jun-20	380
94249	St. Francis College (2021)	Build NYC Revenue Bond	\$45,000,000	29-Oct-21	381
94037	Stephen Gaynor School	Build NYC Revenue Bond	\$28,900,000	16-Jul-14	386
94144	Talmud Torah Ohel Yochanan & The Bnei Torah Trust	Build NYC Revenue Bond	\$14,855,000	20-Jul-17	390
94204	The Children's Aid Society #2	Build NYC Revenue Bond	\$34,420,000	01-Aug-19	393
94224	The Committee to Protect Journalists, Inc.	Build NYC Revenue Bond	\$5,500,000	01-Mar-21	394
94245	The ICS Foundation, Inc.	Build NYC Revenue Bond	\$36,135,000	23-Sep-21	395
94118	The Rogosin Institute, Inc.	Build NYC Revenue Bond	\$12,000,000	21-Jul-16	396
94182	Therapy and Learning Center, Inc. #2	Build NYC Revenue Bond	\$3,473,000	14-Dec-18	397
94063	Trey Whitfield School	Build NYC Revenue Bond	\$3,975,000	05-Feb-15	402
94252	Trustees of the Spence School, Inc.	Build NYC Revenue Bond	\$30,395,000	28-Feb-22	407
94225	Union of Orthodox Jewish Congregations of America, d/b/a Orthodox Union "OU"	Build NYC Revenue Bond	\$43,000,000	14-Jan-21	409
94111	United Cerebral Palsy of New York City #2 (2016)	Build NYC Revenue Bond	\$35,253,130	30-Jun-16	411
93883	United Cerebral Palsy of New York City, Inc.	Build NYC Revenue Bond	\$5,995,000	25-Apr-13	412
94051	United Jewish Appeal- Federation of Jewish Philanthropies of New York, Inc.	Build NYC Revenue Bond	\$27,335,000	14-Aug-14	414
94126	United States Fund for UNICEF	Build NYC Revenue Bond	\$39,100,000	22-Sep-16	417
94100	Urban Resource Institute	Build NYC Revenue Bond	\$11,283,000	17-Dec-15	418
94129	Urban Resource Institute f/k/a Center for Elimination of Violence in the Family, Inc.	Build NYC Revenue Bond	\$3,860,000	26-Jan-17	419
93968	Village Center for Care	Build NYC Revenue Bond	\$15,805,000	01-Oct-13	421
94210	Village Community School #2	Build NYC Revenue Bond	\$21,000,000	03-Oct-19	422
94101	Volunteers of America - Greater New York, Inc #2	Build NYC Revenue Bond	\$5,515,000	17-Nov-15	424
94165	Volunteers of America - Greater New York, Inc #3	Build NYC Revenue Bond	\$5,553,000	28-Dec-17	425
93980	Volunteers of America - Greater New York, Inc.	Build NYC Revenue Bond	\$9,520,000	21-Mar-14	426
93803	Wagner College	Build NYC Revenue Bond	\$12,705,000	25-Sep-12	427
94109	Xaverian High School/Ryken Educational Center, Inc.	Build NYC Revenue Bond	\$15,000,000	03-May-16	440
93942	Yeshiva Har Torah	Build NYC Revenue Bond	\$3,600,000	28-Jun-12	442

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Build NYC Revenue Bond					
94117	Yeshivah of Flatbush	Build NYC Revenue Bond	\$29,000,000	08-Sep-16	443
94056	Yeshivat Beth Hillel of Krasna, Inc.	Build NYC Revenue Bond	\$10,000,000	20-Feb-15	444
94130	Yeshivat Darche Eres, Inc.	Build NYC Revenue Bond	\$11,040,000	09-Dec-16	445
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	446
94218	Young Adult Institute, Inc.	Build NYC Revenue Bond	\$5,490,000	01-Dec-20	448
94258	Young Adult Institute, Inc. (Interagency Council)	Build NYC Revenue Bond	\$3,500,000	01-Jun-22	449

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Build NYC Tax-Exempt Promissory Note					
93871	All Stars Project, Inc.	Build NYC Tax-Exempt Promissory Note	\$10,720,000	29-Nov-12	35
94232	Berkeley Carroll School, The (2021)	Build NYC Tax-Exempt Promissory Note	\$40,000,000	03-Jun-21	68
94097	Brearley School, The	Build NYC Tax-Exempt Promissory Note	\$50,000,000	29-Sep-15	90
93869	Brooklyn Heights Montessori School	Build NYC Tax-Exempt Promissory Note	\$10,000,000	03-Jun-13	93
94044	Center for Urban Community Services, Inc.	Build NYC Tax-Exempt Promissory Note	\$6,355,000	24-Jul-14	109
94185	Center for Urban Community Services, Inc. #2	Build NYC Tax-Exempt Promissory Note	\$13,250,000	19-Dec-18	110
94113	Collegiate School, Inc.	Build NYC Tax-Exempt Promissory Note	\$40,000,000	30-Jun-16	124
93890	Hewitt School, The	Build NYC Tax-Exempt Promissory Note	\$23,620,000	27-Jun-13	224
93947	Hutch Tower Two LLC	Build NYC Tax-Exempt Promissory Note	\$80,500,000	20-Dec-12	233
93950	Nightingale-Bamford School, The	Build NYC Tax-Exempt Promissory Note	\$35,000,000	04-Dec-13	319
94134	Professional Children's School, Inc. (2017)	Build NYC Tax-Exempt Promissory Note	\$6,856,000	01-May-17	342
94081	Riverdale Country School, Inc.	Build NYC Tax-Exempt Promissory Note	\$51,800,000	15-Jul-15	353
94085	Saint Ann's School	Build NYC Tax-Exempt Promissory Note	\$30,000,000	10-Sep-15	360
94226	The Calhoun School, Inc.	Build NYC Tax-Exempt Promissory Note	\$32,535,000	30-Dec-20	392
93979	Trinity Episcopal School Corporation	Build NYC Tax-Exempt Promissory Note	\$6,784,000	11-Apr-14	405
93959	United Nations International School	Build NYC Tax-Exempt Promissory Note	\$5,000,000	28-Aug-13	415

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Commercial Growth Project					
92926	Bank of America, N.A	Commercial Growth Project	\$622,000,000	17-Nov-04	59
92680	Brown Brothers Harriman & Co.	Commercial Growth Project	\$61,500,000	01-May-02	98
93389	Chase Manhattan Bank, NA	Commercial Growth Project	\$0	03-Nov-89	115
94206	Deerfield Management Company, L.P.	Commercial Growth Project	\$605,000,000	01-Sep-19	151
92846	Ernst & Young US LLP	Commercial Growth Project	\$159,900,000	15-Jul-04	166
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	220
93449	JetBlue Airways Corporation #2 (2010)	Commercial Growth Project	\$52,800,000	18-Nov-10	248
94170	JMDH Real Estate Offices, LLC	Commercial Growth Project	\$57,050,000	13-Jul-18	253
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	294
92519	NBC Universal, Inc.	Commercial Growth Project	\$1,500,300,000	20-Dec-88	311
92664	New York Post	Commercial Growth Project	\$168,915,000	25-Mar-02	316
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	317

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Commercial Project					
94131	105 Rockaway Realty LLC	Commercial Project	\$23,750,000	04-Jan-17	1
94191	30 HY WM Unit Owner LP	Commercial Project	\$0	15-Apr-19	5
94208	425 Westchester Fee Owner, LLC	Commercial Project	\$81,414,386	24-Jun-20	7
94201	45-18 Court Square Owner L.L.C.	Commercial Project	\$237,857,908	19-Dec-19	8
94034	5 Bay Street Phase 1, LLC	Commercial Project	\$65,950,000	29-Jan-16	9
94153	50 HYMC Owner LLC	Commercial Project	\$3,835,000,000	31-Aug-17	10
94139	509 W 34, L.L.C.	Commercial Project	\$3,735,000,000	09-Apr-18	12
94073	BOP NE LLC	Commercial Project	\$2,180,000,000	14-Apr-15	86
94205	BOP SE LLC	Commercial Project	\$2,423,000,000	07-Feb-20	87
93946	ERY Retail Podium LLC	Commercial Project	\$1,948,000,000	17-Mar-14	167
94188	Evergreen 105 LLC	Commercial Project	\$76,500,000	19-Dec-18	169
93944	Extell GT LLC	Commercial Project	\$745,793,000	30-Jul-13	172
94036	Hudson Yards North Tower Tenant LLC (RHY Unit)	Commercial Project	\$2,674,000,000	11-Dec-15	231
94192	HY30-67 Owner LP	Commercial Project	\$0	15-Apr-19	234
94193	KKR HY Owner LLC (PE 1 Unit)	Commercial Project	\$0	20-May-19	258
94195	KKR HY Owner LLC (PE 2 Unit)	Commercial Project	\$0	20-May-19	259
94212	KRE HYOD Owner LLC	Commercial Project	\$0	12-Nov-19	262
93888	Legacy Yards Tenant LLC	Commercial Project	\$1,386,000,000	01-Apr-13	265
94115	LIC Site B-1 Owner, LLC	Commercial Project	\$706,743,996	30-Jun-16	267
94038	One Hudson Yards Owner LLC	Commercial Project	\$1,434,114,029	05-Dec-14	326
93176	Queens Ballpark Company, L.L.C.	Commercial Project	\$896,932,088	22-Aug-06	346
94039	St. George Outlet Development LLC	Commercial Project	\$298,955,299	07-Nov-14	382
94194	Wells Fargo Properties, Inc.	Commercial Project	\$0	20-May-19	431
93177	Yankee Stadium LLC	Commercial Project	\$1,633,968,000	22-Aug-06	441

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EDC Loan					
94196	MHANY Peninsula Local Development Corporation	EDC Loan	\$3,000,000	22-May-19	297
93874	New York Genome Center, Inc.	EDC Loan	\$5,000,000	16-Nov-12	314
93246	Related Retail Hub LLC	EDC Loan	\$4,000,000	24-Mar-06	348

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		Empowerment Zone Facility Bond			
93175	Tiago Holdings LLC #1	Empowerment Zone Facility Bond	\$91,833,000	31-Jan-07	398

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Exempt Facilities Bond					
93862	Aero JFK, LLC	Exempt Facilities Bond	\$126,875,000	13-Sep-12	26
91136	Air Express International Corporation	Exempt Facilities Bond	\$19,000,000	16-Jul-97	29

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FRESH					
94061	149 Street Food Corp.	FRESH	\$1,890,990	28-Sep-15	3
94219	2395 CDM Meat & Produce Corp.	FRESH	\$1,500,414	05-Jan-21	4
93931	3462 Third Avenue Food Corp. d/b/a Associated Supermarket	FRESH	\$2,050,000	20-Dec-11	6
94145	A & J Supermarket Corp.	FRESH	\$10,814,113	28-Dec-17	14
94221	Bedford EMR Holdings LLC	FRESH	\$1,350,000	18-Nov-20	66
94246	Bespoke Harlem West LLC	FRESH	\$16,580,668	04-Jan-22	69
94197	Bogopa BTM, LLC	FRESH	\$10,000,000	28-Jun-19	78
93952	Bogopa LIC, Inc.	FRESH	\$4,400,000	13-Aug-13	79
93977	Bogopa Washington, Inc.	FRESH	\$12,165,500	17-Dec-13	80
93927	Bogopa, Inc.	FRESH	\$3,500,000	06-Oct-11	81
93929	Bogopa-Concourse, Inc.	FRESH	\$1,066,000	06-Oct-11	82
93930	Bogopa-Junction, Inc.	FRESH	\$805,000	06-Oct-11	83
93928	Bogopa-Junius, Inc.	FRESH	\$910,000	06-Oct-11	84
93920	Bogopa-Manhattan, Inc.	FRESH	\$980,000	06-Oct-11	85
93858	East Gun Hill Road Food, LLC	FRESH	\$4,825,000	03-Jan-13	157
93975	Gateway ShopRite Associates, LLC	FRESH	\$12,500,000	07-May-14	199
94241	Hartland Supermarket LLC	FRESH	\$2,350,892	23-Sep-21	218
93934	Kingdom Castle Food Corp.	FRESH	\$5,270,000	12-Mar-12	257
93917	Moisha's Kosher Discount Supermarket, Inc.	FRESH	\$3,100,000	18-Sep-11	301
93848	ReyCo Supermarkets LLC	FRESH	\$2,650,000	25-Jun-13	349
94141	Village Super Market, Inc.	FRESH	\$14,000,000	29-Dec-17	423
93380	Western Beef Retail, Inc. #1	FRESH	\$11,450,000	01-Mar-10	432
94040	Western Beef Retail, Inc. #2 (2014)	FRESH	\$5,525,000	23-Dec-14	433
94143	Western Beef Retail, Inc. #3 (2018)	FRESH	\$3,180,000	04-Jan-18	434
94157	Western Beef Retail, Inc. #4 (2017)	FRESH	\$23,345,079	04-Jan-18	435
94174	Western Beef Retail, Inc. #5 (2018)	FRESH	\$10,985,000	22-Aug-18	436

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	Industrial Incentive				
94209	500 Stagg Street LLC	Industrial Incentive	\$6,847,810	16-Oct-19	11
93281	88 Trading Corp.	Industrial Incentive	\$8,955,000	01-Aug-07	13
93376	A & L Scientific Corp.	Industrial Incentive	\$1,850,000	05-Nov-09	15
93180	A. Liss & Co., Inc.	Industrial Incentive	\$2,250,000	10-Oct-06	18
92673	A.F.C. Industries Inc. & Affiliates	Industrial Incentive	\$1,400,000	18-Dec-01	19
94041	A.K.S. International Inc.	Industrial Incentive	\$2,120,000	10-Sep-14	20
93933	Accurate Specialty Metal Fabricators, Inc.	Industrial Incentive	\$7,850,000	28-Feb-12	22
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	\$4,816,875	20-Jun-08	27
94240	Agilitas Energy, LLC	Industrial Incentive	\$15,130,315	31-Aug-21	28
92312	Air-Sea Packing Group, Inc.	Industrial Incentive	\$2,645,000	10-Jun-99	30
93184	Aleta Industries Inc. and Aleta Group, Inc.	Industrial Incentive	\$4,640,000	25-Sep-06	33
92933	Alle Processing Corporation	Industrial Incentive	\$1,040,000	01-Dec-04	36
92956	AM&G Waterproofing LLC	Industrial Incentive	\$11,895,000	29-Mar-05	38
92646	AMB Property, LP (lot 20)	Industrial Incentive	\$73,000,000	31-May-01	39
92893	AMB Property, LP (lot 21)	Industrial Incentive	\$19,500,000	31-May-01	40
92894	AMB Property, LP (lot 22)	Industrial Incentive	\$26,970,000	31-May-01	41
92895	AMB Property, LP (lot 23)	Industrial Incentive	\$26,970,000	31-May-01	42
93320	Approved Oil Co. of Brooklyn, Inc.	Industrial Incentive	\$5,200,000	07-May-08	45
93207	Aphorp Cleaners Inc.	Industrial Incentive	\$1,128,300	26-Apr-07	46
92678	Aron's Manufacturing Corp.	Industrial Incentive	\$1,890,000	13-Jun-02	48
92753	Arrow Linen Supply Co., Inc.	Industrial Incentive	\$897,000	19-Aug-03	49
93948	Art to Frames Inc.	Industrial Incentive	\$6,000,000	10-Jul-13	50
91009	Atlantic Veal & Lamb	Industrial Incentive	\$1,995,000	13-Dec-96	54
93216	B.C.S. International Corporation d/b/a Royal Food International Corp.	Industrial Incentive	\$16,829,550	28-Feb-07	55
92564	Baco Enterprises, Inc. #1 (2001)	Industrial Incentive	\$2,470,000	29-Jun-01	56
92313	Bark Frameworks, Inc.	Industrial Incentive	\$2,025,000	30-Apr-99	60
93282	Barone Steel Fabricators, Inc.	Industrial Incentive	\$5,700,000	29-Aug-07	62
94220	Bartlett Dairy, Inc.	Industrial Incentive	\$25,999,962	16-Jul-20	63
92316	Bauerschmidt & Sons, Inc. #2 (1999)	Industrial Incentive	\$1,000,000	11-Feb-99	64
92364	Bedessee Imports, Inc.	Industrial Incentive	\$1,600,000	04-Jan-00	65
92527	Ben Hur Moving & Storage, Inc.	Industrial Incentive	\$6,000,000	29-Mar-01	67
93362	Best Choice Trading Corporation	Industrial Incentive	\$2,625,000	11-Dec-08	70
94203	Best Choice Trading Corporation #2	Industrial Incentive	\$6,016,500	21-Aug-19	71
94254	Best Choice Trading Corporation (2022)	Industrial Incentive	\$8,210,000	13-May-22	72
92366	Big Geysler, Inc.	Industrial Incentive	\$10,000,000	16-Nov-99	75
94093	Boyce Technologies, Inc.	Industrial Incentive	\$26,250,000	12-Apr-16	88
93091	BP Air Conditioning Corp.	Industrial Incentive	\$5,523,500	06-Oct-05	89
93943	Brooklyn Union Gas Company	Industrial Incentive	\$14,400,000	23-May-14	96
93191	BTM Development Partners, LLC	Industrial Incentive	\$494,000,000	14-Sep-06	99
94179	C. Kenneth Imports, Inc.	Industrial Incentive	\$5,580,843	13-Feb-19	100

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		Industrial Incentive			
91108	Campbell & Dawes Ltd.	Industrial Incentive	\$475,000	09-Oct-97	101
94244	Care Foods International Corp.	Industrial Incentive	\$7,596,261	20-Dec-21	102
94057	Carlton House Restoration, Inc	Industrial Incentive	\$2,415,000	25-Nov-14	103
94238	Cine Magic LIC Studios, LLC	Industrial Incentive	\$4,600,000	02-Dec-21	119
92891	City Merchandise, Inc. (2002)	Industrial Incentive	\$2,430,000	03-Jan-02	120
92658	Citywide Mobile Response Corporation	Industrial Incentive	\$2,200,000	22-May-02	121
92989	Comfort Bedding Inc.	Industrial Incentive	\$1,900,000	15-Jun-05	126
92765	Commercial Cooling Service, Inc.	Industrial Incentive	\$2,075,000	31-Mar-04	127
92255	Commercial Electrical Contractors, Inc.	Industrial Incentive	\$545,000	19-Aug-98	128
93093	Coronet Parts Manufacturing Company, Inc.	Industrial Incentive	\$2,732,000	08-Dec-05	143
92382	Crystal Window & Door Systems, Ltd.	Industrial Incentive	\$16,155,000	28-Oct-99	145
94046	Cubit Power One Inc.	Industrial Incentive	\$23,089,000	19-Aug-15	146
94114	D'Onofrio General Contractors Corp.	Industrial Incentive	\$5,000,000	24-Jun-16	147
93202	D.C. Center Corp	Industrial Incentive	\$4,955,000	23-May-07	148
93455	DASNY Mechanical Inc.	Industrial Incentive	\$5,016,000	06-Apr-11	149
93288	DCD Marketing Ltd.	Industrial Incentive	\$5,500,000	25-Sep-07	150
93377	Dinas Distribution	Industrial Incentive	\$3,825,000	29-Dec-09	152
94160	DMFYD LIC LLC	Industrial Incentive	\$32,096,773	29-Dec-17	153
94211	DNJ Industries Inc.	Industrial Incentive	\$7,570,000	16-Jan-20	154
92940	Down Right Ltd.	Industrial Incentive	\$4,120,000	30-Jul-04	155
93974	E. Gluck Corporation	Industrial Incentive	\$20,775,000	27-Mar-14	156
94066	Eastern Effects, Inc.	Industrial Incentive	\$3,550,000	17-Apr-15	158
93951	Eclectic/Encore Properties, Inc.	Industrial Incentive	\$11,350,000	26-Jul-13	159
92771	Economy Pump & Motor Repair, Inc.	Industrial Incentive	\$840,000	07-Aug-03	160
92449	Elite Airline Laundry Services Corp	Industrial Incentive	\$3,500,000	20-Jun-00	163
92950	Empire Merchants LLC/Charmer Industries, Inc.	Industrial Incentive	\$1,800,000	04-Jan-05	164
92670	Empire Metal Finishing, Inc.	Industrial Incentive	\$1,501,000	06-Dec-01	165
93289	Excellent Poly, Inc.	Industrial Incentive	\$1,900,000	03-Dec-07	170
93312	Extech Building Materials, Inc.	Industrial Incentive	\$8,600,000	01-Apr-08	171
93976	Falcon Builder Inc.	Industrial Incentive	\$1,550,000	17-Apr-14	173
94094	Faviana International Inc.	Industrial Incentive	\$4,575,000	02-Nov-15	174
94123	Favorite Plastic Corp.	Industrial Incentive	\$1,675,000	30-Dec-16	175
93096	Faztec Industries, Inc.	Industrial Incentive	\$1,488,800	14-Nov-05	176
92669	Federal Express Corporation #1 (2001)	Industrial Incentive	\$90,758,100	26-Dec-01	179
93185	Federal Express Corporation #2 (2006)	Industrial Incentive	\$5,000,000	10-Oct-06	180
93174	Federal Express Corporation 3 (2006 Harlem River Yards Project)	Industrial Incentive	\$25,788,500	28-Dec-06	181
92229	Felix Storch, Inc.	Industrial Incentive	\$2,060,000	18-Dec-98	183
93866	Foodfest Depot LLC	Industrial Incentive	\$10,775,000	20-Dec-12	185
94083	Foodsaver New York, Inc.	Industrial Incentive	\$5,317,306	05-Jan-16	186
92654	Foto Electric Supply Co., Inc.	Industrial Incentive	\$4,150,000	19-Jul-01	187
93945	Fresh Direct, LLC & U.T.F. Trucking, Inc.	Industrial Incentive	\$142,454,000	19-Dec-13	188
94042	G&G Electric Supply Co, Inc. #2 (2014)	Industrial Incentive	\$3,800,000	28-Aug-14	193

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		Industrial Incentive			
92990	G&G Electric Supply Company, Inc. #1	Industrial Incentive	\$1,475,000	12-May-05	194
91024	Gabrielli Truck Sales, Ltd.	Industrial Incentive	\$5,100,000	19-Dec-96	195
94102	Gabrielli Truck Sales, Ltd. #2	Industrial Incentive	\$23,381,549	14-Jan-16	196
94136	Gabrielli Truck Sales, Ltd. #3	Industrial Incentive	\$22,517,713	28-Jun-17	197
94128	GCT New York LP	Industrial Incentive	\$25,000,000	28-Jul-16	200
93967	GMDC Atlantic Avenue LLC	Industrial Incentive	\$13,983,527	10-Dec-13	201
94243	GMDC Brownsville LLC	Industrial Incentive	\$15,488,517	30-Mar-22	202
94147	GMDC OP LLC	Industrial Incentive	\$41,000,000	16-Nov-17	203
92505	Goldfeder/Kahan Framing Group, Ltd.	Industrial Incentive	\$1,910,000	07-Jun-01	204
92648	Goldstone Hosiery Co., Inc.	Industrial Incentive	\$3,000,000	22-Oct-01	206
94058	Gotham Seafood Corp.	Industrial Incentive	\$4,225,000	05-Jan-16	207
92708	Great Wall Corp.	Industrial Incentive	\$2,500,000	03-Jan-03	210
93218	Greenpoint Manufacturing and Design Center #2 (2007)	Industrial Incentive	\$11,004,000	29-Jun-07	211
94142	Grimm Ales LLC	Industrial Incentive	\$4,200,000	06-Feb-18	212
93860	Halmark Architectural Finishing Corp.	Industrial Incentive	\$1,125,000	23-Aug-12	215
94062	Handy Tool & MFG. Co., Inc.,The	Industrial Incentive	\$2,525,000	05-Jan-15	216
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	227
93970	House of Spices (India), Inc.	Industrial Incentive	\$6,429,938	18-Jun-14	229
93914	Hudson Moving and Storage Co., Inc.	Industrial Incentive	\$6,200,000	14-Jul-11	230
93819	Idlewild 228th Street, LLC	Industrial Incentive	\$19,741,250	20-Jul-12	236
93870	Iron Mountain Information Management	Industrial Incentive	\$20,550,000	21-Dec-12	240
92417	Island Computer Products, Inc.	Industrial Incentive	\$2,700,000	25-Aug-99	242
93179	J & J Farms Creamery, Inc. and Fisher Foods of Queens Corp.	Industrial Incentive	\$540,288	20-Nov-06	243
92784	James Carpenter Design Associates, Inc.	Industrial Incentive	\$1,700,000	05-Jan-04	245
91176	James F. Volpe Electrical Contracting Corp.	Industrial Incentive	\$880,000	11-Feb-98	246
93863	Japanese Food Depot LLC	Industrial Incentive	\$10,514,000	26-Sep-12	247
92914	Jetro Cash & Carry Enterprises, Inc. #2 (2005)	Industrial Incentive	\$2,400,000	27-Apr-05	249
93451	Jetro Cash & Carry Enterprises, LLC #3 (2010)	Industrial Incentive	\$50,000,000	17-Dec-10	250
93859	Jetro Cash & Carry Enterprises, LLC #4 (2012)	Industrial Incentive	\$30,100,000	24-Aug-12	251
92545	Just Bagels Manufacturing, Inc.	Industrial Incentive	\$2,070,000	20-Dec-00	254
92520	Kaylim Supplies, Inc.	Industrial Incentive	\$1,450,000	21-Dec-00	255
92672	Kew Forest Plumbing & Heating, Inc.	Industrial Incentive	\$577,500	17-May-02	256
92421	Klein's Naturals, Ltd.	Industrial Incentive	\$2,850,000	22-Mar-00	260
94088	Krasnyi Oktyabr Inc.	Industrial Incentive	\$5,140,000	10-Dec-15	261
93867	Krinos Foods LLC	Industrial Incentive	\$23,355,000	02-May-13	263
92674	Leo International, Inc.	Industrial Incentive	\$1,239,375	19-Dec-01	266
92963	Lighting & Supplies, Inc. a/k/a Sunlight Clinton Realty LLC	Industrial Incentive	\$10,800,000	17-Mar-05	269
94069	Lobster Place Inc., The	Industrial Incentive	\$7,350,000	13-Mar-15	271
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

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	Industrial Incentive				
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	285
93875	Maric Mechanical, Inc.	Industrial Incentive	\$1,195,565	04-Jan-13	286
92971	Marjam Supply of Rewe Street, LLC	Industrial Incentive	\$5,200,000	04-Jan-05	287
93450	Mediterranean Gyros Products, Inc.	Industrial Incentive	\$2,425,000	17-Dec-10	292
93171	Meurice Garment Care of Manhasset Inc.	Industrial Incentive	\$2,600,000	06-Sep-06	296
93290	Mind, Hand and Company & J.V. Woodworking & Oh-Show Woodworking Studio	Industrial Incentive	\$2,450,000	03-Jan-08	298
92790	ML Design, Inc.	Industrial Incentive	\$2,150,000	30-Jul-03	299
94120	Modern Window & Door, Inc.	Industrial Incentive	\$8,300,720	29-Nov-16	300
93198	Mondial Automotive, Inc and Kal-Bros, Inc	Industrial Incentive	\$5,400,000	08-Feb-07	302
92295	Morrisons Pastry Corp.	Industrial Incentive	\$3,200,000	16-Apr-99	304
92432	Moving Right Along Service, Inc.	Industrial Incentive	\$1,400,000	20-Dec-99	306
92720	Musco Food Corporation	Industrial Incentive	\$6,375,000	06-May-03	307
93880	National Acoustics, Inc.	Industrial Incentive	\$1,579,850	02-May-13	308
92721	National Compressor Exchange of N.Y., Inc.	Industrial Incentive	\$5,211,211	11-Sep-02	309
93359	O. & I. Realty, Inc. / Peralta Metal Works, Inc.	Industrial Incentive	\$2,100,000	05-Sep-08	322
94148	Octopus Garden Inc.	Industrial Incentive	\$2,477,000	27-Oct-17	323
93922	Oh Nuts Warehousing Inc. and Online Express Manufacturers and Distributors Inc.	Industrial Incentive	\$3,230,000	09-Nov-11	325
93919	Pain D'Avignon III, Ltd.	Industrial Incentive	\$2,958,403	28-Sep-11	330
91044	Panorama Windows Ltd.	Industrial Incentive	\$1,169,400	03-Jan-97	331
92797	Park View Realty Associates LLC	Industrial Incentive	\$4,300,000	21-Aug-03	332
93204	Peerless Equities LLC/Empire Merchants LLC	Industrial Incentive	\$7,805,000	04-Jan-07	333
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	334
94231	Phoenix Building Supply Inc.	Industrial Incentive	\$2,800,000	22-Dec-20	337
94112	Picture Car Services, LTD	Industrial Incentive	\$47,450,000	24-Jun-16	338
92844	Precision Gear, Inc.	Industrial Incentive	\$6,560,000	23-Dec-98	341
93287	Proxima, Inc.	Industrial Incentive	\$7,633,000	20-Nov-07	344
92928	Rapid Processing, LLC	Industrial Incentive	\$3,250,000	03-Mar-05	347
93841	Richards Plumbing and Heating Co., Inc.	Industrial Incentive	\$4,696,526	17-May-13	350
92448	Rite Lite Ltd.	Industrial Incentive	\$3,500,000	05-Jan-00	352
94127	Rogers Surveying, PLLC	Industrial Incentive	\$4,950,000	05-Jan-17	354
93382	Royal Recycling Services, Inc.	Industrial Incentive	\$6,975,000	12-Apr-10	357
92955	S. DiFazio and Sons Construction, Inc. & Faztec Industries, Inc.	Industrial Incentive	\$1,295,000	30-Dec-04	358
93349	Safe Art SAT, Inc.	Industrial Incentive	\$11,100,000	17-Dec-08	359
93918	Salmar Properties, LLC	Industrial Incentive	\$44,429,433	22-Sep-11	362
92452	Sarad, Inc. #1 (1999)	Industrial Incentive	\$1,000,000	31-Aug-99	363
93961	Simon Liu, Inc.	Industrial Incentive	\$2,850,000	19-Sep-13	373
93190	Simon's Hardware & Bath, LLC	Industrial Incentive	\$4,700,000	01-Aug-06	374
94047	Skyline Restoration Inc.	Industrial Incentive	\$16,700,000	14-Nov-14	375

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Industrial Incentive					
94199	SLM Digital New York Inc.	Industrial Incentive	\$2,475,000	20-Dec-19	376
92274	Solco Plumbing Supply, Inc.	Industrial Incentive	\$1,060,000	12-May-99	377
93217	Stallion Inc. #1 (2007)	Industrial Incentive	\$8,530,000	02-Mar-07	383
92947	State Narrow Fabrics, Inc.	Industrial Incentive	\$2,585,000	25-Aug-04	384
92275	Steinway, Inc.	Industrial Incentive	\$11,500,000	18-Jun-99	385
92930	Sweet Sams Baking Company, LLC	Industrial Incentive	\$8,000,000	10-Aug-04	388
92587	T & G Industries, Inc.	Industrial Incentive	\$2,450,000	15-Nov-01	389
93348	Technical Library Service, Inc.	Industrial Incentive	\$4,875,000	19-Dec-08	391
92279	Titan Machine Corporation	Industrial Incentive	\$2,758,000	16-Jul-98	399
94121	Transcontinental Ultra Flex Inc.	Industrial Incentive	\$16,427,341	16-Dec-16	400
94043	Treasure Asset Storage LLC	Industrial Incentive	\$21,000,000	28-Jul-14	401
93019	Tri-State Camera Exchange Inc.	Industrial Incentive	\$4,365,000	08-Sep-05	403
92590	Tri-State Surgical Supply & Equipment Ltd. and H & H Laboratories, Inc.	Industrial Incentive	\$3,400,000	20-Sep-01	404
94149	Tristate Plumbing Services Corp.	Industrial Incentive	\$5,498,000	14-Nov-17	406
93456	Ulano Corporation f/k/a The Utah Company of New York, Inc.	Industrial Incentive	\$5,910,000	01-Sep-10	408
93350	United Airconditioning Corp. II	Industrial Incentive	\$1,085,645	02-Jul-08	410
94060	United New York Sandy Hook Pilots' Association and United New Jersey Sandy Hook Pilots' Association	Industrial Incentive	\$5,500,000	22-Sep-14	416
91126	Victory FoodService Distributors Corp.	Industrial Incentive	\$3,700,000	24-Jul-97	420
92469	Watkins Poultry Merchants of New York, Inc.	Industrial Incentive	\$1,600,000	19-Oct-99	428
92935	Way Fong, LLC	Industrial Incentive	\$2,775,000	21-Sep-04	429
93981	Weapons Specialists Ltd.	Industrial Incentive	\$9,610,000	28-Mar-14	430
92471	Wipe-Tex International Corp.	Industrial Incentive	\$2,675,000	09-Sep-99	437
94154	York Studios - Michaelangelo Campus LLC	Industrial Incentive	\$45,630,977	05-Mar-18	447
92936	Zalmen Reiss and Associates Inc. (2004)	Industrial Incentive	\$4,730,000	05-Jan-05	450

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

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Manufacturing Facilities Bond					
92745	Aabco Sheet Metal Co., Inc.	Manufacturing Facilities Bond	\$5,525,000	30-Jun-04	21
92561	All City Switch Board Corporation	Manufacturing Facilities Bond	\$3,000,000	20-Dec-00	34
92642	Contractors SM, LLC	Manufacturing Facilities Bond	\$2,100,000	27-Dec-01	137
93280	Cool Wind Ventilation Corp.	Manufacturing Facilities Bond	\$9,000,000	31-Aug-07	140
92232	Gary Plastic Packaging Corp.	Manufacturing Facilities Bond	\$6,400,000	09-Oct-98	198
93186	Gourmet Boutique, L.L.C.	Manufacturing Facilities Bond	\$6,200,000	06-Dec-06	208
92792	Novelty Crystal Corp.	Manufacturing Facilities Bond	\$7,500,000	22-Dec-03	320
92503	P. S. Pibbs, Inc.	Manufacturing Facilities Bond	\$2,000,000	07-Jun-01	328
92589	Rosco, Inc.	Manufacturing Facilities Bond	\$4,200,000	27-Jun-02	355
92934	Super-Tek Products	Manufacturing Facilities Bond	\$5,900,000	29-Dec-04	387
92472	World Casing Corp.	Manufacturing Facilities Bond	\$2,245,000	18-Nov-99	438

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New Markets Tax Credits Program					
94255	Achievement First Charter School (NCC)	New Markets Tax Credits Program	\$0	16-Mar-22	23
94198	Brooklyn Navy Yard Building 127	New Markets Tax Credits Program	\$0	21-Sep-18	94
94216	Community Healthcare Network (aka Betty Shabazz)	New Markets Tax Credits Program	\$0	31-Dec-19	129
94137	Madison Square Boys and Girls Club, Inc.	New Markets Tax Credits Program	\$37,160,000	05-May-17	277

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Not For Profit Bond					
93214	Ateret Torah Center	Not For Profit Bond	\$13,200,000	29-Mar-07	53
93284	Bronx Parking Development Company, LLC	Not For Profit Bond	\$237,635,000	01-Dec-07	92
92697	Child School, The	Not For Profit Bond	\$18,250,000	22-Apr-03	116
92377	Churchill School & Center For Learning Inc., The	Not For Profit Bond	\$22,000,000	16-Dec-99	118
93140	College of Mount Saint Vincent #3	Not For Profit Bond	\$22,787,000	29-Jun-06	123
93391	Comprehensive Care Management Corporation #1 (1996)	Not For Profit Bond	\$6,525,000	20-Jun-96	131
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	132
93910	Comprehensive Care Management Corporation #3 (1998)	Not For Profit Bond	\$4,760,000	14-Jul-98	133
92699	Convent of the Sacred Heart School of New York	Not For Profit Bond	\$15,115,000	20-Nov-02	138
93295	Human Care Services for Families and Children, Inc. #2	Not For Profit Bond	\$1,355,000	07-Nov-07	232
92715	Isamu Noguchi Foundation, Inc., The	Not For Profit Bond	\$9,000,000	26-Feb-03	241
92783	Jamaica First Parking, LLC #2 (2004)	Not For Profit Bond	\$9,525,000	23-Mar-04	244
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	291
93038	Spence- Chapin, Services to Families and Children	Not For Profit Bond	\$9,875,000	22-Jun-06	379

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Pooled Bond					
92372	Center for Family Support, Inc., The #1 (1999)	Pooled Bond	\$462,800	10-Dec-99	105
92757	Center for Family Support, Inc., The #2 (2004)	Pooled Bond	\$900,000	27-Feb-04	106
93313	Center for Family Support, Inc., The #3 (2008)	Pooled Bond	\$2,420,000	30-Jan-08	107
93369	Centro Social La Esperanza, Inc. #2 (2008)	Pooled Bond	\$1,000,000	30-Jan-08	112
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	144
92500	Guild for Exceptional Children, Inc., The	Pooled Bond	\$1,182,300	01-Jan-99	214
92795	Otsar Early Childhood Center Project	Pooled Bond	\$2,415,000	27-Feb-04	327
93317	Program Development Services, Inc. #2 (2008)	Pooled Bond	\$2,200,000	30-Jan-08	343
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	413

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Recovery Zone Facility Bond					
94045	Arverne By The Sea & LLC & Benjamin Beechwood Retail LLC	Recovery Zone Facility Bond	\$11,100,000	12-Feb-15	51
93453	WytheHotel LLC	Recovery Zone Facility Bond	\$15,000,000	16-Dec-10	439

APPENDIX III

NYC Administrative Code 22-823

**** Current through January 18, 2019 ****

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, 20121 – June 30, 2022 (FY '22)

In order to comply with State and Local Law reporting requirements, the Company is required to complete and return this form to the New York City Economic Development Corporation at 1 Liberty Plaza, 12th Floor, New York, NY 10006, Attention: Compliance. **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, 2022.....
2. Number of Non-Permanent Full-Time Employees (including those of Tenants) as of June 30, 2022.....
3. Number of Permanent Part-Time Employees (including those of Tenants) as of June 30, 2022.....
4. Number of Non-Permanent Part-Time Employees (including those of Tenants) as of June 30, 2022.....
- 5a. Number of Contract Employees as of June 30, 2022.....
- 5b. Average number of Contract Construction Employees during Fiscal Year ending June 30, 2022.....
- 6a. Total Number of employees of the Company and its Affiliates **included in Items 1, 2, 3 and 4** **(excluding those of Tenants)**
- 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 included in item 6a above who reside in the City of New York.....
8. Does the Company and its Affiliates offer health benefits to all Full-Time Employees? Yes No All Part-Time Employees? Yes No

If the answer to item 6a above is fewer than 250 employees, please skip questions 9 and 9a and continue to question 10

9. Number of employees in Item 6a who are:
 - "Exempt".....
 - "Non-Exempt".....
- 9a. Number of Non-Exempt employees who earn annual salaries of:
 - \$0 to \$25,000.....
 - \$25,001 - \$40,000.....
 - \$40,001 - \$50,000.....
 - \$50,001 and above.....

Questions 10 through 14 pertain to the City's Living Wage rate. Please base your answers to Questions 10 through 14 on this definition: "Living Wage" is an hourly compensation package as of April 1, 2022 that is no less than the sum of \$12.40 per hour (paid in cash wages) and \$2.05 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.

Please provide answers for Items 10 through 14 based on the answer to question 6C.

- | | |
|---|---|
| 10a. Total Number of Industrial Jobs: _____ | 10b. Number of Industrial Jobs Earning a Living Wage or more: _____ |
| 11a. Total Number of Restaurant Jobs: _____ | 11b. Number of Restaurant Jobs Earning a Living Wage or more: _____ |
| 12a. Total Number of Retail Jobs : _____ | 12b. Number of Retail Jobs Earning a Living Wage or more: _____ |
| 13a. Total Number of Other Jobs _____ | 13b. Number of Other Jobs Earning a Living Wage or more: _____ |
| 14a. Total Number of Jobs: _____ | 14b. Number of Jobs Earning a Living Wage or more: _____ |

For Items 15-17, indicate the value of the benefits realized by the Company and its Affiliates at Project Locations during FY'22.

15. Does the Company and/or its Affiliates receive Commercial Expansion Program ("CEP") benefits? Yes No
If yes, what was the value realized during FY'22.....\$ _____
16. 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'22..... \$ _____
17. 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)..... _____



EMPLOYMENT & BENEFITS REPORT

For the Fiscal Year July 1, 20121 – June 30, 2022 (FY '22)

For Items 18-19, indicate the value of the benefits realized by the Company and its Affiliates at Project Locations during FY'22.

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

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

Project Name: _____

Signature: _____ Date: _____

Name: _____ Title: _____

DEFINITIONS

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

“**Company**” includes any entity that is a party to a Project Agreement.

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

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

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

“**Living Wage**” is an hourly compensation package as of April 1, 2022 that is no less than the sum of \$12.40 per hour (paid in cash wages) and \$2.05 per hour (paid in health benefits, cash, or any combination of the two). The value of any health benefits received shall be determined based on the prorated hourly cost to the employer of the health benefits received by the employee. For employees who customarily and regularly receive tips, any tips received and retained by the employee may be credited towards the living wage rate.

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

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

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

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

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

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

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

INSTRUCTIONS

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

1- 4. Items **1, 2, 3 and 4** must be determined as of June 30, 2022 and must include Permanent Full-Time Employees, Permanent Part-Time Employees, Non-Permanent Full-Time Employees and Non-Permanent Part-Time Employees at all Project Locations, including those employed by the Company or its Affiliates and by Tenants. **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 question 5a.

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

6a. Report information requested only with respect to the Company and its Affiliates at all Project Locations. For item 6a, report only the employees, of the Company and its Affiliates. Do not report Contract Employees, Contract Construction Employees or employees of Tenants.

6b. Report information requested with respect to the Company, its Affiliates, Contract Employees, and employees of Tenants at all Project Locations. Do not report Contract Construction Employees.

6c. Report information requested with respect to the Company, its Affiliates, Contract Employees, Contract Construction Employees, and employees of Tenants at all Project Locations.

7. Indicate the number of employees included in Item 6a who reside in the City of New York.

8. Indicate whether all (i) Full-Time, and (ii) Part-Time Employees are offered health benefits.

9 and 9a. Indicate the number of employees included in item 6 who are classified as “Exempt” or “Non Exempt”, as defined in the federal Fair Labor Standards Act. Generally, an Exempt employee is not eligible for overtime compensation and a Non-Exempt employee is eligible for overtime compensation. Then indicate the number of Non-Exempt employees falling into each salary band for question 9a.

10-14. Include Permanent Full-Time Employees, Non-Permanent Full-Time Employees, Permanent Part-Time Employees, Non-Permanent Part-Time Employees, Contract Employees and Construction Contract Employees (including, in each case, those of Tenants). The sum for 14a should equal the sum of lines 10a-13a, which should also equal the number of employees reported in Question 6c. The sum for 14b should equal the sum of lines 10b-13b.

15-16. Report all CEP and/or REAP benefits received by the Company and its Affiliates and any Tenants at all Project Locations. CEP is a package of tax



DEFINITIONS & INSTRUCTIONS

For the Fiscal Year July 1, 2021 – June 30, 2022 (FY '22)

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. REAP is designed to encourage qualified businesses to relocate employees to targeted areas within NYC. For more information regarding CEP or REAP, please visit <http://www.nyc.gov/dof>.

17. If you have applied for ICAP list your application number. ICAP provides abatements for real property taxes to Companies or Companies that build modernize, expand or otherwise physically improve eligible industrial and commercial buildings. ICAP is administered through the Department of Finance. Visit <http://www.nyc.gov/dof> to confirm if you are a recipient of ICAP.

18. 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 savings realized under the NYS Empire Zone Program or through a not-for-profit exemption.

19. 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.