



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

Project operator or agent information

Name of IDA project operator or agent 45-18 Court Square Owner, L.L.C.		Mark an X in the box if directly appointed by the IDA <input checked="" type="checkbox"/>	Employer identification or Social Security number [REDACTED]	
Street address c/o Ed Jaram, WeWork, 205 East 42nd Street		Telephone number (646) 992-4645	Primary operator or agent? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
City New York	State NY	ZIP code 10017	Email address (optional) ejaram@ks-prop.com	

Project information

Name of project 2019 45-18 Court Square Owner, L.L.C. Project			
Street address of project site 45-18 Court Square			
City Long Island City	State NY	ZIP code 11101	Email address (optional) ejaram@ks-prop.com
Purpose of project 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.			

Description of goods and services intended to be exempted from New York State and local sales and use taxes 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) 121919	Date project operator or agent status ends (mmddyy) 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 Noah Schumer		Print title Deputy Executive Director	
Signature 		Date 03-02-2023	Telephone number (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

- 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 equipment users	Dial 7-1-1 for the New York Relay Service