

Annual Investment Projects Report

Pursuant to New York City
Administrative Code §22-823

FY 2019, Volume I
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edc.nyc



NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION

One Liberty Plaza, New York, NY 10006

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Executive Summary

The following summarizes New York City Economic Development Corporation's (NYCEDC) Fiscal Year 2019 ("FY19") annual report on projects to support investment, job creation, job retention, and growth in New York City. This year's report includes information on 469 projects receiving Financial Assistance in the form of loans, grants, and tax or energy benefits. The report also includes information on 55 sales and 96 leases of City-owned land.

For the projects receiving Financial Assistance:

- NYCEDC has been directing the majority of its investments towards boroughs outside Manhattan, where more than three quarters (75.5%) of active projects were located during FY19.
- 25 projects commenced in FY19, 14 of which were part of the Build NYC tax-exempt financing program, 10 of which were part of New York City Industrial Development Agency projects, and 1 of which was Industrial Developer Fund.
- Of the 25 projects that closed in FY19, 7 were in the Educational Services sector, followed by 6 in Real Estate and Rental and Leasing, and 5 in Healthcare and Social Assistance. Of the \$59.2 million in assistance (net of recapture/penalties) provided to projects that began in FY19, the Wholesale Trade sector captured the largest share (59.8%), followed by Transportation and Warehousing (27.9%), and Educational Services (4.3%).
- Since the Food Retail Expansion to Support Health (FRESH) program began in FY10, 23 projects have closed and are still active, providing healthy foods to NYC's poorest and most underserved neighborhoods.
- Manufacturing companies constitute the greatest share of all active projects in FY19 (19.8%), followed by companies in Educational Services (18.8%), and Healthcare and Social Assistance (14.7%). Wholesale Trade accounts for a further 9.8% of projects.
- FTE employment at project locations was 2.3 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 92.6%.
- Financial assistance ended for 27 projects in FY19 because of natural expiration of the agreement, voluntary termination, or suspension as a result of default.
- Approximately \$2.1 million was recovered from projects during FY19, contributing to a total of more than \$118 million recovered from non-compliant projects since FY03.
- Four of the 36 projects that are required to pay a living wage closed in FY19. The total number of jobs associated with these 36 projects is approximately 8,717.
- Of all the projects that submitted living wage information in FY19, 99% of employees were paid a living wage (a total of 167,344 employees).

Chapter One:

NYCEDC and Public Benefits from Investment Projects

Section 1. Introduction

This is New York City Economic Development Corporation's (NYCEDC) Fiscal Year 2019 ("FY19")¹ annual report on its projects with businesses to support investment, job creation, job retention and growth ("Investment Projects"), pursuant to New York City Administrative Code §22-823.

New York City Administrative Code §22-823 requires NYCEDC to submit to the New York City Council, the Mayor, the City Comptroller, the Public Advocate, and the Borough Presidents, an annual report, containing descriptive data on a selected group of NYCEDC projects, the amounts of City assistance (hereinafter referred to as "City Costs") provided by NYCEDC to the businesses involved in these projects, and estimates of the tax revenues generated (hereinafter referred to as "City Benefits") by these projects. Data on Investment Projects receiving loans, grants and tax or energy benefits ("Financial Assistance") are provided for the life of the project, irrespective of the date it initiated. Data on sales of City-owned land are provided for all transactions closed since January 1, 2005 if at least 25 jobs are estimated to be at the project's site. Data on leases of City-owned land are provided for all active contracts.²

This year's report has three volumes as well as data and documentation available online. Chapter One of this Volume includes a summary of results, the description of reporting requirements, and a summary of entities and programs included. Chapter Two presents the framework used to estimate City Benefits and a summary of results aggregated at the City level, by borough and by main program. Volume II includes the information on all projects receiving Financial Assistance. Volume III includes the information on sales and leases of City-owned land. The data in Volume II of each report from FY06 through FY18 are available for download at edc.nyc.

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

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

Section 2. FY19 Reporting Requirements and Summary of Results

In previous years, NYCEDC's Annual Investment Project Report was regulated by City Charter §1301(1)(b). In December 2017, City Charter §1301(1)(b) was repealed and a new City Charter §1301(1)(b) was enacted by Local Law 222 (2017) ("LL2017"). LL2017 became effective as of January 14, 2019. LL2017 essentially moved the requirements stipulated under former City Charter §1301(1)(b) to a new subchapter of New York City Administrative Code, §22-823 (the "Administrative Code §22-823").

NYCEDC's Annual Investment Projects Report, which is currently regulated by the Administrative Code §22-823, 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

¹ Fiscal years cover the period from July 1 of a given year to June 30 of the following year. FY19 refers to the fiscal year commencing on July 1, 2018 and ending on June 30, 2019.

² Estimates of City Costs and City Benefits are not required under New York City Administrative Code §22-823 for sales and leases of City-owned land. Reporting on leases of City-owned land is subject to the same job threshold as land sales. However, due to data availability, the report includes data on all contracts active in FY19.

with NYCEDC for FY19. 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 FY19. The text of the Administrative Code §22-823 as then in effect is included in Appendix III of this Volume. This Annual Investment Projects Report pertains only to FY19 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 FY19. Pursuant Administrative Code §22-823, the annual contracts between SBS and NYCEDC for FY19 require NYCEDC comply with the reporting requirements for the prior fiscal year (FY19).

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

Project Type	Criteria for Inclusion	Information to be Reported ³
Financial Assistance (Loans, grants and tax or energy benefits)	<ul style="list-style-type: none"> All Investment Projects for which Financial Assistance was made available on any day during the prior fiscal year (or "Reporting Year"), regardless of the execution date of the projects' agreement (i.e., projects are included for the entire span of Financial Assistance) Entities providing Financial Assistance: NYCEDC, NYC Industrial Development Agency (NYCIDA), and Build NYC Resource Corporation (Build NYC) Types of Financial Assistance: NYCEDC loans, Business Incentive Rate (BIR) programs, tax-exempt bonds, sales tax waivers, mortgage reporting tax (MRT) waivers, Payments-In-Lieu-Of-Taxes (PILOT) real property tax exemptions, and incentives awarded as a part of the Applied Sciences NYC program, and New Market Tax Credit program 	<ul style="list-style-type: none"> All information listed in clauses (a) through (o) of the Administrative Code §22-823(b) (2) and included in the project report tables (for an explanation, see Appendix I of this Volume) Information on Investment Projects for which Financial Assistance in the Reporting Year was less than \$150,000 is aggregated, as stipulated in clauses under the Administrative Code §22-823(c) Data are to be made available in a non-proprietary database format
Sales of City-Owned Land	<ul style="list-style-type: none"> All sales of City-owned land that are (i) estimated to retain or create at least 25 jobs and (ii) closed at any time within the 15-year period ending on the first day of the prior fiscal year, provided that such sale closed on or after 1/1/2005 	<ul style="list-style-type: none"> As stipulated under the Administrative Code §22-823(d) A list of sales and sale prices, to be made available in a non-proprietary database format Terms or restrictions on the use or resale of the property
Leases of City-Owned Land	<ul style="list-style-type: none"> All leases of City-owned land (i) estimated to retain or create at least 25 jobs and (ii) was effective as of 6/30/2019, 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

³ For projects for which assistance was rendered before 7/1/2005, this report is required to include information that is available to NYCEDC, can be reasonably derived from available sources, or reasonably obtained from the business entity. For projects for which assistance was rendered before 7/1/2012, this report is required to include living wage data that is available to NYCEDC, can be reasonably derived from available sources, or reasonably obtained from the business entity.

Section 2.1 Summary of Results

There are 469 Financial Assistance Investment Projects included in this year's report.⁴ In FY19, 25 projects started reporting, and Financial Assistance ended for 27 projects. These 469 projects accounted for:

- 5.1% percent of total private employment in New York City;
- \$35.3 billion in private investment;
- \$1.6 billion in City Costs (present value), net of recapture, cancellations, reductions and penalties;⁵
- \$50.6 billion in City Benefits (present value), net of the assistance provided and recapture/penalties.
- There are 55 land sales satisfying the criteria for inclusion in this year's report. These sales account for \$673.7 million (in FY19 dollars).⁶ Total rent in FY19 from the 96 leases included in the report was \$156.7 million.⁷

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 a focus of this report. NYCEDC also facilitates the use of the New Market Tax Credit (NMTC) program, a federal tax credit program administered by the U.S. Department of The Treasury Community Development Financial Institutions Fund to generate private sector capital investment in low-income communities. In addition, in limited circumstances involving certain projects meeting Federal distressed-area criteria, NYCEDC provides loans with Federal funds. The Industrial Developer Fund is a public/private partnership fund intended to provide project financing for industrial real estate development projects in the City. The fund was established with the aim of catalyzing investment in 400,000 square feet of new or renovated industrial space and supporting job creation. The Applied Sciences initiative provides City-owned land and a seed investment of City capital for top academic institutions to create new or expanded applied sciences campuses in New York City in order to maintain global competitiveness and create jobs.

⁴ 469 projects include six projects that were authorized to receive less than \$150,000 in Financial Assistance.

⁵ Present value calculation methods are explained in Chapter 2, Section 1 and Appendix I of this Volume.

⁶ Sale prices were adjusted using NY Metropolitan Area Consumer Price Index—All Urban Consumers from the U.S. Bureau of Labor Statistics.

⁷ There may be overlap between Financial Assistance projects and land sales or leases.

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

Section 4: NYCIDA/Build NYC Financial Assistance

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

The Mayor appoints the Chairman of NYCIDA, and the fifteen-member Board of Directors includes representatives from each borough. NYCIDA's Board of Directors must approve all projects and/or programs and NYCIDA files annual reports on its activities with the New York State Comptroller and the New York State Authorities Budget Office.⁸ 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 (referre5YCIDA 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.
- b) **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%.
- c) **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, 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 Distressed⁹ area and/or in areas with a quantified deficiency of food retail space.

Industrial Program

The Industrial Program provides eligible companies with real property tax exemptions or abatements, and sales tax

⁸ These reports are available at edc.nyc

⁹ 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.

exemptions on purchases of materials used to construct, renovate or equip facilities, as well as MRT exemptions.¹⁰ Eligible companies include manufacturers, distributors, warehouses, other industrial companies, and developers seeking to acquire, construct or renovate facilities for their own use or to be leased to eligible businesses. Companies must make capital investments of at least \$1,000,000 to be eligible for the Industrial Program.

Commercial Program

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

Hudson Yards Commercial Construction Projects

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

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

Previous versions of the UTEP included the following programs:

Tax-Exempt Bond Programs:

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

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

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

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

Industrial Tax Incentive Programs:

The Industrial Incentive Program (IIP) and Food Retail Expansion to Support Health Program (FRESH) provide eligible companies with real property tax exemptions or abatements, and sales tax exemptions on purchases of materials used to construct, renovate or equip facilities, as well as MRT exemptions.¹¹ Eligible companies include manufac-

¹⁰ Projects that were separately classified under the Small Industry Incentive program in previous Fiscal Years are now classified under the Industrial Program.

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

turers, distributors, warehouses, other industrial companies, and grocery store operators and developers seeking to acquire, construct or renovate facilities for their own use or to be leased to eligible businesses. Developers of such space in designated areas can seek MRT exemptions and sales tax exemptions on purchases of materials used to construct, renovate or equip facilities.

Commercial Growth Program:

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

Commercial Projects:

This category includes NYCIDA projects where the capital asset or assets are (or will be after a period of construction, reconstruction and/or renovation) for use primarily by the owners hereof (or their affiliates) in the pursuit of commercial endeavors, such as a Class A office buildings and ancillary support space and destination retail complexes. These transactions may provide for reductions in real property, MRT and sales tax. For the purposes of this Report, the Commercial Project category includes Hudson Yards Commercial Construction Projects and stadia projects. In previous years, the projects reported in this category were included in the Commercial Growth Program category.

NYCIDA Selection Considerations

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

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

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

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

During the 1990s and early 2000s, the primary focus of Commercial Growth (previously known as "Commercial Retention") agreements was to provide incentives for the retention of existing jobs. Over time, incentives were increasingly focused on growth jobs, but those additional jobs previously were not required to be maintained in the City after the incentives were pro-

vided. More recent transactions included requirements that when benefits were provided for job growth, new jobs for which benefits were earned increase the required employment commitment.

Ongoing Monitoring of Performance

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

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

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

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

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

Build NYC Resource Corporation

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

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

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

Section 5: Energy Assistance

Business Incentive Rate

Business Incentive Rate (BIR) is an energy discount program provided by Con Edison but co-administered by NYCEDC for companies receiving a comprehensive Financial Assistance package. The program is designed to encourage economic growth in the manufacturing, industrial, and commercial sectors by offering a discount from Con Edison's electric delivery charges. The overall discount is approximately 10–15% of the client's total electric bill. During FY19 there were 6 New York

City businesses enrolled in the NYCEDC's portion of the BIR program.¹²

Con Edison directly provides the electricity discount to eligible businesses under this program. NYCEDC processes and tracks the paperwork and performs account management and compliance functions for the companies that it adds to the program.

NYCEDC's BIR is a discretionary program. To be accepted into the program, companies must:

- Have an electric account under service class 4 or 9;
- Apply for, and subsequently receive, a substantial comprehensive package of economic development incentives from State or City authorities. The net present value of the matching benefits needs to be greater or equal than the expected net present value of BIR benefits over the course of the program;
- Conduct an energy use survey of their premises; and
- Commit to increasing employment by 10% in three years and/or relocating to new premises within New York City.
- Retail and residential projects are not eligible.

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

Section 6: Sales and Leases of City-Owned Land

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

Pursuant to its guidelines, NYCEDC conveys property at fair market value. 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.¹³

¹² Some NYCIDA projects also receive the Business Incentive Rate benefit from NYCEDC, but they are included in the report under their primary NYCIDA program type.

¹³ 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.

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 469 currently-active Financial Assistance Investment Projects included in the report are distributed across program categories as follows:¹⁴

- 1) Manufacturing Facilities Bonds: 17 active projects in FY19; (2 terminated in FY19)
- 2) Not-for-Profit Bonds (through NYCIDA): 31 active projects in FY19; (8 terminated in FY19 – one refunded to Build NYC)
- 3) Build NYC Revenue Bonds: 108 active projects in FY19;¹⁵ (2 terminated in FY19)
- 4) Build NYC Tax Exempt Promissory Notes: 18 active projects in FY19; (2 terminated in FY19)
- 5) NYCIDA Pooled Bonds: 18 active projects in FY19; (2 terminated in FY19)-
- 6) NYCIDA Exempt Facilities Bonds: 3 active projects in FY19; (1 terminated in FY19)
- 7) Empowerment Zone Facilities Bonds: 1 active project in FY19;
- 8) Liberty Bonds: 1 active project in FY19;
- 9) Industrial Incentive: 195 active projects in FY19; (6 terminated in FY19)
- 10) FRESH: 23 active projects in FY19; (1 terminated in FY19)
- 11) Commercial Growth: 18 active projects in FY19; (2 terminated in FY19)
- 12) Commercial Project: 18 active projects in FY19;
- 13) Recovery Zone Facility Bonds: 2 active projects in FY19;
- 14) Applied Sciences: 4 active projects in FY19;
- 15) BIR Assistance: 6 active projects in FY19; (1 terminated in FY19)
- 16) NYCEDC Loans: 4 active projects in FY19;
- 17) New Market Tax Credit Program: 1 active project in FY19.
- 18) Industrial Developer Fund: 1 active project in FY19¹⁶.

It should be noted that the following programs are no longer available to new projects: Manufacturing Facilities Bonds,

¹⁴ 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.

¹⁵ Build NYC bonds are also Not-for-Profit bonds, but are issued under a separate authority from the Not-for-Profit Bonds in Category #2. 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 IDA projects during FY19. In this case, the Report counted both as a terminated project under NYCIDA and as a new, active project under Build NYC.

¹⁶ Industrial Developer Fund project closed in May 2019 and is under construction.

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 6/30/2019, regardless of start year, if the same jobs thresholds are met. Volume III of this year's report contains data on 55 sales and on 96 leases. The Administrative Code §22-823 does not require estimates of City Costs and City Benefits associated with these projects.

Calculation of City Costs

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

Calculation of City Costs requires the collection of project-specific cost data on eligible projects. In general, the estimates of assistance reflect only those discretionary financial benefits provided by NYCEDC. PILOT savings (i.e., foregone taxes) figures are provided by DOF and the amount of discretionary assistance may overstate the cost to the city provided those projects may have received as-of-right property tax benefits such as the Industrial and Commercial Incentive Program ("ICIP") or the Industrial and Commercial Abatement Program ("ICAP"), both administered by DOF.¹⁷

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

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

For each project, two measures of City Costs are provided: (1) the amount for the reporting year (FY19) 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 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 FY19 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 Com-

¹⁷ Effective 7/1/2008, the ICIP program was replaced by ICAP. Grandfathering rules regulate eligibility of projects completed on or after FY09 for ICIP.

pany Direct Impacts. These include the tax revenues (business income taxes, real property taxes, sales tax from purchases made in the City, and employee income taxes) that would be paid if the City Costs were all zero ("full taxes").

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

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

The calculation of City Benefits generally is based on employment figures as of the end of each fiscal year, as supplied to NYCEDC by each company in response to an annual survey administered by NYCEDC.¹⁸ When employment figures were unavailable for the reporting year, the calculation estimated current employment to be equal to the previous year's figure, or jobs at the start of the project, in that order. When these data are not available, NYCEDC assumes that the project supported one job. To project employment in future years, NYCEDC assumes that employment remains at the FY19 figure. This assumption as to future employment may result in a substantial understatement of future City Benefits, especially for projects that are in a start-up phase. Average annual construction employment is reported separately and is not assumed to continue beyond the reporting year.

¹⁸ Appendix IV contains the form sent to companies with NYCIDA projects to collect the employment and other information displayed in this report; similar forms were used for other projects.

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

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date		
(All dollar values in thousands. Italics denotes projections.)		FY 19	Through FY 19	FY 20 and After
Real Property Related Taxes				
Company Direct: Land		\$229,652	\$5,656,072	\$851,737
Company Direct: Building		\$561,069	\$2,871,132	\$2,901,853
Mortgage Recording Tax		\$4,707	\$197,760	\$0
Pilot Savings		\$110,725	\$330,462	\$831,706
Mortgage Recording Tax Exemption		\$4,707	\$170,528	\$0
Indirect and Induced: Land		\$251,931	\$1,512,315	\$1,064,995
Indirect and Induced: Building		\$843,422	\$5,062,969	\$3,565,417
TOTAL Real Property Related Taxes		\$1,775,349	\$14,799,257	\$7,552,296
Income, Consumption & Use Taxes				
Company Direct		\$1,444,362	\$10,064,587	\$6,317,282
Sales Tax Exemption		\$2,319	\$98,769	\$153,014
Energy Tax Savings		\$130	\$2,482	\$262
Tax Exempt Bond Savings		\$4,585	\$31,298	\$35,161
Indirect and Induced		\$1,064,497	\$7,304,338	\$4,888,828
TOTAL Income, Consumption & Use Taxes		\$2,501,824	\$17,236,375	\$11,017,672
SUMMARY				
Assistance Provided		\$122,466	\$633,540	\$1,020,143
Recapture/cancellation/reduction amount		\$2,062	\$6,096	\$0
Penalty Paid		\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)		\$120,404	\$627,443	\$1,020,143
Company-Direct Tax Revenue (Before Assistance)		\$2,239,790	\$18,789,550	\$10,070,872
Indirect and Induced Tax Revenues		\$2,159,850	\$13,879,622	\$9,519,239
TOTAL Tax Revenues (Before Assistance)		\$4,399,640	\$32,669,173	\$19,590,111
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)		\$4,279,236	\$32,041,729	\$18,569,968
FY 19 Amounts (thousands)				
Bond Issuance:	\$315,884	DOF Incentive Programs		
		REAP: \$1,363		
Value of Energy Benefit:	\$1,886	CEP: \$21		

Total Projects: 469
 Program: All
 Borough: All
 Sq. Ft-Land: 85,136,961
 Sq.Ft-Building: 149,081,578
 Project Amount (000s): \$35,271,635
 Type of Assistance: Business Incentive Rate, Mortgage Recording Tax, NYC Public Utility Service, Payment In Lieu Of Taxes, Sales Tax, Sales Tax Growth Credits, Tax Exempt Bonds

EMPLOYMENT INFORMATION

Current Project Jobs

Part Time Perm. Jobs: 17,844
 Part Time Temp. Jobs: 8,670
 Full Time Perm. Jobs: 143,456
 Full Time Temp. Jobs: 3,735
 Contract Employees: 12,995
 Jobs Total: 186,700
 Jobs FTE: 205,520
 Construction Jobs: 5321
 Total Project Jobs at Application (FTE): 89,577

% Employees		
Exempt:	50	% Living in NYC: 85
Non-Exempt:	50	
Total Employees Earning:		
< \$25,000:	12	Health Benefit Full Time: 98 %
\$25,001 - \$40,000:	14	Health Benefit Part Time: 34 %
\$40,001 - \$50,000:	11	
> \$50,000:	63	

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

The summary of the analysis for all 469 NYCEDC Financial Assistance Investment Projects is presented in Table 2-1. Similar results are presented by borough in Tables 2-2 through 2-6.¹⁹ Results for individual projects are included in Volume II.²⁰

The projects include an important part of the City's economy. In FY19, jobs at project locations totaled approximately 205,520 or 5.1 percent of the City's private sector jobs.²¹ The projects involved approximately \$35.3 billion in private investments.

For FY19, total City Costs net of recapture, cancellations, reductions and penalties ("recapture and penalties") on these projects were \$120.4 million. Recaptures, cancellations, and reductions totaled \$2.1 million in FY19. City Benefits (tax revenues generated directly and indirectly by the projects) net of assistance, recapture, and penalties were estimated at \$4.3 billion. About 51 percent of City Benefits in FY19 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 \$1.6 billion net of recapture and penalties.²² PILOT savings comprised the greatest share of total assistance (70.3%), followed by sales tax exemptions (15.2%), MRT exemptions (10.3%), tax-exempt bond interest savings (4.0%), and energy tax savings (0.2%). The present value of City Benefits over the lives of the projects is estimated to be \$50.6 billion net of assistance, recapture and penalty.

Total full-time equivalent ("FTE") employment was 205,520, which was 2.3 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 92.6 percent.²³ In companies reporting information on earnings levels, 50 percent were exempt, as defined by the Federal Fair Labor Standards Act, 50 percent of employees were non-exempt. 26 percent off the total Employees earned \$40,000 or less annually, and 74 percent earned over \$40,000 annually.²⁴ 98 percent of full-time employees at project locations were offered health insurance, as were 34 percent of part-time employees. About 85 percent of employees at project locations live in New York City.²⁵

The Fair Wages for New Yorkers Act (the "Act"), constituting Section 6-134 of the New York City Administrative Code, is intended to ensure that New York City companies that receive financial assistance from the City of New York pay their employees a salary commensurate to a "living wage." Living Wage is defined as the sum of the "living wage rate" and the "health benefits supplement rate" for each hour worked. The living wage rate as of June 30, 2019 was \$11.20 per hour and the health benefits supplement rate as of such date was \$1.85 per hour.

Only projects that closed on or after June 28, 2012 and that received \$1 million or more in financial assistance are subject to the Act. For projects that closed prior to July 1, 2012, this report need only contain such information that is available to NYCEDC, can be reasonably derived from available sources, and can be reasonably obtained from the project companies. For the purposes of this report, 189 projects have closed since the enactment of the Act. Of these, 153 projects are exempt, while the remaining 36 are required to pay a living wage. This report includes living wage information for all projects that

¹⁹ Results by borough are imprecise because many projects have multiple locations, which may be in more than one borough. The tables attribute the entire project to the borough of the main project location.

²⁰ As previously noted, only projects for which assistance exceeds \$150,000 are required to be shown separately in Volume II. Projects not meeting this threshold are included in aggregated fashion.

²¹ Except for certain programs, the total number of jobs reflects full-time, part-time, permanent and temporary positions as well as contract employees at the project site or sites, as of the end of the fiscal year. City-wide employment is the FY19 average private sector payroll employment from the NYS Department of Labor's Current Employment Survey (CES) data as of the January 24, 2019 data release. All data definitions can be found in Appendix I of this Volume.

²² Recapture and penalties include amounts through FY19.

²³ Employment at the start of a project only includes jobs specifically at project locations. Jobs at application are reported as 0 for projects involving an acquisition, new construction or start-ups. Connected jobs reflect employment at a company prior to project start that were not necessarily located on the project site(s) but not necessarily covering all the company's establishments in the City. Such jobs total 17,156 in this year's report (where each full-time job is 1 job and each part-time job is 0.5 jobs).

²⁴ The terms "exempt" and "non-exempt" are defined under the federal Fair Labor Standards Act. Generally, an exempt employee is not eligible for overtime compensation.

²⁵ Figures on wage levels, health benefits, and residency in all of the summary tables, including those by borough and program, reflect information only for those companies that responded to these questions on the survey form and do not include employees of tenants.

submitted information regarding employment, benefits, and living wage. Of all the projects that submitted living wage information in FY19, 99% reported paying a living wage to an aggregate of 167,344 employees.

At the end of FY19, there were 27 projects no longer receiving assistance because of termination, default or suspension of benefits.²⁶ For these projects, the present value of City Costs through FY19 is estimated to be \$25.0 million net of recapture and penalties. Roughly 51.7 percent of the assistance gross of recapture and penalties was in the form of sales tax abatements, while PILOT savings, tax-exempt bond interest savings, MRT exemptions, and energy tax savings made up 21.1, 14.2, 12.3, and 0.7 percent, respectively. The present value of City Benefits through FY19 is estimated to be \$3.5 billion net of assistance, recapture, and penalty. Table 2-7 below contains information on the 27 projects.

²⁶ Benefits can cease due to a variety of reasons. Terminated projects no longer receive assistance and become inactive. When a default occurs under an agreement, or a company is below certain employment thresholds or fails to meet other commitments, benefits may be forfeited and/or recaptured. Projects that have forfeited all remaining benefits may be required to report employment information to NYCEDC until the maturity date of the agreement.

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

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date		
(All dollar values in thousands. Italics denotes projections.)		FY 19	Through FY 19	FY 20 and After
Total Projects: 78				Total
Program: All				
Borough: Bronx				
Sq. Ft-Land: 20,034,295				
Sq.Ft-Building: 15,204,169				
Project Amount (000s): \$4,042,880				
Type of Assistance: Business Incentive Rate, Mortgage Recording Tax, NYC Public Utility Service, Payment In Lieu Of Taxes, Sales Tax, Tax Exempt Bonds				
Real Property Related Taxes				
Company Direct: Land		\$15,773	\$104,797	\$107,079
Company Direct: Building		\$36,645	\$149,723	\$271,599
Mortgage Recording Tax		\$726	\$85,115	\$0
Pilot Savings		\$17,770	\$55,962	\$209,921
Mortgage Recording Tax Exemption		\$726	\$59,867	\$0
Indirect and Induced: Land		\$14,592	\$91,009	\$124,295
Indirect and Induced: Building		\$48,852	\$304,683	\$416,117
TOTAL Real Property Related Taxes		\$98,091	\$599,500	\$765,132
Income, Consumption & Use Taxes				
Company Direct		\$100,321	\$694,028	\$792,897
Sales Tax Exemption		\$437	\$14,568	\$8,293
Energy Tax Savings		\$0	\$228	\$0
Tax Exempt Bond Savings		\$1,713	\$12,492	\$12,599
Indirect and Induced		\$65,304	\$479,948	\$564,170
TOTAL Income, Consumption & Use Taxes		\$163,475	\$1,146,688	\$1,336,174
SUMMARY				
Assistance Provided		\$20,646	\$143,116	\$174,852
Recapture/cancellation/reduction amount		\$0	\$0	\$0
Penalty Paid		\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)		\$20,646	\$143,116	\$174,852
Company-Direct Tax Revenue (Before Assistance)		\$153,466	\$1,013,663	\$1,171,575
Indirect and Induced Tax Revenues		\$128,747	\$875,640	\$1,104,583
TOTAL Tax Revenues (Before Assistance)		\$282,213	\$1,889,304	\$2,276,158
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)		\$261,567	\$1,746,188	\$2,101,306
FY 19 Amounts (thousands)				
Bond Issuance:		\$20,649	DOF Incentive Programs	
Value of Energy Benefit:		\$0	REAP:	\$301
			CEP:	\$0

EMPLOYMENT INFORMATION			
Current Project Jobs			
Part Time Perm. Jobs:	2,869		
Part Time Temp. Jobs:	1,296		
Full Time Perm. Jobs:	14,223		
Full Time Temp. Jobs:	160		
Contract Employees:	3,961		
Jobs Total:	22,509		
Jobs FTE:	21,960		
Construction Jobs:	149		
		Total Project Jobs at Application (FTE): 7,476	
		% Living in NYC: 100	
		% Employees	
Exempt:	23		
Non-Exempt earning:			
< \$25,000:	21	Health Benefit Full Time: 93 %	
\$25,001 - \$40,000:	37	Health Benefit Part Time: 12 %	
\$40,001 - \$50,000:	11		
> \$50,000:	18		

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

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date		
(All dollar values in thousands. Italics denotes projections.)		FY 19	Through FY 19	FY 20 and After
Total Projects:				Total
127				
Program:	All			
Borough:	Brooklyn			
Sq. Ft-Land:	15,174,474			
Sq.Ft-Building:	21,770,822			
Project Amount (000s):	\$2,123,689			
Type of Assistance:	Business Incentive Rate, Mortgage Recording Tax, Payment In Lieu Of Taxes, Sales Tax, Tax Exempt Bonds			
Real Property Related Taxes				
Company Direct: Land		\$25,008	\$132,518	\$180,387
Company Direct: Building		\$50,632	\$222,704	\$360,685
Mortgage Recording Tax		\$889	\$25,334	\$0
Pilot Savings		\$9,104	\$73,696	\$63,469
Mortgage Recording Tax Exemption		\$889	\$11,940	\$0
Indirect and Induced: Land		\$32,701	\$201,480	\$332,174
Indirect and Induced: Building		\$109,479	\$674,520	\$437,542
TOTAL Real Property Related Taxes		\$208,716	\$1,170,980	\$1,045,840
Income, Consumption & Use Taxes				
Company Direct		\$209,387	\$1,872,876	\$819,026
Sales Tax Exemption		\$181	\$19,914	\$33,945
Energy Tax Savings		\$21	\$123	\$105
Tax Exempt Bond Savings		\$584	\$5,469	\$3,473
Indirect and Induced		\$161,734	\$1,132,371	\$664,295
TOTAL Income, Consumption & Use Taxes		\$370,335	\$2,979,742	\$1,445,798
SUMMARY				
Assistance Provided		\$10,780	\$111,082	\$100,991
Recapture/cancellation/reduction amount		\$0	\$219	\$0
Penalty Paid		\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)		\$10,780	\$110,863	\$100,991
Company-Direct Tax Revenue (Before Assistance)		\$285,917	\$2,253,433	\$1,360,098
Indirect and Induced Tax Revenues		\$303,914	\$2,008,371	\$1,232,531
TOTAL Tax Revenues (Before Assistance)		\$589,831	\$4,261,803	\$2,592,629
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)		\$579,050	\$4,150,940	\$2,491,638

FY 19 Amounts (thousands)

Bond Issuance: \$142,870 DOE Incentive Programs

Value of Energy Benefit: \$311 REAP: \$706

CEP: \$21

EMPLOYMENT INFORMATION

Current Project Jobs

Part Time Perm. Jobs:	3,766	
Part Time Temp. Jobs:	2,326	
Full Time Perm. Jobs:	21,667	
Full Time Temp. Jobs:	304	
Contract Employees:	1,499	
Jobs Total:	29,562	
Jobs FTE:	27,955	Total Project Jobs at Application (FTE): 19,176
Construction Jobs:	375	

% Living in NYC: 90

% Employees

Exempt: 47

Non-Exempt earning:

< \$25,000: 16 Health Benefit Full Time: 98 %

\$25,001 - \$40,000: 16 Health Benefit Part Time: 58 %

\$40,001 - \$50,000: 9

> \$50,000: 46

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

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date		
(All dollar values in thousands. Italics denotes projections.)		FY 19	Through FY 19	FY 20 and After
Real Property Related Taxes				
Company Direct: Land		\$174,722	\$5,318,107	\$507,821
Company Direct: Building		\$443,385	\$2,312,631	\$2,159,499
Mortgage Recording Tax		\$147	\$47,581	\$0
Pilot Savings		\$37,158	\$55,669	\$215,798
Mortgage Recording Tax Exemption		\$147	\$39,525	\$0
Indirect and Induced: Land		\$166,407	\$1,007,528	\$501,590
Indirect and Induced: Building		\$557,101	\$3,373,030	\$1,679,235
TOTAL Real Property Related Taxes		\$1,304,457	\$11,963,683	\$4,632,347
Income, Consumption & Use Taxes				
Company Direct		\$890,465	\$6,058,964	\$3,014,498
Sales Tax Exemption		\$142	\$45,026	\$76,801
Energy Tax Savings		\$109	\$2,010	\$157
Tax Exempt Bond Savings		\$1,275	\$5,427	\$11,949
Indirect and Induced		\$678,542	\$4,805,475	\$2,186,922
TOTAL Income, Consumption & Use Taxes		\$1,567,482	\$10,811,976	\$5,112,512
SUMMARY				
Assistance Provided		\$38,831	\$147,657	\$304,706
Recapture/cancellation/reduction amount		\$942	\$3,388	\$0
Penalty Paid		\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)		\$37,889	\$144,269	\$304,706
Company-Direct Tax Revenue (Before Assistance)		\$1,508,720	\$13,737,283	\$5,681,818
Indirect and Induced Tax Revenues		\$1,402,050	\$9,186,033	\$4,367,747
TOTAL Tax Revenues (Before Assistance)		\$2,910,769	\$22,923,317	\$10,049,564
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)		\$2,872,881	\$22,779,048	\$9,744,859

FY 19 Amounts (thousands)			
Bond Issuance:	\$26,358	DOF Incentive Programs	
Value of Energy Benefit:	\$1,575	REAP:	\$0
		CEP:	\$0

EMPLOYMENT INFORMATION				
Current Project Jobs				
Part Time Perm. Jobs:	5,421	Total Project Jobs at Application (FTE):	48,717	
Part Time Temp. Jobs:	2,008			
Full Time Perm. Jobs:	73,160			
Full Time Temp. Jobs:	2,886			
Contract Employees:	5,988			
Jobs Total:	89,463	% Living in NYC:		
Jobs FTE:	116,675			
Construction Jobs:	3144			
% Employees		71		
Exempt:	70			
Non-Exempt earning:				
< \$25,000:	8	Health Benefit Full Time:	99 %	
\$25,001 - \$40,000:	5	Health Benefit Part Time:	62 %	
\$40,001 - \$50,000:	5			
> \$50,000:	84			

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

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date		
(All dollar values in thousands. Italics denotes projections.)		FY 19	Through FY 19	FY 20 and After
Real Property Related Taxes				Total
Company Direct: Land		\$9,009	\$89,250	\$42,791
Company Direct: Building		\$18,812	\$111,484	\$85,220
Mortgage Recording Tax		\$605	\$50,358	\$0
Pilot Savings		\$45,855	\$138,962	\$383,368
Mortgage Recording Tax Exemption		\$605	\$49,825	\$0
Indirect and Induced: Land		\$29,555	\$161,258	\$241,406
Indirect and Induced: Building		\$98,946	\$539,865	\$808,186
TOTAL Real Property Related Taxes		\$110,467	\$743,429	\$794,235
Income, Consumption & Use Taxes				
Company Direct		\$214,794	\$1,364,528	\$1,357,256
Sales Tax Exemption		\$1,531	\$14,133	\$23,819
Energy Tax Savings		\$0	\$108	\$0
Tax Exempt Bond Savings		\$831	\$7,184	\$5,449
Indirect and Induced		\$135,911	\$833,217	\$1,130,994
TOTAL Income, Consumption & Use Taxes		\$348,343	\$2,176,320	\$2,458,983
SUMMARY				
Assistance Provided		\$48,821	\$210,212	\$412,636
Recapture/cancellation/reduction amount		\$0	\$73	\$0
Penalty Paid		\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)		\$48,821	\$210,140	\$412,636
Company-Direct Tax Revenue (Before Assistance)		\$243,219	\$1,595,620	\$1,485,267
Indirect and Induced Tax Revenues		\$264,412	\$1,534,341	\$2,180,597
TOTAL Tax Revenues (Before Assistance)		\$507,632	\$3,129,961	\$3,665,854
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)		\$458,810	\$2,919,821	\$3,253,218

FY 19 Amounts (thousands)		
Bond Issuance:	\$36,946	DOE Incentive Programs
Value of Energy Benefit:	\$0	REAP: \$356
		CEP: \$0

EMPLOYMENT INFORMATION		
Current Project Jobs		
Part Time Perm. Jobs:	3,624	
Part Time Temp. Jobs:	3,015	
Full Time Perm. Jobs:	26,298	
Full Time Temp. Jobs:	258	
Contract Employees:	737	
Jobs Total:	33,932	
Jobs FTE:	31,537	Total Project Jobs at Application (FTE): 8,692
Construction Jobs:	740	
% Employees		% Living in NYC: 75
Exempt:	29	
Non-Exempt earning:		Health Benefit Full Time: 98 %
< \$25,000:	14	Health Benefit Part Time: 7 %
\$25,001 - \$40,000:	19	
\$40,001 - \$50,000:	14	
> \$50,000:	50	

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

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
(All dollar values in thousands. Italics denotes projections.)		FY 19	Through FY 19	FY 20 and After	Total
Real Property Related Taxes					
Company Direct: Land		\$3,645	\$15,974	\$12,867	\$28,841
Company Direct: Building		\$6,588	\$22,964	\$22,199	\$45,163
Mortgage Recording Tax		\$1,751	\$7,714	\$0	\$7,714
Pilot Savings		\$837	\$2,498	\$8,346	\$10,845
Mortgage Recording Tax Exemption		\$1,751	\$7,714	\$0	\$7,714
Indirect and Induced: Land		\$4,678	\$10,213	\$64,866	\$75,079
Indirect and Induced: Building		\$15,662	\$94,192	\$217,159	\$251,351
TOTAL Real Property Related Taxes		\$29,736	\$80,845	\$308,744	\$389,589
Income, Consumption & Use Taxes					
Company Direct		\$29,394	\$74,191	\$333,605	\$407,796
Sales Tax Exemption		\$29	\$380	\$722	\$1,102
Energy Tax Savings		\$0	\$0	\$0	\$0
Tax Exempt Bond Savings		\$173	\$716	\$1,551	\$2,267
Indirect and Induced		\$23,007	\$53,327	\$342,447	\$395,774
TOTAL Income, Consumption & Use Taxes		\$52,200	\$126,422	\$673,778	\$800,201
SUMMARY					
Assistance Provided		\$2,789	\$11,308	\$10,620	\$21,928
Recapture/cancellation/reduction amount		\$0	\$0	\$0	\$0
Penalty Paid		\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)		\$2,789	\$11,308	\$10,620	\$21,928
Company-Direct Tax Revenue (Before Assistance)		\$41,378	\$120,843	\$368,671	\$489,514
Indirect and Induced Tax Revenues		\$43,347	\$97,793	\$624,471	\$722,204
TOTAL Tax Revenues (Before Assistance)		\$84,725	\$218,575	\$993,142	\$1,211,718
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)		\$81,936	\$207,268	\$982,522	\$1,189,790

FY 19 Amounts (thousands)		
Bond Issuance:	\$69,291	DOE Incentive Programs
Value of Energy Benefit:	\$0	REAP: \$0
		CEP: \$0

EMPLOYMENT INFORMATION			
Current Project Jobs			
Part Time Perm. Jobs:	2,150	Total Project Jobs at Application (FTE):	3,630
Part Time Temp. Jobs:	23		
Full Time Perm. Jobs:	4,425		
Full Time Temp. Jobs:	34		
Contract Employees:	311		
Jobs Total:	6,943		
Jobs FTE:	5,850		
Construction Jobs:	909		
		% Employees	% Living in NYC:
Exempt:	28		100
Non-Exempt earning:			
< \$25,000:	24	Health Benefit Full Time:	100 %
\$25,001 - \$40,000:	19	Health Benefit Part Time:	1 %
\$40,001 - \$50,000:	11		
> \$50,000:	36		

Table 2-7: Projects for which Financial Assistance ended in FY19

Project ID	Project Name	Original Maturity Date	Termination Reason
90666	Brooklyn Navy Yard Cogeneration Partners, L.P.	7/1/2029	Termination - Non-Default
91147	USA Waste Services of NYC, Inc.	12/2/2017	Natural Maturity
92398	Federal Jeans, Inc.	6/30/2025	Termination - Non-Default
92429	Mesorah Publications, Ltd. #2 (1999) and Sefercraft	6/30/2025	Termination - Non-Default
92508	Home Box Office	12/31/2018	Natural Maturity
92533	Jamaica First Parking, LLC #1 (2001)	3/1/2031	Termination - Non-Default
92628	Therapy and Learning Center, Inc.	9/1/2031	Termination - Non-Default
92796	Otsar Family Services, Inc.	7/1/2024	Natural Maturity
92962	Prompt Apparel, Inc.	6/30/2030	Termination - Non-Default
93017	Modell's Sporting Goods, Inc.	6/30/2031	Termination - Non-Default
93094	Prestone Press, LLC	6/30/2031	Termination - Non-Default
93101	Cong. Machne Chaim Inc. d/b/a Bais Sarah Educational Center for Girls	5/1/2036	Termination - Non-Default
93102	MMC Corporation	11/1/2035	Termination - Non-Default
93127	Tradition (N.America), Inc.	8/2/2018	Natural Maturity
93143	Queens Parent Resource Center, Inc. #2 (2006)	7/1/2030	Termination - Non-Default
93147	Sephardic Community Youth Center, Inc.	1/1/2030	Termination - Non-Default
93199	Studio School, The	11/1/2038	Termination - Non-Default
93278	Grand Meridian Printing, Inc.	6/30/2033	Termination - Non-Default
93300	Congregation Darchei Torah	7/1/2038	Termination - Non-Default
93302	Margaret Tietz Nursing and Rehabilitation Center	11/30/2038	Termination - Non-Default
93388	CBS Inc.	12/31/2018	Natural Maturity
93939	New York Foundling Charitable Corporation	6/1/2019	Natural Maturity
93953	Lebanese American University	8/15/2018	Natural Maturity
93988	Birch Wathen Lenox School, The	3/25/2029	Termination - Non-Default
93989	Empire LLC	9/11/2018	Natural Maturity
94071	International Center of Photography	4/1/2035	Termination - Non-Default
94156	Cypress Pitkin Berriman, L.P.	6/30/2043	Termination - Non-Default

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

Of the 55 land sales included in the report, 17 took place in FY05 and FY06 for a total sale price of \$259.7 million (FY19 dollars) or 38.5 percent of the total. There were two FY19 transactions for a total sale price of \$9.3 million, or approximately 1.4% of the total. The most valuable properties were located in Manhattan, where twelve transactions totaled approximately \$430.6 million or 63.9 percent of the total. Of the 96 leases active at the end of FY19, 47 were in the Bronx and Brooklyn, and accounted for \$77.6 million or 49.5 percent of total collections. Manhattan's 32 leases contributed 40.5 percent of total lease revenue in FY19.

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

Section 3: Results by Financial Assistance

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

Manufacturing Facilities Bonds (Table 2-8)

17 projects are included for a total investment amount of \$249.0 million. The total of City Costs net of recapture and penalties in FY19 was \$1.9 million in the form of PILOT benefits and tax-exempt bond interest savings. In FY19, these projects generated about \$90.8 million in gross (before assistance) City Benefits. Of these tax revenues, 56.1 percent were Company Direct Impacts.

The present value of City Costs (net of recapture and penalties) is estimated at \$16.5 million. Before recapture and penalties, 86.6 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 \$635.1 million.

The Manufacturing Facilities Bond projects have current FTE employment of 3,644, about 5.8 times the number of jobs at project location and 2.3 times the number of jobs connected to the projects at time of application. 100 percent of the employees are New York City residents.

At the end of FY19, there were two Manufacturing Facilities Bond projects no longer receiving assistance. For these projects, the present value of City Costs through FY19 is estimated to be \$135,000 net of recapture and penalties. sales tax exemptions comprise 98.2 percent of this total. The present value of gross City Benefits through FY19 is estimated to be \$20.1 million.

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

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date		
(All dollar values in thousands. Italics denotes projections.)		FY 19	Through FY 19	FY 20 and After
Real Property Related Taxes				
Company Direct: Land		\$4,064	\$12,981	\$2,747
Company Direct: Building		\$8,226	\$27,256	\$5,677
Mortgage Recording Tax		\$0	\$2,926	\$0
Pilot Savings		\$1,925	\$9,691	\$4,583
Mortgage Recording Tax Exemption		\$0	\$1,062	\$0
Indirect and Induced: Land		\$4,370	\$23,076	\$4,934
Indirect and Induced: Building		\$14,629	\$77,256	\$16,518
TOTAL Real Property Related Taxes		\$29,363	\$132,742	\$25,292
Income, Consumption & Use Taxes				
Company Direct		\$38,683	\$242,571	\$60,203
Sales Tax Exemption		\$0	\$680	\$0
Energy Tax Savings		\$0	\$31	\$0
Tax Exempt Bond Savings		\$14	\$391	\$44
Indirect and Induced		\$20,835	\$133,823	\$25,106
TOTAL Income, Consumption & Use Taxes		\$59,504	\$375,293	\$85,265
SUMMARY				
Assistance Provided		\$1,939	\$11,855	\$4,627
Recapture/cancellation/reduction amount		\$0	\$0	\$0
Penalty Paid		\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)		\$1,939	\$11,855	\$4,627
Company-Direct Tax Revenue (Before Assistance)		\$50,973	\$285,735	\$68,626
Indirect and Induced Tax Revenues		\$39,833	\$234,155	\$46,558
TOTAL Tax Revenues (Before Assistance)		\$90,806	\$519,889	\$115,184
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)		\$88,867	\$508,035	\$110,557

Total Projects: 17
 Program: **Manufacturing Facilities Bond**
 Borough: **All**
 Sq. Ft-Land: 2,710,946
 Sq.Ft-Building: 1,869,995
 Project Amount (000s): \$249,043
 Type of Assistance: Business Incentive Rate, Mortgage Recording Tax, Payment In Lieu Of Taxes, Sales Tax, Tax Exempt Bonds

EMPLOYMENT INFORMATION		
<u>Current Project Jobs</u>		
Part Time Perm. Jobs:	24	Total Project Jobs at Application (FTE): 625
Part Time Temp. Jobs:	21	
Full Time Perm. Jobs:	2,837	
Full Time Temp. Jobs:	73	
Contract Employees:	3	
Jobs Total:	2,958	
Jobs FTE:	3,644	
Construction Jobs:	110	
		% Employees
Exempt:	50	100
Non-Exempt earning:		
< \$25,000:	9	Health Benefit Full Time: 100 %
\$25,001 - \$40,000:	46	Health Benefit Part Time:
\$40,001 - \$50,000:	5	
> \$50,000:	48	

FY 19 Amounts (thousands)	
Bond Issuance:	\$0
Value of Energy Benefit:	\$0
	DOE Incentive Programs
	REAP: \$0
	CEP: \$0

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

31 projects are included with a total investment amount of about \$723.5 million. The total City Costs net of recapture and penalties in FY19 were \$399,000. in the form of tax-exempt bond savings. In FY19, these projects generated about \$26.7 million in total revenues (before assistance). Of these tax revenues, about 31.3 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$12.5 million. 53.9 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 \$524.6 million.

The Not-for-Profit Bond projects have current FTE employment of 4,895, 19.9 percent higher than the number of jobs at project location. 89 percent of the employees are New York City residents.

At the end of FY19, there were 8 Not-for-Profit Bond projects no longer receiving assistance. For these projects, the present value of City Costs through FY19 is estimated to be \$2.8 million net of recapture and penalties. 73.7 percent of the total assistance is in the form of MRT exemptions, while costs related to tax-exempt bonds made up the remainder. The present value of gross City Benefits through FY19 is estimated to be \$119.7 million.

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

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date		
(All dollar values in thousands. Italics denotes projections.)		FY 19	Through FY 19	FY 20 and After
Real Property Related Taxes				Total
Company Direct: Land		\$0	\$0	\$0
Company Direct: Building		\$0	\$0	\$0
Mortgage Recording Tax		\$0	\$10,078	\$0
Pilot Savings		\$0	\$0	\$0
Mortgage Recording Tax Exemption		\$0	\$5,750	\$0
Indirect and Induced: Land		\$2,043	\$27,537	\$7,917
Indirect and Induced: Building		\$6,838	\$92,188	\$26,503
TOTAL Real Property Related Taxes		\$8,881	\$124,052	\$34,420
Income, Consumption & Use Taxes				
Company Direct		\$8,371	\$133,359	\$32,525
Sales Tax Exemption		\$0	\$0	\$0
Energy Tax Savings		\$0	\$0	\$0
Tax Exempt Bond Savings		\$399	\$4,698	\$2,033
Indirect and Induced		\$9,496	\$157,348	\$37,153
TOTAL Income, Consumption & Use Taxes		\$17,467	\$286,009	\$67,646
SUMMARY				
Assistance Provided		\$399	\$10,448	\$2,033
Recapture/cancellation/reduction amount		\$0	\$0	\$0
Penalty Paid		\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)		\$399	\$10,448	\$2,033
Company-Direct Tax Revenue (Before Assistance)		\$8,371	\$143,437	\$32,525
Indirect and Induced Tax Revenues		\$18,376	\$277,072	\$71,573
TOTAL Tax Revenues (Before Assistance)		\$26,747	\$420,509	\$104,099
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)		\$26,348	\$410,061	\$102,066

FY 19 Amounts (thousands)	
Bond Issuance:	\$0
Value of Energy Benefit:	\$0
DOE Incentive Programs	
REAP:	\$0
CEP:	\$0

EMPLOYMENT INFORMATION	
Current Project Jobs	
Part Time Perm. Jobs:	902
Part Time Temp. Jobs:	1,650
Full Time Perm. Jobs:	2,548
Full Time Temp. Jobs:	5
Contract Employees:	280
Jobs Total:	5,385
Jobs FTE:	4,895
Construction Jobs:	
Total Project Jobs at Application (FTE):	4,084

Exempt:	% Employees	% Living in NYC:
Non-Exempt earning:	48	89
< \$25,000:	28	Health Benefit Full Time: 100 %
\$25,001 - \$40,000:	17	Health Benefit Part Time: 66 %
\$40,001 - \$50,000:	8	
> \$50,000:	9	

Build NYC Revenue Bonds (Table 2-10)

108 projects are included with a total investment amount of about \$3.1 billion. The total City Costs net of recapture and penalties in FY19 were \$6.7 million, in the form of MRT exemptions and tax-exempt bond interest savings. In FY19, these projects generated about \$458.7 million in total revenues (before assistance). Of these tax revenues, about 37.8 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$62.3 million. 52.3 percent of gross City Costs are in the form of MRT exemptions. The present value of gross City Benefits is estimated to be about \$7.5 billion.

The Build NYC Revenue Bond projects have current FTE employment of 44,629, 72.6 percent greater than the number of jobs at project location, and 63.9 percent greater than the number of jobs connected to the projects at time of application. 87 percent of the employees are New York City residents.

At the end of FY19, there were 2 Build NYC Revenue Bond projects no longer receiving assistance. For these projects, the present value of City Costs through FY19 is estimated to be \$332,000 net of recapture and penalties. 75.8 percent of the total assistance is in the form of MRT exemptions, while costs related to tax-exempt bond interest savings made up the remainder. The present value of gross City Benefits through FY19 is estimated to be \$39.9 million.

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

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date		
(All dollar values in thousands. Italics denotes projections.)		FY 19	Through FY 19	FY 20 and After
Real Property Related Taxes				Total
Company Direct: Land		\$9,631	\$17,994	\$151,483
Company Direct: Building		\$17,885	\$26,663	\$281,326
Mortgage Recording Tax		\$4,469	\$32,571	\$0
Pilot Savings		\$0	\$0	\$0
Mortgage Recording Tax Exemption		\$4,469	\$32,571	\$0
Indirect and Induced: Land		\$31,809	\$123,869	\$391,198
Indirect and Induced: Building		\$106,491	\$414,693	\$1,309,663
TOTAL Real Property Related Taxes		\$165,816	\$583,220	\$2,133,670
Income, Consumption & Use Taxes				
Company Direct		\$141,430	\$576,255	\$1,736,229
Sales Tax Exemption		\$0	\$0	\$0
Energy Tax Savings		\$0	\$0	\$0
Tax Exempt Bond Savings		\$2,227	\$8,233	\$21,483
Indirect and Induced		\$146,947	\$605,169	\$1,828,074
TOTAL Income, Consumption & Use Taxes		\$286,150	\$1,173,190	\$3,542,820
SUMMARY				
Assistance Provided		\$6,696	\$40,805	\$21,483
Recapture/cancellation/reduction amount		\$0	\$0	\$0
Penalty Paid		\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)		\$6,696	\$40,805	\$21,483
Company-Direct Tax Revenue (Before Assistance)		\$173,415	\$653,483	\$2,169,038
Indirect and Induced Tax Revenues		\$285,247	\$1,143,792	\$3,528,935
TOTAL Tax Revenues (Before Assistance)		\$458,662	\$1,797,215	\$5,697,973
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)		\$451,966	\$1,756,410	\$5,676,491

FY 19 Amounts (thousands)

Bond Issuance: \$301,382

DOE Incentive Programs

REAP: \$96

CEP: \$0

Value of Energy Benefit: \$0

EMPLOYMENT INFORMATION

Current Project Jobs

Part Time Perm. Jobs:	10,358	
Part Time Temp. Jobs:	1,687	
Full Time Perm. Jobs:	35,291	
Full Time Temp. Jobs:	840	
Contract Employees:	934	
Jobs Total:	49,110	
Jobs FTE:	44,629	Total Project Jobs at Application (FTE): 25,851
Construction Jobs:	415	

% Employees

% Living in NYC:

87

Exempt:

35

Non-Exempt earning:

< \$25,000:

20

Health Benefit Full Time:

100 %

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

14

Health Benefit Part Time:

36 %

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

13

> \$50,000:

40

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

18 projects are included with a total investment amount of about \$388.8 million. The total City Costs net of recapture and penalties in FY19 were \$180,000, in the form of tax-exempt bond interest savings. In FY19, these projects generated about \$19.9 million in total revenues (before assistance). Of these tax revenues, roughly 30.2 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$6.0 million. 59.7 percent of gross City Costs are in the form of MRT exemptions. The present value of gross City Benefits is estimated to be about \$336.3 million.

The Build NYC Tax-Exempt Promissory Note projects have current FTE employment of 3,542, approximately 55.8 percent higher than the number of jobs at project location, and 46.8 percent higher than the number of jobs connected to the projects at time of application. 83 percent of the employees are New York City residents.

At the end of FY19, there were 2 Build NYC Tax-Exempt Promissory Notes projects no longer receiving assistance. For these projects, the present value of City Costs through FY19 is estimated to be \$419,000 net of recapture and penalties. 88.6 percent of the total assistance is in the form of MRT exemptions, while costs related to tax-exempt bond interest savings made up the remainder. The present value of gross City Benefits through FY19 is estimated to be \$6.3 million.

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

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date		
(All dollar values in thousands. Italics denotes projections.)		FY 19	Through FY 19	FY 20 and After
Real Property Related Taxes				
Company Direct: Land		\$0	\$0	\$0
Company Direct: Building		\$0	\$0	\$0
Mortgage Recording Tax		\$0	\$3,578	\$0
Pilot Savings		\$0	\$0	\$0
Mortgage Recording Tax Exemption		\$0	\$3,578	\$0
Indirect and Induced: Land		\$1,619	\$6,824	\$19,779
Indirect and Induced: Building		\$5,419	\$22,844	\$66,217
TOTAL Real Property Related Taxes		\$7,038	\$29,668	\$85,996
Income, Consumption & Use Taxes				
Company Direct		\$6,003	\$26,336	\$72,098
Sales Tax Exemption		\$0	\$0	\$0
Energy Tax Savings		\$0	\$0	\$0
Tax Exempt Bond Savings		\$180	\$718	\$1,697
Indirect and Induced		\$6,819	\$30,592	\$87,993
TOTAL Income, Consumption & Use Taxes		\$12,642	\$56,209	\$158,394
SUMMARY				
Assistance Provided		\$180	\$4,296	\$1,697
Recapture/cancellation/reduction amount		\$0	\$0	\$0
Penalty Paid		\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)		\$180	\$4,296	\$1,697
Company-Direct Tax Revenue (Before Assistance)		\$6,003	\$29,913	\$72,098
Indirect and Induced Tax Revenues		\$13,857	\$60,260	\$173,989
TOTAL Tax Revenues (Before Assistance)		\$19,860	\$90,173	\$246,067
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)		\$19,680	\$85,877	\$244,390

FY 19 Amounts (thousands)	
Bond Issuance:	\$14,502
Value of Energy Benefit:	\$0
DOE Incentive Programs	
REAP:	\$0
CEP:	\$0

Total Projects: 18
 Program: Build NYC Tax-Exempt Promissory Note
 Borough: All
 Sq. Ft-Land: 1,716,257
 Sq.Ft-Building: 2,137,719
 Project Amount (000s): \$388,805
 Type of Assistance: Mortgage Recording Tax, Tax Exempt Bonds

EMPLOYMENT INFORMATION	
Current Project Jobs	
Part Time Perm. Jobs:	542
Part Time Temp. Jobs:	262
Full Time Perm. Jobs:	2,869
Full Time Temp. Jobs:	8
Contract Employees:	85
Jobs Total:	3,766
Jobs FTE:	3,542
Construction Jobs:	97
Total Project Jobs at Application (FTE):	2,273
% Employees	% Living in NYC:
Exempt:	63
Non-Exempt earning:	
< \$25,000:	10
\$25,001 - \$40,000:	7
\$40,001 - \$50,000:	15
> \$50,000:	43
Health Benefit Full Time:	100 %
Health Benefit Part Time:	30 %

NYCIDA Pooled Bonds (Table 2-12)

18 projects are included with a total project amount of \$28.5 million. The total of City Costs net of recapture and penalties in FY19 was \$9,000, in the form of tax-exempt bond interest savings. In FY19, these projects generated about \$9.7 million in total revenues (before assistance). Of these tax revenues, about 32.0 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$597,000. 66.7 percent of gross City Costs are in the form of MRT exemptions. The present value of gross City Benefits are estimated to be \$91.2 million.

The Pooled Bond projects have current FTE employment of 1,763, over two times the number of jobs at project location and approximately 69.7% higher than the number of jobs related to the projects at time of application. 93 percent of the employees are New York City residents.

At the end of FY19, there were 2 Pooled Bond projects no longer receiving assistance. For these projects, the present value of City Costs through FY19 is estimated to be \$37,000 net of recapture and penalties. 80.8 percent of total assistance was in the form of MRT exemptions while costs associated with tax-exempt bonds made up the remainder. The present value of gross City Benefits through FY19 is estimated to be \$10.8 million.

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

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
(All dollar values in thousands. Italics denotes projections.)		FY 19	Through FY 19	FY 20 and After	Total
Real Property Related Taxes					
Company Direct: Land	\$0	\$0	\$0	\$0	\$0
Company Direct: Building	\$0	\$0	\$0	\$0	\$0
Mortgage Recording Tax	\$0	\$566	\$0	\$0	\$566
Pilot Savings	\$0	\$0	\$0	\$0	\$0
Mortgage Recording Tax Exemption	\$0	\$398	\$0	\$0	\$398
Indirect and Induced: Land	\$732	\$4,523	\$1,848	\$1,848	\$6,371
Indirect and Induced: Building	\$2,452	\$15,141	\$6,168	\$6,168	\$21,328
TOTAL Real Property Related Taxes	\$3,184	\$19,831	\$8,036	\$8,036	\$27,867
Income, Consumption & Use Taxes					
Company Direct	\$3,098	\$21,540	\$7,812	\$7,812	\$29,352
Sales Tax Exemption	\$0	\$0	\$0	\$0	\$0
Energy Tax Savings	\$0	\$0	\$0	\$0	\$0
Tax Exempt Bond Savings	\$9	\$165	\$33	\$33	\$198
Indirect and Induced	\$3,397	\$24,957	\$8,593	\$8,593	\$33,549
TOTAL Income, Consumption & Use Taxes	\$6,496	\$46,332	\$16,371	\$16,371	\$62,703
SUMMARY					
Assistance Provided	\$9	\$563	\$33	\$33	\$597
Recapture/cancellation/reduction amount	\$0	\$0	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$9	\$563	\$33	\$33	\$597
Company-Direct Tax Revenue (Before Assistance)	\$3,098	\$22,107	\$7,812	\$7,812	\$29,918
Indirect and Induced Tax Revenues	\$6,581	\$44,820	\$16,628	\$16,628	\$61,249
TOTAL Tax Revenues (Before Assistance)	\$9,679	\$66,927	\$24,440	\$24,440	\$91,167
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$9,670	\$66,163	\$24,407	\$24,407	\$90,570

FY 19 Amounts (thousands)	
Bond Issuance:	\$0
	<u>DOF Incentive Programs</u>
	REAP: \$0
Value of Energy Benefit:	\$0
	CEP: \$0

Total Projects:	18
Program:	Pooled Bond
Borough:	All
Sq. Ft-Land:	453,397
Sq.Ft-Building:	366,701
Project Amount (000s):	\$28,464
Type of Assistance:	Mortgage Recording Tax, Tax Exempt Bonds

EMPLOYMENT INFORMATION	
Current Project Jobs	
Part Time Perm. Jobs:	194
Part Time Temp. Jobs:	103
Full Time Perm. Jobs:	717
Full Time Temp. Jobs:	
Contract Employees:	89
Jobs Total:	1,103
Jobs FTE:	1,763
Construction Jobs:	
	Total Project Jobs at Application (FTE): 797
% Employees	% Living in NYC:
Exempt:	93
Non-Exempt earning:	
< \$25,000:	Health Benefit Full Time: 100 %
\$25,001 - \$40,000:	Health Benefit Part Time: 40 %
\$40,001 - \$50,000:	
> \$50,000:	

NYCIDA Exempt Facilities Bonds (Table 2-13)

Three projects are included with a total project amount of \$452.9 million. The total of City Costs net of recapture and penalties in FY19 was \$926,000, in the form of PILOT savings and tax-exempt bond interest savings. In FY19, these projects generated \$16.1 million in total revenues (before assistance). Of these tax revenues, 66.6 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$12.0 million. 46.5% of these gross City Costs took the form of PILOT savings. The present value of gross City Benefits is estimated to be about \$245.7 million.

The Exempt Facilities Bond projects have current FTE employment of 770, more than four times the number of jobs connected to the projects at the time of application. 17 percent of the employees are New York City residents.

At the end of FY19, there was one NYCIDA Exempt Facilities Bond project no longer receiving assistance. For this project, the present value of City Costs through FY19 is estimated to be \$8.2 million net of recapture and penalties. 67.9 percent of total assistance was in the form of PILOT savings while costs associated with tax-exempt bonds and sales tax exemptions made up the remainder. The present value of gross City Benefits through FY19 is estimated to be \$127.1 million.

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

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date		
(All dollar values in thousands. Italics denotes projections.)		FY 19	Through FY 19	FY 20 and After
Real Property Related Taxes				
Company Direct: Land		\$1,893	\$47,799	\$0
Company Direct: Building		\$3,516	\$57,105	\$0
Mortgage Recording Tax		\$0	\$7,671	\$0
Pilot Savings		\$676	\$5,604	\$0
Mortgage Recording Tax Exemption		\$0	\$2,444	\$0
Indirect and Induced: Land		\$598	\$4,772	\$2,449
Indirect and Induced: Building		\$2,003	\$15,977	\$8,200
TOTAL Real Property Related Taxes		\$7,334	\$125,275	\$10,649
Income, Consumption & Use Taxes				
Company Direct		\$5,337	\$46,602	\$18,800
Sales Tax Exemption		\$0	\$368	\$0
Energy Tax Savings		\$0	\$0	\$0
Tax Exempt Bond Savings		\$250	\$3,225	\$407
Indirect and Induced		\$2,788	\$25,095	\$11,263
TOTAL Income, Consumption & Use Taxes		\$7,875	\$88,103	\$29,656
SUMMARY				
Assistance Provided		\$926	\$11,642	\$407
Recapture/cancellation/reduction amount		\$0	\$0	\$0
Penalty Paid		\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)		\$926	\$11,642	\$407
Company-Direct Tax Revenue (Before Assistance)		\$10,746	\$159,176	\$18,800
Indirect and Induced Tax Revenues		\$5,389	\$45,844	\$21,912
TOTAL Tax Revenues (Before Assistance)		\$16,135	\$205,020	\$40,711
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)		\$15,209	\$193,378	\$40,304
FY 19 Amounts (thousands)				
Bond Issuance:	\$0	DOE Incentive Programs		
		REAP:	\$0	
Value of Energy Benefit:	\$0	CEP:	\$0	

Total Projects: 3
Program: Exempt Facilities Bond
Borough: All
Sq. Ft-Land: 7,311,356
Sq.Ft-Building: 7,799,556
Project Amount (000s): \$452.875
Type of Assistance: Mortgage Recording Tax, Payment In Lieu Of Taxes, Sales Tax, Tax Exempt Bonds

EMPLOYMENT INFORMATION			
Current Project Jobs			
Part Time Perm. Jobs:	10		
Part Time Temp. Jobs:			
Full Time Perm. Jobs:	517		
Full Time Temp. Jobs:	1		
Contract Employees:	247		
Jobs Total:	775		
Jobs FTE:	770		
Construction Jobs:			
		Total Project Jobs at Application (FTE):	0
		% Employees	
		% Living in NYC:	17
		Exempt:	7
		Non-Exempt earning:	
		< \$25,000:	
		\$25,001 - \$40,000:	1
		\$40,001 - \$50,000:	1
		> \$50,000:	98
		Health Benefit Full Time:	100 %
		Health Benefit Part Time:	

Liberty Bonds (Table 2-14)

In all, one project is included with a total project amount of \$50.0 million. The total of City Costs net of recapture and penalties in FY19 was \$12,000, in the form of tax-exempt bond interest savings. In FY19, this project generated \$5.8 million in total revenues (before assistance). Of these tax revenues, 89.6 percent were Company Direct taxes.

The present value of City Costs net of recapture and penalties is estimated to be \$228,000, entirely in the form of tax-exempt bonds. The present value of gross City Benefits is estimated to be \$88.8 million.

The Liberty Bond project has current FTE employment of 138, entirely created by this project. 63 percent of the employees are New York City residents.

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

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
		FY 19	Through FY 19	FY 20 and After	Total
(All dollar values in thousands. Italics denotes projections.)					
Real Property Related Taxes					
Company Direct: Land		\$1,652	\$10,038	\$14,911	\$24,949
Company Direct: Building		\$3,069	\$13,775	\$27,692	\$41,466
Mortgage Recording Tax		\$0	\$1,269	\$0	\$1,269
Pilot Savings		\$0	\$0	\$0	\$0
Mortgage Recording Tax Exemption		\$0	\$0	\$0	\$0
Indirect and Induced: Land		\$71	\$670	\$645	\$1,315
Indirect and Induced: Building		\$239	\$2,242	\$2,159	\$4,401
TOTAL Real Property Related Taxes		\$5,032	\$27,993	\$45,407	\$73,399
Income, Consumption & Use Taxes					
Company Direct		\$472	\$5,081	\$4,261	\$9,341
Sales Tax Exemption		\$0	\$0	\$0	\$0
Energy Tax Savings		\$0	\$0	\$0	\$0
Tax Exempt Bond Savings		\$12	\$153	\$75	\$228
Indirect and Induced		\$291	\$3,380	\$2,630	\$6,010
TOTAL Income, Consumption & Use Taxes		\$752	\$8,308	\$6,815	\$15,123
SUMMARY					
Assistance Provided		\$12	\$153	\$75	\$228
Recapture/cancellation/reduction amount		\$0	\$0	\$0	\$0
Penalty Paid		\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)		\$12	\$153	\$75	\$228
Company-Direct Tax Revenue (Before Assistance)		\$5,194	\$30,162	\$46,864	\$77,025
Indirect and Induced Tax Revenues		\$602	\$6,292	\$5,433	\$11,726
TOTAL Tax Revenues (Before Assistance)		\$5,796	\$36,454	\$52,297	\$88,751
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)		\$5,784	\$36,301	\$52,222	\$88,523

Total Projects: 1 Program: Liberty Bond Borough: All Sq. Ft-Land: 0 Sq.Ft-Building: 274,672 Project Amount (000s): \$50,000 Type of Assistance: Tax Exempt Bonds		
EMPLOYMENT INFORMATION Current Project Jobs Part Time Perm. Jobs: 2 Part Time Temp. Jobs: 135 Full Time Perm. Jobs: 135 Full Time Temp. Jobs: 2 Contract Employees: 139 Jobs Total: 138 Jobs FTE: 0 Construction Jobs:		% Living in NYC: 63 % Employees Exempt: 14 Non-Exempt earning : < \$25,000: 6 \$25,001 - \$40,000: 3 \$40,001 - \$50,000: 10 > \$50,000: 81 Health Benefit Full Time: 100 % Health Benefit Part Time:

FY 19 Amounts (thousands)	
Bond Issuance:	\$0
Value of Energy Benefit:	\$0
	DOE Incentive Programs
	REAP: \$0
	CEP: \$0

Industrial Incentive (Table 2-15)

In all, 195 projects are included with a total project amount of \$2.4 billion. The total of City Costs net of recapture and penalties in FY19 was \$29.7 million. PILOT savings represented 98.7 percent of gross City Costs, followed by sales tax exemptions with 1.1 percent. In FY19, these projects generated about \$484.6 million in total revenues (before assistance). Of these tax revenues about 59.5 percent were Company Direct taxes.

The present value of City Costs net of recapture and penalties is estimated to be \$350.6 million. 86.3 percent of gross City Costs are in the form of PILOT savings. The present value of gross City Benefits is estimated to be \$6.0 billion.

The Industrial Incentive projects have current FTE employment of 23,894, more than three times the number of jobs at project location and 50.8 percent higher than the number of jobs connected to the projects at the time of application. 93 percent of the employees are New York City residents.

At the end of FY19, there were 6 Industrial Incentive projects no longer receiving assistance. For these projects, the present value of City Costs through FY19 was estimated to be \$7.5 million net of recapture and penalties. 91.8 percent of gross City Costs are in the form of PILOT savings, with the balance in the form of MRT exemptions, sales tax exemptions, tax-exempt bond interest savings, and energy tax savings. The present value of gross City Benefits through FY19 is estimated to be \$94.4 million.

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

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date		
(All dollar values in thousands. Italics denotes projections.)		FY 19	Through FY 19 FY 20 and After	Total
Real Property Related Taxes				
Company Direct: Land		\$22,082	\$154,099	\$262,333
Company Direct: Building		\$55,818	\$253,696	\$562,777
Mortgage Recording Tax		\$63	\$30,301	\$30,301
Pilot Savings		\$29,328	\$156,705	\$302,717
Mortgage Recording Tax Exemption		\$63	\$29,887	\$29,887
Indirect and Induced: Land		\$21,832	\$133,703	\$257,916
Indirect and Induced: Building		\$73,089	\$447,614	\$863,457
TOTAL Real Property Related Taxes		\$143,493	\$832,821	\$1,644,180
Income, Consumption & Use Taxes				
Company Direct		\$210,221	\$1,517,345	\$2,674,636
Sales Tax Exemption		\$328	\$7,471	\$17,663
Energy Tax Savings		\$2	\$144	\$150
Tax Exempt Bond Savings		\$0	\$293	\$293
Indirect and Induced		\$101,486	\$728,310	\$1,316,600
TOTAL Income, Consumption & Use Taxes		\$311,376	\$2,237,747	\$3,973,128
SUMMARY				
Assistance Provided		\$29,721	\$194,500	\$350,711
Recapture/cancellation/reduction amount		\$0	\$128	\$128
Penalty Paid		\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)		\$29,721	\$194,371	\$350,583
Company-Direct Tax Revenue (Before Assistance)		\$288,183	\$1,955,440	\$3,530,047
Indirect and Induced Tax Revenues		\$196,406	\$1,309,627	\$2,437,973
TOTAL Tax Revenues (Before Assistance)		\$484,590	\$3,265,068	\$5,968,019
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)		\$454,869	\$3,070,696	\$5,617,437

FY 19 Amounts (thousands)	
Bond Issuance:	\$0
DOF Incentive Programs	
	REAP: \$1,267
Value of Energy Benefit:	\$34
	CEP: \$21

Total Projects:	195
Program:	Industrial Incentive
Borough:	All
Sq. Ft.Land:	26,783,642
Sq.Ft-Building:	14,843,736
Project Amount (000s):	\$2,362,357
Type of Assistance:	Business Incentive Rate, Mortgage Recording Tax, NYC Public Utility Service, Payment In Lieu Of Taxes, Sales Tax, Tax Exempt Bonds

EMPLOYMENT INFORMATION	
Current Project Jobs	
Part Time Perm. Jobs:	2,581
Part Time Temp. Jobs:	268
Full Time Perm. Jobs:	21,194
Full Time Temp. Jobs:	191
Contract Employees:	551
Jobs Total:	24,785
Jobs FTE:	23,894
Construction Jobs:	414
Total Project Jobs at Application (FTE): 7,597	

% Living in NYC:		93
Exempt:	21	
Non-Exempt earning:	11	
< \$25,000:	41	
\$25,001 - \$40,000:	12	
\$40,001 - \$50,000:	32	
> \$50,000:		

Health Benefit Full Time:		93 %
Health Benefit Part Time:		15 %

EMPLOYMENT INFORMATION		
Current Project Jobs		
Part Time Perm. Jobs:	2,581	Total Project Jobs at Application (FTE): 7,597
Part Time Temp. Jobs:	268	
Full Time Perm. Jobs:	21,194	
Full Time Temp. Jobs:	191	
Contract Employees:	551	
Jobs Total:	24,785	
Jobs FTE:	23,894	
Construction Jobs:	414	
% Employees		% Living in NYC:
Exempt:	21	93
Non-Exempt earning:		Health Benefit Full Time:
< \$25,000:	11	93 %
\$25,001 - \$40,000:	41	Health Benefit Part Time:
\$40,001 - \$50,000:	12	15 %
> \$50,000:	32	

FRESH (Table 2-16)

23 projects are included with a total investment amount of about \$154.5 million. The total City Costs net of recapture and penalties in FY19 were \$3.0 million, in the form of PILOT savings, sales tax exemptions, and MRT exemptions. In FY19, these projects generated about \$23.7 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 \$38.5 million. 88.9 percent of gross City Costs are in the form of PILOT savings. The present value of gross City Benefits is estimated to be \$322.4 million.

The FRESH projects have current FTE employment of 1,534, over three times the number of jobs at project location, and about 2.5 times the number of jobs connected to the projects at time of application. 99 percent of the employees are New York City residents.

At the end of FY19, there was 1 FRESH project no longer receiving assistance. For this project, the present value of City Costs through FY19 was estimated to be \$25,000 net of recapture and penalties, all in the form of PILOT savings. The present value of gross City Benefits through FY19 is estimated to be \$36,000.

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

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date		
(All dollar values in thousands. Italics denotes projections.)		FY 19	Through FY 19	FY 20 and After
Real Property Related Taxes				
Company Direct: Land		\$5,038	\$17,788	\$54,945
Company Direct: Building		\$9,459	\$26,111	\$102,017
Mortgage Recording Tax		\$82	\$978	\$0
Pilot Savings		\$2,440	\$6,353	\$27,866
Mortgage Recording Tax Exemption		\$82	\$978	\$0
Indirect and Induced: Land		\$538	\$2,519	\$4,373
Indirect and Induced: Building		\$1,800	\$8,432	\$14,641
TOTAL Real Property Related Taxes		\$14,394	\$48,497	\$148,109
Income, Consumption & Use Taxes				
Company Direct		\$4,213	\$21,191	\$33,144
Sales Tax Exemption		\$464	\$1,409	\$1,879
Energy Tax Savings		\$0	\$0	\$0
Tax Exempt Bond Savings		\$0	\$0	\$0
Indirect and Induced		\$2,527	\$12,778	\$23,436
TOTAL Income, Consumption & Use Taxes		\$6,275	\$32,560	\$54,701
SUMMARY				
Assistance Provided		\$2,986	\$8,740	\$29,745
Recapture/cancellation/reduction amount		\$0	\$0	\$0
Penalty Paid		\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)		\$2,986	\$8,740	\$29,745
Company-Direct Tax Revenue (Before Assistance)		\$18,791	\$66,068	\$190,105
Indirect and Induced Tax Revenues		\$4,865	\$23,729	\$42,450
TOTAL Tax Revenues (Before Assistance)		\$23,656	\$89,796	\$232,555
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)		\$20,670	\$81,056	\$202,810

FY 19 Amounts (thousands)

Bond Issuance: \$0 DOF Incentive Programs

REAP: \$0

CEP: \$0

Value of Energy Benefit: \$0

EMPLOYMENT INFORMATION

Current Project Jobs

Part Time Perm. Jobs:	1,280
Part Time Temp. Jobs:	5
Full Time Perm. Jobs:	861
Full Time Temp. Jobs:	5
Contract Employees:	30
Jobs Total:	2,181
Jobs FTE:	1,534
Construction Jobs:	60

Total Project Jobs at Application (FTE): 486

% Living in NYC: 99

% Employees

5

Exempt:

Non-Exempt earning:

< \$25,000:

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

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

> \$50,000:

Health Benefit Full Time:

Health Benefit Part Time:

68 %

69 %

Commercial Growth (Table 2-17)

In all, 18 projects are included with a total project amount of about \$5.6 billion. The total of City Costs net of recapture and penalties in FY19 was \$16.7 million. PILOT savings represented 99.0% of gross City Costs. In FY19, these projects generated about \$1.9 billion in total revenues (before assistance). Of these tax revenues, about 52.0 percent were Company Direct taxes.

The present value of City Costs net of recapture and penalties is estimated to be \$318.1 million. 63.0 percent of gross City Costs are in the form of sales tax exemptions. The present value of gross City Benefits is estimated to be \$20.8 billion.

The Commercial Growth projects have current FTE employment of 51,472, about 54.0 percent higher than the number of jobs at project location and 49.1 percent higher than the number of jobs related to the projects at the time project applications were received. 48 percent of the employees are New York City residents.

At the end of FY19, there were 2 Commercial Growth projects no longer receiving assistance. For these projects, the City Costs through FY19 are in the form of sales tax exemptions, PILOT savings, and energy tax savings. The present value of gross City Benefits through FY19 is estimated to be \$2.95 billion.

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

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date		
(All dollar values in thousands. Italics denotes projections.)		FY 19	Through FY 19	FY 20 and After
Total Projects:				Total
18				
Program:	Commercial Growth Project			
Borough:	All			
Sq. Ft-Land:	4,615,978			
Sq.Ft-Building:	37,580,518			
Project Amount (000s):	\$5,623,256			
Type of Assistance:	Business Incentive Rate, Mortgage Recording Tax, NYC Public Utility Service, Payment in Lieu Of Taxes, Sales Tax, Sales Tax Growth Credits			
Real Property Related Taxes				
Company Direct: Land		\$118,176	\$4,971,349	\$208,077
Company Direct: Building		\$252,387	\$1,585,014	\$400,150
Mortgage Recording Tax		\$0	\$34,900	\$0
Pilot Savings		\$18,623	\$58,032	\$38,408
Mortgage Recording Tax Exemption		\$0	\$22,415	\$0
Indirect and Induced: Land		\$106,476	\$742,746	\$133,230
Indirect and Induced: Building		\$356,464	\$2,486,584	\$446,031
TOTAL Real Property Related Taxes		\$814,880	\$9,740,147	\$1,149,079
Income, Consumption & Use Taxes				
Company Direct		\$601,167	\$4,975,477	\$769,289
Sales Tax Exemption		\$158	\$69,443	\$134,715
Energy Tax Savings		\$24	\$1,087	\$17
Tax Exempt Bond Savings		\$0	\$0	\$0
Indirect and Induced		\$432,986	\$3,513,297	\$565,341
TOTAL Income, Consumption & Use Taxes		\$1,033,971	\$8,418,244	\$1,199,899
SUMMARY				
Assistance Provided		\$18,804	\$150,977	\$173,140
Recapture/cancellation/reduction amount		\$2,062	\$5,968	\$0
Penalty Paid		\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)		\$16,742	\$145,009	\$173,140
Company-Direct Tax Revenue (Before Assistance)		\$971,730	\$11,566,740	\$1,377,516
Indirect and Induced Tax Revenues		\$895,925	\$6,742,628	\$1,144,602
TOTAL Tax Revenues (Before Assistance)		\$1,867,655	\$18,309,368	\$2,522,118
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)		\$1,850,914	\$18,164,358	\$2,348,978
FY 19 Amounts (thousands)				
Bond Issuance:	\$0	DOE Incentive Programs		
		REAP: \$0		
Value of Energy Benefit:	\$342	CEP: \$0		

EMPLOYMENT INFORMATION			
Current Project Jobs			
Part Time Perm. Jobs:	461	Total Project Jobs at Application (FTE):	33,419
Part Time Temp. Jobs:	92		
Full Time Perm. Jobs:	38,538		
Full Time Temp. Jobs:	876		
Contract Employees:	3,812		
Jobs Total:	43,779		
Jobs FTE:	51,472		
Construction Jobs:	691		
% Employees		% Living in NYC:	
Exempt:	80	48	
Non-Exempt earning:		Health Benefit Full Time:	
< \$25,000:	3	100 %	
\$25,001 - \$40,000:	3	Health Benefit Part Time:	
\$40,001 - \$50,000:	2	24 %	
> \$50,000:	92		

Commercial Project (Table 2-18)

In all, 18 projects are included with a total project amount of about \$21.6 billion. The total of City Costs net of recapture and penalties in FY19 was \$60.7 million. PILOT savings represented 95.2% of gross City Costs. In FY19, these projects generated about \$438.2 million in total revenues (before assistance). Of these tax revenues, about 63.0 percent were Company Direct taxes.

The present value of City Costs net of recapture and penalties is estimated to be \$828.5 million. 85.6 percent of gross City Costs are in the form of PILOT savings. The present value of gross City Benefits is estimated to be \$6.9 billion.

The Commercial Projects have current FTE employment of 24,480, over ten times the number of jobs at project location and about 4.0 times the number of jobs related to the projects at the time project applications were received. 100 percent of the employees are New York City residents.

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

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
(All dollar values in thousands. Italics denotes projections.)		FY 19	Through FY 19	FY 20 and After	Total
Real Property Related Taxes					
Company Direct: Land		\$14,228	\$62,821	\$194,410	\$257,231
Company Direct: Building		\$112,487	\$320,053	\$1,558,752	\$1,878,805
Mortgage Recording Tax		\$94	\$71,445	\$0	\$71,445
Pilot Savings		\$57,733	\$94,078	\$614,836	\$708,914
Mortgage Recording Tax Exemption		\$94	\$71,445	\$0	\$71,445
Indirect and Induced: Land		\$18,988	\$52,361	\$221,051	\$273,413
Indirect and Induced: Building		\$63,569	\$175,296	\$740,042	\$915,338
TOTAL Real Property Related Taxes		\$151,539	\$516,453	\$2,099,418	\$2,615,871
Income, Consumption & Use Taxes					
Company Direct		\$149,057	\$379,016	\$1,789,127	\$2,168,143
Sales Tax Exemption		\$1,369	\$19,398	\$6,228	\$25,626
Energy Tax Savings		\$0	\$0	\$0	\$0
Tax Exempt Bond Savings		\$1,475	\$13,218	\$9,267	\$22,485
Indirect and Induced		\$79,764	\$250,967	\$1,047,777	\$1,298,744
TOTAL Income, Consumption & Use Taxes		\$225,977	\$597,367	\$2,821,410	\$3,418,777
SUMMARY					
Assistance Provided		\$60,671	\$198,139	\$630,331	\$828,470
Recapture/cancellation/reduction amount		\$0	\$0	\$0	\$0
Penalty Paid		\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)		\$60,671	\$198,139	\$630,331	\$828,470
Company-Direct Tax Revenue (Before Assistance)		\$275,866	\$833,334	\$3,542,289	\$4,375,623
Indirect and Induced Tax Revenues		\$162,321	\$478,624	\$2,008,870	\$2,487,494
TOTAL Tax Revenues (Before Assistance)		\$438,187	\$1,311,958	\$5,551,159	\$6,863,117
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)		\$377,516	\$1,113,819	\$4,920,828	\$6,034,648

FY 19 Amounts (thousands)		
Bond Issuance:	\$0	DOF Incentive Programs
		REAP: \$0
Value of Energy Benefit:	\$0	CEP: \$0

EMPLOYMENT INFORMATION			
Current Project Jobs			
Part Time Perm. Jobs:	821	Total Project Jobs at Application (FTE):	2,358
Part Time Temp. Jobs:	4,347		
Full Time Perm. Jobs:	16,649		
Full Time Temp. Jobs:	698		
Contract Employees:	4,536		
Jobs Total:	27,051		
Jobs FTE:	24,480		
Construction Jobs:	3123		
		% Employees	% Living in NYC:
Exempt:	34		100
Non-Exempt earning:			
< \$25,000:	27	Health Benefit Full Time:	95 %
\$25,001 - \$40,000:	15	Health Benefit Part Time:	19 %
\$40,001 - \$50,000:	8		
> \$50,000:	78		

Recovery Zone Facility Bonds (Table 2-19)

In all, two projects are included with a total project amount of \$26.1 million. The total of City Costs net of recapture and penalties in FY19 was \$9,000, in the form of tax-exempt bond interest savings. In FY19, these projects generated about \$3.5 million in total revenues (before assistance). Of these tax revenues, 57.7 percent were Company Direct taxes.

The present value of City Costs net of recapture and penalties is estimated to be \$160,000, all in the form of tax-exempt bond interest savings. The present value of gross City Benefits is estimated to be \$60.7 million.

The Recovery Zone Facility Bond projects have current FTE employment of 274, 1.7 times the number of jobs at project location and the number of jobs related to the projects at the time project applications were received. 100 percent of the employees are New York City residents.

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

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
(All dollar values in thousands. Italics denotes projections.)		FY 19	Through FY 19	FY 20 and After	Total
Real Property Related Taxes					
Company Direct: Land		\$207	\$3,218	\$2,460	\$5,677
Company Direct: Building		\$384	\$2,359	\$4,568	\$6,927
Mortgage Recording Tax		\$0	\$0	\$0	\$0
Pilot Savings		\$0	\$0	\$0	\$0
Mortgage Recording Tax Exemption		\$0	\$0	\$0	\$0
Indirect and Induced: Land		\$162	\$873	\$1,758	\$2,631
Indirect and Induced: Building		\$542	\$2,922	\$5,885	\$8,807
TOTAL Real Property Related Taxes		\$1,296	\$9,372	\$14,671	\$24,043
Income, Consumption & Use Taxes					
Company Direct		\$1,428	\$8,084	\$15,657	\$23,741
Sales Tax Exemption		\$0	\$0	\$0	\$0
Energy Tax Savings		\$0	\$0	\$0	\$0
Tax Exempt Bond Savings		\$9	\$85	\$75	\$160
Indirect and Induced		\$775	\$4,509	\$8,378	\$12,887
TOTAL Income, Consumption & Use Taxes		\$2,193	\$12,508	\$23,960	\$36,468
SUMMARY					
Assistance Provided		\$9	\$85	\$75	\$160
Recapture/cancellation/reduction amount		\$0	\$0	\$0	\$0
Penalty Paid		\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)		\$9	\$85	\$75	\$160
Company-Direct Tax Revenue (Before Assistance)		\$2,019	\$13,661	\$22,685	\$36,346
Indirect and Induced Tax Revenues		\$1,479	\$8,303	\$16,021	\$24,325
TOTAL Tax Revenues (Before Assistance)		\$3,498	\$21,964	\$38,706	\$60,670
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)		\$3,489	\$21,879	\$38,631	\$60,511

EMPLOYMENT INFORMATION Current Project Jobs Part Time Perm. Jobs: 165 Part Time Temp. Jobs: 14 Full Time Perm. Jobs: 185 Full Time Temp. Jobs: Contract Employees: Jobs Total: 364 Jobs FTE: 274 Construction Jobs:		Total Project Jobs at Application (FTE): 162	
Total Projects: 2 Program: Recovery Zone Facility Bond Borough: All Sq. Ft-Land: 237,391 Sq.Ft-Building: 130,955 Project Amount (000s): \$26,100 Type of Assistance: Tax Exempt Bonds		% Employees Exempt: 12 Non-Exempt earning : < \$25,000: 25 \$25,001 - \$40,000: 24 \$40,001 - \$50,000: 17 > \$50,000: 34	
		% Living in NYC: 100	
		Health Benefit Full Time: 100 % Health Benefit Part Time: 16 %	

FY 19 Amounts (thousands)	
Bond Issuance:	\$0
Value of Energy Benefit:	\$0
	DOF Incentive Programs
	REAP: \$0
	CEP: \$0

Applied Sciences NYC (Table 2-20)

In all, four projects are included with a total project amount of \$450.0 million. The total of gross City Costs in FY19 was \$38,000, all of which took the form of energy tax savings. In FY19, these projects generated about \$112.6 million in total revenues (before assistance). Of these tax revenues, 30.2 percent were Company Direct taxes.

The present value of gross City Costs is estimated to be \$492,000, all of which derived from energy tax savings. The present value of gross City Benefits is estimated to be \$1.4 billion.

The Applied Sciences NYC projects have current FTE employment of 19,402, only 56 of which were connected to the projects at the time of application. 76 percent of the employees are New York City residents.

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

4		Applied Sciences NYC		ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date	
Program:		All		(All dollar values in thousands. Italics denotes projections.)			
Borough:				FY 19		Through FY 19	
Sq. Ft. Land:		2,115,248		\$0		\$0	
Sq. Ft. Building:		4,638,563		\$0		\$0	
Project Amount (000s):		\$450,000		\$0		\$0	
Type of Assistance:		Business Incentive Rate		\$0		\$0	
				\$0		\$0	
				\$9,247		\$41,607	
				\$30,956		\$139,293	
				\$40,203		\$180,900	
						\$320,737	

EMPLOYMENT INFORMATION Current Project Jobs Part Time Perm. Jobs: 27 Part Time Temp. Jobs: 215 Full Time Perm. Jobs: 1,696 Full Time Temp. Jobs: 156 Contract Employees: 107 Jobs Total: 2,201 Jobs FTE: 19,402 Construction Jobs: 322 Total Project Jobs at Application (FTE): 56		% Employees 75 % Living in NYC: 76	
Exempt: Non-Exempt earning: < \$25,000: 13 \$25,001 - \$40,000: 5 \$40,001 - \$50,000: 4 > \$50,000: 67		Health Benefit Full Time: 100 % Health Benefit Part Time: 79 %	

New Markets Tax Credits Program (Table 2-21)

In all, one project is included with a total project amount of \$37.2 million. In FY19, this project generated \$1.3 million in total revenues (before assistance). Of these tax revenues, 30.6 percent were Company Direct taxes.

The New Market Tax Credits Program project has a current FTE employment of 37 all of which are newly created jobs. 80 percent of the employees are New York City residents.

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, and the 2016 version for FY16 and years following.

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

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

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

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

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

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

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

2. Model Basics And Project Report Table Explanation

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

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

Project Information – Loans, Grants and Tax Benefit Projects

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

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

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

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

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

Item Nos. 8 and 9 – Square Feet of Land and Building: The size of the lot (in square feet) and the actual or planned area of the building contained in the project location. These data, which mainly come from the Department of Finance, were used to estimate annual property taxes paid for the project when property assessment figures were not available.²⁷

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

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

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

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

²⁷ Efforts were made for the FY12 report to list square feet of land and building for all projects. Where it was not provided directly by the company, data was gathered internally from other surveys and/or DOF’s Real Property Assessment Data master file. As a result, total land and building square footage for all projects is significantly higher since the FY12 report.

Program Name:

ID:

Project Name:

Start Date:

Location:

End Date:
Project Amount (000s):

Borough:

Type of Assistance:

Council District:

Block:

Lot:

Sq. Ft-Land:

Sq. Ft-Building:

NAICS Code:

EMPLOYMENT INFORMATION:

Current Project Jobs

Part Time Perm. Jobs:

Part Time Temp. Jobs:

Full Time Perm. Jobs:

Full Time Temp. Jobs:

Jobs Total:

Contract Employees:

Construction Jobs:

Total Project Jobs at

Application (FTE):

Job Creation Estimate:

Jobs FTE:

Job Target for Current Yr.:

% Living in NYC:

Health Benefit Full Time:

Health Benefit Part Time:

FY 19 Amounts (thousands)

% Employees

Exempt:

Non-Exempt earning:

Total Employees Earning: **29 - 31**

< \$25,000:

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

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

> \$50,000:

Bond Issuance:

Value of Energy Benefit:

DOF Incentive Programs

REAP:

CEP:

COMMENTS:

ASSISTANCE AND TOTAL REVENUES

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

Real Property Related Taxes

Company Direct: Land

Company Direct: Building

Mortgage Recording Tax

Pilot Savings

Mortgage Recording Tax Exemption

Indirect and Induced: Land

Indirect and Induced: Building

TOTAL Real Property Related Taxes

Income, Consumption & Use Taxes

Company Direct

Sales Tax Exemption

Energy Tax Savings

Tax Exempt Bond Savings

Indirect and Induced

TOTAL Income, Consumption & Use Taxes

SUMMARY

Assistance Provided

Recapture/cancellation/reduction amount

Penalty Paid

TOTAL Assistance (Net of recapture/penalties)

Company-Direct Tax Revenue (Before Assistance)

Indirect and Induced Tax Revenues

TOTAL Tax Revenues (Before Assistance)

TOTAL Tax Revenues (Net of Assistance, recapture and penalty)

Living Wage Information

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

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

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

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

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

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

Item No. 25 – Total Project Jobs at Application (FTE): Full time equivalent employment (Full Time + $\frac{1}{2}$ (Part Time)) at the project’s location prior to Start Date. In cases where the company is a real estate company that owns real estate at the project location, this figure includes jobs of the company’s tenants. For most Commercial Growth projects, this figure includes jobs throughout New York City as set forth in the assistance agreement that make certain benefits contingent on annual

employment. Note that this field is 0 in cases of acquisition, new construction, start-up companies, and projects intended for multiple tenants with potential multiple uses. Jobs connected to the project, but not located at the project site prior to project Start Date, are provided in comments where applicable.

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

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

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

Item No. 28 – Non-Exempt: The percentage of the company's employees that are classified as "non-exempt" under the federal Fair Labor Standards Act. Generally, a non-exempt employee is eligible for overtime compensation.

Item Nos. 29 to 31 – Non-Exempt: These items list the percentages of employees whose annual earnings fall within various ranges. The "greater than \$50,000" category was computed by subtracting from the total number of employees (as reported on the survey form) the sum of the employees in the lowest three earnings ranges. The sum of Items 28 through 30 may differ from 100% because of rounding.

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

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

Cost and Benefit Calculations

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

- **Estimated Company Direct Output:** The model estimates the subject company's annual business output for each year by dividing the number of its FTE employees by the relevant RIMS factor, representing the typical number of jobs per million dollars of output for that sector. To project employment in future years, as described above, the report assumes that employment will stay at the FY19 figure.
- **Estimated Indirect and Induced Output:** The model uses the proportional relationships between direct and total outputs expressed in the RIMS II model to calculate the remaining indirect and induced output attributable to the company's business activity.
- **Estimated Total Output:** The model estimates the total output (direct, indirect, and induced output) associated with the subject company's business activity by taking the product of the Output multiplier and the Estimated Company Direct Output.

The RIMS II factors produce dollar figures in historical dollars. The model converts these figures into current dollars for each fiscal year using historical and projected inflation factors.²⁸ For years after FY2019, 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 FY19 in the column "FY19."

The column "Through FY19" 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 FY19. 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.

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

For all types of assistance, the column “FY19 and After” presents present values, as of the project start date, of estimated figures from FY19 through the date that assistance is scheduled to end. The bases of all taxes are assumed to increase from their FY19 level by 3.5 percent annually.

The column “Total” sums the “Through FY19” and “FY19 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 “FY19 and After” is the “Total” less the “Through FY19” column, rather than a figure derived from projected annual amounts. Note that the “Total” amounts may include some assistance that will be available to the company only if future employment exceeds specified levels.²⁹

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

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

Item No. 37 – Mortgage Recording Tax: This item is an estimate of the City portion of MRT (without regard to any exemption) generated directly by the project.³⁰ For NYCIDA and Build NYC projects receiving an MRT exemption, this amount is set equal to the exemption amount (Item 39) based on the assumption that the exemption offsets all MRT that otherwise would be due. For other programs, this amount is estimated to be zero because projects in other categories are not eligible for MRT waiver.

Item No. 38 – PILOT Savings: Tax savings realized by the company (i.e., tax expenditures of the City’s real property tax) due to the PILOT agreement are reported here, as obtained from DOF. As explained in Chapter 2, the PILOT savings figures may be overstated since they could include property tax savings that would have been available as-of-right under the ICIP or ICAP programs, both administered by DOF. For purposes of projections for FY19 and thereafter, PILOT savings is assumed to grow by 3.5 percent annually from its FY19 level.

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

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

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

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

²⁹ All Assistance and Total Revenues is presented in the tables in thousands. Numbers may not sum exactly due to rounding, and values less than \$1000 may display as \$0.

³⁰ The City portion is calculated as the percentage of mortgage recording tax that goes to the NYC General Fund. Rates differ for commercial mortgages above and below \$500,000, so a weighted average of the rate is used based on the sizes of the mortgages in NYCEDC’s project portfolio.

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

Item No. 44 – Sales Tax Exemption: Tax savings enjoyed by the company due to the City portion of its sales tax exemption. For purposes of computing the present value of the savings in FY19 and after for projects other than Commercial Growth projects, the difference between the estimated total exemption and the amount through FY19 is assumed to be realized in FY19. (As noted above, for Commercial Growth projects, the "FY19 and After" column generally is computed by subtracting the amount in the "Through FY19" column from the "Total" figure, which is taken from the project agreement.)

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

Item No. 46 – Tax-Exempt Bond Savings: Through NYCIDA and Build NYC, some companies receive the benefit of lower interest rates due to the exemption of interest earned on their bonds from City, State, and Federal income taxes. An estimate of City income taxes forgone is included in this line. It is calculated assuming that 35 percent of tax-exempt City bonds are held by taxpayers' subject to City income taxes, that the applicable marginal tax rate is 3.876 percent (the highest rate under the City's income tax), and that the taxable equivalent interest rate is 1.24 times the actual rate on the bond. These factors are applied to the average bond balances in each fiscal year to produce the estimate of City income tax foregone. Projections assume that bond balances remain constant at their level at the end of FY19.

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

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

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

Item No. 50 – Recapture/Cancellation/Reduction Amount: Under certain circumstances (employee relocation, misuse of project benefits, prepayment by company, etc.), the assistance provided to the company is reduced, recaptured, repaid, or cancelled. This line provides the amount of assistance that was recaptured or recovered from the company, or a reduction in possible benefits that could have been claimed in future years. In the case of a reduction in future benefits, Item 48 (and the items included in that sum) is the amount of estimated benefits if the reduction had not taken place. Repayments of past assistance are accounted for on a cash basis, so that amounts that have been requested from companies but have not yet been repaid are not reflected in the table. If a company loses the ability to access future benefits, all cancelled benefits projected for the life of the project are included in this figure.

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

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

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

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

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

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

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

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

Living Wage Information

The Fair Wages for New Yorkers Act (the “Act”), constituting Section 6-134 of the New York City Administrative Code, is intended to ensure that New York City companies who receive financial assistance from the City of New York pay their employees a salary commensurate to a “Living Wage”. Living Wage is defined as the sum of the “living wage rate” and the “health benefits supplement rate” for each hour worked. The living wage rate as of June 30, 2019 was \$11.20 per hour and the health benefits supplement rate for such period was \$1.85 per hour.

Item No. 61 - Living Wage: This section provides information on the Company, its Affiliates, and all Tenants at each site covered by the Project as of the last pay period on or prior to June 30, 2019. The Company must submit the number of employees (including All Permanent Full-Time Employees, Temporary Full-Time Employees, Permanent Part-Time Employees, Temporary Part-Time Employees and Contract Employees) earning less than a living wage categorized by industrial jobs, food service jobs, retail jobs, other jobs, and total jobs.

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

- i) whether the company participated in multiple projects that share the same employment;
- ii) whether the project is a non-profit organization and hence exempt from various taxes;
- iii) whether the project is located on land owned by the Port Authority or City and hence exempt from property taxes;
- iv) whether and how NYCEDC has estimated employment data in the current reporting year due to non-reporting of employment by the company;
- v) whether the project has multiple locations, and, if so, the council district and borough of the project locations not reported in items 2 and 3;
- vi) whether assistance has been terminated or reduced 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 Act, is exempt from paying a living wage, and provided an exemption certificate;
- xvii) whether the company is subject to the Act and certified that it pays a living wage;
- xviii) whether the company is not subject to the Act and did not submit data on living wage requested by NYCEDC;
- xix) other comments as needed.

APPENDIX II

Project Indexes: by Company

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<u>ID Number</u>	<u>Company Name</u>	<u>Program</u>	<u>Amount</u>	<u>Closing Date</u>	<u>Page</u>
94131	105 Rockaway Realty LLC	Industrial Incentive	\$23,750,000	04-Jan-17	1
93283	123 Washington LLC	Liberty Bond	\$50,000,000	18-Oct-07	2
94061	149 Street Food Corp.	FRESH	\$1,890,990	01-Sep-15	3
92687	16 Tons Inc.	Industrial Incentive	\$1,172,000	04-Dec-02	4
92844	2011 Precision Gear, Inc.	Industrial Incentive	\$6,560,000	23-Dec-98	5
94191	30 HY WM Unit Owner LP	Commercial Project	\$0	15-Apr-19	6
93931	3462 Third Avenue Food Corp. d/b/a Associated Supermarket	FRESH	\$2,050,000	20-Dec-11	7
94034	5 Bay Street Phase 1, LLC	Commercial Growth Project	\$150,049,053	29-Jan-16	8
94153	50 HYMC Owner LLC	Commercial Project	\$3,835,000,000	31-Aug-17	9
94139	509 W 34, L.L.C.	Commercial Project	\$3,735,000,000	09-Apr-18	10
93281	88 Trading Corp.	Industrial Incentive	\$8,955,000	01-Aug-07	11
94145	A & J Supermarket Corp.	FRESH	\$10,814,113	28-Dec-17	12
93376	A & L Scientific Corp.	Industrial Incentive	\$1,850,000	05-Nov-09	13
93878	A Very Special Place, Inc. (2013 Adjustable)	Build NYC Revenue Bond	\$4,840,000	28-Feb-13	14
93886	A Very Special Place, Inc. (2013 Fixed)	Build NYC Revenue Bond	\$6,795,000	21-Mar-13	15
93180	A. Liss & Co., Inc.	Industrial Incentive	\$2,250,000	10-Oct-06	16
92673	A.F.C. Industries Inc. & Affiliates	Industrial Incentive	\$1,400,000	18-Dec-01	17
94041	A.K.S. International Inc.	Industrial Incentive	\$2,120,000	10-Sep-14	18
92745	Aabco Sheet Metal Co., Inc.	Manufacturing Facilities Bond	\$5,525,000	30-Jun-04	19
93933	Accurate Specialty Metal Fabricators, Inc.	Industrial Incentive	\$7,850,000	28-Feb-12	20
92691	Acme Smoked Fish Corp.	Industrial Incentive	\$5,200,000	27-Jun-03	21
91142	Adriatic Wood Products, Inc. #2 (1997)	Industrial Incentive	\$1,725,000	31-Dec-97	22
92979	Advocates for Services for the Blind Multihandicapped, Inc.	Pooled Bond	\$1,625,000	23-Mar-05	23
93862	Aero JFK, LLC	Exempt Facilities Bond	\$126,875,000	13-Sep-12	24
93319	Aesthetonics Inc. d/b/a Remains Lighting	Industrial Incentive	\$4,634,000	20-Jun-08	25
91136	Air Express International Corporation	Exempt Facilities Bond	\$19,000,000	16-Jul-97	26
92312	Air-Sea Packing Group, Inc.	Industrial Incentive	\$2,645,000	10-Jun-99	27
94052	Albee Retail Development LLC (2014)	Build NYC Revenue Bond	\$20,000,000	29-Oct-14	28
94090	Albert Einstein College of Medicine, Inc. (f/k/a Com Affiliation, Inc.)	Build NYC Revenue Bond	\$175,000,000	09-Sep-15	29
92355	Alcoa Inc.	Commercial Growth Project	\$18,200,000	28-Apr-00	30
93184	Aleta Industries Inc. and Aleta Group, Inc.	Industrial Incentive	\$4,640,000	25-Sep-06	31
92561	All City Switch Board Corporation	Manufacturing Facilities Bond	\$3,000,000	20-Dec-00	32
93871	All Stars Project, Inc.	Build NYC Tax-Exempt Promissory Note	\$10,720,000	29-Nov-12	33
92933	Alle Processing Corporation	Industrial Incentive	\$1,040,000	01-Dec-04	34
91140	Allied Metal Spinning Corp.	Manufacturing Facilities Bond	\$2,610,000	23-Dec-97	35
94133	Alphapointe	Build NYC Revenue Bond	\$18,850,000	16-Jun-17	36
92956	AM&G Waterproofing LLC	Industrial Incentive	\$11,895,000	01-Mar-05	37
92646	AMB Property, LP (lot 20)	Industrial Incentive	\$73,000,000	23-Aug-01	38
92893	AMB Property, LP (lot 21)	Industrial Incentive	\$19,500,000	23-Aug-01	39
92894	AMB Property, LP (lot 22)	Industrial Incentive	\$26,970,000	23-Aug-01	40
92895	AMB Property, LP (lot 23)	Industrial Incentive	\$26,970,000	23-Aug-01	41

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92843	Amboy Properties Corporation	Not For Profit Bond	\$13,660,000	01-Apr-90	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	30-Oct-15	44
94176	American Dream Charter School	Build NYC Revenue Bond	\$26,745,000	29-Oct-18	45
93320	Approved Oil Co. of Brooklyn, Inc.	Industrial Incentive	\$5,200,000	01-May-08	46
93207	Apthorp Cleaners Inc.	Industrial Incentive	\$1,128,300	26-Apr-07	47
94116	ARK Development LLC	Build NYC Revenue Bond	\$35,000,000	14-Jun-17	48
92678	Aron's Manufacturing Corp.	Industrial Incentive	\$1,890,000	13-Jun-02	49
92753	Arrow Linen Supply Co., Inc.	Industrial Incentive	\$897,000	19-Aug-03	50
93948	Art to Frames Inc.	Industrial Incentive	\$6,000,000	10-Jul-13	51
94045	Arverne By The Sea & LLC & Benjamin Beechwood Retail LLC	Recovery Zone Facility Bond	\$11,100,000	12-Feb-15	52
94077	Asia Society, The	Build NYC Revenue Bond	\$16,795,000	01-Jul-15	53
93208	Association for Metroarea Autistic Children Inc. d/b/a AMAC	Pooled Bond	\$2,335,000	22-Feb-07	54
93214	Ateret Torah Center	Not For Profit Bond	\$13,200,000	29-Mar-07	55
91009	Atlantic Veal & Lamb	Industrial Incentive	\$1,995,000	13-Dec-96	56
93216	B.C.S. International Corporation d/b/a Royal Food International Corp.	Industrial Incentive	\$16,829,550	28-Feb-07	57
92564	Baco Enterprises, Inc. #1 (2001)	Industrial Incentive	\$2,470,000	29-Jun-01	58
94048	Bais Ruchel High School, Inc.	Build NYC Revenue Bond	\$18,100,000	23-Oct-14	59
92926	Bank of America, N.A	Commercial Growth Project	\$622,000,000	17-Nov-04	60
92313	Bark Frameworks, Inc.	Industrial Incentive	\$2,025,000	30-Apr-99	61
94106	Barkai Foundation, Inc.	Build NYC Revenue Bond	\$8,700,000	15-Oct-15	62
93282	Barone Steel Fabricators, Inc.	Industrial Incentive	\$5,700,000	29-Aug-07	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	66
93978	Berkeley Carroll School, The	Build NYC Revenue Bond	\$26,700,000	03-Jun-14	67
93362	Best Choice Trading Corporation	Industrial Incentive	\$2,625,000	11-Dec-08	68
93984	Big Brothers/Big Sisters of New York City, Inc.	Build NYC Revenue Bond	\$9,000,000	02-May-14	69
92366	Big Geyser, Inc.	Industrial Incentive	\$10,000,000	16-Nov-99	70
93988	Birch Wathen Lenox School, The	Build NYC Tax-Exempt Promissory Note	\$7,500,000	25-Mar-14	71
92941	Block Institute Inc.	Pooled Bond	\$1,145,000	19-Aug-04	72
94122	Blue School and Blue School Real Estate, LLC	Build NYC Revenue Bond	\$55,475,000	21-Dec-16	73
94173	Bnos Bais Yaakov of Far Rockaway	Build NYC Revenue Bond	\$7,000,000	13-Dec-18	74
94096	BNOS Square of Williamsburg	Build NYC Revenue Bond	\$7,400,000	28-Jun-16	75
94197	Bogopa BTM, LLC	FRESH	\$10,000,000	28-Jun-19	76
93952	Bogopa LIC, Inc.	FRESH	\$4,400,000	13-Aug-13	77
93977	Bogopa Washington, Inc.	FRESH	\$12,165,500	17-Dec-13	78
93927	Bogopa, Inc.	FRESH	\$3,500,000	06-Oct-11	79
93929	Bogopa-Concourse, Inc.	FRESH	\$1,066,000	06-Oct-11	80
93930	Bogopa-Junction, Inc.	FRESH	\$805,000	06-Oct-11	81
93928	Bogopa-Junius, Inc.	FRESH	\$910,000	06-Oct-11	82

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93920	Bogopa-Manhattan, Inc.	FRESH	\$980,000	06-Oct-11	83
94073	BOP NE Tower Lessee LLC	Commercial Project	\$2,180,000,000	14-Apr-15	84
94093	Boyce Technologies, Inc.	Industrial Incentive	\$26,250,000	12-Apr-16	85
93091	BP Air Conditioning Corp.	Industrial Incentive	\$5,523,500	06-Oct-05	86
94097	Brearley School, The	Build NYC Tax-Exempt Promissory Note	\$50,000,000	29-Sep-15	87
93877	Bronx Charter School for Excellence	Build NYC Revenue Bond	\$24,000,000	24-Apr-13	88
94175	Bronx Lighthouse Charter School	Build NYC Revenue Bond	\$8,825,000	12-Oct-18	89
93284	Bronx Parking Development Company, LLC	Not For Profit Bond	\$237,635,000	01-Dec-07	90
93869	Brooklyn Heights Montessori School	Build NYC Tax-Exempt Promissory Note	\$10,000,000	03-Jun-13	91
90666	Brooklyn Navy Yard Cogeneration Partners, L.P.	Exempt Facilities Bond	\$307,000,000	22-Dec-95	92
94186	Brooklyn Navy Yard Cogeneration Partners, L.P. #2	Build NYC Revenue Bond	\$82,135,000	14-Feb-19	93
93943	Brooklyn Union Gas Company	Industrial Incentive	\$14,400,000	23-May-14	94
94089	Brooklyn United Methodist Church Home	Build NYC Revenue Bond	\$6,295,000	09-Oct-15	95
92680	Brown Brothers Harriman & Co.	Commercial Growth Project	\$61,500,000	01-May-02	96
93191	BTM Development Partners, LLC	Industrial Incentive	\$494,000,000	14-Sep-06	97
94179	C. Kenneth Imports, Inc.	Industrial Incentive	\$5,580,843	13-Feb-19	98
93962	Calhoun School, Inc., The	Build NYC Tax-Exempt Promissory Note	\$32,840,000	30-Sep-13	99
91108	Campbell & Dawes Ltd.	Industrial Incentive	\$475,000	09-Oct-97	100
94057	Carlton House Restoration, Inc	Industrial Incentive	\$2,415,000	25-Nov-14	101
94162	Cathedral School of St. John The Divine	Build NYC Revenue Bond	\$11,000,000	29-Dec-17	102
93388	CBS Inc.	Commercial Growth Project	\$401,322,000	01-Oct-93	103
94129	Center for Elimination of Violence in the Family, Inc.	Build NYC Revenue Bond	\$3,860,000	26-Jan-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	\$850,000	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
93369	Centro Social La Esperanza, Inc. #2 (2008)	Pooled Bond	\$1,000,000	30-Jan-08	111
94119	Chapin School, The LTD.	Build NYC Revenue Bond	\$75,000,000	24-Aug-16	112
94189	Charles B. Wang Community Health Center, Inc.	Build NYC Revenue Bond	\$30,000,000	30-May-19	113
93389	Chase Manhattan Bank, NA	Commercial Growth Project	\$0	03-Nov-89	114
92697	Child School, The	Not For Profit Bond	\$18,250,000	22-Apr-03	115
94076	Children's Aid Society, The	Build NYC Revenue Bond	\$37,205,000	23-Jul-15	116
92377	Churchill School & Center For Learning Inc., The	Not For Profit Bond	\$22,000,000	16-Dec-99	117
92891	City Merchandise, Inc. (2002)	Industrial Incentive	\$2,430,000	03-Jan-02	118
92658	Citywide Mobile Response Corporation	Industrial Incentive	\$2,200,000	22-May-02	119
93286	Cobble Hill Health Center, Inc.	Build NYC Revenue Bond	\$48,190,000	31-Jan-08	120
93140	College of Mount Saint Vincent #3	Not For Profit Bond	\$22,787,000	29-Jun-06	121
94113	Collegiate School, Inc.	Build NYC Tax-Exempt Promissory Note	\$40,000,000	30-Jun-16	122
93892	Columbia University	Applied Sciences NYC	\$95,000,000	01-Jul-12	123
92989	Comfort Bedding Inc.	Industrial Incentive	\$1,900,000	15-Jun-05	124

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92765	Commercial Cooling Service, Inc.	Industrial Incentive	\$2,075,000	31-Mar-04	125
92255	Commercial Electrical Contractors, Inc.	Industrial Incentive	\$545,000	19-Aug-98	126
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	127
93391	Comprehensive Care Management Corporation #1 (1996)	Not For Profit Bond	\$6,525,000	20-Jun-96	128
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	129
93910	Comprehensive Care Management Corporation #3 (1998)	Not For Profit Bond	\$4,760,000	14-Jul-98	130
93101	Cong. Machne Chaim Inc. d/b/a Bais Sarah Educational Center for Girls	Not For Profit Bond	\$16,842,238	26-May-06	131
93300	Congregation Darchei Torah	Not For Profit Bond	\$32,000,000	24-Jan-08	132
94180	Congregation Machna Shalva, 1462 CMS LLC & 5815 CMS LLC	Build NYC Revenue Bond	\$24,500,000	09-Nov-18	133
94035	Congregation Yeshiva Beis Chaya Mushka, Inc.	Build NYC Revenue Bond	\$4,500,000	28-Aug-14	134
92642	Contractors SM, LLC	Manufacturing Facilities Bond	\$2,100,000	27-Dec-01	135
92699	Convent of the Sacred Heart School of New York	Not For Profit Bond	\$15,115,000	20-Nov-02	136
94158	Cooke School and Institute	Build NYC Revenue Bond	\$44,000,000	20-Dec-17	137
93280	Cool Wind Ventilation Corp.	Manufacturing Facilities Bond	\$9,000,000	31-Aug-07	138
93851	Corlears School	Build NYC Revenue Bond	\$10,000,000	18-Jul-12	139
93992	Cornell University	Applied Sciences NYC	\$0	19-Dec-13	140
93093	Coronet Parts Manufacturing Company, Inc.	Industrial Incentive	\$2,732,000	08-Dec-05	141
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	142
92382	Crystal Window & Door Systems, Ltd.	Industrial Incentive	\$15,000,000	28-Oct-99	143
94046	Cubit Power One Inc.	Industrial Incentive	\$23,089,000	19-Aug-15	144
94156	Cypress Pitkin Berriman, L.P.	FRESH	\$3,736,876	04-Jan-18	145
94114	D'Onofrio General Contractors Corp.	Industrial Incentive	\$5,000,000	24-Jun-16	146
93202	D.C. Center Corp	Industrial Incentive	\$4,955,000	23-May-07	147
93455	DASNY Mechanical Inc.	Industrial Incentive	\$5,016,000	06-Apr-11	148
93288	DCD Marketing Ltd.	Industrial Incentive	\$5,500,000	25-Sep-07	149
94050	Dealer Storage Corp.	Industrial Incentive	\$7,516,000	06-Aug-14	150
93377	Dinas Distribution	Industrial Incentive	\$3,825,000	29-Dec-09	151
94160	DMFYD LIC LLC	Industrial Incentive	\$32,096,773	29-Dec-17	152
92940	Down Right Ltd.	Industrial Incentive	\$4,120,000	30-Jul-04	153
93974	E. Gluck Corporation	Industrial Incentive	\$20,775,000	27-Mar-14	154
93858	East Gun Hill Road Food, LLC	FRESH	\$4,825,000	03-Jan-13	155
94066	Eastern Effects, Inc.	Industrial Incentive	\$3,550,000	17-Apr-15	156
93951	Eclectic/Encore Properties, Inc.	Industrial Incentive	\$11,350,000	26-Jul-13	157
92771	Economy Pump & Motor Repair, Inc.	Industrial Incentive	\$840,000	07-Aug-03	158
93879	Eden II School for Autistic Children, Inc. (2013)	Build NYC Revenue Bond	\$3,305,000	17-Apr-13	159
92449	Elite Airline Laundry Services Corp	Industrial Incentive	\$3,500,000	20-Jun-00	160
92245	Empire Erectors & Electrical Co., Inc.	Industrial Incentive	\$850,000	18-Dec-98	161
93989	Empire LLC	Manufacturing Facilities Bond	\$54,654,000	27-Jun-96	162
92950	Empire Merchants LLC/Charmer Industries, Inc.	Industrial Incentive	\$1,800,000	04-Jan-05	163
92670	Empire Metal Finishing, Inc.	Industrial Incentive	\$1,501,000	06-Dec-01	164
92846	Ernst & Young US LLP	Commercial Growth Project	\$159,900,000	15-Jul-04	165

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93946	ERY Retail Podium LLC	Commercial Project	\$1,948,000,000	17-Mar-14	166
94072	Ethical Culture Fieldston School	Build NYC Revenue Bond	\$49,355,000	21-May-15	167
94188	Evergreen 105 LLC	Commercial Project	\$76,500,000	19-Dec-18	168
93289	Excellent Poly, Inc.	Industrial Incentive	\$1,900,000	03-Dec-07	169
93312	Extech Building Materials, Inc.	Industrial Incentive	\$8,600,000	01-Apr-08	170
93944	Extell GT LLC	Commercial Project	\$745,793,000	30-Jul-13	171
93865	Fairway Bakery LLC	Industrial Incentive	\$12,600,000	22-May-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.	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 Harlem River Yards #3 (2006)	Industrial Incentive	\$25,788,500	28-Dec-06	181
92398	Federal Jeans, Inc.	Industrial Incentive	\$4,400,000	07-Dec-99	182
94053	Federation of Protestant Welfare Agencies, Inc.	Build NYC Revenue Bond	\$12,345,000	12-Nov-14	183
92229	Felix Storch, Inc.	Industrial Incentive	\$2,060,000	18-Dec-98	184
94181	Fencers Club, Inc.	Build NYC Revenue Bond	\$9,000,000	13-Dec-18	185
93866	Foodfest Depot LLC	Industrial Incentive	\$10,775,000	20-Dec-12	186
94083	Foodsaver New York, Inc.	Industrial Incentive	\$5,317,306	05-Jan-16	187
93397	Forest City Pierrepont Associates	Manufacturing Facilities Bond	\$107,409,000	07-May-86	188
92654	Foto Electric Supply Co., Inc.	Industrial Incentive	\$4,150,000	19-Jul-01	189
93945	Fresh Direct, LLC & U.T.F. Trucking, Inc.	Industrial Incentive	\$142,454,000	19-Dec-13	190
94177	Friends of Hebrew Public Borrower, LLC	Build NYC Revenue Bond	\$36,010,000	06-Sep-18	191
94042	G&G Electric Supply Co, Inc. #2 (2014)	Industrial Incentive	\$3,800,000	28-Aug-14	192
92990	G&G Electric Supply Company, Inc. #1	Industrial Incentive	\$1,475,000	12-May-05	193
91024	Gabrielli Truck Sales, Ltd.	Industrial Incentive	\$5,100,000	19-Dec-96	194
94102	Gabrielli Truck Sales, Ltd. #2	Industrial Incentive	\$23,381,549	14-Jan-16	195
94136	Gabrielli Truck Sales, Ltd. #3	Industrial Incentive	\$22,517,713	28-Jun-17	196
92232	Gary Plastic Packaging Corp.	Manufacturing Facilities Bond	\$6,400,000	09-Oct-98	197
93975	Gateway ShopRite Associates, LLC	FRESH	\$12,500,000	07-May-14	198
94128	GCT New York LP	Industrial Incentive	\$25,000,000	28-Jul-16	199
93967	GMDC Atlantic Avenue LLC	Industrial Incentive	\$13,983,527	12-Dec-13	200
94147	GMDC OP LLC	Industrial Incentive	\$41,000,000	16-Nov-17	201
92505	Goldfeder/Kahan Framing Group, Ltd.	Industrial Incentive	\$1,910,000	07-Jun-01	202
93238	Goldman Sachs Group, Inc.	BIR Energy Incentive		02-Oct-06	203
92648	Goldstone Hosiery Co., Inc.	Industrial Incentive	\$3,000,000	22-Oct-01	204
94058	Gotham Seafood Corp.	Industrial Incentive	\$4,225,000	05-Jan-16	205
93186	Gourmet Boutique, L.L.C.	Manufacturing Facilities Bond	\$6,000,000	06-Dec-06	206
93954	Grace Church School	Build NYC Revenue Bond	\$40,000,000	01-Jul-13	207

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92708	Great Wall Corp.	Industrial Incentive	\$2,500,000	03-Jan-03	209
93218	Greenpoint Manufacturing and Design Center #2 (2007)	Industrial Incentive	\$11,004,000	29-Jun-07	210
94142	Grimm Ales LLC	Industrial Incentive	\$4,200,000	06-Feb-18	211
93856	GSNY Properties, Inc.	Build NYC Revenue Bond	\$16,925,000	09-Aug-12	212
92500	Guild for Exceptional Children, Inc., The	Pooled Bond	\$1,182,300	01-Jan-99	213
93194	Guttmacher Institute, Inc.	Not For Profit Bond	\$11,000,000	02-May-07	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
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	218
94075	Hebrew Home for the Aged at Riverdale, The	Build NYC Revenue Bond	\$55,000,000	13-Feb-15	219
92412	Hephaistos Building Supplies, Inc.	Industrial Incentive	\$2,118,000	30-Sep-99	220
93890	Hewitt School, The	Build NYC Tax-Exempt Promissory Note	\$23,620,000	27-Jun-13	221
93381	Hindustan Granites, Inc.	Industrial Incentive	\$6,736,000	07-Apr-10	222
92508	Home Box Office	Commercial Growth Project	\$99,000,000	31-Jan-01	223
94064	Horace Mann School	Build NYC Revenue Bond	\$33,525,000	20-Nov-14	224
93970	House of Spices (India), Inc.	Industrial Incentive	\$6,429,938	18-Jun-14	225
93914	Hudson Moving and Storage Co., Inc.	Industrial Incentive	\$6,200,000	14-Jul-11	226
94036	Hudson Yards North Tower Tenant LLC	Commercial Project	\$2,674,000,000	11-Dec-15	227
93295	Human Care Services for Families and Children, Inc. #2	Not For Profit Bond	\$1,355,000	07-Nov-07	228
94192	HY30-67 Owner LP	Commercial Project	\$0	15-Apr-19	229
94155	Hyde Leadership Charter School	Build NYC Revenue Bond	\$15,250,000	15-Dec-17	230
93987	Icahn School of Medicine at Mount Sinai	Applied Sciences NYC	\$5,000,000	24-Feb-14	231
93819	Idlewild 228th Street, LLC	Industrial Incentive	\$19,741,250	20-Jul-12	232
93003	Independent Living Association, Inc.	Not For Profit Bond	\$2,484,000	24-Jun-05	233
93876	Institute for Community Living, Inc. (2013)	Build NYC Revenue Bond	\$2,600,000	17-Apr-13	234
94065	Institute of International Education, Inc.,	Build NYC Revenue Bond	\$12,480,000	26-Nov-14	235
94071	International Center of Photography	Build NYC Tax-Exempt Promissory Note	\$15,000,000	21-Apr-15	236
93885	International Leadership Charter School	Build NYC Revenue Bond	\$21,050,000	21-Mar-13	237
94166	Inwood Academy for Leadership Charter School	Build NYC Revenue Bond	\$17,995,000	15-May-18	238
93870	Iron Mountain Information Management	Industrial Incentive	\$20,550,000	21-Dec-12	239
92715	Isamu Noguchi Foundation, Inc., The	Not For Profit Bond	\$9,000,000	26-Feb-03	240
92417	Island Computer Products, Inc.	Industrial Incentive	\$2,700,000	25-Aug-99	241
93179	J & J Farms Creamery, Inc. and Fisher Foods of Queens Corp.	Industrial Incentive	\$540,288	20-Nov-06	242
93448	J & J Johnson General Contracting Co., Inc.	Industrial Incentive	\$4,050,000	10-Nov-10	243
92533	Jamaica First Parking, LLC #1 (2001)	Not For Profit Bond	\$4,730,000	28-Mar-01	244
92783	Jamaica First Parking, LLC #2 (2004)	Not For Profit Bond	\$9,525,000	23-Mar-04	245
92784	James Carpenter Design Associates, Inc.	Industrial Incentive	\$1,700,000	05-Jan-04	246
91176	James F. Volpe Electrical Contracting Corp.	Industrial Incentive	\$880,000	11-Feb-98	247
93863	Japanese Food Depot LLC	Industrial Incentive	\$10,514,000	26-Sep-12	248

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92914	Jetro Cash & Carry Enterprises, Inc. #2 (2005)	Industrial Incentive	\$2,400,000	27-Apr-05	250
93451	Jetro Cash & Carry Enterprises, LLC #3 (2010)	Industrial Incentive	\$50,000,000	17-Dec-10	251
93859	Jetro Cash & Carry Enterprises, LLC #4 (2012)	Industrial Incentive	\$30,100,000	24-Aug-12	252
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	253
94125	Jewish Community Center of Manhattan, Inc.	Build NYC Revenue Bond	\$27,270,000	29-Sep-16	254
94170	JMDH Real Estate Offices, LLC	Commercial Growth Project	\$57,050,000	13-Jul-18	255
92545	Just Bagels Manufacturing, Inc.	Industrial Incentive	\$2,070,000	20-Dec-00	256
92520	Kaylim Supplies, Inc.	Industrial Incentive	\$1,450,000	21-Dec-00	257
92672	Kew Forest Plumbing & Heating, Inc.	Industrial Incentive	\$472,500	16-May-02	258
93934	Kingdom Castle Food Corp.	FRESH	\$5,270,000	12-Mar-12	259
94193	KKR HY Owner LLC (PE 1 Unit)	Commercial Project	\$0	20-May-19	260
94195	KKR HY Owner LLC (PE 2 Unit)	Commercial Project	\$0	20-May-19	261
92421	Klein's Naturals, Ltd.	Industrial Incentive	\$2,850,000	22-Mar-00	262
94088	Krasnyi Oktyabr Inc.	Industrial Incentive	\$5,140,000	10-Dec-15	263
93867	Krinos Foods LLC	Industrial Incentive	\$23,355,000	02-May-13	264
93953	Lebanese American University	Build NYC Revenue Bond	\$16,420,000	15-Aug-13	265
93888	Legacy Yards Tenant LLC	Commercial Project	\$1,386,000,000	01-Apr-13	266
92674	Leo International, Inc.	Industrial Incentive	\$1,239,375	19-Dec-01	267
94115	LIC Site B-1 Owner, LLC	Commercial Project	\$706,743,996	30-Jun-16	268
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	269
92963	Lighting & Supplies, Inc. a/k/a Sunlight Clinton Realty LLC	Industrial Incentive	\$10,800,000	17-Mar-05	270
93965	Little Red School House and Elisabeth Irwin High School	Build NYC Revenue Bond	\$9,650,000	10-Oct-13	271
94069	Lobster Place Inc., The	Industrial Incentive	\$7,350,000	13-Mar-15	272
94078	Lower East Side Tenement Museum	Build NYC Revenue Bond	\$10,700,000	24-Nov-15	273
93958	Lycee Francais de New York	Build NYC Revenue Bond	\$81,650,000	01-Aug-13	274
92845	M & V Provision Co., Inc.	Industrial Incentive	\$6,065,000	04-Apr-01	275
91095	Madelaine Chocolate Novelties #3 (1997)	Industrial Incentive	\$3,408,000	17-Nov-97	276
94137	Madison Square Boys and Girls Club, Inc.	New Markets Tax Credits Program	\$37,160,000	05-May-17	277
92634	Magen David Yeshivah	Not For Profit Bond	\$38,500,000	26-Jun-02	278
92838	Mana Products, Inc. #1 (1997)	Industrial Incentive	\$18,796,322	19-Dec-97	279
92788	Mana Products, Inc. #2 (1998)	Industrial Incentive	\$6,300,000	29-Jul-98	280
93949	Manhattan Beer Distributors LLC #2	Industrial Incentive	\$68,407,000	12-Dec-13	281
94135	Manhattan College #3 (2017)	Build NYC Revenue Bond	\$90,575,000	14-Jun-17	282
94104	Manhattan Country School, Inc. and West 85th Street Owner LLC	Build NYC Revenue Bond	\$22,000,000	07-Apr-16	283
94140	Marathon Energy Corporation	Industrial Incentive	\$11,200,000	11-Jul-17	284
93302	Margaret Tietz Nursing and Rehabilitation Center	Not For Profit Bond	\$18,965,000	23-Jan-08	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
92427	McGraw-Hill Companies, Inc.	Commercial Growth Project	\$700,000,000	19-Nov-98	290

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93450	Mediterranean Gyros Products, Inc.	Industrial Incentive	\$2,425,000	17-Dec-10	292
92899	Mercy College	Not For Profit Bond	\$16,220,000	02-May-05	293
92292	Mercy Home for Children, Inc. #1 (1999)	Pooled Bond	\$560,000	01-Jan-99	294
92429	Mesorah Publications, Ltd. #2 (1999) and Sefercraft	Industrial Incentive	\$9,000,000	17-Dec-99	295
94054	Metropolitan College of New York	Build NYC Revenue Bond	\$67,440,000	10-Dec-14	296
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	297
94150	Metropolitan Lighthouse Charter School	Build NYC Revenue Bond	\$24,895,000	22-Dec-17	298
94092	Metropolitan Montessori School #2	Build NYC Revenue Bond	\$17,000,000	25-Sep-15	299
93171	Meurice Garment Care of Manhasset Inc.	Industrial Incentive	\$2,600,000	06-Sep-06	300
94196	MHANY Peninsula Local Development Corporation	Industrial Developer Fund		22-May-19	301
93290	Mind, Hand and Company & J.V. Woodworking & Oh-Show Woodworking Studio	Industrial Incentive	\$2,450,000	03-Jan-08	302
92790	ML Design, Inc.	Industrial Incentive	\$2,150,000	30-Jul-03	303
93102	MMC Corporation	Not For Profit Bond	\$37,180,000	22-Dec-05	304
93017	Modell's Sporting Goods, Inc.	Industrial Incentive	\$18,050,000	28-Dec-05	305
94120	Modern Window & Door, Inc.	Industrial Incentive	\$8,300,720	29-Nov-16	306
93917	Moisha's Kosher Discount Supermarket, Inc.	FRESH	\$3,100,000	18-Sep-11	307
93198	Mondial Automotive, Inc and Kal-Bros, Inc	Industrial Incentive	\$5,400,000	08-Feb-07	308
93172	Montebello Food Corporation	Industrial Incentive	\$11,441,000	16-Nov-06	309
93881	Montefiore Medical Center	Build NYC Revenue Bond	\$93,000,000	01-Apr-13	310
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	311
92295	Morrisons Pastry Corp.	Industrial Incentive	\$3,200,000	16-Apr-99	312
93966	Mount Sinai Hospital, The	Build NYC Revenue Bond	\$112,000,000	19-Dec-13	313
92432	Moving Right Along Service, Inc.	Industrial Incentive	\$1,400,000	20-Dec-99	314
92720	Musco Food Corporation	Industrial Incentive	\$6,375,000	06-May-03	315
92976	NASDAQ Stock Market, Inc., The	Commercial Growth Project	\$20,766,666	19-Dec-00	316
93880	National Acoustics, Inc.	Industrial Incentive	\$1,579,850	02-May-13	317
92975	National Association of Securities Dealers, Inc.	Commercial Growth Project	\$20,766,666	30-Jun-04	318
92721	National Compressor Exchange of N.Y., Inc.	Industrial Incentive	\$5,211,211	11-Sep-02	319
93305	Natural Resources Defense Council	Build NYC Revenue Bond	\$12,730,000	01-Jan-08	320
92519	NBC Universal, Inc.	Commercial Growth Project	\$1,500,300,000	20-Dec-88	321
94190	New Dawn Charter Schools	Build NYC Revenue Bond	\$20,685,000	28-Feb-19	322
93178	New York Congregational Nursing Center	Not For Profit Bond	\$17,420,000	27-Jul-06	323
93939	New York Foundling Charitable Corporation	Build NYC Revenue Bond	\$15,205,000	27-Jun-12	324
93874	New York Genome Center, Inc.	EDC Loan	\$5,000,000	16-Nov-12	325
94110	New York Law School (2016)	Build NYC Revenue Bond	\$140,210,000	29-Jan-16	326
94049	New York Methodist Hospital, The	Build NYC Revenue Bond	\$29,720,000	15-Oct-14	327
92664	New York Post	Commercial Growth Project	\$168,915,000	25-Mar-02	328
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	329
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	330
93950	Nightingale-Bamford School, The	Build NYC Tax-Exempt Promissory Note	\$35,000,000	04-Dec-13	331

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93359	O. & I. Realty, Inc. / Peralta Metal Works, Inc.	Industrial Incentive	\$2,100,000	05-Sep-08	333
94148	Octopus Garden Inc.	Industrial Incentive	\$2,477,000	27-Oct-17	334
94105	ODA Primary Health Care Network, Inc.	Build NYC Revenue Bond	\$5,000,000	12-Feb-16	335
93922	Oh Nuts Warehousing Inc. and Online Express Manufacturers and Distributors Inc.	Industrial Incentive	\$3,230,000	09-Nov-11	336
94038	One Hudson Yards Owner LLC	Commercial Project	\$1,434,114,029	05-Dec-14	337
92795	Otsar Early Childhood Center Project	Pooled Bond	\$2,415,000	27-Feb-04	338
92796	Otsar Family Services, Inc.	Pooled Bond	\$725,000	27-Feb-04	339
92503	P. S. Pibbs, Inc.	Manufacturing Facilities Bond	\$2,000,000	07-Jun-01	340
94087	Packer Collegiate Institute, The	Build NYC Revenue Bond	\$22,000,000	07-Apr-15	341
93919	Pain D'Avignon III, Ltd.	Industrial Incentive	\$2,958,403	28-Sep-11	342
91044	Panorama Windows Ltd.	Industrial Incentive	\$1,169,400	03-Jan-97	343
92797	Park View Realty Associates LLC	Industrial Incentive	\$4,300,000	21-Aug-03	344
93204	Peerless Equities LLC/Empire Merchants LLC	Industrial Incentive	\$7,805,000	04-Jan-07	345
93173	Pepsi-Cola Bottling Company of New York, Inc.	Industrial Incentive	\$53,000,000	17-Oct-06	346
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	347
94172	Person Centered Care Services, Inc.	Build NYC Revenue Bond	\$5,000,000	13-Jul-18	348
94112	Picture Car Services, LTD	Industrial Incentive	\$47,450,000	24-Jun-16	349
93964	Poly Prep Country Day School	Build NYC Revenue Bond	\$10,000,000	10-Sep-13	350
92277	Port Morris Tile & Marble, Corp. #1 (1998)	Industrial Incentive	\$718,000	30-Oct-98	351
94055	Pratt Paper (NY), Inc.	Build NYC Revenue Bond	\$96,300,000	18-Dec-14	352
93094	Prestone Press, LLC	Industrial Incentive	\$10,120,000	25-Oct-05	353
94134	Professional Children's School, Inc. (2017)	Build NYC Tax-Exempt Promissory Note	\$6,856,000	01-May-17	354
93317	Program Development Services, Inc. #2 (2008)	Pooled Bond	\$2,200,000	30-Jan-08	355
92962	Prompt Apparel, Inc.	Industrial Incentive	\$7,529,000	05-Nov-04	356
93287	Proxima, Inc.	Industrial Incentive	\$7,633,000	20-Nov-07	357
94059	Q Student Residences, LLC	Build NYC Revenue Bond	\$65,230,000	05-Sep-14	358
91047	Q.T. Minibus of the Bronx, Inc. / GVC, LTD.	Industrial Incentive	\$1,500,500	25-Sep-96	359
92944	QSAC, Inc. #3 (2004)	Pooled Bond	\$419,000	19-Aug-04	360
93176	Queens Ballpark Company, L.L.C.	Commercial Project	\$896,932,088	22-Aug-06	361
93143	Queens Parent Resource Center, Inc. #2 (2006)	Pooled Bond	\$940,000	01-Mar-06	362
92928	Rapid Processing, LLC	Industrial Incentive	\$3,250,000	03-Mar-05	363
93246	Related Retail Hub LLC	EDC Loan	\$4,000,000	24-Mar-06	364
93848	ReyCo Supermarkets LLC	FRESH	\$2,650,000	25-Jun-13	365
93841	Richards Plumbing and Heating Co., Inc.	Industrial Incentive	\$4,696,526	17-May-13	366
94187	Richmond Medical Center	Build NYC Revenue Bond	\$132,065,000	20-Dec-18	367
92448	Rite Lite Ltd.	Industrial Incentive	\$3,500,000	05-Jan-00	368
93212	Rivendell School	Pooled Bond	\$5,260,000	22-Feb-07	369
94081	Riverdale Country School, Inc.	Build NYC Tax-Exempt Promissory Note	\$51,800,000	15-Jul-15	370
94127	Rogers Surveying, PLLC	Industrial Incentive	\$4,500,000	05-Jan-17	371
92589	Rosco, Inc.	Manufacturing Facilities Bond	\$4,200,000	27-Jun-02	372

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93382	Royal Recycling Services, Inc.	Industrial Incentive	\$6,975,000	12-Apr-10	374
92955	S. DiFazio and Sons Construction, Inc. & Faztec Industries, Inc.	Industrial Incentive	\$1,295,000	30-Dec-04	375
93349	Safe Art SAT, Inc.	Industrial Incentive	\$11,100,000	17-Dec-08	376
94085	Saint Ann's School	Build NYC Tax-Exempt Promissory Note	\$30,000,000	10-Sep-15	377
94099	Saint David's School	Build NYC Revenue Bond	\$35,000,000	24-Nov-15	378
93918	Salmar Properties, LLC	Industrial Incentive	\$44,429,433	22-Sep-11	379
92452	Sarad, Inc. #1 (1999)	Industrial Incentive	\$1,000,000	31-Aug-99	380
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	381
94146	Seamen's Society for Children and Families (2017)	Build NYC Revenue Bond	\$4,298,000	27-Sep-17	382
93882	Seaview Senior Living Housing Development Fund Corporation	Build NYC Revenue Bond	\$36,000,000	23-Jan-13	383
93147	Sephardic Community Youth Center, Inc.	Not For Profit Bond	\$40,000,000	15-Jun-06	384
94132	Services and Advocacy for Gay, Lesbian, Bisexual and Transgender Elder, Inc.	Build NYC Revenue Bond	\$7,799,000	22-Feb-17	385
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	386
94159	Siach Yitzchok	Build NYC Revenue Bond	\$7,000,000	29-Mar-18	387
93961	Simon Liu, Inc.	Industrial Incentive	\$2,850,000	19-Sep-13	388
93190	Simon's Hardware & Bath, LLC	Industrial Incentive	\$4,700,000	01-Aug-06	389
94047	Skyline Restoration Inc.	Industrial Incentive	\$16,700,000	14-Nov-14	390
92274	Solco Plumbing Supply, Inc.	Industrial Incentive	\$1,060,000	12-May-99	391
93889	South Bronx Charter School for International Cultures and the Arts	Build NYC Revenue Bond	\$22,270,000	11-Jun-13	392
93038	Spence- Chapin, Services to Families and Children	Not For Profit Bond	\$9,875,000	22-Jun-06	393
94039	St. George Outlet Development LLC	Commercial Project	\$298,955,299	07-Nov-14	394
93217	Stallion Inc. #1 (2007)	Industrial Incentive	\$8,530,000	02-Mar-07	395
92947	State Narrow Fabrics, Inc.	Industrial Incentive	\$2,585,000	25-Aug-04	396
92275	Steinway, Inc.	Industrial Incentive	\$1,400,000	18-Jun-99	397
94037	Stephen Gaynor School	Build NYC Revenue Bond	\$28,900,000	17-Jul-14	398
93199	Studio School, The	Not For Profit Bond	\$8,830,000	28-Dec-06	399
92934	Super-Tek Products	Manufacturing Facilities Bond	\$5,900,000	29-Dec-04	400
92930	Sweet Sams Baking Company, LLC	Industrial Incentive	\$8,000,000	10-Aug-04	401
92587	T & G Industries, Inc.	Industrial Incentive	\$2,450,000	15-Nov-01	402
94144	Talmud Torah Ohel Yochanan & The Bnei Torah Trust	Build NYC Revenue Bond	\$14,855,000	20-Jul-17	403
93348	Technical Library Service, Inc.	Industrial Incentive	\$4,875,000	19-Dec-08	404
94118	The Rogosin Institute, Inc.	Build NYC Revenue Bond	\$12,000,000	21-Jul-16	405
92628	Therapy and Learning Center, Inc.	Not For Profit Bond	\$4,200,000	26-Oct-02	406
94182	Therapy and Learning Center, Inc. #2	Build NYC Revenue Bond	\$3,473,000	14-Dec-18	407
93175	Tiago Holdings LLC #1	Empowerment Zone Facility Bond	\$91,833,000	31-Jan-07	408
92279	Titan Machine Corporation	Industrial Incentive	\$2,758,000	16-Jul-98	409
94121	Transcontinental Ultra Flex Inc.	Industrial Incentive	\$16,427,341	16-Dec-16	410
94043	Treasure Asset Storage LLC	Industrial Incentive	\$21,000,000	28-Jul-14	411
94063	Trey Whitfield School	Build NYC Revenue Bond	\$3,975,000	05-Feb-15	412
93019	Tri-State Camera Exchange Inc.	Industrial Incentive	\$4,365,000	08-Sep-05	413

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92590	Tri-State Surgical Supply & Equipment Ltd. and H & H Laboratories, Inc.	Industrial Incentive	\$3,400,000	20-Sep-01	414
93979	Trinity Episcopal School Corporation	Build NYC Tax-Exempt Promissory Note	\$6,784,000	11-Apr-14	415
94149	Tristate Plumbing Services Corp.	Industrial Incentive	\$5,498,000	14-Nov-17	416
93963	Trustees of The Spence School, Inc.	Build NYC Tax-Exempt Promissory Note	\$14,080,000	26-Sep-13	417
94183	Trustees of The Spence School, Inc. #2	Build NYC Tax-Exempt Promissory Note	\$30,000,000	22-May-19	418
92735	UB Distributors, LLC	Industrial Incentive	\$4,575,000	12-Sep-02	419
93456	Ulano Corporation f/k/a The Utah Company of New York, Inc.	Industrial Incentive	\$5,910,000	01-Sep-10	420
93350	United Airconditioning Corp. II	Manufacturing Facilities Bond	\$5,000,000	02-Jul-08	421
94111	United Cerebral Palsy of New York City #2 (2016)	Build NYC Revenue Bond	\$35,253,130	30-Jun-16	422
93883	United Cerebral Palsy of New York City, Inc.	Build NYC Revenue Bond	\$5,995,000	25-Apr-13	423
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	424
94051	United Jewish Appeal- Federation of Jewish Philanthropies of New York, Inc.	Build NYC Revenue Bond	\$27,335,000	14-Aug-14	425
93959	United Nations International School	Build NYC Tax-Exempt Promissory Note	\$5,000,000	28-Aug-13	426
94060	United New York Sandy Hook Pilots' Association and United New Jersey Sandy Hook Pilots' Association	Industrial Incentive	\$5,500,000	22-Sep-14	427
94126	United States Fund for UNICEF	Build NYC Revenue Bond	\$39,100,000	22-Sep-16	428
94100	Urban Resource Institute	Build NYC Revenue Bond	\$11,283,000	17-Dec-15	429
91147	USA Waste Services of NYC, Inc.	Manufacturing Facilities Bond	\$20,000,000	23-Dec-97	430
91126	Victory FoodService Distributors Corp.	Industrial Incentive	\$3,700,000	24-Jul-97	431
93968	Village Center for Care	Build NYC Revenue Bond	\$15,805,000	01-Oct-13	432
92629	Village Community School	Not For Profit Bond	\$6,500,000	26-Oct-01	433
94141	Village Super Market, Inc.	FRESH	\$14,000,000	29-Dec-17	434
94101	Volunteers of America - Greater New York, Inc #2	Build NYC Revenue Bond	\$5,515,000	17-Nov-15	435
94165	Volunteers of America - Greater New York, Inc #3	Build NYC Revenue Bond	\$5,553,000	28-Dec-17	436
93980	Volunteers of America - Greater New York, Inc.	Build NYC Revenue Bond	\$9,520,000	21-Mar-14	437
93803	Wagner College	Build NYC Revenue Bond	\$12,705,000	25-Sep-12	438
93183	Watermark Designs, LLC	Manufacturing Facilities Bond	\$5,500,000	29-Sep-06	439
92469	Watkins Poultry Merchants of New York, Inc.	Industrial Incentive	\$1,600,000	19-Oct-99	440
92935	Way Fong, LLC	Industrial Incentive	\$2,775,000	21-Sep-04	441
93981	Weapons Specialists Ltd.	Industrial Incentive	\$9,610,000	28-Mar-14	442
94194	Wells Fargo Properties, Inc.	Commercial Project	\$0	20-May-19	443
93380	Western Beef Retail, Inc. #1	FRESH	\$11,450,000	01-Mar-10	444
94040	Western Beef Retail, Inc. #2 (2014)	FRESH	\$5,525,000	23-Dec-14	445
94143	Western Beef Retail, Inc. #3 (2018)	FRESH	\$3,180,000	04-Jan-18	446
94157	Western Beef Retail, Inc. #4 (2017)	FRESH	\$23,345,079	04-Jan-18	447
94174	Western Beef Retail, Inc. #5 (2018)	FRESH	\$16,326,000	22-Aug-18	448
92471	Wipe-Tex International Corp.	Industrial Incentive	\$2,675,000	09-Sep-99	449
93144	Women's League Community Residences, Inc. #3 (2006)	Pooled Bond	\$2,220,000	01-Mar-06	450
92472	World Casing Corp.	Manufacturing Facilities Bond	\$2,245,000	18-Nov-99	451
93453	WytheHotel LLC	Recovery Zone Facility Bond	\$15,000,000	15-Dec-10	452
94109	Xaverian High School/Ryken Educational Center, Inc.	Build NYC Revenue Bond	\$15,000,000	03-May-16	453
93177	Yankee Stadium LLC	Commercial Project	\$1,633,968,000	22-Aug-06	454

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93221	Yeled V'Yalda Early Childhood Center, Inc.	Not For Profit Bond	\$32,790,000	28-Jun-07	455
93942	Yeshiva Har Torah	Build NYC Revenue Bond	\$3,600,000	28-Jun-12	456
94117	Yeshivah of Flatbush	Build NYC Revenue Bond	\$29,000,000	08-Sep-16	457
94056	Yeshivat Beth Hillel of Krasna, Inc.	Build NYC Revenue Bond	\$10,000,000	20-Feb-15	458
94130	Yeshivat Darche Eres, Inc.	Build NYC Revenue Bond	\$11,040,000	09-Dec-16	459
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	460
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	461
94154	York Studios - Michaelangelo Campus LLC	Industrial Incentive	\$45,630,977	05-Mar-18	462
92936	Zalmen Reiss and Associates Inc. (2004)	Industrial Incentive	\$4,730,000	05-Jan-05	463

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Bronx					
94061	149 Street Food Corp.	FRESH	\$1,890,990	01-Sep-15	3
93931	3462 Third Avenue Food Corp. d/b/a Associated Supermarket	FRESH	\$2,050,000	20-Dec-11	7
94090	Albert Einstein College of Medicine, Inc. (f/k/a Com Affiliation, Inc.)	Build NYC Revenue Bond	\$175,000,000	09-Sep-15	29
91140	Allied Metal Spinning Corp.	Manufacturing Facilities Bond	\$2,610,000	23-Dec-97	35
94176	American Dream Charter School	Build NYC Revenue Bond	\$26,745,000	29-Oct-18	45
93207	Apthorp Cleaners Inc.	Industrial Incentive	\$1,128,300	26-Apr-07	47
92564	Baco Enterprises, Inc. #1 (2001)	Industrial Incentive	\$2,470,000	29-Jun-01	58
92527	Ben Hur Moving & Storage, Inc.	Industrial Incentive	\$6,000,000	29-Mar-01	66
94197	Bogopa BTM, LLC	FRESH	\$10,000,000	28-Jun-19	76
93977	Bogopa Washington, Inc.	FRESH	\$12,165,500	17-Dec-13	78
93929	Bogopa-Concourse, Inc.	FRESH	\$1,066,000	06-Oct-11	80
93877	Bronx Charter School for Excellence	Build NYC Revenue Bond	\$24,000,000	24-Apr-13	88
94175	Bronx Lighthouse Charter School	Build NYC Revenue Bond	\$8,825,000	12-Oct-18	89
93284	Bronx Parking Development Company, LLC	Not For Profit Bond	\$237,635,000	01-Dec-07	90
93191	BTM Development Partners, LLC	Industrial Incentive	\$494,000,000	14-Sep-06	97
94179	C. Kenneth Imports, Inc.	Industrial Incentive	\$5,580,843	13-Feb-19	98
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	\$850,000	27-Feb-04	106
94076	Children's Aid Society, The	Build NYC Revenue Bond	\$37,205,000	23-Jul-15	116
92658	Citywide Mobile Response Corporation	Industrial Incentive	\$2,200,000	22-May-02	119
93140	College of Mount Saint Vincent #3	Not For Profit Bond	\$22,787,000	29-Jun-06	121
93391	Comprehensive Care Management Corporation #1 (1996)	Not For Profit Bond	\$6,525,000	20-Jun-96	128
93910	Comprehensive Care Management Corporation #3 (1998)	Not For Profit Bond	\$4,760,000	14-Jul-98	130
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	142
93858	East Gun Hill Road Food, LLC	FRESH	\$4,825,000	03-Jan-13	155
92245	Empire Erectors & Electrical Co., Inc.	Industrial Incentive	\$850,000	18-Dec-98	161
94072	Ethical Culture Fieldston School	Build NYC Revenue Bond	\$49,355,000	21-May-15	167
93865	Fairway Bakery LLC	Industrial Incentive	\$12,600,000	22-May-13	172
93174	Federal Express Corporation Harlem River Yards #3 (2006)	Industrial Incentive	\$25,788,500	28-Dec-06	181
92229	Felix Storch, Inc.	Industrial Incentive	\$2,060,000	18-Dec-98	184
93866	Foodfest Depot LLC	Industrial Incentive	\$10,775,000	20-Dec-12	186
93945	Fresh Direct, LLC & U.T.F. Trucking, Inc.	Industrial Incentive	\$142,454,000	19-Dec-13	190
94042	G&G Electric Supply Co, Inc. #2 (2014)	Industrial Incentive	\$3,800,000	28-Aug-14	192
94136	Gabrielli Truck Sales, Ltd. #3	Industrial Incentive	\$22,517,713	28-Jun-17	196
92232	Gary Plastic Packaging Corp.	Manufacturing Facilities Bond	\$6,400,000	09-Oct-98	197
94058	Gotham Seafood Corp.	Industrial Incentive	\$4,225,000	05-Jan-16	205
94075	Hebrew Home for the Aged at Riverdale, The	Build NYC Revenue Bond	\$55,000,000	13-Feb-15	219
94064	Horace Mann School	Build NYC Revenue Bond	\$33,525,000	20-Nov-14	224
94155	Hyde Leadership Charter School	Build NYC Revenue Bond	\$15,250,000	15-Dec-17	230
93885	International Leadership Charter School	Build NYC Revenue Bond	\$21,050,000	21-Mar-13	237
93451	Jetro Cash & Carry Enterprises, LLC #3 (2010)	Industrial Incentive	\$50,000,000	17-Dec-10	251
92545	Just Bagels Manufacturing, Inc.	Industrial Incentive	\$2,070,000	20-Dec-00	256

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Bronx					
92520	Kaylim Supplies, Inc.	Industrial Incentive	\$1,450,000	21-Dec-00	257
93867	Krinos Foods LLC	Industrial Incentive	\$23,355,000	02-May-13	264
94069	Lobster Place Inc., The	Industrial Incentive	\$7,350,000	13-Mar-15	272
93949	Manhattan Beer Distributors LLC #2	Industrial Incentive	\$68,407,000	12-Dec-13	281
94135	Manhattan College #3 (2017)	Build NYC Revenue Bond	\$90,575,000	14-Jun-17	282
94150	Metropolitan Lighthouse Charter School	Build NYC Revenue Bond	\$24,895,000	22-Dec-17	298
93171	Meurice Garment Care of Manhasset Inc.	Industrial Incentive	\$2,600,000	06-Sep-06	300
94196	MHANY Peninsula Local Development Corporation	Industrial Developer Fund		22-May-19	301
93102	MMC Corporation	Not For Profit Bond	\$37,180,000	22-Dec-05	304
93017	Modell's Sporting Goods, Inc.	Industrial Incentive	\$18,050,000	28-Dec-05	305
94120	Modern Window & Door, Inc.	Industrial Incentive	\$8,300,720	29-Nov-16	306
93881	Montefiore Medical Center	Build NYC Revenue Bond	\$93,000,000	01-Apr-13	310
93939	New York Foundling Charitable Corporation	Build NYC Revenue Bond	\$15,205,000	27-Jun-12	324
92664	New York Post	Commercial Growth Project	\$168,915,000	25-Mar-02	328
91044	Panorama Windows Ltd.	Industrial Incentive	\$1,169,400	03-Jan-97	343
93173	Pepsi-Cola Bottling Company of New York, Inc.	Industrial Incentive	\$53,000,000	17-Oct-06	346
92277	Port Morris Tile & Marble, Corp. #1 (1998)	Industrial Incentive	\$718,000	30-Oct-98	351
91047	Q.T. Minibus of the Bronx, Inc. / GVC, LTD.	Industrial Incentive	\$1,500,500	25-Sep-96	359
93246	Related Retail Hub LLC	EDC Loan	\$4,000,000	24-Mar-06	364
94081	Riverdale Country School, Inc.	Build NYC Tax-Exempt Promissory Note	\$51,800,000	15-Jul-15	370
93889	South Bronx Charter School for International Cultures and the Arts	Build NYC Revenue Bond	\$22,270,000	11-Jun-13	392
92930	Sweet Sams Baking Company, LLC	Industrial Incentive	\$8,000,000	10-Aug-04	401
94149	Tristate Plumbing Services Corp.	Industrial Incentive	\$5,498,000	14-Nov-17	416
91147	USA Waste Services of NYC, Inc.	Manufacturing Facilities Bond	\$20,000,000	23-Dec-97	430
91126	Victory FoodService Distributors Corp.	Industrial Incentive	\$3,700,000	24-Jul-97	431
94141	Village Super Market, Inc.	FRESH	\$14,000,000	29-Dec-17	434
93980	Volunteers of America - Greater New York, Inc.	Build NYC Revenue Bond	\$9,520,000	21-Mar-14	437
93380	Western Beef Retail, Inc. #1	FRESH	\$11,450,000	01-Mar-10	444
94040	Western Beef Retail, Inc. #2 (2014)	FRESH	\$5,525,000	23-Dec-14	445
94157	Western Beef Retail, Inc. #4 (2017)	FRESH	\$23,345,079	04-Jan-18	447
94174	Western Beef Retail, Inc. #5 (2018)	FRESH	\$16,326,000	22-Aug-18	448
92471	Wipe-Tex International Corp.	Industrial Incentive	\$2,675,000	09-Sep-99	449
93177	Yankee Stadium LLC	Commercial Project	\$1,633,968,000	22-Aug-06	454
94154	York Studios - Michaelangelo Campus LLC	Industrial Incentive	\$45,630,977	05-Mar-18	462

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Brooklyn					
92687	16 Tons Inc.	Industrial Incentive	\$1,172,000	04-Dec-02	4
92691	Acme Smoked Fish Corp.	Industrial Incentive	\$5,200,000	27-Jun-03	21
91142	Adriatic Wood Products, Inc. #2 (1997)	Industrial Incentive	\$1,725,000	31-Dec-97	22
92979	Advocates for Services for the Blind Multihandicapped, Inc.	Pooled Bond	\$1,625,000	23-Mar-05	23
93319	Aesthetonics Inc. d/b/a Remains Lighting	Industrial Incentive	\$4,634,000	20-Jun-08	25
94052	Albee Retail Development LLC (2014)	Build NYC Revenue Bond	\$20,000,000	29-Oct-14	28
93184	Aleta Industries Inc. and Aleta Group, Inc.	Industrial Incentive	\$4,640,000	25-Sep-06	31
92956	AM&G Waterproofing LLC	Industrial Incentive	\$11,895,000	01-Mar-05	37
92843	Amboy Properties Corporation	Not For Profit Bond	\$13,660,000	01-Apr-90	42
93320	Approved Oil Co. of Brooklyn, Inc.	Industrial Incentive	\$5,200,000	01-May-08	46
92678	Aron's Manufacturing Corp.	Industrial Incentive	\$1,890,000	13-Jun-02	49
92753	Arrow Linen Supply Co., Inc.	Industrial Incentive	\$897,000	19-Aug-03	50
93948	Art to Frames Inc.	Industrial Incentive	\$6,000,000	10-Jul-13	51
93214	Ateret Torah Center	Not For Profit Bond	\$13,200,000	29-Mar-07	55
91009	Atlantic Veal & Lamb	Industrial Incentive	\$1,995,000	13-Dec-96	56
94048	Bais Ruchel High School, Inc.	Build NYC Revenue Bond	\$18,100,000	23-Oct-14	59
94106	Barkai Foundation, Inc.	Build NYC Revenue Bond	\$8,700,000	15-Oct-15	62
93282	Barone Steel Fabricators, Inc.	Industrial Incentive	\$5,700,000	29-Aug-07	63
92364	Bedessee Imports, Inc.	Industrial Incentive	\$1,600,000	04-Jan-00	65
93978	Berkeley Carroll School, The	Build NYC Revenue Bond	\$26,700,000	03-Jun-14	67
93362	Best Choice Trading Corporation	Industrial Incentive	\$2,625,000	11-Dec-08	68
92941	Block Institute Inc.	Pooled Bond	\$1,145,000	19-Aug-04	72
94096	BNOS Square of Williamsburg	Build NYC Revenue Bond	\$7,400,000	28-Jun-16	75
93927	Bogopa, Inc.	FRESH	\$3,500,000	06-Oct-11	79
93928	Bogopa-Junius, Inc.	FRESH	\$910,000	06-Oct-11	82
93920	Bogopa-Manhattan, Inc.	FRESH	\$980,000	06-Oct-11	83
93869	Brooklyn Heights Montessori School	Build NYC Tax-Exempt Promissory Note	\$10,000,000	03-Jun-13	91
90666	Brooklyn Navy Yard Cogeneration Partners, L.P.	Exempt Facilities Bond	\$307,000,000	22-Dec-95	92
94186	Brooklyn Navy Yard Cogeneration Partners, L.P. #2	Build NYC Revenue Bond	\$82,135,000	14-Feb-19	93
93943	Brooklyn Union Gas Company	Industrial Incentive	\$14,400,000	23-May-14	94
94089	Brooklyn United Methodist Church Home	Build NYC Revenue Bond	\$6,295,000	09-Oct-15	95
93389	Chase Manhattan Bank, NA	Commercial Growth Project	\$0	03-Nov-89	114
92891	City Merchandise, Inc. (2002)	Industrial Incentive	\$2,430,000	03-Jan-02	118
93286	Cobble Hill Health Center, Inc.	Build NYC Revenue Bond	\$48,190,000	31-Jan-08	120
92989	Comfort Bedding Inc.	Industrial Incentive	\$1,900,000	15-Jun-05	124
92765	Commercial Cooling Service, Inc.	Industrial Incentive	\$2,075,000	31-Mar-04	125
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	129
93101	Cong. Machne Chaim Inc. d/b/a Bais Sarah Educational Center for Girls	Not For Profit Bond	\$16,842,238	26-May-06	131
94180	Congregation Machna Shalva, 1462 CMS LLC & 5815 CMS LLC	Build NYC Revenue Bond	\$24,500,000	09-Nov-18	133
94035	Congregation Yeshiva Beis Chaya Mushka, Inc.	Build NYC Revenue Bond	\$4,500,000	28-Aug-14	134
93093	Coronet Parts Manufacturing Company, Inc.	Industrial Incentive	\$2,732,000	08-Dec-05	141

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Brooklyn					
94156	Cypress Pitkin Berriman, L.P.	FRESH	\$3,736,876	04-Jan-18	145
93288	DCD Marketing Ltd.	Industrial Incentive	\$5,500,000	25-Sep-07	149
92940	Down Right Ltd.	Industrial Incentive	\$4,120,000	30-Jul-04	153
94066	Eastern Effects, Inc.	Industrial Incentive	\$3,550,000	17-Apr-15	156
93989	Empire LLC	Manufacturing Facilities Bond	\$54,654,000	27-Jun-96	162
94188	Evergreen 105 LLC	Commercial Project	\$76,500,000	19-Dec-18	168
93289	Excellent Poly, Inc.	Industrial Incentive	\$1,900,000	03-Dec-07	169
93312	Extech Building Materials, Inc.	Industrial Incentive	\$8,600,000	01-Apr-08	170
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
92398	Federal Jeans, Inc.	Industrial Incentive	\$4,400,000	07-Dec-99	182
94083	Foodsaver New York, Inc.	Industrial Incentive	\$5,317,306	05-Jan-16	187
93397	Forest City Pierrepont Associates	Manufacturing Facilities Bond	\$107,409,000	07-May-86	188
92654	Foto Electric Supply Co., Inc.	Industrial Incentive	\$4,150,000	19-Jul-01	189
93975	Gateway ShopRite Associates, LLC	FRESH	\$12,500,000	07-May-14	198
93967	GMDC Atlantic Avenue LLC	Industrial Incentive	\$13,983,527	12-Dec-13	200
93218	Greenpoint Manufacturing and Design Center #2 (2007)	Industrial Incentive	\$11,004,000	29-Jun-07	210
94142	Grimm Ales LLC	Industrial Incentive	\$4,200,000	06-Feb-18	211
92500	Guild for Exceptional Children, Inc., The	Pooled Bond	\$1,182,300	01-Jan-99	213
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
93381	Hindustan Granites, Inc.	Industrial Incentive	\$6,736,000	07-Apr-10	222
93295	Human Care Services for Families and Children, Inc. #2	Not For Profit Bond	\$1,355,000	07-Nov-07	228
91176	James F. Volpe Electrical Contracting Corp.	Industrial Incentive	\$880,000	11-Feb-98	247
92914	Jetro Cash & Carry Enterprises, Inc. #2 (2005)	Industrial Incentive	\$2,400,000	27-Apr-05	250
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	253
92421	Klein's Naturals, Ltd.	Industrial Incentive	\$2,850,000	22-Mar-00	262
94088	Krasnyi Oktyabr Inc.	Industrial Incentive	\$5,140,000	10-Dec-15	263
92674	Leo International, Inc.	Industrial Incentive	\$1,239,375	19-Dec-01	267
92963	Lighting & Supplies, Inc. a/k/a Sunlight Clinton Realty LLC	Industrial Incentive	\$10,800,000	17-Mar-05	270
92634	Magen David Yeshivah	Not For Profit Bond	\$38,500,000	26-Jun-02	278
92971	Marjam Supply of Rewe Street, LLC	Industrial Incentive	\$5,200,000	04-Jan-05	287
94152	Mary McDowell Friends School (2017)	Build NYC Revenue Bond	\$20,800,000	29-Sep-17	288
92292	Mercy Home for Children, Inc. #1 (1999)	Pooled Bond	\$560,000	01-Jan-99	294
92429	Mesorah Publications, Ltd. #2 (1999) and Sefercraft	Industrial Incentive	\$9,000,000	17-Dec-99	295
93917	Moisha's Kosher Discount Supermarket, Inc.	FRESH	\$3,100,000	18-Sep-11	307
93172	Montebello Food Corporation	Industrial Incentive	\$11,441,000	16-Nov-06	309
94190	New Dawn Charter Schools	Build NYC Revenue Bond	\$20,685,000	28-Feb-19	322
93178	New York Congregational Nursing Center	Not For Profit Bond	\$17,420,000	27-Jul-06	323
94049	New York Methodist Hospital, The	Build NYC Revenue Bond	\$29,720,000	15-Oct-14	327

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Brooklyn					
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	330
93359	O. & I. Realty, Inc. / Peralta Metal Works, Inc.	Industrial Incentive	\$2,100,000	05-Sep-08	333
94105	ODA Primary Health Care Network, Inc.	Build NYC Revenue Bond	\$5,000,000	12-Feb-16	335
92795	Otsar Early Childhood Center Project	Pooled Bond	\$2,415,000	27-Feb-04	338
92796	Otsar Family Services, Inc.	Pooled Bond	\$725,000	27-Feb-04	339
94087	Packer Collegiate Institute, The	Build NYC Revenue Bond	\$22,000,000	07-Apr-15	341
93204	Peerless Equities LLC/Empire Merchants LLC	Industrial Incentive	\$7,805,000	04-Jan-07	345
93964	Poly Prep Country Day School	Build NYC Revenue Bond	\$10,000,000	10-Sep-13	350
93317	Program Development Services, Inc. #2 (2008)	Pooled Bond	\$2,200,000	30-Jan-08	355
92962	Prompt Apparel, Inc.	Industrial Incentive	\$7,529,000	05-Nov-04	356
93841	Richards Plumbing and Heating Co., Inc.	Industrial Incentive	\$4,696,526	17-May-13	366
92448	Rite Lite Ltd.	Industrial Incentive	\$3,500,000	05-Jan-00	368
93212	Rivendell School	Pooled Bond	\$5,260,000	22-Feb-07	369
94085	Saint Ann's School	Build NYC Tax-Exempt Promissory Note	\$30,000,000	10-Sep-15	377
93918	Salmar Properties, LLC	Industrial Incentive	\$44,429,433	22-Sep-11	379
92452	Sarad, Inc. #1 (1999)	Industrial Incentive	\$1,000,000	31-Aug-99	380
93147	Sephardic Community Youth Center, Inc.	Not For Profit Bond	\$40,000,000	15-Jun-06	384
93961	Simon Liu, Inc.	Industrial Incentive	\$2,850,000	19-Sep-13	388
92274	Solco Plumbing Supply, Inc.	Industrial Incentive	\$1,060,000	12-May-99	391
92587	T & G Industries, Inc.	Industrial Incentive	\$2,450,000	15-Nov-01	402
94144	Talmud Torah Ohel Yochanan & The Bnei Torah Trust	Build NYC Revenue Bond	\$14,855,000	20-Jul-17	403
93348	Technical Library Service, Inc.	Industrial Incentive	\$4,875,000	19-Dec-08	404
94118	The Rogosin Institute, Inc.	Build NYC Revenue Bond	\$12,000,000	21-Jul-16	405
92628	Therapy and Learning Center, Inc.	Not For Profit Bond	\$4,200,000	26-Oct-02	406
94182	Therapy and Learning Center, Inc. #2	Build NYC Revenue Bond	\$3,473,000	14-Dec-18	407
94121	Transcontinental Ultra Flex Inc.	Industrial Incentive	\$16,427,341	16-Dec-16	410
94063	Trey Whitfield School	Build NYC Revenue Bond	\$3,975,000	05-Feb-15	412
93019	Tri-State Camera Exchange Inc.	Industrial Incentive	\$4,365,000	08-Sep-05	413
92590	Tri-State Surgical Supply & Equipment Ltd. and H & H Laboratories, Inc.	Industrial Incentive	\$3,400,000	20-Sep-01	414
92735	UB Distributors, LLC	Industrial Incentive	\$4,575,000	12-Sep-02	419
93456	Ulano Corporation f/k/a The Utah Company of New York, Inc.	Industrial Incentive	\$5,910,000	01-Sep-10	420
93883	United Cerebral Palsy of New York City, Inc.	Build NYC Revenue Bond	\$5,995,000	25-Apr-13	423
94100	Urban Resource Institute	Build NYC Revenue Bond	\$11,283,000	17-Dec-15	429
93183	Watermark Designs, LLC	Manufacturing Facilities Bond	\$5,500,000	29-Sep-06	439
92469	Watkins Poultry Merchants of New York, Inc.	Industrial Incentive	\$1,600,000	19-Oct-99	440
94143	Western Beef Retail, Inc. #3 (2018)	FRESH	\$3,180,000	04-Jan-18	446
93144	Women's League Community Residences, Inc. #3 (2006)	Pooled Bond	\$2,220,000	01-Mar-06	450
93453	WytheHotel LLC	Recovery Zone Facility Bond	\$15,000,000	15-Dec-10	452
94109	Xaverian High School/Ryken Educational Center, Inc.	Build NYC Revenue Bond	\$15,000,000	03-May-16	453
93221	Yeled V'Yalda Early Childhood Center, Inc.	Not For Profit Bond	\$32,790,000	28-Jun-07	455
94117	Yeshivah of Flatbush	Build NYC Revenue Bond	\$29,000,000	08-Sep-16	457

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Brooklyn					
94056	Yeshivat Beth Hillel of Krasna, Inc.	Build NYC Revenue Bond	\$10,000,000	20-Feb-15	458
94130	Yeshivat Darche Eres, Inc.	Build NYC Revenue Bond	\$11,040,000	09-Dec-16	459
92936	Zalmen Reiss and Associates Inc. (2004)	Industrial Incentive	\$4,730,000	05-Jan-05	463

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Manhattan					
93283	123 Washington LLC	Liberty Bond	\$50,000,000	18-Oct-07	2
94191	30 HY WM Unit Owner LP	Commercial Project	\$0	15-Apr-19	6
94153	50 HYMC Owner LLC	Commercial Project	\$3,835,000,000	31-Aug-17	9
94139	509 W 34, L.L.C.	Commercial Project	\$3,735,000,000	09-Apr-18	10
94145	A & J Supermarket Corp.	FRESH	\$10,814,113	28-Dec-17	12
92355	Alcoa Inc.	Commercial Growth Project	\$18,200,000	28-Apr-00	30
93871	All Stars Project, Inc.	Build NYC Tax-Exempt Promissory Note	\$10,720,000	29-Nov-12	33
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	30-Oct-15	44
94077	Asia Society, The	Build NYC Revenue Bond	\$16,795,000	01-Jul-15	53
93208	Association for Metroarea Autistic Children Inc. d/b/a AMAC	Pooled Bond	\$2,335,000	22-Feb-07	54
92926	Bank of America, N.A	Commercial Growth Project	\$622,000,000	17-Nov-04	60
93984	Big Brothers/Big Sisters of New York City, Inc.	Build NYC Revenue Bond	\$9,000,000	02-May-14	69
93988	Birch Wathen Lenox School, The	Build NYC Tax-Exempt Promissory Note	\$7,500,000	25-Mar-14	71
94122	Blue School and Blue School Real Estate, LLC	Build NYC Revenue Bond	\$55,475,000	21-Dec-16	73
94073	BOP NE Tower Lessee LLC	Commercial Project	\$2,180,000,000	14-Apr-15	84
94097	Brearely School, The	Build NYC Tax-Exempt Promissory Note	\$50,000,000	29-Sep-15	87
92680	Brown Brothers Harriman & Co.	Commercial Growth Project	\$61,500,000	01-May-02	96
93962	Calhoun School, Inc., The	Build NYC Tax-Exempt Promissory Note	\$32,840,000	30-Sep-13	99
94162	Cathedral School of St. John The Divine	Build NYC Revenue Bond	\$11,000,000	29-Dec-17	102
93388	CBS Inc.	Commercial Growth Project	\$401,322,000	01-Oct-93	103
94129	Center for Elimination of Violence in the Family, Inc.	Build NYC Revenue Bond	\$3,860,000	26-Jan-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
93369	Centro Social La Esperanza, Inc. #2 (2008)	Pooled Bond	\$1,000,000	30-Jan-08	111
94119	Chapin School, The LTD.	Build NYC Revenue Bond	\$75,000,000	24-Aug-16	112
92697	Child School, The	Not For Profit Bond	\$18,250,000	22-Apr-03	115
92377	Churchill School & Center For Learning Inc., The	Not For Profit Bond	\$22,000,000	16-Dec-99	117
94113	Collegiate School, Inc.	Build NYC Tax-Exempt Promissory Note	\$40,000,000	30-Jun-16	122
93892	Columbia University	Applied Sciences NYC	\$95,000,000	01-Jul-12	123
92699	Convent of the Sacred Heart School of New York	Not For Profit Bond	\$15,115,000	20-Nov-02	136
94158	Cooke School and Institute	Build NYC Revenue Bond	\$44,000,000	20-Dec-17	137
93851	Corlears School	Build NYC Revenue Bond	\$10,000,000	18-Jul-12	139
93992	Cornell University	Applied Sciences NYC	\$0	19-Dec-13	140
92846	Ernst & Young US LLP	Commercial Growth Project	\$159,900,000	15-Jul-04	165
93946	ERY Retail Podium LLC	Commercial Project	\$1,948,000,000	17-Mar-14	166
93944	Extell GT LLC	Commercial Project	\$745,793,000	30-Jul-13	171
93973	Fedcap Rehabilitation Services, Inc.	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	183

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Manhattan					
94181	Fencers Club, Inc.	Build NYC Revenue Bond	\$9,000,000	13-Dec-18	185
92990	G&G Electric Supply Company, Inc. #1	Industrial Incentive	\$1,475,000	12-May-05	193
92505	Goldfeder/Kahan Framing Group, Ltd.	Industrial Incentive	\$1,910,000	07-Jun-01	202
93238	Goldman Sachs Group, Inc.	BIR Energy Incentive		02-Oct-06	203
93954	Grace Church School	Build NYC Revenue Bond	\$40,000,000	01-Jul-13	207
93856	GSNY Properties, Inc.	Build NYC Revenue Bond	\$16,925,000	09-Aug-12	212
93194	Guttmacher Institute, Inc.	Not For Profit Bond	\$11,000,000	02-May-07	214
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	218
93890	Hewitt School, The	Build NYC Tax-Exempt Promissory Note	\$23,620,000	27-Jun-13	221
92508	Home Box Office	Commercial Growth Project	\$99,000,000	31-Jan-01	223
93914	Hudson Moving and Storage Co., Inc.	Industrial Incentive	\$6,200,000	14-Jul-11	226
94036	Hudson Yards North Tower Tenant LLC	Commercial Project	\$2,674,000,000	11-Dec-15	227
94192	HY30-67 Owner LP	Commercial Project	\$0	15-Apr-19	229
93987	Icahn School of Medicine at Mount Sinai	Applied Sciences NYC	\$5,000,000	24-Feb-14	231
93876	Institute for Community Living, Inc. (2013)	Build NYC Revenue Bond	\$2,600,000	17-Apr-13	234
94065	Institute of International Education, Inc.,	Build NYC Revenue Bond	\$12,480,000	26-Nov-14	235
94071	International Center of Photography	Build NYC Tax-Exempt Promissory Note	\$15,000,000	21-Apr-15	236
94166	Inwood Academy for Leadership Charter School	Build NYC Revenue Bond	\$17,995,000	15-May-18	238
92784	James Carpenter Design Associates, Inc.	Industrial Incentive	\$1,700,000	05-Jan-04	246
94125	Jewish Community Center of Manhattan, Inc.	Build NYC Revenue Bond	\$27,270,000	29-Sep-16	254
94193	KKR HY Owner LLC (PE 1 Unit)	Commercial Project	\$0	20-May-19	260
94195	KKR HY Owner LLC (PE 2 Unit)	Commercial Project	\$0	20-May-19	261
93953	Lebanese American University	Build NYC Revenue Bond	\$16,420,000	15-Aug-13	265
93888	Legacy Yards Tenant LLC	Commercial Project	\$1,386,000,000	01-Apr-13	266
93965	Little Red School House and Elisabeth Irwin High School	Build NYC Revenue Bond	\$9,650,000	10-Oct-13	271
94078	Lower East Side Tenement Museum	Build NYC Revenue Bond	\$10,700,000	24-Nov-15	273
93958	Lycee Francais de New York	Build NYC Revenue Bond	\$81,650,000	01-Aug-13	274
94137	Madison Square Boys and Girls Club, Inc.	New Markets Tax Credits Program	\$37,160,000	05-May-17	277
94104	Manhattan Country School, Inc. and West 85th Street Owner LLC	Build NYC Revenue Bond	\$22,000,000	07-Apr-16	283
93873	Marymount School of New York	Build NYC Revenue Bond	\$19,480,000	20-Dec-12	289
92427	McGraw-Hill Companies, Inc.	Commercial Growth Project	\$700,000,000	19-Nov-98	290
92899	Mercy College	Not For Profit Bond	\$16,220,000	02-May-05	293
94054	Metropolitan College of New York	Build NYC Revenue Bond	\$67,440,000	10-Dec-14	296
94092	Metropolitan Montessori School #2	Build NYC Revenue Bond	\$17,000,000	25-Sep-15	299
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	311
92976	NASDAQ Stock Market, Inc., The	Commercial Growth Project	\$20,766,666	19-Dec-00	316
92975	National Association of Securities Dealers, Inc.	Commercial Growth Project	\$20,766,666	30-Jun-04	318
93305	Natural Resources Defense Council	Build NYC Revenue Bond	\$12,730,000	01-Jan-08	320
92519	NBC Universal, Inc.	Commercial Growth Project	\$1,500,300,000	20-Dec-88	321
93874	New York Genome Center, Inc.	EDC Loan	\$5,000,000	16-Nov-12	325
94110	New York Law School (2016)	Build NYC Revenue Bond	\$140,210,000	29-Jan-16	326

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Manhattan					
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	329
93950	Nightingale-Bamford School, The	Build NYC Tax-Exempt Promissory Note	\$35,000,000	04-Dec-13	331
94038	One Hudson Yards Owner LLC	Commercial Project	\$1,434,114,029	05-Dec-14	337
92797	Park View Realty Associates LLC	Industrial Incentive	\$4,300,000	21-Aug-03	344
94134	Professional Children's School, Inc. (2017)	Build NYC Tax-Exempt Promissory Note	\$6,856,000	01-May-17	354
93848	ReyCo Supermarkets LLC	FRESH	\$2,650,000	25-Jun-13	365
93940	Royal Charter Properties, Inc.	Build NYC Revenue Bond	\$24,660,000	29-Jun-12	373
94099	Saint David's School	Build NYC Revenue Bond	\$35,000,000	24-Nov-15	378
94132	Services and Advocacy for Gay, Lesbian, Bisexual and Transgender Elder, Inc.	Build NYC Revenue Bond	\$7,799,000	22-Feb-17	385
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	386
93038	Spence- Chapin, Services to Families and Children	Not For Profit Bond	\$9,875,000	22-Jun-06	393
94037	Stephen Gaynor School	Build NYC Revenue Bond	\$28,900,000	17-Jul-14	398
93199	Studio School, The	Not For Profit Bond	\$8,830,000	28-Dec-06	399
93175	Tiago Holdings LLC #1	Empowerment Zone Facility Bond	\$91,833,000	31-Jan-07	408
94043	Treasure Asset Storage LLC	Industrial Incentive	\$21,000,000	28-Jul-14	411
93979	Trinity Episcopal School Corporation	Build NYC Tax-Exempt Promissory Note	\$6,784,000	11-Apr-14	415
93963	Trustees of The Spence School, Inc.	Build NYC Tax-Exempt Promissory Note	\$14,080,000	26-Sep-13	417
94183	Trustees of The Spence School, Inc. #2	Build NYC Tax-Exempt Promissory Note	\$30,000,000	22-May-19	418
94111	United Cerebral Palsy of New York City #2 (2016)	Build NYC Revenue Bond	\$35,253,130	30-Jun-16	422
94051	United Jewish Appeal- Federation of Jewish Philanthropies of New York, Inc.	Build NYC Revenue Bond	\$27,335,000	14-Aug-14	425
93959	United Nations International School	Build NYC Tax-Exempt Promissory Note	\$5,000,000	28-Aug-13	426
94126	United States Fund for UNICEF	Build NYC Revenue Bond	\$39,100,000	22-Sep-16	428
93968	Village Center for Care	Build NYC Revenue Bond	\$15,805,000	01-Oct-13	432
92629	Village Community School	Not For Profit Bond	\$6,500,000	26-Oct-01	433
94101	Volunteers of America - Greater New York, Inc #2	Build NYC Revenue Bond	\$5,515,000	17-Nov-15	435
94165	Volunteers of America - Greater New York, Inc #3	Build NYC Revenue Bond	\$5,553,000	28-Dec-17	436
94194	Wells Fargo Properties, Inc.	Commercial Project	\$0	20-May-19	443
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	460
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	461
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	297

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Queens					
94131	105 Rockaway Realty LLC	Industrial Incentive	\$23,750,000	04-Jan-17	1
92844	2011 Precision Gear, Inc.	Industrial Incentive	\$6,560,000	23-Dec-98	5
93281	88 Trading Corp.	Industrial Incentive	\$8,955,000	01-Aug-07	11
93376	A & L Scientific Corp.	Industrial Incentive	\$1,850,000	05-Nov-09	13
93180	A. Liss & Co., Inc.	Industrial Incentive	\$2,250,000	10-Oct-06	16
92673	A.F.C. Industries Inc. & Affiliates	Industrial Incentive	\$1,400,000	18-Dec-01	17
94041	A.K.S. International Inc.	Industrial Incentive	\$2,120,000	10-Sep-14	18
92745	Aabco Sheet Metal Co., Inc.	Manufacturing Facilities Bond	\$5,525,000	30-Jun-04	19
93933	Accurate Specialty Metal Fabricators, Inc.	Industrial Incentive	\$7,850,000	28-Feb-12	20
93862	Aero JFK, LLC	Exempt Facilities Bond	\$126,875,000	13-Sep-12	24
91136	Air Express International Corporation	Exempt Facilities Bond	\$19,000,000	16-Jul-97	26
92312	Air-Sea Packing Group, Inc.	Industrial Incentive	\$2,645,000	10-Jun-99	27
92561	All City Switch Board Corporation	Manufacturing Facilities Bond	\$3,000,000	20-Dec-00	32
92933	Alle Processing Corporation	Industrial Incentive	\$1,040,000	01-Dec-04	34
94133	Alphapointe	Build NYC Revenue Bond	\$18,850,000	16-Jun-17	36
92646	AMB Property, LP (lot 20)	Industrial Incentive	\$73,000,000	23-Aug-01	38
92893	AMB Property, LP (lot 21)	Industrial Incentive	\$19,500,000	23-Aug-01	39
92894	AMB Property, LP (lot 22)	Industrial Incentive	\$26,970,000	23-Aug-01	40
92895	AMB Property, LP (lot 23)	Industrial Incentive	\$26,970,000	23-Aug-01	41
94116	ARK Development LLC	Build NYC Revenue Bond	\$35,000,000	14-Jun-17	48
94045	Arverne By The Sea & LLC & Benjamin Beechwood Retail LLC	Recovery Zone Facility Bond	\$11,100,000	12-Feb-15	52
93216	B.C.S. International Corporation d/b/a Royal Food International Corp.	Industrial Incentive	\$16,829,550	28-Feb-07	57
92313	Bark Frameworks, Inc.	Industrial Incentive	\$2,025,000	30-Apr-99	61
92316	Bauerschmidt & Sons, Inc. #2 (1999)	Industrial Incentive	\$1,000,000	11-Feb-99	64
92366	Big Geyser, Inc.	Industrial Incentive	\$10,000,000	16-Nov-99	70
94173	Bnos Bais Yaakov of Far Rockaway	Build NYC Revenue Bond	\$7,000,000	13-Dec-18	74
93952	Bogopa LIC, Inc.	FRESH	\$4,400,000	13-Aug-13	77
93930	Bogopa-Junction, Inc.	FRESH	\$805,000	06-Oct-11	81
94093	Boyce Technologies, Inc.	Industrial Incentive	\$26,250,000	12-Apr-16	85
93091	BP Air Conditioning Corp.	Industrial Incentive	\$5,523,500	06-Oct-05	86
91108	Campbell & Dawes Ltd.	Industrial Incentive	\$475,000	09-Oct-97	100
94057	Carlton House Restoration, Inc	Industrial Incentive	\$2,415,000	25-Nov-14	101
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	113
92255	Commercial Electrical Contractors, Inc.	Industrial Incentive	\$545,000	19-Aug-98	126
93300	Congregation Darchei Torah	Not For Profit Bond	\$32,000,000	24-Jan-08	132
92642	Contractors SM, LLC	Manufacturing Facilities Bond	\$2,100,000	27-Dec-01	135
93280	Cool Wind Ventilation Corp.	Manufacturing Facilities Bond	\$9,000,000	31-Aug-07	138
92382	Crystal Window & Door Systems, Ltd.	Industrial Incentive	\$15,000,000	28-Oct-99	143
93202	D.C. Center Corp	Industrial Incentive	\$4,955,000	23-May-07	147

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Queens					
93455	DASNY Mechanical Inc.	Industrial Incentive	\$5,016,000	06-Apr-11	148
93377	Dinas Distribution	Industrial Incentive	\$3,825,000	29-Dec-09	151
94160	DMFYD LIC LLC	Industrial Incentive	\$32,096,773	29-Dec-17	152
93974	E. Gluck Corporation	Industrial Incentive	\$20,775,000	27-Mar-14	154
93951	Eclectic/Encore Properties, Inc.	Industrial Incentive	\$11,350,000	26-Jul-13	157
92771	Economy Pump & Motor Repair, Inc.	Industrial Incentive	\$840,000	07-Aug-03	158
92449	Elite Airline Laundry Services Corp	Industrial Incentive	\$3,500,000	20-Jun-00	160
92950	Empire Merchants LLC/Charmer Industries, Inc.	Industrial Incentive	\$1,800,000	04-Jan-05	163
92670	Empire Metal Finishing, Inc.	Industrial Incentive	\$1,501,000	06-Dec-01	164
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	194
94102	Gabrielli Truck Sales, Ltd. #2	Industrial Incentive	\$23,381,549	14-Jan-16	195
94147	GMDC OP LLC	Industrial Incentive	\$41,000,000	16-Nov-17	201
92648	Goldstone Hosiery Co., Inc.	Industrial Incentive	\$3,000,000	22-Oct-01	204
93186	Gourmet Boutique, L.L.C.	Manufacturing Facilities Bond	\$6,000,000	06-Dec-06	206
93278	Grand Meridian Printing, Inc.	Industrial Incentive	\$3,390,500	18-Jul-07	208
92708	Great Wall Corp.	Industrial Incentive	\$2,500,000	03-Jan-03	209
92412	Hephaistos Building Supplies, Inc.	Industrial Incentive	\$2,118,000	30-Sep-99	220
93970	House of Spices (India), Inc.	Industrial Incentive	\$6,429,938	18-Jun-14	225
93819	Idlewild 228th Street, LLC	Industrial Incentive	\$19,741,250	20-Jul-12	232
93870	Iron Mountain Information Management	Industrial Incentive	\$20,550,000	21-Dec-12	239
92715	Isamu Noguchi Foundation, Inc., The	Not For Profit Bond	\$9,000,000	26-Feb-03	240
93179	J & J Farms Creamery, Inc. and Fisher Foods of Queens Corp.	Industrial Incentive	\$540,288	20-Nov-06	242
93448	J & J Johnson General Contracting Co., Inc.	Industrial Incentive	\$4,050,000	10-Nov-10	243
92533	Jamaica First Parking, LLC #1 (2001)	Not For Profit Bond	\$4,730,000	28-Mar-01	244
92783	Jamaica First Parking, LLC #2 (2004)	Not For Profit Bond	\$9,525,000	23-Mar-04	245
93863	Japanese Food Depot LLC	Industrial Incentive	\$10,514,000	26-Sep-12	248
93449	JetBlue Airways Corporation #2 (2010)	Commercial Growth Project	\$52,800,000	18-Nov-10	249
93859	Jetro Cash & Carry Enterprises, LLC #4 (2012)	Industrial Incentive	\$30,100,000	24-Aug-12	252
94170	JMDH Real Estate Offices, LLC	Commercial Growth Project	\$57,050,000	13-Jul-18	255
92672	Kew Forest Plumbing & Heating, Inc.	Industrial Incentive	\$472,500	16-May-02	258
94115	LIC Site B-1 Owner, LLC	Commercial Project	\$706,743,996	30-Jun-16	268
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	269
92845	M & V Provision Co., Inc.	Industrial Incentive	\$6,065,000	04-Apr-01	275
91095	Madelaine Chocolate Novelties #3 (1997)	Industrial Incentive	\$3,408,000	17-Nov-97	276
92838	Mana Products, Inc. #1 (1997)	Industrial Incentive	\$18,796,322	19-Dec-97	279
92788	Mana Products, Inc. #2 (1998)	Industrial Incentive	\$6,300,000	29-Jul-98	280
94140	Marathon Energy Corporation	Industrial Incentive	\$11,200,000	11-Jul-17	284
93302	Margaret Tietz Nursing and Rehabilitation Center	Not For Profit Bond	\$18,965,000	23-Jan-08	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
93450	Mediterranean Gyros Products, Inc.	Industrial Incentive	\$2,425,000	17-Dec-10	292

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Queens					
93290	Mind, Hand and Company & J.V. Woodworking & Oh-Show Woodworking Studio	Industrial Incentive	\$2,450,000	03-Jan-08	302
92790	ML Design, Inc.	Industrial Incentive	\$2,150,000	30-Jul-03	303
93198	Mondial Automotive, Inc and Kal-Bros, Inc	Industrial Incentive	\$5,400,000	08-Feb-07	308
92295	Morrisons Pastry Corp.	Industrial Incentive	\$3,200,000	16-Apr-99	312
93966	Mount Sinai Hospital, The	Build NYC Revenue Bond	\$112,000,000	19-Dec-13	313
92432	Moving Right Along Service, Inc.	Industrial Incentive	\$1,400,000	20-Dec-99	314
92720	Musco Food Corporation	Industrial Incentive	\$6,375,000	06-May-03	315
93880	National Acoustics, Inc.	Industrial Incentive	\$1,579,850	02-May-13	317
92721	National Compressor Exchange of N.Y., Inc.	Industrial Incentive	\$5,211,211	11-Sep-02	319
92792	Novelty Crystal Corp.	Manufacturing Facilities Bond	\$7,500,000	22-Dec-03	332
93922	Oh Nuts Warehousing Inc. and Online Express Manufacturers and Distributors Inc.	Industrial Incentive	\$3,230,000	09-Nov-11	336
92503	P. S. Pibbs, Inc.	Manufacturing Facilities Bond	\$2,000,000	07-Jun-01	340
93919	Pain D'Avignon III, Ltd.	Industrial Incentive	\$2,958,403	28-Sep-11	342
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	347
94112	Picture Car Services, LTD	Industrial Incentive	\$47,450,000	24-Jun-16	349
93094	Prestone Press, LLC	Industrial Incentive	\$10,120,000	25-Oct-05	353
93287	Proxima, Inc.	Industrial Incentive	\$7,633,000	20-Nov-07	357
94059	Q Student Residences, LLC	Build NYC Revenue Bond	\$65,230,000	05-Sep-14	358
92944	QSAC, Inc. #3 (2004)	Pooled Bond	\$419,000	19-Aug-04	360
93176	Queens Ballpark Company, L.L.C.	Commercial Project	\$896,932,088	22-Aug-06	361
93143	Queens Parent Resource Center, Inc. #2 (2006)	Pooled Bond	\$940,000	01-Mar-06	362
92928	Rapid Processing, LLC	Industrial Incentive	\$3,250,000	03-Mar-05	363
92589	Rosco, Inc.	Manufacturing Facilities Bond	\$4,200,000	27-Jun-02	372
93382	Royal Recycling Services, Inc.	Industrial Incentive	\$6,975,000	12-Apr-10	374
93349	Safe Art SAT, Inc.	Industrial Incentive	\$11,100,000	17-Dec-08	376
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	381
94159	Siach Yitzchok	Build NYC Revenue Bond	\$7,000,000	29-Mar-18	387
93190	Simon's Hardware & Bath, LLC	Industrial Incentive	\$4,700,000	01-Aug-06	389
94047	Skyline Restoration Inc.	Industrial Incentive	\$16,700,000	14-Nov-14	390
93217	Stallion Inc. #1 (2007)	Industrial Incentive	\$8,530,000	02-Mar-07	395
92947	State Narrow Fabrics, Inc.	Industrial Incentive	\$2,585,000	25-Aug-04	396
92275	Steinway, Inc.	Industrial Incentive	\$1,400,000	18-Jun-99	397
92934	Super-Tek Products	Manufacturing Facilities Bond	\$5,900,000	29-Dec-04	400
92279	Titan Machine Corporation	Industrial Incentive	\$2,758,000	16-Jul-98	409
93350	United Airconditioning Corp. II	Manufacturing Facilities Bond	\$5,000,000	02-Jul-08	421
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	424
92935	Way Fong, LLC	Industrial Incentive	\$2,775,000	21-Sep-04	441
93981	Weapons Specialists Ltd.	Industrial Incentive	\$9,610,000	28-Mar-14	442
92472	World Casing Corp.	Manufacturing Facilities Bond	\$2,245,000	18-Nov-99	451
93942	Yeshiva Har Torah	Build NYC Revenue Bond	\$3,600,000	28-Jun-12	456

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Staten Island					
94034	5 Bay Street Phase 1, LLC	Commercial Growth Project	\$150,049,053	29-Jan-16	8
93878	A Very Special Place, Inc. (2013 Adjustable)	Build NYC Revenue Bond	\$4,840,000	28-Feb-13	14
93886	A Very Special Place, Inc. (2013 Fixed)	Build NYC Revenue Bond	\$6,795,000	21-Mar-13	15
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	127
94046	Cubit Power One Inc.	Industrial Incentive	\$23,089,000	19-Aug-15	144
94114	D'Onofrio General Contractors Corp.	Industrial Incentive	\$5,000,000	24-Jun-16	146
94050	Dealer Storage Corp.	Industrial Incentive	\$7,516,000	06-Aug-14	150
93879	Eden II School for Autistic Children, Inc. (2013)	Build NYC Revenue Bond	\$3,305,000	17-Apr-13	159
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	199
93003	Independent Living Association, Inc.	Not For Profit Bond	\$2,484,000	24-Jun-05	233
92417	Island Computer Products, Inc.	Industrial Incentive	\$2,700,000	25-Aug-99	241
93934	Kingdom Castle Food Corp.	FRESH	\$5,270,000	12-Mar-12	259
94148	Octopus Garden Inc.	Industrial Incentive	\$2,477,000	27-Oct-17	334
94172	Person Centered Care Services, Inc.	Build NYC Revenue Bond	\$5,000,000	13-Jul-18	348
94055	Pratt Paper (NY), Inc.	Build NYC Revenue Bond	\$96,300,000	18-Dec-14	352
94187	Richmond Medical Center	Build NYC Revenue Bond	\$132,065,000	20-Dec-18	367
94127	Rogers Surveying, PLLC	Industrial Incentive	\$4,500,000	05-Jan-17	371
92955	S. DiFazio and Sons Construction, Inc. & Faztec Industries, Inc.	Industrial Incentive	\$1,295,000	30-Dec-04	375
94146	Seamen's Society for Children and Families (2017)	Build NYC Revenue Bond	\$4,298,000	27-Sep-17	382
93882	Seaview Senior Living Housing Development Fund Corporation	Build NYC Revenue Bond	\$36,000,000	23-Jan-13	383
94039	St. George Outlet Development LLC	Commercial Project	\$298,955,299	07-Nov-14	394
94060	United New York Sandy Hook Pilots' Association and United New Jersey Sandy Hook Pilots' Association	Industrial Incentive	\$5,500,000	22-Sep-14	427
93803	Wagner College	Build NYC Revenue Bond	\$12,705,000	25-Sep-12	438

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93283	123 Washington LLC	Liberty Bond	\$50,000,000	18-Oct-07	2
93984	Big Brothers/Big Sisters of New York City, Inc.	Build NYC Revenue Bond	\$9,000,000	02-May-14	69
94122	Blue School and Blue School Real Estate, LLC	Build NYC Revenue Bond	\$55,475,000	21-Dec-16	73
92680	Brown Brothers Harriman & Co.	Commercial Growth Project	\$61,500,000	01-May-02	96
93388	CBS Inc.	Commercial Growth Project	\$401,322,000	01-Oct-93	103
93391	Comprehensive Care Management Corporation #1 (1996)	Not For Profit Bond	\$6,525,000	20-Jun-96	128
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	129
94053	Federation of Protestant Welfare Agencies, Inc.	Build NYC Revenue Bond	\$12,345,000	12-Nov-14	183
92505	Goldfeder/Kahan Framing Group, Ltd.	Industrial Incentive	\$1,910,000	07-Jun-01	202
93238	Goldman Sachs Group, Inc.	BIR Energy Incentive		02-Oct-06	203
93194	Guttmacher Institute, Inc.	Not For Profit Bond	\$11,000,000	02-May-07	214
92508	Home Box Office	Commercial Growth Project	\$99,000,000	31-Jan-01	223
93876	Institute for Community Living, Inc. (2013)	Build NYC Revenue Bond	\$2,600,000	17-Apr-13	234
94071	International Center of Photography	Build NYC Tax-Exempt Promissory Note	\$15,000,000	21-Apr-15	236
92784	James Carpenter Design Associates, Inc.	Industrial Incentive	\$1,700,000	05-Jan-04	246
94078	Lower East Side Tenement Museum	Build NYC Revenue Bond	\$10,700,000	24-Nov-15	273
92427	McGraw-Hill Companies, Inc.	Commercial Growth Project	\$700,000,000	19-Nov-98	290
94054	Metropolitan College of New York	Build NYC Revenue Bond	\$67,440,000	10-Dec-14	296
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	311
92976	NASDAQ Stock Market, Inc., The	Commercial Growth Project	\$20,766,666	19-Dec-00	316
92975	National Association of Securities Dealers, Inc.	Commercial Growth Project	\$20,766,666	30-Jun-04	318
93874	New York Genome Center, Inc.	EDC Loan	\$5,000,000	16-Nov-12	325
94110	New York Law School (2016)	Build NYC Revenue Bond	\$140,210,000	29-Jan-16	326
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	330
94126	United States Fund for UNICEF	Build NYC Revenue Bond	\$39,100,000	22-Sep-16	428

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2					
93388	CBS Inc.	Commercial Growth Project	\$401,322,000	01-Oct-93	103
92377	Churchill School & Center For Learning Inc., The	Not For Profit Bond	\$22,000,000	16-Dec-99	117
93954	Grace Church School	Build NYC Revenue Bond	\$40,000,000	01-Jul-13	207
92508	Home Box Office	Commercial Growth Project	\$99,000,000	31-Jan-01	223
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	253
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	329
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	330

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3					
94191	30 HY WM Unit Owner LP	Commercial Project	\$0	15-Apr-19	6
94153	50 HYMC Owner LLC	Commercial Project	\$3,835,000,000	31-Aug-17	9
94139	509 W 34, L.L.C.	Commercial Project	\$3,735,000,000	09-Apr-18	10
93871	All Stars Project, Inc.	Build NYC Tax-Exempt Promissory Note	\$10,720,000	29-Nov-12	33
93208	Association for Metroarea Autistic Children Inc. d/b/a AMAC	Pooled Bond	\$2,335,000	22-Feb-07	54
92926	Bank of America, N.A	Commercial Growth Project	\$622,000,000	17-Nov-04	60
94073	BOP NE Tower Lessee LLC	Commercial Project	\$2,180,000,000	14-Apr-15	84
93388	CBS Inc.	Commercial Growth Project	\$401,322,000	01-Oct-93	103
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	139
92846	Ernst & Young US LLP	Commercial Growth Project	\$159,900,000	15-Jul-04	165
93946	ERY Retail Podium LLC	Commercial Project	\$1,948,000,000	17-Mar-14	166
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	193
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	218
92508	Home Box Office	Commercial Growth Project	\$99,000,000	31-Jan-01	223
94036	Hudson Yards North Tower Tenant LLC	Commercial Project	\$2,674,000,000	11-Dec-15	227
94192	HY30-67 Owner LP	Commercial Project	\$0	15-Apr-19	229
94193	KKR HY Owner LLC (PE 1 Unit)	Commercial Project	\$0	20-May-19	260
94195	KKR HY Owner LLC (PE 2 Unit)	Commercial Project	\$0	20-May-19	261
93888	Legacy Yards Tenant LLC	Commercial Project	\$1,386,000,000	01-Apr-13	266
93965	Little Red School House and Elisabeth Irwin High School	Build NYC Revenue Bond	\$9,650,000	10-Oct-13	271
92427	McGraw-Hill Companies, Inc.	Commercial Growth Project	\$700,000,000	19-Nov-98	290
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	311
93305	Natural Resources Defense Council	Build NYC Revenue Bond	\$12,730,000	01-Jan-08	320
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	329
94038	One Hudson Yards Owner LLC	Commercial Project	\$1,434,114,029	05-Dec-14	337
92797	Park View Realty Associates LLC	Industrial Incentive	\$4,300,000	21-Aug-03	344
94134	Professional Children's School, Inc. (2017)	Build NYC Tax-Exempt Promissory Note	\$6,856,000	01-May-17	354
94132	Services and Advocacy for Gay, Lesbian, Bisexual and Transgender Elder, Inc.	Build NYC Revenue Bond	\$7,799,000	22-Feb-17	385
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	386
93968	Village Center for Care	Build NYC Revenue Bond	\$15,805,000	01-Oct-13	432
92629	Village Community School	Not For Profit Bond	\$6,500,000	26-Oct-01	433
94194	Wells Fargo Properties, Inc.	Commercial Project	\$0	20-May-19	443
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	461

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92355	Alcoa Inc.	Commercial Growth Project	\$18,200,000	28-Apr-00	30
94095	American Committee for the Weizmann Institute of Science Inc.	Build NYC Revenue Bond	\$8,830,000	30-Oct-15	44
94077	Asia Society, The	Build NYC Revenue Bond	\$16,795,000	01-Jul-15	53
92926	Bank of America, N.A	Commercial Growth Project	\$622,000,000	17-Nov-04	60
93988	Birch Wathen Lenox School, The	Build NYC Tax-Exempt Promissory Note	\$7,500,000	25-Mar-14	71
93388	CBS Inc.	Commercial Growth Project	\$401,322,000	01-Oct-93	103
92699	Convent of the Sacred Heart School of New York	Not For Profit Bond	\$15,115,000	20-Nov-02	136
93944	Extell GT LLC	Commercial Project	\$745,793,000	30-Jul-13	171
93973	Fedcap Rehabilitation Services, Inc.	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	185
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	218
93890	Hewitt School, The	Build NYC Tax-Exempt Promissory Note	\$23,620,000	27-Jun-13	221
92508	Home Box Office	Commercial Growth Project	\$99,000,000	31-Jan-01	223
94065	Institute of International Education, Inc.,	Build NYC Revenue Bond	\$12,480,000	26-Nov-14	235
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	253
93953	Lebanese American University	Build NYC Revenue Bond	\$16,420,000	15-Aug-13	265
93873	Marymount School of New York	Build NYC Revenue Bond	\$19,480,000	20-Dec-12	289
92427	McGraw-Hill Companies, Inc.	Commercial Growth Project	\$700,000,000	19-Nov-98	290
92899	Mercy College	Not For Profit Bond	\$16,220,000	02-May-05	293
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	311
92519	NBC Universal, Inc.	Commercial Growth Project	\$1,500,300,000	20-Dec-88	321
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	329
93950	Nightingale-Bamford School, The	Build NYC Tax-Exempt Promissory Note	\$35,000,000	04-Dec-13	331
94099	Saint David's School	Build NYC Revenue Bond	\$35,000,000	24-Nov-15	378
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	386
93963	Trustees of The Spence School, Inc.	Build NYC Tax-Exempt Promissory Note	\$14,080,000	26-Sep-13	417
94051	United Jewish Appeal- Federation of Jewish Philanthropies of New York, Inc.	Build NYC Revenue Bond	\$27,335,000	14-Aug-14	425
93959	United Nations International School	Build NYC Tax-Exempt Promissory Note	\$5,000,000	28-Aug-13	426
94165	Volunteers of America - Greater New York, Inc #3	Build NYC Revenue Bond	\$5,553,000	28-Dec-17	436
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	460
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	461

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5					
94097	Brearley School, The	Build NYC Tax-Exempt Promissory Note	\$50,000,000	29-Sep-15	87
94119	Chapin School, The LTD.	Build NYC Revenue Bond	\$75,000,000	24-Aug-16	112
92697	Child School, The	Not For Profit Bond	\$18,250,000	22-Apr-03	115
93992	Cornell University	Applied Sciences NYC	\$0	19-Dec-13	140
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	393
94183	Trustees of The Spence School, Inc. #2	Build NYC Tax-Exempt Promissory Note	\$30,000,000	22-May-19	418

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94084	AMDA, Inc.	Build NYC Revenue Bond	\$21,000,000	02-Dec-15	43
93962	Calhoun School, Inc., The	Build NYC Tax-Exempt Promissory Note	\$32,840,000	30-Sep-13	99
93388	CBS Inc.	Commercial Growth Project	\$401,322,000	01-Oct-93	103
94113	Collegiate School, Inc.	Build NYC Tax-Exempt Promissory Note	\$40,000,000	30-Jun-16	122
94072	Ethical Culture Fieldston School	Build NYC Revenue Bond	\$49,355,000	21-May-15	167
93856	GSNY Properties, Inc.	Build NYC Revenue Bond	\$16,925,000	09-Aug-12	212
94125	Jewish Community Center of Manhattan, Inc.	Build NYC Revenue Bond	\$27,270,000	29-Sep-16	254
94104	Manhattan Country School, Inc. and West 85th Street Owner LLC	Build NYC Revenue Bond	\$22,000,000	07-Apr-16	283
94092	Metropolitan Montessori School #2	Build NYC Revenue Bond	\$17,000,000	25-Sep-15	299
94037	Stephen Gaynor School	Build NYC Revenue Bond	\$28,900,000	17-Jul-14	398
93199	Studio School, The	Not For Profit Bond	\$8,830,000	28-Dec-06	399
93979	Trinity Episcopal School Corporation	Build NYC Tax-Exempt Promissory Note	\$6,784,000	11-Apr-14	415
94111	United Cerebral Palsy of New York City #2 (2016)	Build NYC Revenue Bond	\$35,253,130	30-Jun-16	422
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	460
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	461

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7					
94162	Cathedral School of St. John The Divine	Build NYC Revenue Bond	\$11,000,000	29-Dec-17	102
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	123
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	129
93914	Hudson Moving and Storage Co., Inc.	Industrial Incentive	\$6,200,000	14-Jul-11	226
93940	Royal Charter Properties, Inc.	Build NYC Revenue Bond	\$24,660,000	29-Jun-12	373
94100	Urban Resource Institute	Build NYC Revenue Bond	\$11,283,000	17-Dec-15	429

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8					
94145	A & J Supermarket Corp.	FRESH	\$10,814,113	28-Dec-17	12
94176	American Dream Charter School	Build NYC Revenue Bond	\$26,745,000	29-Oct-18	45
93207	Apthorp Cleaners Inc.	Industrial Incentive	\$1,128,300	26-Apr-07	47
94197	Bogopa BTM, LLC	FRESH	\$10,000,000	28-Jun-19	76
93284	Bronx Parking Development Company, LLC	Not For Profit Bond	\$237,635,000	01-Dec-07	90
93191	BTM Development Partners, LLC	Industrial Incentive	\$494,000,000	14-Sep-06	97
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	129
94158	Cooke School and Institute	Build NYC Revenue Bond	\$44,000,000	20-Dec-17	137
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	142
93174	Federal Express Corporation Harlem River Yards #3 (2006)	Industrial Incentive	\$25,788,500	28-Dec-06	181
93866	Foodfest Depot LLC	Industrial Incentive	\$10,775,000	20-Dec-12	186
93945	Fresh Direct, LLC & U.T.F. Trucking, Inc.	Industrial Incentive	\$142,454,000	19-Dec-13	190
94042	G&G Electric Supply Co, Inc. #2 (2014)	Industrial Incentive	\$3,800,000	28-Aug-14	192
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	218
93987	Icahn School of Medicine at Mount Sinai	Applied Sciences NYC	\$5,000,000	24-Feb-14	231
92520	Kaylim Supplies, Inc.	Industrial Incentive	\$1,450,000	21-Dec-00	257
94150	Metropolitan Lighthouse Charter School	Build NYC Revenue Bond	\$24,895,000	22-Dec-17	298
93939	New York Foundling Charitable Corporation	Build NYC Revenue Bond	\$15,205,000	27-Jun-12	324
93848	ReyCo Supermarkets LLC	FRESH	\$2,650,000	25-Jun-13	365
93889	South Bronx Charter School for International Cultures and the Arts	Build NYC Revenue Bond	\$22,270,000	11-Jun-13	392
93175	Tiago Holdings LLC #1	Empowerment Zone Facility Bond	\$91,833,000	31-Jan-07	408
91147	USA Waste Services of NYC, Inc.	Manufacturing Facilities Bond	\$20,000,000	23-Dec-97	430
94101	Volunteers of America - Greater New York, Inc #2	Build NYC Revenue Bond	\$5,515,000	17-Nov-15	435
92471	Wipe-Tex International Corp.	Industrial Incentive	\$2,675,000	09-Sep-99	449

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9					
94129	Center for Elimination of Violence in the Family, Inc.	Build NYC Revenue Bond	\$3,860,000	26-Jan-17	104
93987	Icahn School of Medicine at Mount Sinai	Applied Sciences NYC	\$5,000,000	24-Feb-14	231
94137	Madison Square Boys and Girls Club, Inc.	New Markets Tax Credits Program	\$37,160,000	05-May-17	277
94043	Treasure Asset Storage LLC	Industrial Incentive	\$21,000,000	28-Jul-14	411
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	460
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	461

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10					
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	111
93892	Columbia University	Applied Sciences NYC	\$95,000,000	01-Jul-12	123
94166	Inwood Academy for Leadership Charter School	Build NYC Revenue Bond	\$17,995,000	15-May-18	238

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11					
93140	College of Mount Saint Vincent #3	Not For Profit Bond	\$22,787,000	29-Jun-06	121
94072	Ethical Culture Fieldston School	Build NYC Revenue Bond	\$49,355,000	21-May-15	167
94075	Hebrew Home for the Aged at Riverdale, The	Build NYC Revenue Bond	\$55,000,000	13-Feb-15	219
94064	Horace Mann School	Build NYC Revenue Bond	\$33,525,000	20-Nov-14	224
93885	International Leadership Charter School	Build NYC Revenue Bond	\$21,050,000	21-Mar-13	237
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	253
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	370

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12					
93858	East Gun Hill Road Food, LLC	FRESH	\$4,825,000	03-Jan-13	155
94136	Gabrielli Truck Sales, Ltd. #3	Industrial Incentive	\$22,517,713	28-Jun-17	196
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	381
94174	Western Beef Retail, Inc. #5 (2018)	FRESH	\$16,326,000	22-Aug-18	448

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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	29
93388	CBS Inc.	Commercial Growth Project	\$401,322,000	01-Oct-93	103
92658	Citywide Mobile Response Corporation	Industrial Incentive	\$2,200,000	22-May-02	119
92899	Mercy College	Not For Profit Bond	\$16,220,000	02-May-05	293
93102	MMC Corporation	Not For Profit Bond	\$37,180,000	22-Dec-05	304
93017	Modell's Sporting Goods, Inc.	Industrial Incentive	\$18,050,000	28-Dec-05	305
94120	Modern Window & Door, Inc.	Industrial Incentive	\$8,300,720	29-Nov-16	306
93881	Montefiore Medical Center	Build NYC Revenue Bond	\$93,000,000	01-Apr-13	310
93173	Pepsi-Cola Bottling Company of New York, Inc.	Industrial Incentive	\$53,000,000	17-Oct-06	346
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	386
92930	Sweet Sams Baking Company, LLC	Industrial Incentive	\$8,000,000	10-Aug-04	401

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14					
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	142

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15					
93391	Comprehensive Care Management Corporation #1 (1996)	Not For Profit Bond	\$6,525,000	20-Jun-96	128
93910	Comprehensive Care Management Corporation #3 (1998)	Not For Profit Bond	\$4,760,000	14-Jul-98	130
93867	Krinos Foods LLC	Industrial Incentive	\$23,355,000	02-May-13	264
93980	Volunteers of America - Greater New York, Inc.	Build NYC Revenue Bond	\$9,520,000	21-Mar-14	437
93380	Western Beef Retail, Inc. #1	FRESH	\$11,450,000	01-Mar-10	444
94157	Western Beef Retail, Inc. #4 (2017)	FRESH	\$23,345,079	04-Jan-18	447

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16					
93931	3462 Third Avenue Food Corp. d/b/a Associated Supermarket	FRESH	\$2,050,000	20-Dec-11	7
93929	Bogopa-Concourse, Inc.	FRESH	\$1,066,000	06-Oct-11	80
93284	Bronx Parking Development Company, LLC	Not For Profit Bond	\$237,635,000	01-Dec-07	90
94149	Tristate Plumbing Services Corp.	Industrial Incentive	\$5,498,000	14-Nov-17	416
93177	Yankee Stadium LLC	Commercial Project	\$1,633,968,000	22-Aug-06	454

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17					
94061	149 Street Food Corp.	FRESH	\$1,890,990	01-Sep-15	3
91140	Allied Metal Spinning Corp.	Manufacturing Facilities Bond	\$2,610,000	23-Dec-97	35
92564	Baco Enterprises, Inc. #1 (2001)	Industrial Incentive	\$2,470,000	29-Jun-01	58
92527	Ben Hur Moving & Storage, Inc.	Industrial Incentive	\$6,000,000	29-Mar-01	66
93977	Bogopa Washington, Inc.	FRESH	\$12,165,500	17-Dec-13	78
94175	Bronx Lighthouse Charter School	Build NYC Revenue Bond	\$8,825,000	12-Oct-18	89
94179	C. Kenneth Imports, Inc.	Industrial Incentive	\$5,580,843	13-Feb-19	98
92757	Center for Family Support, Inc., The #2 (2004)	Pooled Bond	\$850,000	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	116
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	142
92245	Empire Erectors & Electrical Co., Inc.	Industrial Incentive	\$850,000	18-Dec-98	161
93865	Fairway Bakery LLC	Industrial Incentive	\$12,600,000	22-May-13	172
93174	Federal Express Corporation Harlem River Yards #3 (2006)	Industrial Incentive	\$25,788,500	28-Dec-06	181
92229	Felix Storch, Inc.	Industrial Incentive	\$2,060,000	18-Dec-98	184
92232	Gary Plastic Packaging Corp.	Manufacturing Facilities Bond	\$6,400,000	09-Oct-98	197
94058	Gotham Seafood Corp.	Industrial Incentive	\$4,225,000	05-Jan-16	205
94155	Hyde Leadership Charter School	Build NYC Revenue Bond	\$15,250,000	15-Dec-17	230
93451	Jetro Cash & Carry Enterprises, LLC #3 (2010)	Industrial Incentive	\$50,000,000	17-Dec-10	251
92545	Just Bagels Manufacturing, Inc.	Industrial Incentive	\$2,070,000	20-Dec-00	256
92674	Leo International, Inc.	Industrial Incentive	\$1,239,375	19-Dec-01	267
94069	Lobster Place Inc., The	Industrial Incentive	\$7,350,000	13-Mar-15	272
93949	Manhattan Beer Distributors LLC #2	Industrial Incentive	\$68,407,000	12-Dec-13	281
93171	Meurice Garment Care of Manhasset Inc.	Industrial Incentive	\$2,600,000	06-Sep-06	300
94196	MHANY Peninsula Local Development Corporation	Industrial Developer Fund		22-May-19	301
92664	New York Post	Commercial Growth Project	\$168,915,000	25-Mar-02	328
91044	Panorama Windows Ltd.	Industrial Incentive	\$1,169,400	03-Jan-97	343
92277	Port Morris Tile & Marble, Corp. #1 (1998)	Industrial Incentive	\$718,000	30-Oct-98	351
93246	Related Retail Hub LLC	EDC Loan	\$4,000,000	24-Mar-06	364
91126	Victory FoodService Distributors Corp.	Industrial Incentive	\$3,700,000	24-Jul-97	431
94154	York Studios - Michaelangelo Campus LLC	Industrial Incentive	\$45,630,977	05-Mar-18	462

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18					
93877	Bronx Charter School for Excellence	Build NYC Revenue Bond	\$24,000,000	24-Apr-13	88
92372	Center for Family Support, Inc., The #1 (1999)	Pooled Bond	\$462,800	10-Dec-99	105
91047	Q.T. Minibus of the Bronx, Inc. / GVC, LTD.	Industrial Incentive	\$1,500,500	25-Sep-96	359
94141	Village Super Market, Inc.	FRESH	\$14,000,000	29-Dec-17	434
94040	Western Beef Retail, Inc. #2 (2014)	FRESH	\$5,525,000	23-Dec-14	445

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19					
92844	2011 Precision Gear, Inc.	Industrial Incentive	\$6,560,000	23-Dec-98	5
92673	A.F.C. Industries Inc. & Affiliates	Industrial Incentive	\$1,400,000	18-Dec-01	17
92382	Crystal Window & Door Systems, Ltd.	Industrial Incentive	\$15,000,000	28-Oct-99	143
93455	DASNY Mechanical Inc.	Industrial Incentive	\$5,016,000	06-Apr-11	148
94170	JMDH Real Estate Offices, LLC	Commercial Growth Project	\$57,050,000	13-Jul-18	255
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	269
93198	Mondial Automotive, Inc and Kal-Bros, Inc	Industrial Incentive	\$5,400,000	08-Feb-07	308
92944	QSAC, Inc. #3 (2004)	Pooled Bond	\$419,000	19-Aug-04	360

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20					
94189	Charles B. Wang Community Health Center, Inc.	Build NYC Revenue Bond	\$30,000,000	30-May-19	113
93863	Japanese Food Depot LLC	Industrial Incentive	\$10,514,000	26-Sep-12	248
92503	P. S. Pibbs, Inc.	Manufacturing Facilities Bond	\$2,000,000	07-Jun-01	340
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	460

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21					
93930	Bogopa-Junction, Inc.	FRESH	\$805,000	06-Oct-11	81
93176	Queens Ballpark Company, L.L.C.	Commercial Project	\$896,932,088	22-Aug-06	361

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22					
94041	A.K.S. International Inc.	Industrial Incentive	\$2,120,000	10-Sep-14	18
92950	Empire Merchants LLC/Charmer Industries, Inc.	Industrial Incentive	\$1,800,000	04-Jan-05	163
92670	Empire Metal Finishing, Inc.	Industrial Incentive	\$1,501,000	06-Dec-01	164
93875	Maric Mechanical, Inc.	Industrial Incentive	\$1,195,565	04-Jan-13	286
93966	Mount Sinai Hospital, The	Build NYC Revenue Bond	\$112,000,000	19-Dec-13	313
93349	Safe Art SAT, Inc.	Industrial Incentive	\$11,100,000	17-Dec-08	376
92275	Steinway, Inc.	Industrial Incentive	\$1,400,000	18-Jun-99	397
92934	Super-Tek Products	Manufacturing Facilities Bond	\$5,900,000	29-Dec-04	400

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23					
93974	E. Gluck Corporation	Industrial Incentive	\$20,775,000	27-Mar-14	154
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	269
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	381
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	424
93942	Yeshiva Har Torah	Build NYC Revenue Bond	\$3,600,000	28-Jun-12	456
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	460

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24					
92783	Jamaica First Parking, LLC #2 (2004)	Not For Profit Bond	\$9,525,000	23-Mar-04	245
93302	Margaret Tietz Nursing and Rehabilitation Center	Not For Profit Bond	\$18,965,000	23-Jan-08	285
94059	Q Student Residences, LLC	Build NYC Revenue Bond	\$65,230,000	05-Sep-14	358
92589	Rosco, Inc.	Manufacturing Facilities Bond	\$4,200,000	27-Jun-02	372
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	381
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	424
93959	United Nations International School	Build NYC Tax-Exempt Promissory Note	\$5,000,000	28-Aug-13	426

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25					
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	424

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26					
92312	Air-Sea Packing Group, Inc.	Industrial Incentive	\$2,645,000	10-Jun-99	27
92561	All City Switch Board Corporation	Manufacturing Facilities Bond	\$3,000,000	20-Dec-00	32
93216	B.C.S. International Corporation d/b/a Royal Food International Corp.	Industrial Incentive	\$16,829,550	28-Feb-07	57
92313	Bark Frameworks, Inc.	Industrial Incentive	\$2,025,000	30-Apr-99	61
93952	Bogopa LIC, Inc.	FRESH	\$4,400,000	13-Aug-13	77
94093	Boyce Technologies, Inc.	Industrial Incentive	\$26,250,000	12-Apr-16	85
93388	CBS Inc.	Commercial Growth Project	\$401,322,000	01-Oct-93	103
92255	Commercial Electrical Contractors, Inc.	Industrial Incentive	\$545,000	19-Aug-98	126
92642	Contractors SM, LLC	Manufacturing Facilities Bond	\$2,100,000	27-Dec-01	135
93202	D.C. Center Corp	Industrial Incentive	\$4,955,000	23-May-07	147
94160	DMFYD LIC LLC	Industrial Incentive	\$32,096,773	29-Dec-17	152
93951	Eclectic/Encore Properties, Inc.	Industrial Incentive	\$11,350,000	26-Jul-13	157
92771	Economy Pump & Motor Repair, Inc.	Industrial Incentive	\$840,000	07-Aug-03	158
94094	Faviana International Inc.	Industrial Incentive	\$4,575,000	02-Nov-15	174
93278	Grand Meridian Printing, Inc.	Industrial Incentive	\$3,390,500	18-Jul-07	208
92708	Great Wall Corp.	Industrial Incentive	\$2,500,000	03-Jan-03	209
92412	Hephaistos Building Supplies, Inc.	Industrial Incentive	\$2,118,000	30-Sep-99	220
93870	Iron Mountain Information Management	Industrial Incentive	\$20,550,000	21-Dec-12	239
92715	Isamu Noguchi Foundation, Inc., The	Not For Profit Bond	\$9,000,000	26-Feb-03	240
93448	J & J Johnson General Contracting Co., Inc.	Industrial Incentive	\$4,050,000	10-Nov-10	243
93449	JetBlue Airways Corporation #2 (2010)	Commercial Growth Project	\$52,800,000	18-Nov-10	249
94115	LIC Site B-1 Owner, LLC	Commercial Project	\$706,743,996	30-Jun-16	268
92838	Mana Products, Inc. #1 (1997)	Industrial Incentive	\$18,796,322	19-Dec-97	279
92788	Mana Products, Inc. #2 (1998)	Industrial Incentive	\$6,300,000	29-Jul-98	280
94140	Marathon Energy Corporation	Industrial Incentive	\$11,200,000	11-Jul-17	284
93450	Mediterranean Gyros Products, Inc.	Industrial Incentive	\$2,425,000	17-Dec-10	292
92790	ML Design, Inc.	Industrial Incentive	\$2,150,000	30-Jul-03	303
93880	National Acoustics, Inc.	Industrial Incentive	\$1,579,850	02-May-13	317
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	329
92792	Novelty Crystal Corp.	Manufacturing Facilities Bond	\$7,500,000	22-Dec-03	332
93919	Pain D'Avignon III, Ltd.	Industrial Incentive	\$2,958,403	28-Sep-11	342
93094	Prestone Press, LLC	Industrial Incentive	\$10,120,000	25-Oct-05	353
93190	Simon's Hardware & Bath, LLC	Industrial Incentive	\$4,700,000	01-Aug-06	389
94047	Skyline Restoration Inc.	Industrial Incentive	\$16,700,000	14-Nov-14	390
93217	Stallion Inc. #1 (2007)	Industrial Incentive	\$8,530,000	02-Mar-07	395
92947	State Narrow Fabrics, Inc.	Industrial Incentive	\$2,585,000	25-Aug-04	396
92279	Titan Machine Corporation	Industrial Incentive	\$2,758,000	16-Jul-98	409
93350	United Airconditioning Corp. II	Manufacturing Facilities Bond	\$5,000,000	02-Jul-08	421
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	461

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27					
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	151
92533	Jamaica First Parking, LLC #1 (2001)	Not For Profit Bond	\$4,730,000	28-Mar-01	244
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	269
93922	Oh Nuts Warehousing Inc. and Online Express Manufacturers and Distributors Inc.	Industrial Incentive	\$3,230,000	09-Nov-11	336
93287	Proxima, Inc.	Industrial Incentive	\$7,633,000	20-Nov-07	357
93143	Queens Parent Resource Center, Inc. #2 (2006)	Pooled Bond	\$940,000	01-Mar-06	362
93382	Royal Recycling Services, Inc.	Industrial Incentive	\$6,975,000	12-Apr-10	374
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	381

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28					
93862	Aero JFK, LLC	Exempt Facilities Bond	\$126,875,000	13-Sep-12	24
91136	Air Express International Corporation	Exempt Facilities Bond	\$19,000,000	16-Jul-97	26
94116	ARK Development LLC	Build NYC Revenue Bond	\$35,000,000	14-Jun-17	48
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	201
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	381
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	386

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29					
94133	Alphapointe	Build NYC Revenue Bond	\$18,850,000	16-Jun-17	36
91108	Campbell & Dawes Ltd.	Industrial Incentive	\$475,000	09-Oct-97	100
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	381

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30					
93281	88 Trading Corp.	Industrial Incentive	\$8,955,000	01-Aug-07	11
93376	A & L Scientific Corp.	Industrial Incentive	\$1,850,000	05-Nov-09	13
93180	A. Liss & Co., Inc.	Industrial Incentive	\$2,250,000	10-Oct-06	16
93933	Accurate Specialty Metal Fabricators, Inc.	Industrial Incentive	\$7,850,000	28-Feb-12	20
92933	Alle Processing Corporation	Industrial Incentive	\$1,040,000	01-Dec-04	34
92366	Big Geyser, Inc.	Industrial Incentive	\$10,000,000	16-Nov-99	70
93091	BP Air Conditioning Corp.	Industrial Incentive	\$5,523,500	06-Oct-05	86
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	129
93280	Cool Wind Ventilation Corp.	Manufacturing Facilities Bond	\$9,000,000	31-Aug-07	138
92648	Goldstone Hosiery Co., Inc.	Industrial Incentive	\$3,000,000	22-Oct-01	204
93970	House of Spices (India), Inc.	Industrial Incentive	\$6,429,938	18-Jun-14	225
93179	J & J Farms Creamery, Inc. and Fisher Foods of Queens Corp.	Industrial Incentive	\$540,288	20-Nov-06	242
93859	Jetro Cash & Carry Enterprises, LLC #4 (2012)	Industrial Incentive	\$30,100,000	24-Aug-12	252
92672	Kew Forest Plumbing & Heating, Inc.	Industrial Incentive	\$472,500	16-May-02	258
92295	Morrisons Pastry Corp.	Industrial Incentive	\$3,200,000	16-Apr-99	312
92720	Musco Food Corporation	Industrial Incentive	\$6,375,000	06-May-03	315
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	347
94112	Picture Car Services, LTD	Industrial Incentive	\$47,450,000	24-Jun-16	349
93143	Queens Parent Resource Center, Inc. #2 (2006)	Pooled Bond	\$940,000	01-Mar-06	362
92928	Rapid Processing, LLC	Industrial Incentive	\$3,250,000	03-Mar-05	363
92935	Way Fong, LLC	Industrial Incentive	\$2,775,000	21-Sep-04	441
92472	World Casing Corp.	Manufacturing Facilities Bond	\$2,245,000	18-Nov-99	451
93941	YMCA of Greater New York (BANYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	461

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31					
92646	AMB Property, LP (lot 20)	Industrial Incentive	\$73,000,000	23-Aug-01	38
92893	AMB Property, LP (lot 21)	Industrial Incentive	\$19,500,000	23-Aug-01	39
92894	AMB Property, LP (lot 22)	Industrial Incentive	\$26,970,000	23-Aug-01	40
92895	AMB Property, LP (lot 23)	Industrial Incentive	\$26,970,000	23-Aug-01	41
94045	Arverne By The Sea & LLC & Benjamin Beechwood Retail LLC	Recovery Zone Facility Bond	\$11,100,000	12-Feb-15	52
94173	Bnos Bais Yaakov of Far Rockaway	Build NYC Revenue Bond	\$7,000,000	13-Dec-18	74
93300	Congregation Darchei Torah	Not For Profit Bond	\$32,000,000	24-Jan-08	132
92449	Elite Airline Laundry Services Corp	Industrial Incentive	\$3,500,000	20-Jun-00	160
91024	Gabrielli Truck Sales, Ltd.	Industrial Incentive	\$5,100,000	19-Dec-96	194
94102	Gabrielli Truck Sales, Ltd. #2	Industrial Incentive	\$23,381,549	14-Jan-16	195
93186	Gourmet Boutique, L.L.C.	Manufacturing Facilities Bond	\$6,000,000	06-Dec-06	206
93819	Idlewild 228th Street, LLC	Industrial Incentive	\$19,741,250	20-Jul-12	232
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	269
94159	Siach Yitzchok	Build NYC Revenue Bond	\$7,000,000	29-Mar-18	387

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32					
94131	105 Rockaway Realty LLC	Industrial Incentive	\$23,750,000	04-Jan-17	1
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	269
91095	Madelaine Chocolate Novelties #3 (1997)	Industrial Incentive	\$3,408,000	17-Nov-97	276
92432	Moving Right Along Service, Inc.	Industrial Incentive	\$1,400,000	20-Dec-99	314

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33					
92691	Acme Smoked Fish Corp.	Industrial Incentive	\$5,200,000	27-Jun-03	21
94052	Albee Retail Development LLC (2014)	Build NYC Revenue Bond	\$20,000,000	29-Oct-14	28
93184	Aleta Industries Inc. and Aleta Group, Inc.	Industrial Incentive	\$4,640,000	25-Sep-06	31
94048	Bais Ruchel High School, Inc.	Build NYC Revenue Bond	\$18,100,000	23-Oct-14	59
94096	BNOS Square of Williamsburg	Build NYC Revenue Bond	\$7,400,000	28-Jun-16	75
93869	Brooklyn Heights Montessori School	Build NYC Tax-Exempt Promissory Note	\$10,000,000	03-Jun-13	91
90666	Brooklyn Navy Yard Cogeneration Partners, L.P.	Exempt Facilities Bond	\$307,000,000	22-Dec-95	92
94186	Brooklyn Navy Yard Cogeneration Partners, L.P. #2	Build NYC Revenue Bond	\$82,135,000	14-Feb-19	93
93943	Brooklyn Union Gas Company	Industrial Incentive	\$14,400,000	23-May-14	94
93389	Chase Manhattan Bank, NA	Commercial Growth Project	\$0	03-Nov-89	114
93989	Empire LLC	Manufacturing Facilities Bond	\$54,654,000	27-Jun-96	162
93397	Forest City Pierrepont Associates	Manufacturing Facilities Bond	\$107,409,000	07-May-86	188
93238	Goldman Sachs Group, Inc.	BIR Energy Incentive		02-Oct-06	203
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	311
94190	New Dawn Charter Schools	Build NYC Revenue Bond	\$20,685,000	28-Feb-19	322
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	330
94105	ODA Primary Health Care Network, Inc.	Build NYC Revenue Bond	\$5,000,000	12-Feb-16	335
94087	Packer Collegiate Institute, The	Build NYC Revenue Bond	\$22,000,000	07-Apr-15	341
93204	Peerless Equities LLC/Empire Merchants LLC	Industrial Incentive	\$7,805,000	04-Jan-07	345
93841	Richards Plumbing and Heating Co., Inc.	Industrial Incentive	\$4,696,526	17-May-13	366
94085	Saint Ann's School	Build NYC Tax-Exempt Promissory Note	\$30,000,000	10-Sep-15	377
93456	Ulano Corporation f/k/a The Utah Company of New York, Inc.	Industrial Incentive	\$5,910,000	01-Sep-10	420
93453	WytheHotel LLC	Recovery Zone Facility Bond	\$15,000,000	15-Dec-10	452
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	460

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92687	16 Tons Inc.	Industrial Incentive	\$1,172,000	04-Dec-02	4
92745	Aabco Sheet Metal Co., Inc.	Manufacturing Facilities Bond	\$5,525,000	30-Jun-04	19
93319	Aesthetonics Inc. d/b/a Remains Lighting	Industrial Incentive	\$4,634,000	20-Jun-08	25
92678	Aron's Manufacturing Corp.	Industrial Incentive	\$1,890,000	13-Jun-02	49
91009	Atlantic Veal & Lamb	Industrial Incentive	\$1,995,000	13-Dec-96	56
93362	Best Choice Trading Corporation	Industrial Incentive	\$2,625,000	11-Dec-08	68
93920	Bogopa-Manhattan, Inc.	FRESH	\$980,000	06-Oct-11	83
94057	Carlton House Restoration, Inc	Industrial Incentive	\$2,415,000	25-Nov-14	101
94188	Evergreen 105 LLC	Commercial Project	\$76,500,000	19-Dec-18	168
92654	Foto Electric Supply Co., Inc.	Industrial Incentive	\$4,150,000	19-Jul-01	189
93218	Greenpoint Manufacturing and Design Center #2 (2007)	Industrial Incentive	\$11,004,000	29-Jun-07	210
94142	Grimm Ales LLC	Industrial Incentive	\$4,200,000	06-Feb-18	211
93381	Hindustan Granites, Inc.	Industrial Incentive	\$6,736,000	07-Apr-10	222
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	302
93172	Montebello Food Corporation	Industrial Incentive	\$11,441,000	16-Nov-06	309
92721	National Compressor Exchange of N.Y., Inc.	Industrial Incentive	\$5,211,211	11-Sep-02	319
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	381
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	386
93348	Technical Library Service, Inc.	Industrial Incentive	\$4,875,000	19-Dec-08	404
92735	UB Distributors, LLC	Industrial Incentive	\$4,575,000	12-Sep-02	419
93981	Weapons Specialists Ltd.	Industrial Incentive	\$9,610,000	28-Mar-14	442

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94035	Congregation Yeshiva Beis Chaya Mushka, Inc.	Build NYC Revenue Bond	\$4,500,000	28-Aug-14	134
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	12-Dec-13	200
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	381
93456	Ulano Corporation f/k/a The Utah Company of New York, Inc.	Industrial Incentive	\$5,910,000	01-Sep-10	420

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94048	Bais Ruchel High School, Inc.	Build NYC Revenue Bond	\$18,100,000	23-Oct-14	59
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	460
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	461

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93927	Bogopa, Inc.	FRESH	\$3,500,000	06-Oct-11	79
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	124
94156	Cypress Pitkin Berriman, L.P.	FRESH	\$3,736,876	04-Jan-18	145
92452	Sarad, Inc. #1 (1999)	Industrial Incentive	\$1,000,000	31-Aug-99	380
92274	Solco Plumbing Supply, Inc.	Industrial Incentive	\$1,060,000	12-May-99	391
94063	Trey Whitfield School	Build NYC Revenue Bond	\$3,975,000	05-Feb-15	412
92469	Watkins Poultry Merchants of New York, Inc.	Industrial Incentive	\$1,600,000	19-Oct-99	440
94143	Western Beef Retail, Inc. #3 (2018)	FRESH	\$3,180,000	04-Jan-18	446
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	461

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93320	Approved Oil Co. of Brooklyn, Inc.	Industrial Incentive	\$5,200,000	01-May-08	46
93948	Art to Frames Inc.	Industrial Incentive	\$6,000,000	10-Jul-13	51
93282	Barone Steel Fabricators, Inc.	Industrial Incentive	\$5,700,000	29-Aug-07	63
92891	City Merchandise, Inc. (2002)	Industrial Incentive	\$2,430,000	03-Jan-02	118
92765	Commercial Cooling Service, Inc.	Industrial Incentive	\$2,075,000	31-Mar-04	125
94180	Congregation Machna Shalva, 1462 CMS LLC & 5815 CMS LLC	Build NYC Revenue Bond	\$24,500,000	09-Nov-18	133
92940	Down Right Ltd.	Industrial Incentive	\$4,120,000	30-Jul-04	153
93289	Excellent Poly, Inc.	Industrial Incentive	\$1,900,000	03-Dec-07	169
93312	Extech Building Materials, Inc.	Industrial Incentive	\$8,600,000	01-Apr-08	170
93976	Falcon Builder Inc.	Industrial Incentive	\$1,550,000	17-Apr-14	173
92914	Jetro Cash & Carry Enterprises, Inc. #2 (2005)	Industrial Incentive	\$2,400,000	27-Apr-05	250
92421	Klein's Naturals, Ltd.	Industrial Incentive	\$2,850,000	22-Mar-00	262
94088	Krasnyi Oktyabr Inc.	Industrial Incentive	\$5,140,000	10-Dec-15	263
92963	Lighting & Supplies, Inc. a/k/a Sunlight Clinton Realty LLC	Industrial Incentive	\$10,800,000	17-Mar-05	270
92429	Mesorah Publications, Ltd. #2 (1999) and Sefercraft	Industrial Incentive	\$9,000,000	17-Dec-99	295
93918	Salmar Properties, LLC	Industrial Incentive	\$44,429,433	22-Sep-11	379
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	381
93961	Simon Liu, Inc.	Industrial Incentive	\$2,850,000	19-Sep-13	388
92628	Therapy and Learning Center, Inc.	Not For Profit Bond	\$4,200,000	26-Oct-02	406
94182	Therapy and Learning Center, Inc. #2	Build NYC Revenue Bond	\$3,473,000	14-Dec-18	407
93019	Tri-State Camera Exchange Inc.	Industrial Incentive	\$4,365,000	08-Sep-05	413
92936	Zalmen Reiss and Associates Inc. (2004)	Industrial Incentive	\$4,730,000	05-Jan-05	463

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92753	Arrow Linen Supply Co., Inc.	Industrial Incentive	\$897,000	19-Aug-03	50
93978	Berkeley Carroll School, The	Build NYC Revenue Bond	\$26,700,000	03-Jun-14	67
93286	Cobble Hill Health Center, Inc.	Build NYC Revenue Bond	\$48,190,000	31-Jan-08	120
94066	Eastern Effects, Inc.	Industrial Incentive	\$3,550,000	17-Apr-15	156
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	247
92292	Mercy Home for Children, Inc. #1 (1999)	Pooled Bond	\$560,000	01-Jan-99	294
94049	New York Methodist Hospital, The	Build NYC Revenue Bond	\$29,720,000	15-Oct-14	327
93964	Poly Prep Country Day School	Build NYC Revenue Bond	\$10,000,000	10-Sep-13	350
93212	Rivendell School	Pooled Bond	\$5,260,000	22-Feb-07	369
92587	T & G Industries, Inc.	Industrial Incentive	\$2,450,000	15-Nov-01	402
94144	Talmud Torah Ohel Yochanan & The Bnei Torah Trust	Build NYC Revenue Bond	\$14,855,000	20-Jul-17	403
92590	Tri-State Surgical Supply & Equipment Ltd. and H & H Laboratories, Inc.	Industrial Incentive	\$3,400,000	20-Sep-01	414
93221	Yeled V'Yalda Early Childhood Center, Inc.	Not For Profit Bond	\$32,790,000	28-Jun-07	455
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	460
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	461

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40					
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	253
93178	New York Congregational Nursing Center	Not For Profit Bond	\$17,420,000	27-Jul-06	323
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	381
94100	Urban Resource Institute	Build NYC Revenue Bond	\$11,283,000	17-Dec-15	429

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92956	AM&G Waterproofing LLC	Industrial Incentive	\$11,895,000	01-Mar-05	37
93928	Bogopa-Junius, Inc.	FRESH	\$910,000	06-Oct-11	82
93286	Cobble Hill Health Center, Inc.	Build NYC Revenue Bond	\$48,190,000	31-Jan-08	120
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	253
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	386

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91142	Adriatic Wood Products, Inc. #2 (1997)	Industrial Incentive	\$1,725,000	31-Dec-97	22
92843	Amboy Properties Corporation	Not For Profit Bond	\$13,660,000	01-Apr-90	42
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	95
93093	Coronet Parts Manufacturing Company, Inc.	Industrial Incentive	\$2,732,000	08-Dec-05	141
93288	DCD Marketing Ltd.	Industrial Incentive	\$5,500,000	25-Sep-07	149
94066	Eastern Effects, Inc.	Industrial Incentive	\$3,550,000	17-Apr-15	156
92398	Federal Jeans, Inc.	Industrial Incentive	\$4,400,000	07-Dec-99	182
93975	Gateway ShopRite Associates, LLC	FRESH	\$12,500,000	07-May-14	198
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	267
93359	O. & I. Realty, Inc. / Peralta Metal Works, Inc.	Industrial Incentive	\$2,100,000	05-Sep-08	333
92448	Rite Lite Ltd.	Industrial Incentive	\$3,500,000	05-Jan-00	368
94118	The Rogosin Institute, Inc.	Build NYC Revenue Bond	\$12,000,000	21-Jul-16	405
94121	Transcontinental Ultra Flex Inc.	Industrial Incentive	\$16,427,341	16-Dec-16	410
93183	Watermark Designs, LLC	Manufacturing Facilities Bond	\$5,500,000	29-Sep-06	439

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43					
92979	Advocates for Services for the Blind Multihandicapped, Inc.	Pooled Bond	\$1,625,000	23-Mar-05	23
92941	Block Institute Inc.	Pooled Bond	\$1,145,000	19-Aug-04	72
92500	Guild for Exceptional Children, Inc., The	Pooled Bond	\$1,182,300	01-Jan-99	213
93964	Poly Prep Country Day School	Build NYC Revenue Bond	\$10,000,000	10-Sep-13	350
93317	Program Development Services, Inc. #2 (2008)	Pooled Bond	\$2,200,000	30-Jan-08	355
94109	Xaverian High School/Ryken Educational Center, Inc.	Build NYC Revenue Bond	\$15,000,000	03-May-16	453

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44					
93214	Ateret Torah Center	Not For Profit Bond	\$13,200,000	29-Mar-07	55
94106	Barkai Foundation, Inc.	Build NYC Revenue Bond	\$8,700,000	15-Oct-15	62
93101	Cong. Machne Chaim Inc. d/b/a Bais Sarah Educational Center for Girls	Not For Profit Bond	\$16,842,238	26-May-06	131
94180	Congregation Machna Shalva, 1462 CMS LLC & 5815 CMS LLC	Build NYC Revenue Bond	\$24,500,000	09-Nov-18	133
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	253
93917	Moisha's Kosher Discount Supermarket, Inc.	FRESH	\$3,100,000	18-Sep-11	307
93317	Program Development Services, Inc. #2 (2008)	Pooled Bond	\$2,200,000	30-Jan-08	355
92962	Prompt Apparel, Inc.	Industrial Incentive	\$7,529,000	05-Nov-04	356
94118	The Rogosin Institute, Inc.	Build NYC Revenue Bond	\$12,000,000	21-Jul-16	405
93883	United Cerebral Palsy of New York City, Inc.	Build NYC Revenue Bond	\$5,995,000	25-Apr-13	423
94117	Yeshivah of Flatbush	Build NYC Revenue Bond	\$29,000,000	08-Sep-16	457
94056	Yeshivat Beth Hillel of Krasna, Inc.	Build NYC Revenue Bond	\$10,000,000	20-Feb-15	458

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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	187
93295	Human Care Services for Families and Children, Inc. #2	Not For Profit Bond	\$1,355,000	07-Nov-07	228
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	253
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	386
94037	Stephen Gaynor School	Build NYC Revenue Bond	\$28,900,000	17-Jul-14	398

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46					
93221	Yeled VYalda Early Childhood Center, Inc.	Not For Profit Bond	\$32,790,000	28-Jun-07	455

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47					
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	129
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	338
92796	Otsar Family Services, Inc.	Pooled Bond	\$725,000	27-Feb-04	339
93147	Sephardic Community Youth Center, Inc.	Not For Profit Bond	\$40,000,000	15-Jun-06	384
93144	Women's League Community Residences, Inc. #3 (2006)	Pooled Bond	\$2,220,000	01-Mar-06	450

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48					
94130	Yeshivat Darche Eres, Inc.	Build NYC Revenue Bond	\$11,040,000	09-Dec-16	459

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49					
94034	5 Bay Street Phase 1, LLC	Commercial Growth Project	\$150,049,053	29-Jan-16	8
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	127
94114	D'Onofrio General Contractors Corp.	Industrial Incentive	\$5,000,000	24-Jun-16	146
93879	Eden II School for Autistic Children, Inc. (2013)	Build NYC Revenue Bond	\$3,305,000	17-Apr-13	159
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	199
93003	Independent Living Association, Inc.	Not For Profit Bond	\$2,484,000	24-Jun-05	233
92417	Island Computer Products, Inc.	Industrial Incentive	\$2,700,000	25-Aug-99	241
94148	Octopus Garden Inc.	Industrial Incentive	\$2,477,000	27-Oct-17	334
94172	Person Centered Care Services, Inc.	Build NYC Revenue Bond	\$5,000,000	13-Jul-18	348
94187	Richmond Medical Center	Build NYC Revenue Bond	\$132,065,000	20-Dec-18	367
94146	Seamen's Society for Children and Families (2017)	Build NYC Revenue Bond	\$4,298,000	27-Sep-17	382
94039	St. George Outlet Development LLC	Commercial Project	\$298,955,299	07-Nov-14	394
93883	United Cerebral Palsy of New York City, Inc.	Build NYC Revenue Bond	\$5,995,000	25-Apr-13	423
94060	United New York Sandy Hook Pilots' Association and United New Jersey Sandy Hook Pilots' Association	Industrial Incentive	\$5,500,000	22-Sep-14	427
93803	Wagner College	Build NYC Revenue Bond	\$12,705,000	25-Sep-12	438
93221	Yeled V'Yalda Early Childhood Center, Inc.	Not For Profit Bond	\$32,790,000	28-Jun-07	455

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50					
93878	A Very Special Place, Inc. (2013 Adjustable)	Build NYC Revenue Bond	\$4,840,000	28-Feb-13	14
93886	A Very Special Place, Inc. (2013 Fixed)	Build NYC Revenue Bond	\$6,795,000	21-Mar-13	15
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	127
94046	Cubit Power One Inc.	Industrial Incentive	\$23,089,000	19-Aug-15	144
94050	Dealer Storage Corp.	Industrial Incentive	\$7,516,000	06-Aug-14	150
93003	Independent Living Association, Inc.	Not For Profit Bond	\$2,484,000	24-Jun-05	233
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	253
93934	Kingdom Castle Food Corp.	FRESH	\$5,270,000	12-Mar-12	259
94055	Pratt Paper (NY), Inc.	Build NYC Revenue Bond	\$96,300,000	18-Dec-14	352
92955	S. DiFazio and Sons Construction, Inc. & Faztec Industries, Inc.	Industrial Incentive	\$1,295,000	30-Dec-04	375
93882	Seaview Senior Living Housing Development Fund Corporation	Build NYC Revenue Bond	\$36,000,000	23-Jan-13	383

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51					
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	127
93003	Independent Living Association, Inc.	Not For Profit Bond	\$2,484,000	24-Jun-05	233
94127	Rogers Surveying, PLLC	Industrial Incentive	\$4,500,000	05-Jan-17	371
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	460
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	461

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Applied Sciences NYC					
93892	Columbia University	Applied Sciences NYC	\$95,000,000	01-Jul-12	123
93992	Cornell University	Applied Sciences NYC	\$0	19-Dec-13	140
93987	Icahn School of Medicine at Mount Sinai	Applied Sciences NYC	\$5,000,000	24-Feb-14	231
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	330

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BIR Energy Incentive					
93238	Goldman Sachs Group, Inc.	BIR Energy Incentive		02-Oct-06	203
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	311

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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	14
93886	A Very Special Place, Inc. (2013 Fixed)	Build NYC Revenue Bond	\$6,795,000	21-Mar-13	15
94052	Albee Retail Development LLC (2014)	Build NYC Revenue Bond	\$20,000,000	29-Oct-14	28
94090	Albert Einstein College of Medicine, Inc. (f/k/a Com Affiliation, Inc.)	Build NYC Revenue Bond	\$175,000,000	09-Sep-15	29
94133	Alphapointe	Build NYC Revenue Bond	\$18,850,000	16-Jun-17	36
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	30-Oct-15	44
94176	American Dream Charter School	Build NYC Revenue Bond	\$26,745,000	29-Oct-18	45
94116	ARK Development LLC	Build NYC Revenue Bond	\$35,000,000	14-Jun-17	48
94077	Asia Society, The	Build NYC Revenue Bond	\$16,795,000	01-Jul-15	53
94048	Bais Ruchel High School, Inc.	Build NYC Revenue Bond	\$18,100,000	23-Oct-14	59
94106	Barkai Foundation, Inc.	Build NYC Revenue Bond	\$8,700,000	15-Oct-15	62
93978	Berkeley Carroll School, The	Build NYC Revenue Bond	\$26,700,000	03-Jun-14	67
93984	Big Brothers/Big Sisters of New York City, Inc.	Build NYC Revenue Bond	\$9,000,000	02-May-14	69
94122	Blue School and Blue School Real Estate, LLC	Build NYC Revenue Bond	\$55,475,000	21-Dec-16	73
94173	Bnos Bais Yaakov of Far Rockaway	Build NYC Revenue Bond	\$7,000,000	13-Dec-18	74
94096	BNOS Square of Williamsburg	Build NYC Revenue Bond	\$7,400,000	28-Jun-16	75
93877	Bronx Charter School for Excellence	Build NYC Revenue Bond	\$24,000,000	24-Apr-13	88
94175	Bronx Lighthouse Charter School	Build NYC Revenue Bond	\$8,825,000	12-Oct-18	89
94186	Brooklyn Navy Yard Cogeneration Partners, L.P. #2	Build NYC Revenue Bond	\$82,135,000	14-Feb-19	93
94089	Brooklyn United Methodist Church Home	Build NYC Revenue Bond	\$6,295,000	09-Oct-15	95
94162	Cathedral School of St. John The Divine	Build NYC Revenue Bond	\$11,000,000	29-Dec-17	102
94129	Center for Elimination of Violence in the Family, Inc.	Build NYC Revenue Bond	\$3,860,000	26-Jan-17	104
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	108
94119	Chapin School, The LTD.	Build NYC Revenue Bond	\$75,000,000	24-Aug-16	112
94189	Charles B. Wang Community Health Center, Inc.	Build NYC Revenue Bond	\$30,000,000	30-May-19	113
94076	Children's Aid Society, The	Build NYC Revenue Bond	\$37,205,000	23-Jul-15	116
93286	Cobble Hill Health Center, Inc.	Build NYC Revenue Bond	\$48,190,000	31-Jan-08	120
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	127
94180	Congregation Machna Shalva, 1462 CMS LLC & 5815 CMS LLC	Build NYC Revenue Bond	\$24,500,000	09-Nov-18	133
94035	Congregation Yeshiva Beis Chaya Mushka, Inc.	Build NYC Revenue Bond	\$4,500,000	28-Aug-14	134
94158	Cooke School and Institute	Build NYC Revenue Bond	\$44,000,000	20-Dec-17	137
93851	Corlears School	Build NYC Revenue Bond	\$10,000,000	18-Jul-12	139
93879	Eden II School for Autistic Children, Inc. (2013)	Build NYC Revenue Bond	\$3,305,000	17-Apr-13	159
94072	Ethical Culture Fieldston School	Build NYC Revenue Bond	\$49,355,000	21-May-15	167
94070	FC Hanson Office Associates, LLC	Build NYC Revenue Bond	\$105,000,000	17-Jun-15	177
93973	Fedcap Rehabilitation Services, Inc.	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	183
94181	Fencers Club, Inc.	Build NYC Revenue Bond	\$9,000,000	13-Dec-18	185
94177	Friends of Hebrew Public Borrower, LLC	Build NYC Revenue Bond	\$36,010,000	06-Sep-18	191
93954	Grace Church School	Build NYC Revenue Bond	\$40,000,000	01-Jul-13	207

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Build NYC Revenue Bond					
93856	GSNY Properties, Inc.	Build NYC Revenue Bond	\$16,925,000	09-Aug-12	212
94098	Hannah Senesh Community Day School	Build NYC Revenue Bond	\$4,785,000	30-Sep-15	217
94075	Hebrew Home for the Aged at Riverdale, The	Build NYC Revenue Bond	\$55,000,000	13-Feb-15	219
94064	Horace Mann School	Build NYC Revenue Bond	\$33,525,000	20-Nov-14	224
94155	Hyde Leadership Charter School	Build NYC Revenue Bond	\$15,250,000	15-Dec-17	230
93876	Institute for Community Living, Inc. (2013)	Build NYC Revenue Bond	\$2,600,000	17-Apr-13	234
94065	Institute of International Education, Inc.,	Build NYC Revenue Bond	\$12,480,000	26-Nov-14	235
93885	International Leadership Charter School	Build NYC Revenue Bond	\$21,050,000	21-Mar-13	237
94166	Inwood Academy for Leadership Charter School	Build NYC Revenue Bond	\$17,995,000	15-May-18	238
94125	Jewish Community Center of Manhattan, Inc.	Build NYC Revenue Bond	\$27,270,000	29-Sep-16	254
93953	Lebanese American University	Build NYC Revenue Bond	\$16,420,000	15-Aug-13	265
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	269
93965	Little Red School House and Elisabeth Irwin High School	Build NYC Revenue Bond	\$9,650,000	10-Oct-13	271
94078	Lower East Side Tenement Museum	Build NYC Revenue Bond	\$10,700,000	24-Nov-15	273
93958	Lycee Francais de New York	Build NYC Revenue Bond	\$81,650,000	01-Aug-13	274
94135	Manhattan College #3 (2017)	Build NYC Revenue Bond	\$90,575,000	14-Jun-17	282
94104	Manhattan Country School, Inc. and West 85th Street Owner LLC	Build NYC Revenue Bond	\$22,000,000	07-Apr-16	283
94152	Mary McDowell Friends School (2017)	Build NYC Revenue Bond	\$20,800,000	29-Sep-17	288
93873	Marymount School of New York	Build NYC Revenue Bond	\$19,480,000	20-Dec-12	289
94054	Metropolitan College of New York	Build NYC Revenue Bond	\$67,440,000	10-Dec-14	296
94150	Metropolitan Lighthouse Charter School	Build NYC Revenue Bond	\$24,895,000	22-Dec-17	298
94092	Metropolitan Montessori School #2	Build NYC Revenue Bond	\$17,000,000	25-Sep-15	299
93881	Montefiore Medical Center	Build NYC Revenue Bond	\$93,000,000	01-Apr-13	310
93966	Mount Sinai Hospital, The	Build NYC Revenue Bond	\$112,000,000	19-Dec-13	313
93305	Natural Resources Defense Council	Build NYC Revenue Bond	\$12,730,000	01-Jan-08	320
94190	New Dawn Charter Schools	Build NYC Revenue Bond	\$20,685,000	28-Feb-19	322
93939	New York Foundling Charitable Corporation	Build NYC Revenue Bond	\$15,205,000	27-Jun-12	324
94110	New York Law School (2016)	Build NYC Revenue Bond	\$140,210,000	29-Jan-16	326
94049	New York Methodist Hospital, The	Build NYC Revenue Bond	\$29,720,000	15-Oct-14	327
94105	ODA Primary Health Care Network, Inc.	Build NYC Revenue Bond	\$5,000,000	12-Feb-16	335
94087	Packer Collegiate Institute, The	Build NYC Revenue Bond	\$22,000,000	07-Apr-15	341
94172	Person Centered Care Services, Inc.	Build NYC Revenue Bond	\$5,000,000	13-Jul-18	348
93964	Poly Prep Country Day School	Build NYC Revenue Bond	\$10,000,000	10-Sep-13	350
94055	Pratt Paper (NY), Inc.	Build NYC Revenue Bond	\$96,300,000	18-Dec-14	352
94059	Q Student Residences, LLC	Build NYC Revenue Bond	\$65,230,000	05-Sep-14	358
94187	Richmond Medical Center	Build NYC Revenue Bond	\$132,065,000	20-Dec-18	367
93940	Royal Charter Properties, Inc.	Build NYC Revenue Bond	\$24,660,000	29-Jun-12	373
94099	Saint David's School	Build NYC Revenue Bond	\$35,000,000	24-Nov-15	378
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	381
94146	Seamen's Society for Children and Families (2017)	Build NYC Revenue Bond	\$4,298,000	27-Sep-17	382
93882	Seaview Senior Living Housing Development Fund Corporation	Build NYC Revenue Bond	\$36,000,000	23-Jan-13	383

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Build NYC Revenue Bond					
94132	Services and Advocacy for Gay, Lesbian, Bisexual and Transgender Elder, Inc.	Build NYC Revenue Bond	\$7,799,000	22-Feb-17	385
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	386
94159	Siach Yitzchok	Build NYC Revenue Bond	\$7,000,000	29-Mar-18	387
93889	South Bronx Charter School for International Cultures and the Arts	Build NYC Revenue Bond	\$22,270,000	11-Jun-13	392
94037	Stephen Gaynor School	Build NYC Revenue Bond	\$28,900,000	17-Jul-14	398
94144	Talmud Torah Ohel Yochanan & The Bnei Torah Trust	Build NYC Revenue Bond	\$14,855,000	20-Jul-17	403
94118	The Rogosin Institute, Inc.	Build NYC Revenue Bond	\$12,000,000	21-Jul-16	405
94182	Therapy and Learning Center, Inc. #2	Build NYC Revenue Bond	\$3,473,000	14-Dec-18	407
94063	Trey Whitfield School	Build NYC Revenue Bond	\$3,975,000	05-Feb-15	412
94111	United Cerebral Palsy of New York City #2 (2016)	Build NYC Revenue Bond	\$35,253,130	30-Jun-16	422
93883	United Cerebral Palsy of New York City, Inc.	Build NYC Revenue Bond	\$5,995,000	25-Apr-13	423
94051	United Jewish Appeal- Federation of Jewish Philanthropies of New York, Inc.	Build NYC Revenue Bond	\$27,335,000	14-Aug-14	425
94126	United States Fund for UNICEF	Build NYC Revenue Bond	\$39,100,000	22-Sep-16	428
94100	Urban Resource Institute	Build NYC Revenue Bond	\$11,283,000	17-Dec-15	429
93968	Village Center for Care	Build NYC Revenue Bond	\$15,805,000	01-Oct-13	432
94101	Volunteers of America - Greater New York, Inc #2	Build NYC Revenue Bond	\$5,515,000	17-Nov-15	435
94165	Volunteers of America - Greater New York, Inc #3	Build NYC Revenue Bond	\$5,553,000	28-Dec-17	436
93980	Volunteers of America - Greater New York, Inc.	Build NYC Revenue Bond	\$9,520,000	21-Mar-14	437
93803	Wagner College	Build NYC Revenue Bond	\$12,705,000	25-Sep-12	438
94109	Xaverian High School/Ryken Educational Center, Inc.	Build NYC Revenue Bond	\$15,000,000	03-May-16	453
93942	Yeshiva Har Torah	Build NYC Revenue Bond	\$3,600,000	28-Jun-12	456
94117	Yeshivah of Flatbush	Build NYC Revenue Bond	\$29,000,000	08-Sep-16	457
94056	Yeshivat Beth Hillel of Krasna, Inc.	Build NYC Revenue Bond	\$10,000,000	20-Feb-15	458
94130	Yeshivat Darche Eres, Inc.	Build NYC Revenue Bond	\$11,040,000	09-Dec-16	459
94086	YMCA of Greater New York (2015)	Build NYC Revenue Bond	\$42,320,000	04-Nov-15	460
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	461

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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	33
93988	Birch Wathen Lenox School, The	Build NYC Tax-Exempt Promissory Note	\$7,500,000	25-Mar-14	71
94097	Brearley School, The	Build NYC Tax-Exempt Promissory Note	\$50,000,000	29-Sep-15	87
93869	Brooklyn Heights Montessori School	Build NYC Tax-Exempt Promissory Note	\$10,000,000	03-Jun-13	91
93962	Calhoun School, Inc., The	Build NYC Tax-Exempt Promissory Note	\$32,840,000	30-Sep-13	99
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	122
93890	Hewitt School, The	Build NYC Tax-Exempt Promissory Note	\$23,620,000	27-Jun-13	221
94071	International Center of Photography	Build NYC Tax-Exempt Promissory Note	\$15,000,000	21-Apr-15	236
93950	Nightingale-Bamford School, The	Build NYC Tax-Exempt Promissory Note	\$35,000,000	04-Dec-13	331
94134	Professional Children's School, Inc. (2017)	Build NYC Tax-Exempt Promissory Note	\$6,856,000	01-May-17	354
94081	Riverdale Country School, Inc.	Build NYC Tax-Exempt Promissory Note	\$51,800,000	15-Jul-15	370
94085	Saint Ann's School	Build NYC Tax-Exempt Promissory Note	\$30,000,000	10-Sep-15	377
93979	Trinity Episcopal School Corporation	Build NYC Tax-Exempt Promissory Note	\$6,784,000	11-Apr-14	415
93963	Trustees of The Spence School, Inc.	Build NYC Tax-Exempt Promissory Note	\$14,080,000	26-Sep-13	417
94183	Trustees of The Spence School, Inc. #2	Build NYC Tax-Exempt Promissory Note	\$30,000,000	22-May-19	418
93959	United Nations International School	Build NYC Tax-Exempt Promissory Note	\$5,000,000	28-Aug-13	426

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Commercial Growth Project					
94034	5 Bay Street Phase 1, LLC	Commercial Growth Project	\$150,049,053	29-Jan-16	8
92355	Alcoa Inc.	Commercial Growth Project	\$18,200,000	28-Apr-00	30
92926	Bank of America, N.A	Commercial Growth Project	\$622,000,000	17-Nov-04	60
92680	Brown Brothers Harriman & Co.	Commercial Growth Project	\$61,500,000	01-May-02	96
93388	CBS Inc.	Commercial Growth Project	\$401,322,000	01-Oct-93	103
93389	Chase Manhattan Bank, NA	Commercial Growth Project	\$0	03-Nov-89	114
92846	Ernst & Young US LLP	Commercial Growth Project	\$159,900,000	15-Jul-04	165
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	218
92508	Home Box Office	Commercial Growth Project	\$99,000,000	31-Jan-01	223
93449	JetBlue Airways Corporation #2 (2010)	Commercial Growth Project	\$52,800,000	18-Nov-10	249
94170	JMDH Real Estate Offices, LLC	Commercial Growth Project	\$57,050,000	13-Jul-18	255
92427	McGraw-Hill Companies, Inc.	Commercial Growth Project	\$700,000,000	19-Nov-98	290
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	297
92976	NASDAQ Stock Market, Inc., The	Commercial Growth Project	\$20,766,666	19-Dec-00	316
92975	National Association of Securities Dealers, Inc.	Commercial Growth Project	\$20,766,666	30-Jun-04	318
92519	NBC Universal, Inc.	Commercial Growth Project	\$1,500,300,000	20-Dec-88	321
92664	New York Post	Commercial Growth Project	\$168,915,000	25-Mar-02	328
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	329

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Commercial Project					
94191	30 HY WM Unit Owner LP	Commercial Project	\$0	15-Apr-19	6
94153	50 HYMC Owner LLC	Commercial Project	\$3,835,000,000	31-Aug-17	9
94139	509 W 34, L.L.C.	Commercial Project	\$3,735,000,000	09-Apr-18	10
94073	BOP NE Tower Lessee LLC	Commercial Project	\$2,180,000,000	14-Apr-15	84
93946	ERY Retail Podium LLC	Commercial Project	\$1,948,000,000	17-Mar-14	166
94188	Evergreen 105 LLC	Commercial Project	\$76,500,000	19-Dec-18	168
93944	Extell GT LLC	Commercial Project	\$745,793,000	30-Jul-13	171
94036	Hudson Yards North Tower Tenant LLC	Commercial Project	\$2,674,000,000	11-Dec-15	227
94192	HY30-67 Owner LP	Commercial Project	\$0	15-Apr-19	229
94193	KKR HY Owner LLC (PE 1 Unit)	Commercial Project	\$0	20-May-19	260
94195	KKR HY Owner LLC (PE 2 Unit)	Commercial Project	\$0	20-May-19	261
93888	Legacy Yards Tenant LLC	Commercial Project	\$1,386,000,000	01-Apr-13	266
94115	LIC Site B-1 Owner, LLC	Commercial Project	\$706,743,996	30-Jun-16	268
94038	One Hudson Yards Owner LLC	Commercial Project	\$1,434,114,029	05-Dec-14	337
93176	Queens Ballpark Company, L.L.C.	Commercial Project	\$896,932,088	22-Aug-06	361
94039	St. George Outlet Development LLC	Commercial Project	\$298,955,299	07-Nov-14	394
94194	Wells Fargo Properties, Inc.	Commercial Project	\$0	20-May-19	443
93177	Yankee Stadium LLC	Commercial Project	\$1,633,968,000	22-Aug-06	454

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EDC Loan					
93874	New York Genome Center, Inc.	EDC Loan	\$5,000,000	16-Nov-12	325
93246	Related Retail Hub LLC	EDC Loan	\$4,000,000	24-Mar-06	364

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Empowerment Zone Facility Bond					
93175	Tiago Holdings LLC #1	Empowerment Zone Facility Bond	\$91,833,000	31-Jan-07	408

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Exempt Facilities Bond					
93862	Aero JFK, LLC	Exempt Facilities Bond	\$126,875,000	13-Sep-12	24
91136	Air Express International Corporation	Exempt Facilities Bond	\$19,000,000	16-Jul-97	26
90666	Brooklyn Navy Yard Cogeneration Partners, L.P.	Exempt Facilities Bond	\$307,000,000	22-Dec-95	92

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FRESH					
94061	149 Street Food Corp.	FRESH	\$1,890,990	01-Sep-15	3
93931	3462 Third Avenue Food Corp. d/b/a Associated Supermarket	FRESH	\$2,050,000	20-Dec-11	7
94145	A & J Supermarket Corp.	FRESH	\$10,814,113	28-Dec-17	12
94197	Bogopa BTM, LLC	FRESH	\$10,000,000	28-Jun-19	76
93952	Bogopa LIC, Inc.	FRESH	\$4,400,000	13-Aug-13	77
93977	Bogopa Washington, Inc.	FRESH	\$12,165,500	17-Dec-13	78
93927	Bogopa, Inc.	FRESH	\$3,500,000	06-Oct-11	79
93929	Bogopa-Concourse, Inc.	FRESH	\$1,066,000	06-Oct-11	80
93930	Bogopa-Junction, Inc.	FRESH	\$805,000	06-Oct-11	81
93928	Bogopa-Junius, Inc.	FRESH	\$910,000	06-Oct-11	82
93920	Bogopa-Manhattan, Inc.	FRESH	\$980,000	06-Oct-11	83
94156	Cypress Pitkin Berriman, L.P.	FRESH	\$3,736,876	04-Jan-18	145
93858	East Gun Hill Road Food, LLC	FRESH	\$4,825,000	03-Jan-13	155
93975	Gateway ShopRite Associates, LLC	FRESH	\$12,500,000	07-May-14	198
93934	Kingdom Castle Food Corp.	FRESH	\$5,270,000	12-Mar-12	259
93917	Moisha's Kosher Discount Supermarket, Inc.	FRESH	\$3,100,000	18-Sep-11	307
93848	ReyCo Supermarkets LLC	FRESH	\$2,650,000	25-Jun-13	365
94141	Village Super Market, Inc.	FRESH	\$14,000,000	29-Dec-17	434
93380	Western Beef Retail, Inc. #1	FRESH	\$11,450,000	01-Mar-10	444
94040	Western Beef Retail, Inc. #2 (2014)	FRESH	\$5,525,000	23-Dec-14	445
94143	Western Beef Retail, Inc. #3 (2018)	FRESH	\$3,180,000	04-Jan-18	446
94157	Western Beef Retail, Inc. #4 (2017)	FRESH	\$23,345,079	04-Jan-18	447
94174	Western Beef Retail, Inc. #5 (2018)	FRESH	\$16,326,000	22-Aug-18	448

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Industrial Developer Fund					
94196	MHANY Peninsula Local Development Corporation	Industrial Developer Fund		22-May-19	301

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Industrial Incentive					
94131	105 Rockaway Realty LLC	Industrial Incentive	\$23,750,000	04-Jan-17	1
92687	16 Tons Inc.	Industrial Incentive	\$1,172,000	04-Dec-02	4
92844	2011 Precision Gear, Inc.	Industrial Incentive	\$6,560,000	23-Dec-98	5
93281	88 Trading Corp.	Industrial Incentive	\$8,955,000	01-Aug-07	11
93376	A & L Scientific Corp.	Industrial Incentive	\$1,850,000	05-Nov-09	13
93180	A. Liss & Co., Inc.	Industrial Incentive	\$2,250,000	10-Oct-06	16
92673	A.F.C. Industries Inc. & Affiliates	Industrial Incentive	\$1,400,000	18-Dec-01	17
94041	A.K.S. International Inc.	Industrial Incentive	\$2,120,000	10-Sep-14	18
93933	Accurate Specialty Metal Fabricators, Inc.	Industrial Incentive	\$7,850,000	28-Feb-12	20
92691	Acme Smoked Fish Corp.	Industrial Incentive	\$5,200,000	27-Jun-03	21
91142	Adriatic Wood Products, Inc. #2 (1997)	Industrial Incentive	\$1,725,000	31-Dec-97	22
93319	Aesthetonics Inc. d/b/a Remains Lighting	Industrial Incentive	\$4,634,000	20-Jun-08	25
92312	Air-Sea Packing Group, Inc.	Industrial Incentive	\$2,645,000	10-Jun-99	27
93184	Aleta Industries Inc. and Aleta Group, Inc.	Industrial Incentive	\$4,640,000	25-Sep-06	31
92933	Alle Processing Corporation	Industrial Incentive	\$1,040,000	01-Dec-04	34
92956	AM&G Waterproofing LLC	Industrial Incentive	\$11,895,000	01-Mar-05	37
92646	AMB Property, LP (lot 20)	Industrial Incentive	\$73,000,000	23-Aug-01	38
92893	AMB Property, LP (lot 21)	Industrial Incentive	\$19,500,000	23-Aug-01	39
92894	AMB Property, LP (lot 22)	Industrial Incentive	\$26,970,000	23-Aug-01	40
92895	AMB Property, LP (lot 23)	Industrial Incentive	\$26,970,000	23-Aug-01	41
93320	Approved Oil Co. of Brooklyn, Inc.	Industrial Incentive	\$5,200,000	01-May-08	46
93207	Apthorp Cleaners Inc.	Industrial Incentive	\$1,128,300	26-Apr-07	47
92678	Aron's Manufacturing Corp.	Industrial Incentive	\$1,890,000	13-Jun-02	49
92753	Arrow Linen Supply Co., Inc.	Industrial Incentive	\$897,000	19-Aug-03	50
93948	Art to Frames Inc.	Industrial Incentive	\$6,000,000	10-Jul-13	51
91009	Atlantic Veal & Lamb	Industrial Incentive	\$1,995,000	13-Dec-96	56
93216	B.C.S. International Corporation d/b/a Royal Food International Corp.	Industrial Incentive	\$16,829,550	28-Feb-07	57
92564	Baco Enterprises, Inc. #1 (2001)	Industrial Incentive	\$2,470,000	29-Jun-01	58
92313	Bark Frameworks, Inc.	Industrial Incentive	\$2,025,000	30-Apr-99	61
93282	Barone Steel Fabricators, Inc.	Industrial Incentive	\$5,700,000	29-Aug-07	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	66
93362	Best Choice Trading Corporation	Industrial Incentive	\$2,625,000	11-Dec-08	68
92366	Big Geyser, Inc.	Industrial Incentive	\$10,000,000	16-Nov-99	70
94093	Boyce Technologies, Inc.	Industrial Incentive	\$26,250,000	12-Apr-16	85
93091	BP Air Conditioning Corp.	Industrial Incentive	\$5,523,500	06-Oct-05	86
93943	Brooklyn Union Gas Company	Industrial Incentive	\$14,400,000	23-May-14	94
93191	BTM Development Partners, LLC	Industrial Incentive	\$494,000,000	14-Sep-06	97
94179	C. Kenneth Imports, Inc.	Industrial Incentive	\$5,580,843	13-Feb-19	98
91108	Campbell & Dawes Ltd.	Industrial Incentive	\$475,000	09-Oct-97	100
94057	Carlton House Restoration, Inc	Industrial Incentive	\$2,415,000	25-Nov-14	101

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Industrial Incentive					
92891	City Merchandise, Inc. (2002)	Industrial Incentive	\$2,430,000	03-Jan-02	118
92658	Citywide Mobile Response Corporation	Industrial Incentive	\$2,200,000	22-May-02	119
92989	Comfort Bedding Inc.	Industrial Incentive	\$1,900,000	15-Jun-05	124
92765	Commercial Cooling Service, Inc.	Industrial Incentive	\$2,075,000	31-Mar-04	125
92255	Commercial Electrical Contractors, Inc.	Industrial Incentive	\$545,000	19-Aug-98	126
93093	Coronet Parts Manufacturing Company, Inc.	Industrial Incentive	\$2,732,000	08-Dec-05	141
92382	Crystal Window & Door Systems, Ltd.	Industrial Incentive	\$15,000,000	28-Oct-99	143
94046	Cubit Power One Inc.	Industrial Incentive	\$23,089,000	19-Aug-15	144
94114	D'Onofrio General Contractors Corp.	Industrial Incentive	\$5,000,000	24-Jun-16	146
93202	D.C. Center Corp	Industrial Incentive	\$4,955,000	23-May-07	147
93455	DASNY Mechanical Inc.	Industrial Incentive	\$5,016,000	06-Apr-11	148
93288	DCD Marketing Ltd.	Industrial Incentive	\$5,500,000	25-Sep-07	149
94050	Dealer Storage Corp.	Industrial Incentive	\$7,516,000	06-Aug-14	150
93377	Dinas Distribution	Industrial Incentive	\$3,825,000	29-Dec-09	151
94160	DMFYD LIC LLC	Industrial Incentive	\$32,096,773	29-Dec-17	152
92940	Down Right Ltd.	Industrial Incentive	\$4,120,000	30-Jul-04	153
93974	E. Gluck Corporation	Industrial Incentive	\$20,775,000	27-Mar-14	154
94066	Eastern Effects, Inc.	Industrial Incentive	\$3,550,000	17-Apr-15	156
93951	Eclectic/Encore Properties, Inc.	Industrial Incentive	\$11,350,000	26-Jul-13	157
92771	Economy Pump & Motor Repair, Inc.	Industrial Incentive	\$840,000	07-Aug-03	158
92449	Elite Airline Laundry Services Corp	Industrial Incentive	\$3,500,000	20-Jun-00	160
92245	Empire Erectors & Electrical Co., Inc.	Industrial Incentive	\$850,000	18-Dec-98	161
92950	Empire Merchants LLC/Charmer Industries, Inc.	Industrial Incentive	\$1,800,000	04-Jan-05	163
92670	Empire Metal Finishing, Inc.	Industrial Incentive	\$1,501,000	06-Dec-01	164
93289	Excellent Poly, Inc.	Industrial Incentive	\$1,900,000	03-Dec-07	169
93312	Extech Building Materials, Inc.	Industrial Incentive	\$8,600,000	01-Apr-08	170
93865	Fairway Bakery LLC	Industrial Incentive	\$12,600,000	22-May-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
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 Harlem River Yards #3 (2006)	Industrial Incentive	\$25,788,500	28-Dec-06	181
92398	Federal Jeans, Inc.	Industrial Incentive	\$4,400,000	07-Dec-99	182
92229	Felix Storch, Inc.	Industrial Incentive	\$2,060,000	18-Dec-98	184
93866	Foodfest Depot LLC	Industrial Incentive	\$10,775,000	20-Dec-12	186
94083	Foodsaver New York, Inc.	Industrial Incentive	\$5,317,306	05-Jan-16	187
92654	Foto Electric Supply Co., Inc.	Industrial Incentive	\$4,150,000	19-Jul-01	189
93945	Fresh Direct, LLC & U.T.F. Trucking, Inc.	Industrial Incentive	\$142,454,000	19-Dec-13	190
94042	G&G Electric Supply Co, Inc. #2 (2014)	Industrial Incentive	\$3,800,000	28-Aug-14	192
92990	G&G Electric Supply Company, Inc. #1	Industrial Incentive	\$1,475,000	12-May-05	193

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Industrial Incentive					
91024	Gabrielli Truck Sales, Ltd.	Industrial Incentive	\$5,100,000	19-Dec-96	194
94102	Gabrielli Truck Sales, Ltd. #2	Industrial Incentive	\$23,381,549	14-Jan-16	195
94136	Gabrielli Truck Sales, Ltd. #3	Industrial Incentive	\$22,517,713	28-Jun-17	196
94128	GCT New York LP	Industrial Incentive	\$25,000,000	28-Jul-16	199
93967	GMDC Atlantic Avenue LLC	Industrial Incentive	\$13,983,527	12-Dec-13	200
94147	GMDC OP LLC	Industrial Incentive	\$41,000,000	16-Nov-17	201
92505	Goldfeder/Kahan Framing Group, Ltd.	Industrial Incentive	\$1,910,000	07-Jun-01	202
92648	Goldstone Hosiery Co., Inc.	Industrial Incentive	\$3,000,000	22-Oct-01	204
94058	Gotham Seafood Corp.	Industrial Incentive	\$4,225,000	05-Jan-16	205
93278	Grand Meridian Printing, Inc.	Industrial Incentive	\$3,390,500	18-Jul-07	208
92708	Great Wall Corp.	Industrial Incentive	\$2,500,000	03-Jan-03	209
93218	Greenpoint Manufacturing and Design Center #2 (2007)	Industrial Incentive	\$11,004,000	29-Jun-07	210
94142	Grimm Ales LLC	Industrial Incentive	\$4,200,000	06-Feb-18	211
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	220
93381	Hindustan Granites, Inc.	Industrial Incentive	\$6,736,000	07-Apr-10	222
93970	House of Spices (India), Inc.	Industrial Incentive	\$6,429,938	18-Jun-14	225
93914	Hudson Moving and Storage Co., Inc.	Industrial Incentive	\$6,200,000	14-Jul-11	226
93819	Idlewild 228th Street, LLC	Industrial Incentive	\$19,741,250	20-Jul-12	232
93870	Iron Mountain Information Management	Industrial Incentive	\$20,550,000	21-Dec-12	239
92417	Island Computer Products, Inc.	Industrial Incentive	\$2,700,000	25-Aug-99	241
93179	J & J Farms Creamery, Inc. and Fisher Foods of Queens Corp.	Industrial Incentive	\$540,288	20-Nov-06	242
93448	J & J Johnson General Contracting Co., Inc.	Industrial Incentive	\$4,050,000	10-Nov-10	243
92784	James Carpenter Design Associates, Inc.	Industrial Incentive	\$1,700,000	05-Jan-04	246
91176	James F. Volpe Electrical Contracting Corp.	Industrial Incentive	\$880,000	11-Feb-98	247
93863	Japanese Food Depot LLC	Industrial Incentive	\$10,514,000	26-Sep-12	248
92914	Jetro Cash & Carry Enterprises, Inc. #2 (2005)	Industrial Incentive	\$2,400,000	27-Apr-05	250
93451	Jetro Cash & Carry Enterprises, LLC #3 (2010)	Industrial Incentive	\$50,000,000	17-Dec-10	251
93859	Jetro Cash & Carry Enterprises, LLC #4 (2012)	Industrial Incentive	\$30,100,000	24-Aug-12	252
92545	Just Bagels Manufacturing, Inc.	Industrial Incentive	\$2,070,000	20-Dec-00	256
92520	Kaylim Supplies, Inc.	Industrial Incentive	\$1,450,000	21-Dec-00	257
92672	Kew Forest Plumbing & Heating, Inc.	Industrial Incentive	\$472,500	16-May-02	258
92421	Klein's Naturals, Ltd.	Industrial Incentive	\$2,850,000	22-Mar-00	262
94088	Krasnyi Oktyabr Inc.	Industrial Incentive	\$5,140,000	10-Dec-15	263
93867	Krinos Foods LLC	Industrial Incentive	\$23,355,000	02-May-13	264
92674	Leo International, Inc.	Industrial Incentive	\$1,239,375	19-Dec-01	267
92963	Lighting & Supplies, Inc. a/k/a Sunlight Clinton Realty LLC	Industrial Incentive	\$10,800,000	17-Mar-05	270
94069	Lobster Place Inc., The	Industrial Incentive	\$7,350,000	13-Mar-15	272
92845	M & V Provision Co., Inc.	Industrial Incentive	\$6,065,000	04-Apr-01	275
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

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92788	Mana Products, Inc. #2 (1998)	Industrial Incentive	\$6,300,000	29-Jul-98	280
93949	Manhattan Beer Distributors LLC #2	Industrial Incentive	\$68,407,000	12-Dec-13	281
94140	Marathon Energy Corporation	Industrial Incentive	\$11,200,000	11-Jul-17	284
93875	Maric Mechanical, Inc.	Industrial Incentive	\$1,195,565	04-Jan-13	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
92429	Mesorah Publications, Ltd. #2 (1999) and Sefercraft	Industrial Incentive	\$9,000,000	17-Dec-99	295
93171	Meurice Garment Care of Manhasset Inc.	Industrial Incentive	\$2,600,000	06-Sep-06	300
93290	Mind, Hand and Company & J.V. Woodworking & Oh-Show Woodworking Studio	Industrial Incentive	\$2,450,000	03-Jan-08	302
92790	ML Design, Inc.	Industrial Incentive	\$2,150,000	30-Jul-03	303
93017	Modell's Sporting Goods, Inc.	Industrial Incentive	\$18,050,000	28-Dec-05	305
94120	Modern Window & Door, Inc.	Industrial Incentive	\$8,300,720	29-Nov-16	306
93198	Mondial Automotive, Inc and Kal-Bros, Inc	Industrial Incentive	\$5,400,000	08-Feb-07	308
93172	Montebello Food Corporation	Industrial Incentive	\$11,441,000	16-Nov-06	309
92295	Morrisons Pastry Corp.	Industrial Incentive	\$3,200,000	16-Apr-99	312
92432	Moving Right Along Service, Inc.	Industrial Incentive	\$1,400,000	20-Dec-99	314
92720	Musco Food Corporation	Industrial Incentive	\$6,375,000	06-May-03	315
93880	National Acoustics, Inc.	Industrial Incentive	\$1,579,850	02-May-13	317
92721	National Compressor Exchange of N.Y., Inc.	Industrial Incentive	\$5,211,211	11-Sep-02	319
93359	O. & I. Realty, Inc. / Peralta Metal Works, Inc.	Industrial Incentive	\$2,100,000	05-Sep-08	333
94148	Octopus Garden Inc.	Industrial Incentive	\$2,477,000	27-Oct-17	334
93922	Oh Nuts Warehousing Inc. and Online Express Manufacturers and Distributors Inc.	Industrial Incentive	\$3,230,000	09-Nov-11	336
93919	Pain D'Avignon III, Ltd.	Industrial Incentive	\$2,958,403	28-Sep-11	342
91044	Panorama Windows Ltd.	Industrial Incentive	\$1,169,400	03-Jan-97	343
92797	Park View Realty Associates LLC	Industrial Incentive	\$4,300,000	21-Aug-03	344
93204	Peerless Equities LLC/Empire Merchants LLC	Industrial Incentive	\$7,805,000	04-Jan-07	345
93173	Pepsi-Cola Bottling Company of New York, Inc.	Industrial Incentive	\$53,000,000	17-Oct-06	346
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	347
94112	Picture Car Services, LTD	Industrial Incentive	\$47,450,000	24-Jun-16	349
92277	Port Morris Tile & Marble, Corp. #1 (1998)	Industrial Incentive	\$718,000	30-Oct-98	351
93094	Prestone Press, LLC	Industrial Incentive	\$10,120,000	25-Oct-05	353
92962	Prompt Apparel, Inc.	Industrial Incentive	\$7,529,000	05-Nov-04	356
93287	Proxima, Inc.	Industrial Incentive	\$7,633,000	20-Nov-07	357
91047	Q.T. Minibus of the Bronx, Inc. / GVC, LTD.	Industrial Incentive	\$1,500,500	25-Sep-96	359
92928	Rapid Processing, LLC	Industrial Incentive	\$3,250,000	03-Mar-05	363
93841	Richards Plumbing and Heating Co., Inc.	Industrial Incentive	\$4,696,526	17-May-13	366
92448	Rite Lite Ltd.	Industrial Incentive	\$3,500,000	05-Jan-00	368
94127	Rogers Surveying, PLLC	Industrial Incentive	\$4,500,000	05-Jan-17	371
93382	Royal Recycling Services, Inc.	Industrial Incentive	\$6,975,000	12-Apr-10	374
92955	S. DiFazio and Sons Construction, Inc. & Faztec Industries, Inc.	Industrial Incentive	\$1,295,000	30-Dec-04	375
93349	Safe Art SAT, Inc.	Industrial Incentive	\$11,100,000	17-Dec-08	376

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<u>ID Number</u>	<u>Company Name</u>	<u>Program</u>	<u>Amount</u>	<u>Closing Date</u>	<u>Page</u>
Industrial Incentive					
93918	Salmar Properties, LLC	Industrial Incentive	\$44,429,433	22-Sep-11	379
92452	Sarad, Inc. #1 (1999)	Industrial Incentive	\$1,000,000	31-Aug-99	380
93961	Simon Liu, Inc.	Industrial Incentive	\$2,850,000	19-Sep-13	388
93190	Simon's Hardware & Bath, LLC	Industrial Incentive	\$4,700,000	01-Aug-06	389
94047	Skyline Restoration Inc.	Industrial Incentive	\$16,700,000	14-Nov-14	390
92274	Solco Plumbing Supply, Inc.	Industrial Incentive	\$1,060,000	12-May-99	391
93217	Stallion Inc. #1 (2007)	Industrial Incentive	\$8,530,000	02-Mar-07	395
92947	State Narrow Fabrics, Inc.	Industrial Incentive	\$2,585,000	25-Aug-04	396
92275	Steinway, Inc.	Industrial Incentive	\$1,400,000	18-Jun-99	397
92930	Sweet Sams Baking Company, LLC	Industrial Incentive	\$8,000,000	10-Aug-04	401
92587	T & G Industries, Inc.	Industrial Incentive	\$2,450,000	15-Nov-01	402
93348	Technical Library Service, Inc.	Industrial Incentive	\$4,875,000	19-Dec-08	404
92279	Titan Machine Corporation	Industrial Incentive	\$2,758,000	16-Jul-98	409
94121	Transcontinental Ultra Flex Inc.	Industrial Incentive	\$16,427,341	16-Dec-16	410
94043	Treasure Asset Storage LLC	Industrial Incentive	\$21,000,000	28-Jul-14	411
93019	Tri-State Camera Exchange Inc.	Industrial Incentive	\$4,365,000	08-Sep-05	413
92590	Tri-State Surgical Supply & Equipment Ltd. and H & H Laboratories, Inc.	Industrial Incentive	\$3,400,000	20-Sep-01	414
94149	Tristate Plumbing Services Corp.	Industrial Incentive	\$5,498,000	14-Nov-17	416
92735	UB Distributors, LLC	Industrial Incentive	\$4,575,000	12-Sep-02	419
93456	Ulano Corporation f/k/a The Utah Company of New York, Inc.	Industrial Incentive	\$5,910,000	01-Sep-10	420
94060	United New York Sandy Hook Pilots' Association and United New Jersey Sandy Hook Pilots' Association	Industrial Incentive	\$5,500,000	22-Sep-14	427
91126	Victory FoodService Distributors Corp.	Industrial Incentive	\$3,700,000	24-Jul-97	431
92469	Watkins Poultry Merchants of New York, Inc.	Industrial Incentive	\$1,600,000	19-Oct-99	440
92935	Way Fong, LLC	Industrial Incentive	\$2,775,000	21-Sep-04	441
93981	Weapons Specialists Ltd.	Industrial Incentive	\$9,610,000	28-Mar-14	442
92471	Wipe-Tex International Corp.	Industrial Incentive	\$2,675,000	09-Sep-99	449
94154	York Studios - Michaelangelo Campus LLC	Industrial Incentive	\$45,630,977	05-Mar-18	462
92936	Zalmen Reiss and Associates Inc. (2004)	Industrial Incentive	\$4,730,000	05-Jan-05	463

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<u>ID Number</u>	<u>Company Name</u>	<u>Program</u>	<u>Amount</u>	<u>Closing Date</u>	<u>Page</u>
Liberty Bond					
93283	123 Washington LLC	Liberty Bond	\$50,000,000	18-Oct-07	2

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<u>ID Number</u>	<u>Company Name</u>	<u>Program</u>	<u>Amount</u>	<u>Closing Date</u>	<u>Page</u>
Manufacturing Facilities Bond					
92745	Aabco Sheet Metal Co., Inc.	Manufacturing Facilities Bond	\$5,525,000	30-Jun-04	19
92561	All City Switch Board Corporation	Manufacturing Facilities Bond	\$3,000,000	20-Dec-00	32
91140	Allied Metal Spinning Corp.	Manufacturing Facilities Bond	\$2,610,000	23-Dec-97	35
92642	Contractors SM, LLC	Manufacturing Facilities Bond	\$2,100,000	27-Dec-01	135
93280	Cool Wind Ventilation Corp.	Manufacturing Facilities Bond	\$9,000,000	31-Aug-07	138
93989	Empire LLC	Manufacturing Facilities Bond	\$54,654,000	27-Jun-96	162
93397	Forest City Pierrepont Associates	Manufacturing Facilities Bond	\$107,409,000	07-May-86	188
92232	Gary Plastic Packaging Corp.	Manufacturing Facilities Bond	\$6,400,000	09-Oct-98	197
93186	Gourmet Boutique, L.L.C.	Manufacturing Facilities Bond	\$6,000,000	06-Dec-06	206
92792	Novelty Crystal Corp.	Manufacturing Facilities Bond	\$7,500,000	22-Dec-03	332
92503	P. S. Pibbs, Inc.	Manufacturing Facilities Bond	\$2,000,000	07-Jun-01	340
92589	Rosco, Inc.	Manufacturing Facilities Bond	\$4,200,000	27-Jun-02	372
92934	Super-Tek Products	Manufacturing Facilities Bond	\$5,900,000	29-Dec-04	400
93350	United Airconditioning Corp. II	Manufacturing Facilities Bond	\$5,000,000	02-Jul-08	421
91147	USA Waste Services of NYC, Inc.	Manufacturing Facilities Bond	\$20,000,000	23-Dec-97	430
93183	Watermark Designs, LLC	Manufacturing Facilities Bond	\$5,500,000	29-Sep-06	439
92472	World Casing Corp.	Manufacturing Facilities Bond	\$2,245,000	18-Nov-99	451

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New Markets Tax Credits Program					
94137	Madison Square Boys and Girls Club, Inc.	New Markets Tax Credits Program	\$37,160,000	05-May-17	277

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<u>ID Number</u>	<u>Company Name</u>	<u>Program</u>	<u>Amount</u>	<u>Closing Date</u>	<u>Page</u>
Not For Profit Bond					
92843	Amboy Properties Corporation	Not For Profit Bond	\$13,660,000	01-Apr-90	42
93214	Ateret Torah Center	Not For Profit Bond	\$13,200,000	29-Mar-07	55
93284	Bronx Parking Development Company, LLC	Not For Profit Bond	\$237,635,000	01-Dec-07	90
92697	Child School, The	Not For Profit Bond	\$18,250,000	22-Apr-03	115
92377	Churchill School & Center For Learning Inc., The	Not For Profit Bond	\$22,000,000	16-Dec-99	117
93140	College of Mount Saint Vincent #3	Not For Profit Bond	\$22,787,000	29-Jun-06	121
93391	Comprehensive Care Management Corporation #1 (1996)	Not For Profit Bond	\$6,525,000	20-Jun-96	128
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	129
93910	Comprehensive Care Management Corporation #3 (1998)	Not For Profit Bond	\$4,760,000	14-Jul-98	130
93101	Cong. Machne Chaim Inc. d/b/a Bais Sarah Educational Center for Girls	Not For Profit Bond	\$16,842,238	26-May-06	131
93300	Congregation Darchei Torah	Not For Profit Bond	\$32,000,000	24-Jan-08	132
92699	Convent of the Sacred Heart School of New York	Not For Profit Bond	\$15,115,000	20-Nov-02	136
93194	Guttmacher Institute, Inc.	Not For Profit Bond	\$11,000,000	02-May-07	214
93295	Human Care Services for Families and Children, Inc. #2	Not For Profit Bond	\$1,355,000	07-Nov-07	228
93003	Independent Living Association, Inc.	Not For Profit Bond	\$2,484,000	24-Jun-05	233
92715	Isamu Noguchi Foundation, Inc., The	Not For Profit Bond	\$9,000,000	26-Feb-03	240
92533	Jamaica First Parking, LLC #1 (2001)	Not For Profit Bond	\$4,730,000	28-Mar-01	244
92783	Jamaica First Parking, LLC #2 (2004)	Not For Profit Bond	\$9,525,000	23-Mar-04	245
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	253
92634	Magen David Yeshivah	Not For Profit Bond	\$38,500,000	26-Jun-02	278
93302	Margaret Tietz Nursing and Rehabilitation Center	Not For Profit Bond	\$18,965,000	23-Jan-08	285
92833	Medisys Health Network Inc.	Not For Profit Bond	\$20,190,000	30-Jun-99	291
92899	Mercy College	Not For Profit Bond	\$16,220,000	02-May-05	293
93102	MMC Corporation	Not For Profit Bond	\$37,180,000	22-Dec-05	304
93178	New York Congregational Nursing Center	Not For Profit Bond	\$17,420,000	27-Jul-06	323
93147	Sephardic Community Youth Center, Inc.	Not For Profit Bond	\$40,000,000	15-Jun-06	384
93038	Spence- Chapin, Services to Families and Children	Not For Profit Bond	\$9,875,000	22-Jun-06	393
93199	Studio School, The	Not For Profit Bond	\$8,830,000	28-Dec-06	399
92628	Therapy and Learning Center, Inc.	Not For Profit Bond	\$4,200,000	26-Oct-02	406
92629	Village Community School	Not For Profit Bond	\$6,500,000	26-Oct-01	433
93221	Yeled V'Yalda Early Childhood Center, Inc.	Not For Profit Bond	\$32,790,000	28-Jun-07	455

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<u>ID Number</u>	<u>Company Name</u>	<u>Program</u>	<u>Amount</u>	<u>Closing Date</u>	<u>Page</u>
Pooled Bond					
92979	Advocates for Services for the Blind Multihandicapped, Inc.	Pooled Bond	\$1,625,000	23-Mar-05	23
93208	Association for Metroarea Autistic Children Inc. d/b/a AMAC	Pooled Bond	\$2,335,000	22-Feb-07	54
92941	Block Institute Inc.	Pooled Bond	\$1,145,000	19-Aug-04	72
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	\$850,000	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	111
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	142
92500	Guild for Exceptional Children, Inc., The	Pooled Bond	\$1,182,300	01-Jan-99	213
92292	Mercy Home for Children, Inc. #1 (1999)	Pooled Bond	\$560,000	01-Jan-99	294
92795	Otsar Early Childhood Center Project	Pooled Bond	\$2,415,000	27-Feb-04	338
92796	Otsar Family Services, Inc.	Pooled Bond	\$725,000	27-Feb-04	339
93317	Program Development Services, Inc. #2 (2008)	Pooled Bond	\$2,200,000	30-Jan-08	355
92944	QSAC, Inc. #3 (2004)	Pooled Bond	\$419,000	19-Aug-04	360
93143	Queens Parent Resource Center, Inc. #2 (2006)	Pooled Bond	\$940,000	01-Mar-06	362
93212	Rivendell School	Pooled Bond	\$5,260,000	22-Feb-07	369
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	424
93144	Women's League Community Residences, Inc. #3 (2006)	Pooled Bond	\$2,220,000	01-Mar-06	450

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<u>ID Number</u>	<u>Company Name</u>	<u>Program</u>	<u>Amount</u>	<u>Closing Date</u>	<u>Page</u>
Recovery Zone Facility Bond					
94045	Arverne By The Sea & LLC & Benjamin Beechwood Retail LLC	Recovery Zone Facility Bond	\$11,100,000	12-Feb-15	52
93453	WytheHotel LLC	Recovery Zone Facility Bond	\$15,000,000	15-Dec-10	452

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.

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End of Document

APPENDIX IV

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

1. Number of **Permanent Full-Time Employees** (including those of **Tenants**) as of June 30, 2019.....
2. Number of **Non-Permanent Full-Time Employees** (including those of **Tenants**) as of June 30, 2019.....
3. Number of **Permanent Part-Time Employees** (including those of **Tenants**) as of June 30, 2019.....
4. Number of **Non-Permanent Part-Time Employees** (including those of **Tenants**) as of June 30, 2019.....
- 5a. Number of **Contract Employees** as of June 30, 2019.....
- 5b. Average number of **Contract Construction Employees** during Fiscal Year ending June 30, 2019.....
6. Total Number of employees of the Company and its Affiliates included in Items 1, 2, 3 and 4
(**Excluding Tenants**)

For each employee included in this item 6, attach the Summary Page of the NYS-45 Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance Return for the period including June 30, 2019.

7. Number of employees included in item 6 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 6 above is fewer than 250 employees, please skip questions 9-13 and continue with questions 14-16

9. Number of employees in Item 6 who are "Exempt".....
10. Number of employees in Item 6 who are "Non-Exempt".....
11. Number of employees in item 6 that earn up to \$25,000 annually.....
12. Number of employees in item 6 that earn \$25,001 - \$40,000 annually.....
13. Number of employees in item 6 that earn \$40,001 - \$50,000 annually.....

For Items 14-16, indicate the value of the benefits realized by the Company and its Affiliates at Project Locations during FY'19.

14. Does the Company and/or its Affiliates receive Commercial Expansion Program ("CEP") benefits? ☐ Yes ☐ No
If yes, what was the value realized during FY'18..... \$
15. Does the Company and/or its Affiliates receive Relocation and Employment Assistance Program ("REAP") benefits? ☐ Yes ☐ No
If yes, what was the value realized during FY'18..... \$
16. Has the Company and/or its Affiliates applied for Industrial and Commercial Abatement Program ("ICAP") benefits for new physical improvements at the Project Location(s)? ☐ Yes ☐ No
If yes, please provide the application number(s).....

Include all employees reported in questions 1, 2, 3, 4, 5a and 5b as of June 30, 2019 in your response below.

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

For Items 23, indicate the value of the benefits realized by the Company and its Affiliates at Project Locations during FY'19.

22. What was the value of BIR Energy Assistance realized by the Company and its Affiliates during the FY'19..... \$

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, 2019 that is no less than the sum of \$11.20 per hour (paid in cash wages) and \$1.85 per hour (paid in health benefits, cash, or any combination of the two). The value of any health benefits received shall be determined based on the prorated hourly cost to the employer of the health benefits received by the employee. For employees who customarily and regularly receive tips, any tips received and retained by the employee may be credited towards the living wage rate.

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

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

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

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

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

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

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

INSTRUCTIONS

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

1- 4. Items **1, 2, 3 and 4** must be determined as of June 30, 2019 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.**

5(a) 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. **(b)** 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.

6-8. Report information requested only with respect to the Company and its Affiliates at all Project Locations. For item 6, report only the employees, of the Company and its Affiliates. Do not report Contract Employees, Contract Construction Employees or employees of Tenants.

9-10. 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.

14-15. 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 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>.

16. 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.

17-21. 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 21a should equal the sum of lines 17a-20a, which should also equal the sum of lines 1-5b plus the total number of contract construction employees as of June 30, 2019. The sum for 21b should equal the sum of lines 17b-20b.

22. 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.



TENANT'S EMPLOYMENT & BENEFITS REPORT

For the Fiscal Year July 1, 2018 – June 30, 2019 (FY '19)

PLEASE SEE BELOW FOR THE INSTRUCTIONS AND DEFINITIONS OF CAPITALIZED TERMS USED ON THIS PAGE.

Each Tenant occupying space at a Project Location must complete a Tenant's Employment and Benefits Report. All responses should be limited to Tenant's employees occupying such space. If the Tenant has subleased space to a subtenant, the subtenant must also complete this form with respect to employees and its subtenants and its affiliates occupying such space. The completed forms must be returned to the landlord (the "Company") it within twenty (20) business days of receipt by Tenant.

2. Number of **Permanent Full-Time Employees** as of June 30, 2019 _____
3. Number of **Non-Permanent Full-Time Employees** as of June 30, 2019 _____
3. Number of **Permanent Part-Time Employees** as of June 30, 2019 _____
4. Number of **Non-permanent Part-Time Employees** as of June 30, 2019 _____
- 5a. Number of **Contract Employees** as of June 30, 2019 _____
- 5b. Average number of **Contract Construction Employees** during Fiscal Year ending June 30, 2019 _____
6. Does the Company receive Commercial Expansion Program ("CEP") benefits? ☐ Yes ☐ No
If yes, what was the value realized during FY' 19 \$ _____
7. Does the Company receive Relocation and Employment Assistance Program ("REAP") benefits? ☐ Yes ☐ No
If yes, what was the value realized during FY' 19 \$ _____

Include all Permanent Full-Time & Part time, Temporary Full-Time& Part-Time, Contract and Construction Employees as of June 30, 2019

- | | |
|--|---|
| 8a. Total Number of Industrial Jobs: _____ | 8b. Number of Industrial Jobs Earning a Living Wage or more : _____ |
| 9a. Total Number of Restaurant Jobs: _____ | 9b. Number of Restaurant Jobs Earning a Living Wage or more: _____ |
| 10a. Total Number of Retail Jobs: _____ | 10b. Number of Retail Jobs Earning a Living Wage or more: _____ |
| 11a. Total Number of Other Jobs: _____ | 11b. Number of Other Jobs Earning a Living Wage or more: _____ |
| 12a. Total Number of Jobs: _____ | 12b. Number of Jobs Earning a Living Wage or more: _____ |

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.

LANDLORD NAME _____

TENANT NAME _____

NAME/TITLE _____

SIGNATURE _____

DATE _____

DEFINITIONS:

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

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

"Living Wage" is an hourly compensation package as of April 1, 2019 that is no less than the sum of \$11.20 per hour (paid in cash wages) and \$1.85 per hour (paid in health benefits, cash, or any combination of the two). The value of any health benefits received shall be determined based on the prorated hourly cost to the employer of the health benefits received by the employee. For employees who customarily and regularly receive tips, any tips received and retained by the employee may be credited towards the living wage rate.

"Non-Permanent Full-Time Employee" is an employee of Tenant, 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 of Tenant, 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 of Tenant, 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 of Tenant, 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 Build NYC 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:

Please copy this form and have each Tenant occupying space at a project location complete.

1- 4. Items 1, 2, 3 and 4 must be determined as of June 30, 2019 and must include all of Tenant's Permanent Full-Time Employees, Permanent Part-Time Employees, Non-Permanent Full-Time Employees and Non-Permanent Part-Time Employees at all Project Locations. Do not include Tenant's Contract Employees or Contract Construction Employees in 1-4.

5. (a) Report all Contract Employees providing services to the Tenant at all Project Locations. Do not include Contract Construction Employees in question 5a. **(b)** Report the 12 month average of Contract Construction Employees providing services to the Tenants 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.

6. & 7. Report all CEP and/or REAP benefits received by the Tenant at all Project Locations. CEP is a package of tax benefits, administered by the New York City Department of Finance, designed to help qualified businesses to relocate or expand in designated relocation areas in NYC. 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>.

8-12. Include Permanent Full-Time Employees (including those of Tenants), Non-Permanent Full-Time Employees (including those of Tenants), Permanent Part-Time Employees (including those of Tenants), Non-Permanent Part-Time Employees (including those of Tenants), Contract Employees and Contract Construction Employees. The sum for 12a should equal the sum of lines 8a-11a, which should also equal the sum of lines 1-5a plus the total number of contract construction employees as of June 30, 2019. The sum for 12b should equal the sum of lines 8b-12b.