

## CITY OF GLENS FALLS PILOT AGREEMENTS FOR TAX YEAR 2018

PROPERTY OWNER	City/Cvt Tax		School Tax		Total	
	w/o PILOT	w/PILOT	w/o PILOT	w/PILOT	w/o PILOT	w/PILOT
333 Glen Street Associates, LLC	\$ 49,238.74	\$ 27,699.46	\$ 67,726.93	\$ 36,412.41	\$ 116,965.67	\$ 64,111.87
21 Bay Street Properties, LLC	\$ 45,148.27	\$ 11,536.99	\$ 59,349.79	\$ 15,165.99	\$ 104,498.06	\$ 26,702.98
Empire Theater Plaza, LLC	\$ 26,171.88	\$ 26,171.88	\$ 34,404.32	\$ 34,404.32	\$ 60,576.20	\$ 60,576.20
221 Glen St. Realty Co., LLC	\$ 34,143.18	\$ 25,973.60	\$ 44,883.01	\$ 34,143.66	\$ 79,026.19	\$ 60,117.26
Warren St. Square, LLC	\$ 54,321.78	\$ 31,004.77	\$ 71,408.86	\$ 41,164.99	\$ 125,730.64	\$ 72,169.76
14 Hudson, LLC	\$ 25,254.97	\$ 11,545.89	\$ 33,199.00	\$ 15,177.69	\$ 58,453.97	\$ 26,723.58
13 Chester, LLC	\$ 7,036.15	\$ 7,036.15	\$ 9,249.38	\$ 9,249.38	\$ 16,285.53	\$ 16,285.53
Smith Flats, LLC	\$ 2,670.60	\$ 2,670.60	\$ 3,510.65	\$ 3,510.65	\$ 6,181.25	\$ 6,181.25
65 Ridge Street, LLC	\$ 8,074.11	\$ 6,293.71	\$ 10,613.85	\$ 8,273.42	\$ 18,687.96	\$ 14,567.13
70 Warren, LLC	\$ 2,172.09	\$ 2,172.09	\$ 2,855.32	\$ 2,855.32	\$ 5,027.41	\$ 5,027.41
88 Ridge Royale, LLC	\$ 34,913.64	\$ 34,913.64	\$ 45,895.83	\$ 45,895.83	\$ 80,809.47	\$ 80,809.47
EASM Properties, LLC	\$ 7,219.52	\$ 3,004.42	\$ 9,490.44	\$ 3,949.48	\$ 16,709.96	\$ 6,953.90
<b>Totals:</b>	<b>\$ 296,364.93</b>	<b>\$ 190,023.20</b>	<b>\$ 392,587.38</b>	<b>\$ 250,203.14</b>	<b>\$ 688,952.31</b>	<b>\$ 440,226.34</b>

2019 GF IDA PILOT Tax Figures

PILOT TITLE	PILOT START DATE MM/YY	PILOT END DATE MM/YY	2018		2018 SCHOOL AMOUNT	2018 JOBS	2019		2019 SCHOOL AMOUNT	2019 Water/Sewer First Qtr.	2019 Water/Sewer Second Qtr.	2019 Water/Sewer Third Qtr.	2019 Water/Sewer Fourth Qtr.
			CITY/COUNTY AMOUNT	2018 SCHOOL AMOUNT			CITY/COUNTY AMOUNT	2019 SCHOOL AMOUNT					
21 BAY ST	12/12	12/27	\$11,536.99	\$15,353.31		\$ 1,664.26							
BONACIO (14 HUDSON STREET)	10/17	10/31	pd 1/22/18	pd 9/25/18		pd 1/24/2019							
			\$11,545.89	\$15,365.15		\$ 1,673.26							
13 CHESTER ST	09/15	12/25	pd 2/7/18	pd 9/28/2018		pd 1/30/2019							
			\$7,036.15	\$9,363.62		\$ 7,113.76							
221 GLEN ST	02/13	02/23	pd 2/2/2018	pd 9/17/18		pd 2/1/2019							
			\$25,973.60	\$43,450.40		\$ 33,010.27							
333 GLEN ST	10/09	01/20	pd 1/30/18	pd 9/27/2018		pd 2/5/2019							
			\$27,689.46	\$40,736.02		\$ 30,948.09							
SMITH FLATS LLC (59-61 BAY STREET)	09/17	09/22	pd 1/30/18	pd 9/21/18		pd 2/15/2019							
			\$2,670.60	\$3,554.01		\$ 2,700.06							
65 RIDGE ST (MCEACHRON HOUSE) WARREN ST SQUARE 79 WARREN ST.	07/14	12/24	pd 2/20/18	pd 9/25/2018		pd 1/24/2019							
			6293.71	8375.61		\$ 6,363.14							
70 WARREN ST (POST OFFICE)	05/11	12/22	pd 2/15/18	pd 10/10/2018		pd 2/14/2019							
			31004.77	41260.83		\$ 31,346.79							
EASM PROPERTIES LLC (PARK THEATER)	05/15	12/27	pd 2/20/2018	pd 9/14/18		pd 2/15/2019							
			\$2,172.09	\$2,890.58		\$2,196.05							
88 RIDGE ROYALE LLC (QUEENSBURY HOTEL)	09/17	12/22	pd 3/2/2018	pd 10/5/2018		pd 2/11/2019							
			3004.42	3998.26		\$ 3,037.56							
			pd 2/15/18	pd 10/17/2018		pd 2/14/2019							
			64913.64	46462.71		\$ 35,298.78							
			pd 34,913.64 2/9	pd 10/5/2018		pd 2/21/2019							

3/20/2019 15:45

New York State Comptroller  
THOMAS P. DINAPOLI

**PARIS** Public Authorities Reporting  
Information System

Authorities Budget Office

Gleason Polls Industrial  
Development Agency (0945)  
Fiscal Year End Date: 12/31/2018  
Status: CRRTRIPROD

IDA Project List

To view a list of projects that have been entered in PARIS, but are no longer considered active, select the 'Completed Projects' button.

Project Name Search

Total Number Of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
11	662,105.96	379,242.57	282,862.69	1,316

Completed Projects

Reset

Definitions

Action	Project Type	Project Name	Total Exemption	Total PILOT	# of FTBs Before IDA Status	Current # of FTBs
View	Lease	13 Chester Street LLC	16,285.33	16,285.53	0	4
View	Lease	14 Hudson Street, LLC	58,454.02	26,723.58	0	72

New York State Comptroller  
THOMAS P. DINAPOLI

**PARIS** Public Authorities Reporting  
Information System (oral)

Account	Type	Project Name	Assessment	Total PTOI	# of FTRs Before IDA Status	Anticipated Budget Office Current # of FTRs
View	Lease	21 Bay Street Properties, LLC	104,498.06	26,702.98	0	54
View	Lease	221 Glen Street Realty Co., LLC	79,026.19	60,117.26	0	63
View	Lease	333 GLEN STREET ASSOCIATES	113,965.67	64,111.87	0	978
View	Lease	65 Ridge Street, LLC	18,687.96	14,567.13	0	20
View	Lease	70 Warren Street	41,770.75	5,027.41	0	0
View	Lease	88 Ridge Royale, LLC	80,809.47	80,809.47	30	77
View	Lease	Park Street Theatre	16,698.26	6,953.90	0	12
View	Lease	Smith Flats	6,181.25	6,181.25	0	2
View	Lease	Warren Street Square, LLC	125,728.30	71,762.19	0	64

Glens Falls Industrial Development Agency (0345)  
Fiscal Year End Date: 12/31/2018  
Status: CERTIFIED

**View IDA Project**

**\* Required Field**

**\* Project Code**

2015-00-01

**\* Project Type**

Lease

**\* Project Name**

13 Chester Street LLC

**\* Is this project part of or related to an existing multi-phase project?**

No

If Yes, what is the original project code?

**\* Project Purpose Category**

Construction

**\* Total Project Amount**

692,000.00

**\* Benefitted Project Amount**

692,000.00

Bond/Note Amount  
New York State Comptroller.  
THOMAS P. DINAPOLI

PARIS Public Authorities Reporting  
Information System

Authorities Budget Office

**Annual Lease Payment**

0.00

**Federal Tax Status of Bonds**

**Is applicant a not-for-profit corporation?**

**Date Project Approved**

03/17/2015

**Did the IDA take title or leasehold interest in the property?**

No

**Date IDA took title to property**

**Year financial assistance is planned to end**

2025

**Notes**

This is a tax exemption only project, but entered as a lease so that tax exemption and PILOT information could be entered.

**Location of Project**

13 Chester Street  
Glens Falls, NY 12801  
United States

**Applicant Information**

**Applicant Name**

13 Chester Street, LLC

17 Preserve Way  
New York State Comptroller  
THOMAS P. DYER  
Springville, NY 14866



Public Authorities Reporting  
Information System

Authorities Budget Office

United States

**\* State Sales Tax Exemption**

\$ 0.00

**\* Local Sales Tax Exemption(Sum of City / Town / Village)**

\$ 0.00

**\* County Real Property Tax Exemption**

\$ 2,040.28

**Local Property Tax Exemption**

\$ 4,995.67

**School Property Tax Exemption**

\$ 9,249.38

**Mortgage Recording Tax Exemption**

\$ 0.00

**\* Total Exemptions**

16,285.33

**\* Total exemption net of RPTL Section 485-b exemptions**

**PILOT Payment Information**

**Actual Payment Made**  
**Payment Due Per Agreement**

**County PILOT**

2,040.48
2,040.48

New York State Comptroller  
THOMAS P. DINAPOLI

**PARIS** Public Authorities Reporting  
Information System

Authorities Budget Office  
Local PILOT

4,995.67
4,995.67

**School District PILOT**

9,249.38
9,249.38

**Total PILOTS**

16,285.53
16,285.53

**Net Exemptions**

\$ -0.20

\* # of FTEs before IDA status

0.00

⊕ Original estimate of jobs to be created

5.00

⊕ Average estimated annual salary of jobs to be created (at current market rates)

330,000.00

⊕ Annualized salary range of jobs to be created

\$ 30,000.00 to \$ 70,000.00

⊕ Original estimate of jobs to be retained

0.00

⊕ Estimated average annual salary of jobs to be retained (at current market rates)

0.00

⊕ Current # of FTEs

4.00

\* # of FTE construction jobs during the fiscal year



Net Employment Change

4.00

**Project Status**

- Current year is the last year that project information needs to be reported.**
- There is no debt outstanding for this project.**
- IDA does not hold title to the property.**
- The project receives no tax exemptions.**

Cancel

Definitions

Glens Falls Industrial Development Agency (0345)  
Fiscal Year End Date: 12/31/2018  
Status: CERTIFIED

**View IDA Project**

**\* Required Field**

**Project Code**

2015-00-03

**Project Type**

Lease

**Project Name**

14 Hudson Street, LLC

**Is this project part of or related to an existing multi-phase project?**

No

**If Yes, what is the original project code?**

**Project Purpose Category**

Construction

**Total Project Amount**

25,238,300.00

**Benefited Project Amount**

25,238,300.00

Bond/Note Amount  
New York State Comptroller  
THOMAS P. DINAPOLI

PARIS Public Authorities Reporting  
Information System

Authorities Budget Office

**Annual Lease Payment**

1.00

**Federal Tax Status of Bonds**

**Is applicant a not-for-profit corporation?**

No

**Date Project Approved**

09/10/2015

**Did the IDA take title or leasehold interest in the property?**

Yes

**Date IDA took title to property**

10/20/2015

**Year financial assistance is planned to end**

2031

**Notes**

**Location of Project**

14 Hudson Street  
Glens Falls, NY 12801  
United States

**Applicant Information**

**Applicant Name**

14 Hudson LLC

18 Division Street, Suite 401  
New York State Comptroller  
THOMAS P. DIAMANTE  
Saratoga Springs, NY 12866

**PARIS** Public Authorities Reporting  
Information System

Authorities Budget Office

\* State Sales Tax Exemption

\$ 0.00

\* Local Sales Tax Exemption(Sum of City / Town / Village)

\$ 0.00

\* County Real Property Tax Exemption

\$ 7,323.94

Local Property Tax Exemption

\$ 17,931.08

School Property Tax Exemption

\$ 33,199.00

Mortgage Recording Tax Exemption

\$ 0.00

\* Total Exemptions

58,454.02

\* Total exemption net of RPTL Section 485-b exemptions

**PILOT Payment Information**

**Actual Payment Made**  
**Payment Due Per Agreement**

**County PILOT**

3,348.31

3,348.31

New York State Comptroller  
THOMAS P. DINAPOLI

**PARIS** Public Authorities Reporting  
Information System

Authorities Budget Office  
Local PILOT

8,197.58
8,197.58

**School District PILOT**

15,177.69
15,177.69

**Total PILOTS**

26,723.58
26,723.58

**Net Exemptions**

\$ 31,730.44

\* # of FTEs before IDA status

0.00

\* Original estimate of jobs to be created

55.00

\* Average estimated annual salary of jobs to be created (at current market rates)

2,200,000.00

\* Annualized salary range of jobs to be created

\$ 30,000.00 to \$ 50,000.00

\* Original estimate of jobs to be retained

0.00

\* Estimated average annual salary of jobs to be retained (at current market rates)

0.00

\* Current # of FTEs

72.00

\* # of FTE construction jobs during the fiscal year

New York State Comptroller  
THOMAS P. DINAPOLI

**PARIS** Public Authorities Reporting  
Information System

Authorities Budget Office

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**Net Employment Change**

72.00

**Project Status**

- Current year is the last year that project information needs to be reported.**
- There is no debt outstanding for this project.**
- IDA does not hold title to the property.**
- The project receives no tax exemptions.**

Cancel

Definitions

Glens Falls Industrial Development Agency (0345)  
Fiscal Year End Date: 12/31/2018  
Status: CERTIFIED

**View IDA Project**

**\* Required Field**

**\* Project Code**

2012-00-02

**\* Project Type**

Lease

**\* Project Name**

21 Bay Street Properties, LLC

**\* Is this project part of or related to an existing multi-phase project?**

No

**If Yes, what is the original project code?**

**\* Project Purpose Category**

Construction

**\* Total Project Amount**

3,800,000.00

**\* Benefited Project Amount**

3,800,000.00

Bond/Note Amount  
New York State Comptroller  
THOMAS P. DINAPOLI

PARIS Public Authorities Reporting  
Information System

Authorities Budget Office

**Annual Lease Payment**

0.00

**Federal Tax Status of Bonds**

**Is applicant a not-for-profit corporation?**

**Date Project Approved**

12/20/2012

**Did the IDA take title or leasehold interest in the property?**

Yes

**Date IDA took title to property**

12/20/2012

**Year financial assistance is planned to end**

2017

**Notes**

**Location of Project**

21 Bay Street  
Glens Falls, NY 12801  
United States

**Applicant Information**

**Applicant Name**

21 Bay Street Properties, LLC



21 Bay Street  
New York State Comptroller  
THOMAS P. DIAMANTE  
Albany, NY 12242

**PARIS** Public Authorities Reporting  
Information System

Authorities Budget Office

⊗ State Sales Tax Exemption

\$ 0.00

⊗ Local Sales Tax Exemption(Sum of City / Town / Village)

\$ 0.00

⊗ County Real Property Tax Exemption

\$ 13,098.00

Local Property Tax Exemption

\$ 32,055.27

School Property Tax Exemption

\$ 59,349.79

Mortgage Recording Tax Exemption

\$ 0.00

\* Total Exemptions

104,498.06

\* Total exemption net of RPTL Section 485-b exemptions

**PILOT Payment Information**

**Actual Payment Made**  
**Payment Due Per Agreement**

**County PILOT**

3,345.73

5,345.73

New York State Comptroller  
 THOMAS P. DINAPOLI

**PARIS** Public Authorities Reporting  
 Information System

Authorities Budget Office  
 Local PILOT

8,191.26
8,191.26

**School District PILOT**

15,165.99
15,165.99

**Total PILOTS**

26,702.98
26,702.98

**Net Exemptions**

\$ 77,795.08

\* # of FTEs before IDA status

0.00

\* Original estimate of jobs to be created

0.00

\* Average estimated annual salary of jobs to be created (at current market rates)

0.00

\* Annualized salary range of jobs to be created

\$ 0.00 to \$ 0.00

\* Original estimate of jobs to be retained

0.00

\* Estimated average annual salary of jobs to be retained (at current market rates)

0.00

\* Current # of FTEs

54.00

\* # of FTE construction jobs during the fiscal year



Glens Falls Industrial Development Agency (0345)  
Fiscal Year End Date: 12/31/2018  
Status: CERTIFIED

**View IDA Project**

**\* Required Field**

**⊗ Project Code**

2014-00-01

**⊗ Project Type**

Lease

**\* Project Name**

221 Glen Stret Realty Co., LLC

**⊗ Is this project part of or related to an existing multi-phase project?**

No

**If Yes, what is the original project code?**

**\* Project Purpose Category**

Construction

**⊗ Total Project Amount**

2,420,000.00

**⊗ Benefited Project Amount**

2,420,000.00



5 Wall Street  
New York State Comptroller  
THOMAS P. DIAMANTIS  
Paris Springs, NY 12866

PARIS Public Authorities Reporting  
Information System

Authorities Budget Office

United States

Ⓢ State Sales Tax Exemption

\$ 0.00

\* Local Sales Tax Exemption (Sum of City / Town / Village)

\$ 0.00

Ⓢ County Real Property Tax Exemption

\$ 9,901.52

Local Property Tax Exemption

\$ 24,241.66

School Property Tax Exemption

\$ 44,883.01

Mortgage Recording Tax Exemption

\$ 0.00

\* Total Exemptions

79,026.19

\* Total exemption net of RPTL Section 485-b exemptions

PILOT Payment Information

Actual Payment Made  
Payment Due Per Agreement

County PILOT

7,332.34
7,839.34

New York State Comptroller  
THOMAS P. DINAPOLI

**PARIS** Public Authorities Reporting  
Information System

Authorities Budget Office  
Local PILOT

18,441.26
18,441.26

**School District PILOT**

34,143.66
34,143.66

**Total PILOTS**

50,117.26
50,117.26

**Net Exemptions**

\$ 18,908.93

\* # of FTEs before IDA status

0.00

⊗ Original estimate of jobs to be created

3.00

⊗ Average estimated annual salary of jobs to be created (at current market rates)

25,000.00

⊗ Annualized salary range of jobs to be created

\$ 20,000.00 to \$ 30,000.00

⊗ Original estimate of jobs to be retained

0.00

⊗ Estimated average annual salary of jobs to be retained (at current market rates)

25,000.00

⊗ Current # of FTEs

63.00

\* # of FTE construction jobs during the fiscal year