



Department of Taxation and Finance

# IDA Appointment of Project Operator or Agent For Sales Tax Purposes

# ST-60

(1/18)

The industrial development agency or authority (IDA) **must** submit this form within **30 days** of the appointment of a project operator or agent, whether appointed directly by the IDA or indirectly by the operator or another agent.

**For IDA use only**

### IDA information

|  |             |                   |   |  |  |
|--|-------------|-------------------|---|--|--|
| Name of IDA<br>New York City Industrial Development Agency |             |                   | IDA project number (use OSC numbering system for projects after 1998)<br>600119016A |  |  |
| Street address<br>1 Liberty Plaza                          |             |                   | Telephone number<br>(212 ) 619-5000   |  |  |
| City<br>New York   | State<br>NY | ZIP code<br>10006 | Email address (optional)  |  |  |

### Project operator or agent information

|   |             |   |   |  |
|---|-------------|---|---|--|
| Name of IDA project operator or agent<br>Pavarini McGovern, LLC |             | Mark an X in the box if directly appointed by the IDA: <input type="checkbox"/> | Employer identification or Social Security number<br>[REDACTED]                                   |  |
| Street address<br>330 West 34th Street, 12th Floor              |             | Telephone number<br>( 212 ) 907-0900  | Primary operator or agent?<br>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |  |
| City<br>New York  | State<br>NY | ZIP code<br>10001   | Email address (optional)<br>marc.depaul@pavmcgovern.com   |  |

### Project information

|  |             |                   |  |
|--|-------------|-------------------|--|
| Name of project<br>2019 45-18 Court Square Owner, L.L.C. Project   |             |                   |  |
| Street address of project site<br>45-18 Court Square   |             |                   |  |
| City<br>Long Island City   | State<br>NY | ZIP code<br>11101 | Email address (optional)<br>ejaram@ks-prop.com |
| Purpose of project<br><p>The construction, renovation, furnishing and equipping of an approximately 266,791 RSF Laboratory and Office building on an approximately 36,875 square foot parcel of land located at 45-18 Court Square, and the subleasing, occupancy, use and operation thereof, for the Eligible Commercial Life Science Use and Non-Qualified Use as and to the extent required or permitted by the Agency Lease Agreement.</p> |             |                   |  |

|   |   |   |  |
|---|---|---|--|
| Description of goods and services intended to be exempted from New York State and local sales and use taxes<br>Purchases of materials, goods, personal property and fixtures and supplies that will be incorporated into and made an integral component part of the project. Purchases of materials, goods and supplies to be used and substantially consumed in the course of the project except fuel or materials/substances consumed in the course of operating machinery & equipment containing fuel and leases of machinery and equipment solely for temporary use in connection with construction of the Project. |   |   |  |
| Date project operator or agent appointed (mmddyy)<br>121919   | Date project operator or agent status ends (mmddyy)<br>121924 | Mark an X in the box if this is an extension to an original project <input checked="" type="checkbox"/> |  |
| Estimated value of goods and services that will be exempt from New York State and local sales and use tax: \$70,505,751   |   | Estimated value of New York State and local sales and use tax exemption provided: \$6,661,354           |  |

**Certification:** I certify that the above statements are true, complete, and correct, and that no material information has been omitted. I make these statements with the knowledge that willfully providing false or fraudulent information with this document may constitute a felony or other crime under New York State Law, punishable by a substantial fine and possible jail sentence. I also understand that the Tax Department is authorized to investigate the validity of any information entered on this document.

|  |  |  |                                      |
|--|--|--|--------------------------------------|
| Print name of officer or employee signing on behalf of the IDA<br>Noah Schumer |  | Print title<br>Deputy Executive Director |                                      |
| Signature<br>  |  | Date<br>03/2/2022                        | Telephone number<br>( 212 ) 619-5000 |

## Instructions

### When to file

An IDA must file this form within 30 days of the date they appoint any project operator or other person as agent of the IDA, for purposes of extending any sales and use tax exemptions.

### Requirements to file

The IDA must file a separate form for each person it appoints as agent, whether directly or indirectly, and regardless of whether the person is the primary project operator or agent. If the IDA authorizes a project operator or agent to appoint other persons as agent of the IDA, the operator or agent making such an appointment must advise the IDA that it has done so, so that the IDA can file a form within 30 days of the date of the new agent's appointment. The IDA should not file this form for a person hired to work on an IDA project if that person is not appointed as agent of the IDA. The IDA should not file this form if they do not extend any sales or use tax exemption benefits for the project.

If an IDA modifies a project, such as by extending it beyond its original completion date, or by increasing or decreasing the amount of sales and use tax exemption benefits authorized for the project, they must, within 30 days of the change, file a new form with the new information.

### If the information on this form changes

If an IDA amends, revokes, or cancels the appointment of an agent, or if an agent's appointment becomes invalid for any reason, the IDA, within 30 days, must send a letter to the address below for filing this form, indicating that the appointment has been amended, revoked, or cancelled, or is no longer valid, and the effective date of the change. They must attach to the letter a copy of the form it originally filed. The IDA should not send a letter for a form that is not valid merely because the *Completion date of project* has passed.

### Mailing instructions

Mail completed form to:

NYS TAX DEPARTMENT  
IDA UNIT  
W A HARRIMAN CAMPUS  
ALBANY NY 12227-0866

**Private delivery services** – See Publication 55, *Designated Private Delivery Services*.

### Privacy notification

New York State Law requires all government agencies that maintain a system of records to provide notification of the legal authority for any request for personal information, the principal purpose(s) for which the information is to be collected, and where it will be maintained. To view this information, visit our website, or, if you do not have Internet access, call and request Publication 54, *Privacy Notification*. See *Need help?* for the Web address and telephone number.

### Need help?



Visit our website at [www.tax.ny.gov](http://www.tax.ny.gov)

- get information and manage your taxes online
- check for new online services and features

### Telephone assistance

|  |  |
|--|--|
| Sales Tax Information Center:                  | 518-485-2889                                 |
| To order forms and publications:               | 518-457-5431                                 |
| Text Telephone (TTY) or TDD<br>equipment users | Dial 7-1-1 for the<br>New York Relay Service |