



**Annual Investment Projects  
Report Pursuant to**

**City Charter §1301(1)(b)**

**FY 2017, Volume I**

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**NYCEDC**

New York City Economic Development Corporation

110 William Street, New York, NY 10038



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# Executive Summary

The following summarizes New York City Economic Development Corporation's (NYCEDC) Fiscal Year 2017 ("FY17") annual report on projects to support investment, job creation, job retention, and growth in New York City. This year's report includes information on 519 projects receiving Financial Assistance in the form of loans, grants, and tax or energy benefits. The report also includes information on 48 sales and 90 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 (75.9%) of active projects were located during FY17.
- Twenty-two projects commenced in FY17, 14 of which were part of the Build NYC tax-exempt financing program. Seven New York City Industrial Development Agency's Industrial Incentive projects and one New Market Tax Credit project also commenced over the year.
- Of the projects that closed in FY17, seven were in the Educational Services sector, followed by four in Manufacturing, and four in Healthcare and Social Assistance. Of the \$8.4 million in assistance (net of recapture/penalties) provided to projects that began in FY17, the Educational Services sector captured the largest share (37.9%), followed by Manufacturing (22.3%), and Transportation (14.1%).
- Since the Food Retail Expansion to Support Health (FRESH) program began in FY10, 16 projects have closed, providing healthy foods to NYC's poorest and most underserved neighborhoods.
- Manufacturing companies constitute the greatest share of all active projects in FY17 (20.4%), followed by companies in Educational Services (18.1%), and Healthcare and Social Assistance (16.0%). Wholesale Trade accounts for a further 10.0% of projects.
- FTE employment at project locations was 2.3 times of 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 93.0%.
- Financial assistance ended for 49 projects in FY17 because of natural expiration of the agreement, voluntary termination, or suspension as a result of default.
- Approximately \$6.8 million was recovered from projects during FY17, contributing to a total of more than \$110 million recovered from non-compliant projects since FY03.
- Four of the 26 projects that are required to pay a living wage closed in FY17. The total number of jobs associated with these 26 projects is approximately 2,900.
- Of all the projects that submitted living wage information in FY17, 95% of employees were paid a living wage (a total of 139,679 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 2017 ("FY17")<sup>1</sup> annual report on its projects with businesses to support investment, job creation, job retention and growth ("Investment Projects"), pursuant to City Charter §1301(1)(b).

City Charter §1301(1)(b) 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.<sup>2</sup>

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 FY16 are available for download at [edc.nyc](http://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. FY17 Reporting Requirements and Summary of Results

NYCEDC's Annual Investment Projects Report is regulated by City Charter §1301(1)(b). City Charter §1301(1)(b) requires the City's Department of Small Business Services ("DSBS") 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 DSBS has included such requirements in its annual contracts with NYCEDC for FY17. Table 1-1 below summarizes the reporting requirements of City Charter §1301(1)(b), as in effect on the effective date of the annual contracts between DSBS and NYCEDC for FY17. The text of City Charter §1301(1)

<sup>1</sup> Fiscal years cover the period from July 1 of a given year to June 30 of the following year. FY17 refers to the fiscal year commencing on July 1, 2016 and ending on June 30, 2017.

<sup>2</sup> Estimates of City Costs and City Benefits are no longer required under City Charter §1301(1)(b) for sales and leases of City-owned land. Reporting on leases of City-owned land is subject to the same jobs threshold as land sales. However, due to data availability, the report includes data on all contracts active in FY17.

(b) as then in effect is included in Appendix III of this Volume. This Annual Investment Projects Report pertains only to FY17 and was prepared in accordance with City Charter §1301(1)(b) as in effect on the effective date of the annual contracts between DSBS and NYCEDC for FY17. Note that 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 is effective as of January 14, 2018 and the changes made by it are not required to be reflected in this Annual Investment Projects Report for FY17. References in this Annual Investment Projects Report to City Charter §1301(1)(b) shall be to those provisions in effect on the effective date of the annual contracts between DSBS and NYCEDC for FY17.

**TABLE 1-1: Summary of LL62 Reporting Requirements**

Project Type	Criteria for Inclusion	Information to be Reported <sup>3</sup>
<b>Financial Assistance</b> (Loans, grants and tax or energy benefits)	<ul style="list-style-type: none"> <li>• 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)</li> <li>• Entities providing Financial Assistance: NYCEDC, NYC Industrial Development Agency (NYCIDA), and Build NYC Resource Corporation (Build NYC)</li> <li>• Types of Financial Assistance: NYCEDC loans, Business Incentive Rate (BIR) programs, tax-exempt bonds, sales tax waivers, mortgage reporting tax (MRT) waivers, Payments-In-Lieu-Of-Taxes (PILOT) real property tax exemptions, and incentives awarded as a part of the Applied Sciences NYC program, and New Markets Tax Credit program</li> </ul>	<ul style="list-style-type: none"> <li>• All information listed in clauses (i) through (xviii) of City Charter §1301(1)(b) and included in the project report tables (for an explanation, see Appendix I of this Volume)</li> <li>• Information on Investment Projects for which Financial Assistance in the Reporting Year was less than \$150,000 is aggregated</li> <li>• Data are to be made available in a non-proprietary database format</li> </ul>
<b>Sales of City-owned Land</b>	<ul style="list-style-type: none"> <li>• All sales of City-owned land that are (i) estimated to retain or create no less than 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</li> </ul>	<ul style="list-style-type: none"> <li>• A list of sales and sale prices, to be made available in a non-proprietary database format</li> <li>• Terms or restrictions on the use or resale of the property</li> </ul>
<b>Leases of City-owned Land</b>	<ul style="list-style-type: none"> <li>• All leases of City-owned land (i) estimated to retain or create no less than 25 jobs and (ii) was effective at any time during the prior fiscal year, regardless of the commencement date of such lease</li> </ul>	<ul style="list-style-type: none"> <li>• A list of leases and rent payments in the reporting year, to be made available in a non-proprietary database format</li> <li>• Terms or restrictions on the use of the property</li> </ul>

## Section 2.1 Summary of Results

There are 519 Financial Assistance Investment Projects included in this year’s report. In FY17, 22 projects started reporting, and Financial Assistance ended for 49 projects. These 519 projects accounted for:

- 5.7% of total private employment in New York City;
- \$32.5 billion in private investment;
- \$1.4 billion in City Costs (present value), net of recapture, cancellations, reductions and penalties;<sup>4</sup>
- \$61.2 billion in City Benefits (present value), net of the assistance provided and recapture/penalties.

There are 48 land sales satisfying the criteria for inclusion in this year’s report. These sales account for \$599.7 million (in FY17 dollars).<sup>5</sup> Total rent in FY17 from the 90 leases included in the report was \$107.8 million.<sup>6</sup>

<sup>3</sup> 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.

<sup>4</sup> Present value calculation methods are explained in Chapter 2, Section 1 and Appendix I of this Volume.

<sup>5</sup> Sale prices were adjusted using NY Metropolitan Area Consumer Price Index—All Urban Consumers from the U.S. Bureau of Labor Statistics.

<sup>6</sup> There may be overlap between Financial Assistance projects and land sales or leases.



## 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 in the City. 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 generally across all industries. The Ports and 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.

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 program, a federal tax credit program administered by the U.S. Department of 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.

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 ones.

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 NYCIDA files annual reports on its activities with the New York State Comptroller and the New York State Authorities Budget Office.<sup>7</sup> NYCIDA contracts with NYCEDC for staffing and administrative services. NYCEDC markets NYCIDA programs through a variety of initiatives, including providing

<sup>7</sup> These reports are available at [edc.nyc](http://edc.nyc)

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 is empowered to provide four types of Financial Assistance to support qualifying private capital investment:

- a) **Tax-exempt bond financing.** NYCIDA is a qualified issuer of both taxable and tax-exempt bonds. The interest on NYCIDA bonds is exempt from the income taxes imposed by the New York State and City governments, and in certain cases by the Federal Government (referred to as “triple tax-exempt bonds”). Private investors, who assume the financing risks of the project, purchase these bonds. Repayment of the bonds is not an obligation of NYCIDA or the City, State or Federal Governments, but, rather, of the project owner. Investors in triple tax-exempt bonds typically accept a lower interest rate because of the income tax exemption.
- b) **Property tax reductions.** NYCIDA can exempt real property from City ad valorem real property taxes. Typically, NYCIDA utilizes this exemption authority to abate and/or stabilize the amount of real property taxes that would otherwise be due with respect to a company's real property. The company enters into an agreement with NYCIDA requiring the company to make Payments in Lieu of Taxes (PILOT) with respect to such exempted property; the PILOT reflects the amount of the abatement and/or stabilization provided.
- c) **Partial exemption of mortgage recording tax.** City and State mortgage recording tax (MRT) relating to the project financing, equal to 2.50 percent for mortgages equal to or greater than \$500,000, may be deferred or waived, as of January 1, 2017.
- d) **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](http://edc.nyc), or as otherwise permitted by the NYCIDA statute. During FY17, 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.<sup>8</sup> Eligible companies include manufacturers, distributors, warehouses, other industrial companies, and grocery store operators and developers seeking to acquire, construct or renovate facilities for their own use. 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.

### **Hudson Yards Commercial Construction Projects**

The 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.

### **Commercial Growth Program:**

The 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 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.

<sup>8</sup> Projects that were separately classified under the Small Industry Incentive program in previous Fiscal Years are now classified under the Industrial Incentive Program.

## **NYCIDA Selection Considerations**

All NYCIDA benefits are discretionary. Firms seeking Financial Assistance must submit an application 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 planned 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 Commercial Growth and Commercial Project incentives, staff determines the minimum level of assistance necessary to ensure a project's financial feasibility (established through, 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 may be provided for the maintenance of existing employment and operations, for the creation or relocation into the City of new jobs, or both. The more recent Commercial Growth agreements are structured so that most benefits are tied to future job growth. These growth benefits are made available on a per-job basis. The estimated per-employee tax revenue to the City from that prior year alone is usually several times the total per-employee incentive.

In prior years, the primary focus of Commercial Growth 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 provided. More recent transactions include requirements that when benefits are provided for job growth, new jobs for which benefits are 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**

The 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 lower-cost financing programs to qualified borrowers in obtaining tax-exempt and taxable bond financing. Build NYC's administration and Board of Directors is similar to 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 their 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 may be able to access tax-exempt financing to finance the construction, renovation and equipping costs associated with the following types of projects, including 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 FY17 there were 12 New York City businesses enrolled in the NYCEDC's portion of the BIR program.<sup>9</sup>

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.

<sup>9</sup> 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.

# Chapter Two:

## Overview of Public Benefit from Investment Projects

### Section 1. Framework of NYCEDC's Public Benefit Analysis

City Charter §1301(1)(b) 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.<sup>10</sup>

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, City Charter §1301(1)(b) 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 programs administered by the Department of Finance. 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.

LL62 extended reporting on Financial Assistance Investment Projects through the final year of assistance, regardless of the year they initiated. Accordingly, FY11's report—the first report to which LL62 applied—added 83 projects that started between FY81 and FY98, previously not required to be reported or not voluntarily reported.

The 519 currently-active Financial Assistance Investment Projects included in the report are distributed across program categories as follows:<sup>11</sup>

1. Manufacturing Facilities Bonds: 23 active projects in FY17; (2 terminated in FY17)
2. Not-for-Profit Bonds (through NYCIDA): 53 active projects in FY17; (15 terminated in FY17 – some refunded to Build NYC)
3. Build NYC Revenue Bonds: 96 active projects in FY17;<sup>12</sup> (4 terminated in FY17)
4. Build NYC Tax Exempt Promissory Notes: 16 active projects in FY17;
5. NYCIDA Pooled Bonds: 34 active projects in FY17; (6 terminated in FY17 – some refunded to Build NYC)
6. NYCIDA Exempt Facilities Bonds: 4 active projects in FY17;

<sup>10</sup> Some projects in this report are covered by the provision of City Charter §1301(1)(b) 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.

<sup>11</sup> If a project received assistance under more than one program, it is included in the category that is highest on this list. For example, if a Commercial Growth project also received BIR assistance, it is included in the Commercial Growth category.

<sup>12</sup> 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 FY17. In this case, the Report counted both as a terminated project under NYCIDA and as a new, active project under Build NYC.

7. Empowerment Zone Facilities Bonds: 1 active project in FY17;
8. Liberty Bonds: 1 active project in FY17;
9. Industrial Incentive: 216 active projects in FY17; (13 terminated in FY17)
10. FRESH: 16 active projects in FY17;
11. Commercial Growth: 19 active projects in FY17; (1 terminated in FY17)
12. Commercial Project: 10 active projects in FY17;
13. Recovery Zone Facility Bonds: 3 active projects in FY17;
14. Applied Sciences: 5 active projects in FY17;
15. BIR Assistance: 12 active projects in FY17; (6 terminated in FY17)
16. NYCEDC Loans: 9 active projects in FY17; (2 terminated in FY17)
17. New Market Tax Credit Program: 1 active project in FY17.

It should be noted that the following programs are no longer available to new projects: Recovery Zone Facility Bonds, Not-for-Profit Bonds, Liberty Bonds and Pooled Bonds issued through NYCIDA.

City Charter §1301(1)(b) 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. City Charter §1301(1)(b) also requires the provision of a list of all existing leases of City-owned land, regardless of start year, if the same jobs thresholds are met. Volume III of this year's report contains data on 48 sales and on 90 leases. In accordance with City Charter §1301(1)(b), estimates of City Costs and City Benefits associated with these projects are no longer provided.

## Calculation of City Costs

City Charter §1301(1)(b) 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 the New York City Department of Finance ("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.<sup>13</sup>

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. The report counts as a City Cost only the City taxes foregone 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

<sup>13</sup> Effective 7/1/2008, the ICIP program was replaced by ICAP. Grandfathering rules regulate eligibility of projects completed on or after FY09 for ICIP.



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 (FY17) and (2) the total amount over the life of the project. The total amount is presented as a present value discounted to the project start date, in order to reflect the value of assistance to both the City and the company at the time the project investment decision was made. This total present value is subdivided into two amounts: the portion (using actual figures) relating to the years from the project start through the reporting year, and the portion (using projected figures) from FY18 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

City Charter §1301(1)(b) requires estimates of the tax revenues realized by the City as a result of each project. There are two categories of City Benefits:

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

**Indirect and Induced Impacts.** The City Benefits generated elsewhere within the City by a company's business activities are called Indirect Impacts. These impacts include 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.<sup>14</sup> 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 FY17 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.

<sup>14</sup> 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.

TABLE 2-1 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - LOCAL LAW 62 PROJECT REPORT TABLE

		ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date	
		FY 17	Through FY 17	FY 18 and After	Total
<i>(All dollar values in thousands. Italics denotes projections.)</i>					
<b>Real Property Related Taxes</b>					
Company Direct: Land		\$3,260,083	\$2,664,140	\$13,091,257	\$15,755,397
Company Direct: Building		\$637,134	\$3,056,706	\$2,643,571	\$5,700,277
Mortgage Recording Tax		\$3,646	\$254,545	\$0	\$254,545
Pilot Savings		\$84,297	\$261,158	\$539,986	\$801,144
Mortgage Recording Tax Exemption		\$3,646	\$221,088	\$0	\$221,088
Indirect and Induced: Land		\$420,855	\$2,245,109	\$1,690,793	\$3,935,902
Indirect and Induced: Building		\$781,587	\$4,169,488	\$3,140,045	\$7,309,533
TOTAL Real Property Related Taxes		\$5,015,361	\$11,907,743	\$20,025,680	\$31,933,423
<b>Income, Consumption &amp; Use Taxes</b>					
Company Direct		\$1,665,345	\$10,172,074	\$6,691,050	\$16,863,124
Sales Tax Exemption		\$5,989	\$105,472	\$228,654	\$334,125
Energy Tax Savings		\$213	\$2,479	\$488	\$2,967
Tax Exempt Bond Savings		\$3,433	\$20,570	\$26,540	\$47,110
Indirect and Induced		\$1,252,870	\$7,421,417	\$5,343,233	\$12,764,650
TOTAL Income, Consumption & Use Taxes		\$2,908,580	\$17,464,971	\$11,778,602	\$29,243,573
<b>SUMMARY</b>					
Assistance Provided		\$97,578	\$610,766	\$795,668	\$1,406,433
Recapture/cancellation/reduction amount		\$6,792	\$7,762	\$116	\$7,878
Penalty Paid		\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)		\$90,786	\$603,004	\$795,552	\$1,398,555
Company-Direct Tax Revenue (Before Assistance)		\$5,566,207	\$16,147,466	\$22,425,877	\$38,573,343
Indirect and Induced Tax Revenues		\$2,455,312	\$13,836,014	\$10,174,072	\$24,010,085
TOTAL Tax Revenues (Before Assistance)		\$8,021,519	\$29,983,479	\$32,599,949	\$62,583,429
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)		\$7,930,734	\$29,380,476	\$31,804,398	\$61,184,873
<p>FY 17 Amounts (thousands)</p> <p>Bond issuance: \$338,140      <u>DOE Incentive Programs</u></p> <p>REAP: \$3,261</p> <p>Value of Energy Benefit: \$3,037      CEP: \$22</p>					

Total Projects: 519

Program: All

Borough: All

Sq. Ft-Land: 300,409,630

Sq Ft-Building: 149,286,410

Project Amount (000s): \$32,517,876

Type of Assistance: Business Incentive Rate, Mortgage Recording Tax, NYC Public Utility Service, Payment in Lieu Of Taxes, Sales Tax, Sales Tax Growth Credits, Sales Tax Recruitment Credits, Tax Exempt Bonds

**EMPLOYMENT INFORMATION**

**Current Project Jobs**

Part Time Perm. Jobs: 15,420

Part Time Temp. Jobs: 9,502

Full Time Perm. Jobs: 141,846

Full Time Temp. Jobs: 3,753

Contract Employees: 18,976

Jobs Total: 189,497

Jobs FTE: 217,245

Construction Jobs: 4337

Total Project Jobs at Application (FTE): 94,691

Following not required for companies with fewer than 250 employees

% Employees

59

% Living in NYC:

12

9

6

14

68

92 %

19 %

Health Benefit Full Time:

Health Benefit Part Time:

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

The summary of the analysis for all 519 NYCEDC Financial Assistance Investment Projects is presented in Table 2-1. Similar results are presented by borough in Tables 2-2 through 2-6.<sup>15</sup> Results for individual projects are included in Volume II.<sup>16</sup>

The projects include an important part of the City's economy. In FY17, jobs at project locations totaled approximately 217,245 or 5.7 percent of the City's private sector jobs.<sup>17</sup> The projects involved approximately \$32.5 billion in private investments.

For FY17, total City Costs net of recapture, cancellations, reductions and penalties ("recapture and penalties") on these projects were \$90.8 million. Recaptures, cancellations, and reductions totaled \$6.8 million in FY17. City Benefits (tax revenues generated directly and indirectly by the projects) net of assistance, recapture, and penalties were estimated at \$7.9 billion. Nearly 70 percent of City Benefits in FY17 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 \$1.4 billion net of recapture and penalties.<sup>18</sup> PILOT savings comprised the greatest share of total assistance (57.0%), followed by sales tax exemptions (23.8%), MRT exemptions (15.7%), tax-exempt bond interest savings (3.3%), and energy tax savings (0.2%). The present value of City Benefits over the lives of the projects is estimated to be \$61.2 billion net of assistance, recapture and penalty.

Total full-time equivalent ("FTE") employment was 217,245, which was 2.3 times of 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 93.0 percent.<sup>19</sup> In companies reporting information on earnings levels (i.e., those with at least 250 employees at project locations), 41 percent of employees were non-exempt, as defined by the Federal Fair Labor Standards Act, and 20 percent earned over \$40,000 annually, while 59 percent were exempt.<sup>20</sup> 92 percent of full-time employees at project locations were offered health insurance, as were 19 percent of part-time employees. About 68 percent of employees at project locations live in New York City.<sup>21</sup>

The Fair Wages for New Yorkers 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, 2017 was \$10.70 per hour and the health benefits supplement rate as of such date was \$1.75 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 Fair Wages for New Yorkers Act (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, 155 projects have closed since the enactment of the Act. Of these, 129 projects are exempt, while the remaining 26 are required to pay a living wage. This report includes living wage

<sup>15</sup> 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.

<sup>16</sup> 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.

<sup>17</sup> With the exception of 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 FY17 average private sector payroll employment from the NYS Department of Labor's Current Employment Survey (CES) data as of the January 18, 2018 data release. All data definitions can be found in Appendix 1 of this Volume.

<sup>18</sup> Recapture and penalties include amounts through FY17.

<sup>19</sup> 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 in this year's report (where each full-time job is 1 job and each part-time job is 0.5 jobs).

<sup>20</sup> 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.

<sup>21</sup> 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.

TABLE 2-2 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - LOCAL LAW 62 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date		
(All dollar values in thousands. Italics denotes projections.)		FY 17	Through FY 17 FY 18 and After	Total
<b>Real Property Related Taxes</b>				
Company Direct: Land		\$41,615	\$105,081	\$252,638
Company Direct: Building		\$19,301	\$131,425	\$121,508
Mortgage Recording Tax		\$646	\$65,782	\$0
Pilot Savings		\$15,652	\$42,991	\$148,703
Mortgage Recording Tax Exemption		\$646	\$60,534	\$0
Indirect and Induced: Land		\$20,156	\$124,928	\$181,760
Indirect and Induced: Building		\$37,433	\$232,009	\$337,554
<b>TOTAL Real Property Related Taxes</b>		<b>\$102,854</b>	<b>\$555,700</b>	<b>\$744,756</b>
<b>Income, Consumption &amp; Use Taxes</b>				
Company Direct		\$94,125	\$635,513	\$747,902
Sales Tax Exemption		\$1,358	\$13,739	\$8,273
Energy Tax Savings		\$0	\$240	\$0
Tax Exempt Bond Savings		\$983	\$5,852	\$8,179
Indirect and Induced		\$63,613	\$440,676	\$587,426
<b>TOTAL Income, Consumption &amp; Use Taxes</b>		<b>\$155,997</b>	<b>\$1,056,358</b>	<b>\$1,318,876</b>
<b>SUMMARY</b>				
Assistance Provided		\$18,639	\$123,356	\$165,155
Recapture/cancellation/reduction amount		\$527	\$446	\$0
Penalty Paid		\$0	\$0	\$0
<b>TOTAL Assistance (Net of recapture/penalties)</b>		<b>\$18,112</b>	<b>\$122,910</b>	<b>\$165,155</b>
Company-Direct Tax Revenue (Before Assistance)		\$155,687	\$937,801	\$1,122,048
Indirect and Induced Tax Revenues		\$121,202	\$797,613	\$1,106,740
<b>TOTAL Tax Revenues (Before Assistance)</b>		<b>\$276,890</b>	<b>\$1,735,414</b>	<b>\$2,228,787</b>
<b>TOTAL Tax Revenues (Net of Assistance, recapture and penalty)</b>		<b>\$258,778</b>	<b>\$1,612,504</b>	<b>\$2,063,632</b>

  

FY 17 Amounts (thousands)		
Bond Issuance:	\$93,875	DOE Incentive Programs
Value of Energy Benefit:	\$0	REAP: \$705
		CEP: \$0

  

EMPLOYMENT INFORMATION	
<b>Current Project Jobs</b>	
Part Time Perm. Jobs:	2,968
Part Time Temp. Jobs:	1,491
Full Time Perm. Jobs:	12,319
Full Time Temp. Jobs:	354
Contract Employees:	3,587
Jobs Total:	20,719
Jobs FTE:	20,894
Construction Jobs:	388
Total Project Jobs at Application (FTE):	8,968
Following not required for companies with fewer than 250 employees	
% Employees	% Living in NYC:
Exempt: 38	74
Non-Exempt earning:	Health Benefit Full Time: 90 %
< \$25,000: 22	Health Benefit Part Time: 12 %
\$25,001 - \$40,000: 20	
\$40,001 - \$50,000: 13	
> \$50,000: 7	

Total Projects: 90  
 Program: All  
 Borough: Bronx  
 Sq. Ft-Land: 19,434,097  
 Sq.Ft-Building: 14,956,633  
 Project Amount (000s): \$4,005,396  
 Type of Assistance: Business Incentive Rate, Mortgage Recording Tax, NYC Public Utility Service, Payment In Lieu Of Taxes, Sales Tax, Tax Exempt Bonds

TABLE 2-3 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - LOCAL LAW 62 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date		
(All dollar values in thousands. Italics denotes projections.)		FY 17	Through FY 17 FY 18 and After	Total
<b>Real Property Related Taxes</b>				
Company Direct: Land		\$54,723	\$171,979	\$562,584
Company Direct: Building		\$37,149	\$247,754	\$423,289
Mortgage Recording Tax		\$904	\$29,425	\$0
Pilot Savings		\$8,786	\$69,338	\$53,838
Mortgage Recording Tax Exemption		\$904	\$15,973	\$0
Indirect and Induced: Land		\$51,433	\$287,973	\$250,610
Indirect and Induced: Building		\$95,518	\$534,807	\$465,418
<b>TOTAL Real Property Related Taxes</b>		<b>\$230,038</b>	<b>\$1,186,628</b>	<b>\$1,400,309</b>
<b>Income, Consumption &amp; Use Taxes</b>				
Company Direct		\$230,215	\$1,815,731	\$2,942,024
Sales Tax Exemption		\$398	\$19,727	\$34,480
Energy Tax Savings		\$6	\$108	\$25
Tax Exempt Bond Savings		\$836	\$5,373	\$4,653
Indirect and Induced		\$176,062	\$1,074,799	\$668,731
<b>TOTAL Income, Consumption &amp; Use Taxes</b>		<b>\$405,036</b>	<b>\$2,865,322</b>	<b>\$1,955,867</b>
<b>SUMMARY</b>				
Assistance Provided		\$10,932	\$110,518	\$92,996
Recapture/cancellation/reduction amount		\$2,251	\$806	\$0
Penalty Paid		\$0	\$0	\$0
<b>TOTAL Assistance (Net of recapture/penalties)</b>		<b>\$8,680</b>	<b>\$109,712</b>	<b>\$92,996</b>
Company-Direct Tax Revenue (Before Assistance)		\$322,992	\$2,264,890	\$1,864,413
Indirect and Induced Tax Revenues		\$323,013	\$1,887,578	\$1,584,759
<b>TOTAL Tax Revenues (Before Assistance)</b>		<b>\$646,005</b>	<b>\$4,152,468</b>	<b>\$3,449,172</b>
<b>TOTAL Tax Revenues (Net of Assistance, recapture and penalty)</b>		<b>\$637,325</b>	<b>\$4,052,756</b>	<b>\$7,408,932</b>

  

FY 17 Amounts (thousands)		
Bond Issuance:	\$67,590	DOE Incentive Programs
Value of Energy Benefit:	\$90	REAP: \$1,187
		CEP: \$22

  

EMPLOYMENT INFORMATION	
<b>Current Project Jobs</b>	
Part Time Perm. Jobs:	4,539
Part Time Temp. Jobs:	2,923
Full Time Perm. Jobs:	24,764
Full Time Temp. Jobs:	379
Contract Employees:	3,033
Jobs Total:	35,638
Jobs FTE:	32,645
Construction Jobs:	536
Total Project Jobs at Application (FTE):	19,795
Following not required for companies with fewer than 250 employees	
Exempt:	% Employees
Non-Exempt earning:	% Living in NYC:
< \$25,000:	47
\$25,001 - \$40,000:	11
\$40,001 - \$50,000:	17
> \$50,000:	9
	16
Health Benefit Full Time:	97 %
Health Benefit Part Time:	26 %

TABLE 2-4 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - LOCAL LAW 62 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
(All dollar values in thousands, italics denotes projections.)		FY 17	Through FY 17	FY 18 and After	Total
<b>Real Property Related Taxes</b>					
Company Direct: Land		\$3,052,080	\$2,193,792	\$10,551,563	\$12,745,355
Company Direct: Building		\$523,910	\$2,491,761	\$1,635,373	\$4,127,134
Mortgage Recording Tax		\$1,477	\$100,826	\$0	\$100,826
Pilot Savings		\$23,571	\$43,030	\$47,371	\$90,401
Mortgage Recording Tax Exemption		\$1,477	\$88,261	\$0	\$88,261
Indirect and Induced: Land		\$304,646	\$1,615,477	\$948,292	\$2,463,769
Indirect and Induced: Building		\$565,771	\$3,000,171	\$1,575,399	\$4,575,571
<b>TOTAL Real Property Related Taxes</b>		<b>\$4,422,836</b>	<b>\$9,270,737</b>	<b>\$14,563,257</b>	<b>\$23,833,993</b>
<b>Income, Consumption &amp; Use Taxes</b>					
Company Direct		\$1,110,162	\$6,450,856	\$3,157,854	\$9,608,709
Sales Tax Exemption		\$3,609	\$59,080	\$160,390	\$219,470
Energy Tax Savings		\$207	\$1,979	\$464	\$2,442
Tax Exempt Bond Savings		\$740	\$3,220	\$7,023	\$10,243
Indirect and Induced		\$871,788	\$5,158,286	\$2,558,732	\$7,717,018
<b>TOTAL Income, Consumption &amp; Use Taxes</b>		<b>\$1,977,395</b>	<b>\$11,544,863</b>	<b>\$5,548,709</b>	<b>\$17,093,573</b>
<b>SUMMARY</b>					
Assistance Provided		\$29,602	\$195,569	\$215,248	\$410,817
Recapture/cancellation/reduction amount		\$3,965	\$6,417	\$116	\$6,533
Penalty Paid		\$0	\$0	\$0	\$0
<b>TOTAL Assistance (Net of recapture/penalties)</b>		<b>\$25,638</b>	<b>\$189,152</b>	<b>\$215,132</b>	<b>\$404,284</b>
Company-Direct Tax Revenue (Before Assistance)		\$4,687,628	\$11,237,235	\$15,344,790	\$26,562,025
Indirect and Induced Tax Revenues		\$1,742,205	\$9,773,935	\$4,982,424	\$14,756,358
<b>TOTAL Tax Revenues (Before Assistance)</b>		<b>\$6,429,833</b>	<b>\$21,011,169</b>	<b>\$20,327,213</b>	<b>\$41,338,383</b>
<b>TOTAL Tax Revenues (Net of Assistance, recapture and penalty)</b>		<b>\$6,404,196</b>	<b>\$20,822,017</b>	<b>\$20,112,082</b>	<b>\$40,934,099</b>
FY 17 Amounts (thousands)					
Bond Issuance:		\$122,826	DOE Incentive Programs		
Value of Energy Benefit:		\$2,947	REAP:		\$0
			CEP:		\$0

  

EMPLOYMENT INFORMATION	
<b>Current Project Jobs</b>	
Part Time Perm. Jobs:	3,788
Part Time Temp. Jobs:	1,985
Full Time Perm. Jobs:	76,541
Full Time Temp. Jobs:	2,627
Contract Employees:	11,361
Jobs Total:	96,302
Jobs FTE:	129,570
Construction Jobs:	2563
Following not required for companies with fewer than 250 employees	
Exempt:	78
Non-Exempt earning:	
< \$25,000:	7
\$25,001 - \$40,000:	2
\$40,001 - \$50,000:	3
> \$50,000:	10
% Employees	58
% Living in NYC:	58
Health Benefit Full Time:	89 %
Health Benefit Part Time:	35 %
Total Project Jobs at Application (FTE):	55,722

Total Projects: 125

Program: All

Borough: Manhattan

Sq. Ft-Land: 13,983,414

Sq.Ft-Building: 74,932,690

Project Amount (000s): \$22,631,433

Type of Assistance: Business Incentive Rate, Mortgage Recording Tax, NYC Public Utility Service, Payment in Lieu Of Taxes, Sales Tax, Sales Tax Growth Credits, Sales Tax Recruitment Credits, Tax Exempt Bonds

TABLE 2-5 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - LOCAL LAW 62 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
(All dollar values in thousands, italics denotes projections.)		FY 17	Through FY 17	FY 18 and After	Total
<b>Real Property Related Taxes</b>					
Company Direct: Land		\$108,634	\$182,837	\$1,714,827	\$1,897,664
Company Direct: Building		\$55,528	\$175,886	\$702,897	\$878,783
Mortgage Recording Tax		\$665	\$52,465	\$0	\$52,465
Pilot Savings		\$35,798	\$104,183	\$285,591	\$389,764
Mortgage Recording Tax Exemption		\$665	\$50,274	\$0	\$50,274
Indirect and Induced: Land		\$41,694	\$207,272	\$389,653	\$597,125
Indirect and Induced: Building		\$77,432	\$384,933	\$724,013	\$1,108,946
<b>TOTAL Real Property Related Taxes</b>		<b>\$247,492</b>	<b>\$848,936</b>	<b>\$3,246,009</b>	<b>\$4,094,945</b>
<b>Income, Consumption &amp; Use Taxes</b>					
Company Direct		\$214,418	\$1,216,490	\$1,549,154	\$2,765,645
Sales Tax Exemption		\$491	\$12,646	\$23,793	\$36,439
Energy Tax Savings		\$0	\$116	\$0	\$116
Tax Exempt Bond Savings		\$747	\$5,681	\$5,504	\$11,886
Indirect and Induced		\$131,100	\$712,587	\$1,244,114	\$1,956,701
<b>TOTAL Income, Consumption &amp; Use Taxes</b>		<b>\$344,281</b>	<b>\$1,910,634</b>	<b>\$2,763,971</b>	<b>\$4,674,605</b>
<b>SUMMARY</b>					
Assistance Provided		\$37,601	\$172,901	\$314,878	\$487,779
Recapture/cancellation/reduction amount		\$49	\$92	\$0	\$92
Penalty Paid		\$0	\$0	\$0	\$0
<b>TOTAL Assistance (Net of recapture/penalties)</b>		<b>\$37,552</b>	<b>\$172,809</b>	<b>\$314,878</b>	<b>\$487,687</b>
Company-Direct Tax Revenue (Before Assistance)		\$379,146	\$1,627,678	\$3,966,879	\$5,594,557
Indirect and Induced Tax Revenues		\$250,227	\$1,304,792	\$2,357,980	\$3,662,772
<b>TOTAL Tax Revenues (Before Assistance)</b>		<b>\$629,373</b>	<b>\$2,932,471</b>	<b>\$6,324,859</b>	<b>\$9,257,329</b>
<b>TOTAL Tax Revenues (Net of Assistance, recapture and penalty)</b>		<b>\$591,822</b>	<b>\$2,759,662</b>	<b>\$6,009,981</b>	<b>\$8,769,642</b>

FY 17 Amounts (thousands)		
Bond Issuance:	\$53,850	DOE Incentive Programs
Value of Energy Benefit:	\$0	REAP: \$1,368
		CEP: \$0

Total Projects:	135
Program:	All
Borough:	Queens
Sq. Ft-Land:	228,979,566
Sq.Ft-Building:	28,784,092
Project Amount (000s):	\$3,130,449
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	
<b>Current/Project Jobs</b>	
Part Time Perm. Jobs:	3,448
Part Time Temp. Jobs:	3,085
Full Time Perm. Jobs:	26,111
Full Time Temp. Jobs:	361
Contract Employees:	773
Jobs Total:	33,778
Jobs FTE:	30,857
Construction Jobs:	499
Total Project Jobs at Application (FTE):	8,419

Following not required for companies with fewer than 250 employees		% Living in NYC:	73
Exempt:	25	% Employees	
Non-Exempt earning:			
< \$25,000:	23	Health Benefit Full Time:	94 %
\$25,001 - \$40,000:	16	Health Benefit Part Time:	3 %
\$40,001 - \$50,000:	10		
> \$50,000:	26		

TABLE 2-6 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - LOCAL LAW 62 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES	Present Value Discounted to Project Start Date		
	FY 17	Through FY 17	FY 18 and After
(All dollar values in thousands. Italics denotes projections.)			
<b>Real Property Related Taxes</b>			<b>Total</b>
Company Direct: Land	\$3,030	\$10,451	\$9,644
Company Direct: Building	\$1,245	\$9,880	\$8,258
Mortgage Recording Tax	\$55	\$6,046	\$0
Pilot Savings	\$490	\$1,616	\$4,493
Mortgage Recording Tax Exemption	\$55	\$6,046	\$0
Indirect and Induced: Land	\$2,925	\$9,460	\$20,279
Indirect and Induced: Building	\$5,432	\$17,568	\$37,661
<b>TOTAL Real Property Related Taxes</b>	<b>\$12,142</b>	<b>\$45,743</b>	<b>\$71,348</b>
<b>Income, Consumption &amp; Use Taxes</b>			
Company Direct	\$16,424	\$53,485	\$109,847
Sales Tax Exemption	\$133	\$280	\$1,717
Energy Tax Savings	\$0	\$36	\$0
Tax Exempt Bond Savings	\$127	\$443	\$1,181
Indirect and Induced	\$10,307	\$35,068	\$64,230
<b>TOTAL Income, Consumption &amp; Use Taxes</b>	<b>\$26,472</b>	<b>\$87,795</b>	<b>\$191,178</b>
<b>SUMMARY</b>			
Assistance Provided	\$804	\$8,421	\$7,391
Recapture/cancellation/reduction amount	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0
<b>TOTAL Assistance (Net of recapture/penalties)</b>	<b>\$804</b>	<b>\$8,421</b>	<b>\$7,391</b>
Company-Direct Tax Revenue (Before Assistance)	\$20,754	\$79,862	\$127,748
Indirect and Induced Tax Revenues	\$18,664	\$62,096	\$142,170
<b>TOTAL Tax Revenues (Before Assistance)</b>	<b>\$39,418</b>	<b>\$141,958</b>	<b>\$269,918</b>
<b>TOTAL Tax Revenues (Net of Assistance, recapture and penalty)</b>	<b>\$38,614</b>	<b>\$133,537</b>	<b>\$262,527</b>

Total Projects: 24			
Program: All			
Borough: Staten Island			
Sq. Ft-Land: 15,307,446			
Sq.Ft-Building: 2,623,284			
Project Amount (000s): \$713,263			
Type of Assistance: Business Incentive Rate, Mortgage Recording Tax, Payment In Lieu Of Taxes, Sales Tax, Tax Exempt Bonds			
<b>EMPLOYMENT INFORMATION</b>			
<b>Current Project Jobs</b>			
Part Time Perm. Jobs: 677			
Part Time Temp. Jobs: 18			
Full Time Perm. Jobs: 2,111			
Full Time Temp. Jobs: 32			
Contract Employees: 222			
Jobs Total: 3,060			
Jobs FTE: 3,279			1,787
Construction Jobs: 351			
Following not required for companies with fewer than 250 employees			
Exempt: 31	% Employees		78
Non-Exempt earning:			
< \$25,000: 24	Health Benefit Full Time:		100 %
\$25,001 - \$40,000: 18	Health Benefit Part Time:		
\$40,001 - \$50,000: 7			
> \$50,000: 20			
FY 17 Amounts (thousands)			
Bond Issuance: \$0	DOE Incentive Programs		
Value of Energy Benefit: \$0	REAP: \$0		
	CEP: \$0		



**Table 2-7: Projects for which Financial Assistance ended in FY17**

<b>LLID #</b>	<b>Project Name</b>	<b>Original Maturity Date</b>	<b>Termination Reason</b>
92318	Atlantic Paste & Glue Co., Inc.	06/30/25	Terminated - Default
92359	ABC Carpet Co., Inc. Lot 1001	06/30/25	Terminated - Non Default
92528	St. Vincent's Services, Inc. #2 (2000)	07/01/19	Terminated - Non Default
92567	Allway Tools, Inc. #3 (2000)	06/30/26	Terminated - Non Default
92575	Thomson Reuters (Markets) LLC	12/31/25	Terminated - Non Default
92621	Program Development Services, Inc. #1 (2001)	07/01/16	Natural Maturity
92649	Jewish Community Center In Manhattan, Inc.	03/01/30	Terminated - Non Default
92653	Young Adult Institute, Inc. #3 (2001)	07/01/16	Natural Maturity
92778	Greater NY Automobile Dealers Association, Inc.	06/30/29	Terminated - Non Default
92780	Idea Nuova, Inc. #2 (2003)	06/30/29	Terminated - Non Default
92789	Maya Overseas Foods, Inc.	06/30/29	Terminated - Default
92793	Nu-Life Dental Laboratories, Inc.	06/30/30	Terminated - Non Default
92799	Pentagram Design, Inc.	06/30/30	Terminated - Non Default
92802	Professional Children's School, Inc. (2003)	01/01/33	Terminated - Non Default
92806	Roundabout Theatre Company, Inc.	10/01/33	Terminated - Non Default
92837	Bank Street College of Education # 1 (1997), The	12/02/30	Terminated - Non Default
92942	Eden II School For Autistic Children, Inc. (2004)	07/01/29	Terminated - Non Default
92957	American Civil Liberties Union Foundation, Inc.	06/01/35	Terminated - Non Default
92984	American Security Systems Inc.	06/30/31	Terminated - Default
93018	Project Samaritan AIDS Services, Inc.	11/01/25	Terminated - Non Default
93034	Services for the Underserved, Inc. #3 (2006)	07/01/31	Terminated - Non Default
93063	Nicotral Hotel & Office Complex	09/12/16	Natural Maturity
93095	Yorkville Van and Storage Co., Inc.	06/30/31	Terminated - Non Default
93105	Center for Elimination of Violence in the Family	11/01/36	Terminated - Non Default
93148	Gillen Brewer School, The	06/01/31	Terminated - Non Default
93192	ARE-East River Science Park, LLC	12/31/55	Terminated - Non Default
93200	Vaughn College of Aeronautics and Technology	12/01/36	Terminated - Non Default
93201	Chapin School, LTD, The	11/01/38	Terminated - Non Default
93210	Inter-Agency Council of Mental Retardation and Developmental Disabilities Agencies Incorporated (IAC)	07/01/36	Terminated - Non Default
93219	Manhattan Community Access Corporation	12/01/36	Terminated - Non Default
93225	Polytechnic University	11/01/37	Terminated - Non Default
93226	United States Fund for UNICEF	11/01/38	Terminated - Non Default
93299	Young Adult Institute, Inc. #10 (2007b)	07/01/27	Terminated - Non Default
93390	Ronald McDonald House of New York, Inc.	05/15/21	Terminated - Non Default
93400	Judlau Contracting, Inc.	01/04/16	Natural Maturity
93401	Koenig Iron Works, Inc.	06/30/16	Natural Maturity
93404	Streamline Plastics Co.	12/15/25	Terminated - Non Default
93425	Brook Plaza LLC	05/01/17	Natural Maturity
93857	Manhattan College #1 (2012)	07/01/20	Terminated - Non Default
93902	33rd Street Bakery	08/06/16	Natural Maturity
93911	Alex's Meat & Provisions	07/13/16	Natural Maturity
93912	M. Franabar Inc.	08/22/16	Natural Maturity
93913	Premium Millwork, Inc.	08/10/16	Natural Maturity
93921	Rose Demolition & Carting Inc.	09/10/16	Natural Maturity
93932	St. George Development LLC #1	01/06/17	Natural Maturity
93955	Manhattan College #2 (2013)	08/07/43	Terminated - Non Default
93957	Greenfelds LLC	06/30/39	Terminated - Non Default
93972	Diller-Quaile School of Music, Inc., The	12/30/33	Terminated - Non Default
93983	Beth Abraham Health Services	11/15/27	Terminated - Non Default

information for all projects that submitted information regarding employment, benefits, and living wage. Of all the projects that submitted living wage information in FY17, 95% of employees were paid a living wage (a total of 139,679 employees).

At the end of FY17, there were 49 projects no longer receiving assistance because of termination, default or suspension of benefits.<sup>22</sup> For these projects, the present value of City Costs through FY17 is estimated to be \$18.6 million net of recapture and penalties. Roughly 49.6 percent of the assistance gross of recapture and penalties was in the form of MRT exemptions, while PILOT savings, tax-exempt bond interest savings, sales tax abatements, and energy tax savings made up 34.1, 8.7, 7.3, and 0.3 percent, respectively. The present value of City Benefits through FY17 is estimated to be \$1.2 billion net of assistance, recapture, and penalty. Table 2-7 below contains information on the 49 projects.

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

Of the 48 land sales included in the report, 17 took place in FY05 and FY06 for a total sale price of \$250.7 million (FY17 dollars) or 41.8 percent of the total. There were three FY17 transactions for a total sale price of \$55.7 million, or approximately 9.3% of the total. The most valuable properties were located in Manhattan, where eight transactions totaled approximately \$369.6 million or 61.6 percent of the total. Of the 90 leases active at the end of FY17, 41 were in the Bronx and Brooklyn, and accounted for \$42.5 million or 39.4 percent of total collections. Manhattan's 34 leases contributed 53.1 percent of total lease revenue in FY17.

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 Program**

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)**

23 projects are included for a total investment amount of \$222.8 million. The total of City Costs net of recapture and penalties in FY17 was \$2.8 million in the form of PILOT benefits and tax-exempt bond interest savings. In FY17, these projects generated about \$117.6 million in gross (before assistance) City Benefits. Of these tax revenues, 53.2 percent were Company Direct Impacts.

The present value of City Costs (net of recapture and penalties) is estimated at \$26.1 million. Before recapture and penalties, 88.5 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 \$751.9 million.

The Manufacturing Facilities Bond projects have current FTE employment of 4,421, almost 8 times the number of jobs at project location and 2.2 times the number of jobs connected to the projects at time of application. 86 percent of the employees are New York City residents.

At the end of FY17, there were two Manufacturing Facilities Bond projects no longer receiving assistance. For these projects, the present value of City Costs through FY17 is estimated to be \$1.0 million net of recapture and penalties. PILOT savings comprise 87.2 percent of this total. The present value of gross City Benefits through FY17 is estimated to be \$26.2 million.

<sup>22</sup> Benefits can cease due to a variety of reasons. Terminated projects no longer receive assistance and become inactive. When a default occurs under an agreement, or a company is below certain employment thresholds or fails to meet other commitments, benefits may be forfeited and/or recaptured. Projects that have forfeited all remaining benefits may be required to report employment information to NYCEDC until the maturity date of the agreement.

TABLE 2-8 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - LOCAL LAW 62 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date		
(All dollar values in thousands, italics denotes projections.)		FY 17	Through FY 17 FY 18 and After	Total
<b>Real Property Related Taxes</b>				
Company Direct: Land		\$9,784	\$16,191	\$9,204
Company Direct: Building		\$4,328	\$34,330	\$11,621
Mortgage Recording Tax		\$0	\$3,478	\$0
Pilot Savings		\$2,793	\$14,338	\$8,767
Mortgage Recording Tax Exemption		\$0	\$1,614	\$0
Indirect and Induced: Land		\$8,893	\$36,822	\$12,319
Indirect and Induced: Building		\$16,515	\$68,383	\$22,879
<b>TOTAL Real Property Related Taxes</b>		<b>\$36,727</b>	<b>\$143,252</b>	<b>\$47,256</b>
<b>Income, Consumption &amp; Use Taxes</b>				
Company Direct		\$48,434	\$257,423	\$96,268
Sales Tax Exemption		\$0	\$775	\$0
Energy Tax Savings		\$0	\$43	\$0
Tax Exempt Bond Savings		\$26	\$482	\$100
Indirect and Induced		\$29,605	\$140,795	\$42,161
<b>TOTAL Income, Consumption &amp; Use Taxes</b>		<b>\$78,012</b>	<b>\$396,918</b>	<b>\$138,329</b>
<b>SUMMARY</b>				
Assistance Provided		\$2,819	\$17,251	\$8,867
Recapture/cancellation/reduction amount		\$0	\$0	\$0
Penalty Paid		\$0	\$0	\$0
<b>TOTAL Assistance (Net of recapture/penalties)</b>		<b>\$2,819</b>	<b>\$17,251</b>	<b>\$8,867</b>
Company-Direct Tax Revenue (Before Assistance)		\$62,546	\$311,422	\$117,093
Indirect and Induced Tax Revenues		\$55,013	\$245,999	\$77,360
<b>TOTAL Tax Revenues (Before Assistance)</b>		<b>\$117,559</b>	<b>\$557,422</b>	<b>\$194,453</b>
<b>TOTAL Tax Revenues (Net of Assistance, recapture and penalty)</b>		<b>\$114,739</b>	<b>\$540,170</b>	<b>\$185,585</b>

FY 17 Amounts (thousands)		
Bond Issuance:	\$0	DOE Incentive Programs
Value of Energy Benefit:	\$0	REAP: \$247
		CEP: \$0

Total Projects:	23
Program:	Manufacturing Facilities Bond
Borough:	All
Sq. Ft-Land:	1,891,212
Sq.Ft-Building:	2,380,196
Project Amount (000s):	\$222,809
Type of Assistance:	Business Incentive Rate, Mortgage Recording Tax, Payment In Lieu Of Taxes, Sales Tax, Tax Exempt Bonds

EMPLOYMENT INFORMATION	
Current/Project Jobs	
Part Time Perm. Jobs:	108
Part Time Temp. Jobs:	19
Full Time Perm. Jobs:	3,689
Full Time Temp. Jobs:	241
Contract Employees:	277
Jobs Total:	4,334
Jobs FTE:	4,421
Construction Jobs:	281
Total Project Jobs at Application (FTE):	555

Following not required for companies with fewer than 250 employees	% Living in NYC:	86
Exempt:	% Employees	10
Non-Exempt earning:	Health Benefit Full Time:	95 %
< \$25,000:	Health Benefit Part Time:	
\$25,001 - \$40,000:		
\$40,001 - \$50,000:		
> \$50,000:		

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

53 projects are included with a total investment amount of about \$1.2 billion. The total City Costs net of recapture and penalties in FY17 were \$611,930, in the form of tax-exempt bond savings. In FY17, these projects generated about \$63.2 million in total revenues (before assistance). Of these tax revenues, about 31.5 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$20.9 million. 55.4 percent of gross City Costs are in the form of MRT exemptions. The present value of gross City Benefits is estimated to be about \$912.0 million.

The Not-for-Profit Bond projects have current FTE employment of 10,660, 66.6 percent higher than the number of jobs at project location and 31.5 percent higher than the number of jobs connected to the projects at time of application. 74 percent of the employees are New York City residents.

At the end of FY17, there were 15 Not-for-Profit Bond projects no longer receiving assistance. For these projects, the present value of City Costs through FY17 is estimated to be \$6.5 million net of recapture and penalties. 75.5 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 FY17 is estimated to be \$163.2 million.

TABLE 2-9 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - LOCAL LAW 62 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
(All dollar values in thousands. Italics denotes projections.)		FY 17	Through FY 17	FY 18 and After	Total
<b>Real Property Related Taxes</b>					
Company Direct: Land		\$0	\$0	\$0	\$0
Company Direct: Building		\$0	\$0	\$0	\$0
Mortgage Recording Tax		\$0	\$17,645	\$0	\$17,645
Pilot Savings		\$0	\$0	\$0	\$0
Mortgage Recording Tax Exemption		\$0	\$11,546	\$0	\$11,546
Indirect and Induced: Land		\$7,183	\$60,959	\$34,746	\$95,705
Indirect and Induced: Building		\$13,340	\$113,210	\$64,528	\$177,738
<b>TOTAL Real Property Related Taxes</b>		<b>\$20,523</b>	<b>\$180,269</b>	<b>\$99,274</b>	<b>\$279,543</b>
<b>Income, Consumption &amp; Use Taxes</b>					
Company Direct		\$19,904	\$188,537	\$94,867	\$283,404
Sales Tax Exemption		\$0	\$0	\$0	\$0
Energy Tax Savings		\$0	\$0	\$0	\$0
Tax Exempt Bond Savings		\$612	\$5,741	\$3,569	\$9,310
Indirect and Induced		\$22,818	\$224,310	\$113,208	\$337,518
<b>TOTAL Income, Consumption &amp; Use Taxes</b>		<b>\$42,110</b>	<b>\$407,106</b>	<b>\$204,506</b>	<b>\$611,611</b>
<b>SUMMARY</b>					
Assistance Provided		\$612	\$17,287	\$3,569	\$20,856
Recapture/cancellation/reduction amount		\$0	\$7	\$0	\$7
Penalty Paid		\$0	\$0	\$0	\$0
<b>TOTAL Assistance (Net of recapture/penalties)</b>		<b>\$612</b>	<b>\$17,281</b>	<b>\$3,569</b>	<b>\$20,850</b>
Company-Direct Tax Revenue (Before Assistance)		\$19,904	\$206,182	\$94,867	\$301,049
Indirect and Induced Tax Revenues		\$43,342	\$398,490	\$212,492	\$610,961
<b>TOTAL Tax Revenues (Before Assistance)</b>		<b>\$63,245</b>	<b>\$604,662</b>	<b>\$307,349</b>	<b>\$912,010</b>
<b>TOTAL Tax Revenues (Net of Assistance, recapture and penalty)</b>		<b>\$62,633</b>	<b>\$587,381</b>	<b>\$303,780</b>	<b>\$891,161</b>

FY 17 Amounts (thousands)		
Bond Issuance:	\$0	DOE Incentive Programs
Value of Energy Benefit:	\$0	REAP: \$0
		CEP: \$0

Total Projects:	53
Program:	Not For Profit Bond
Borough:	All
Sq. Ft-Land:	7,386,299
Sq.Ft-Building:	9,361,849
Project Amount (000s):	\$1,182,134
Type of Assistance:	Mortgage Recording Tax, Tax Exempt Bonds

EMPLOYMENT INFORMATION	
<b>Current Project Jobs</b>	
Part Time Perm. Jobs:	1,645
Part Time Temp. Jobs:	2,363
Full Time Perm. Jobs:	5,364
Full Time Temp. Jobs:	31
Contract Employees:	263
Jobs Total:	9,666
Jobs FTE:	10,660
Construction Jobs:	182
Total Project Jobs at Application (FTE):	6,399

Following not required for companies with fewer than 250 employees		% Living in NYC:	74
Exempt:	45	% Employees	
Non-Exempt earning:		Health Benefit Full Time:	98 %
< \$25,000:	13	Health Benefit Part Time:	31 %
\$25,001 - \$40,000:	29		
\$40,001 - \$50,000:	9		
> \$50,000:	4		

## **Build NYC Revenue Bonds (Table 2-10)**

96 projects are included with a total investment amount of about \$2.7 billion. The total City Costs net of recapture and penalties in FY17 were \$3.5 million, in the form of MRT exemptions and tax-exempt bond interest savings. In FY17, these projects generated about \$528.0 million in total revenues (before assistance). Of these tax revenues, about 53.6 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$47.6 million. 64.0 percent of gross City Costs are in the form of MRT exemptions. The present value of gross City Benefits is estimated to be about \$9.0 billion.

The Build NYC Revenue Bond projects have current FTE employment of 40,414, 80.1 percent greater than the number of jobs at project location, and 77.6 percent greater than the number of jobs connected to the projects at time of application. 78 percent of the employees are New York City residents.

At the end of FY17, there were 4 Build NYC Revenue Bond projects no longer receiving assistance. For these projects, the present value of City Costs through FY17 is estimated to be \$597,525 net of recapture and penalties. 92.9 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 FY17 is estimated to be \$33.9 million.

TABLE 2-10 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - LOCAL LAW 62 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES  (All dollar values in thousands. Italics denotes projections.)	Present Value Discounted to Project Start Date		
	FY 17	Through FY 17	FY 18 and After
<b>Real Property Related Taxes</b>			Total
Company Direct: Land	\$117,168	\$147,819	\$1,992,643
Company Direct: Building	\$36,376	\$101,242	\$628,343
Mortgage Recording Tax	\$2,964	\$30,902	\$0
Pilot Savings	\$0	\$0	\$0
Mortgage Recording Tax Exemption	\$2,964	\$30,902	\$0
Indirect and Induced: Land	\$40,477	\$117,156	\$543,381
Indirect and Induced: Building	\$75,171	\$217,576	\$1,009,136
<b>TOTAL Real Property Related Taxes</b>	<b>\$269,192</b>	<b>\$583,793</b>	<b>\$4,173,503</b>
<b>Income, Consumption &amp; Use Taxes</b>			
Company Direct	\$126,436	\$363,224	\$1,681,480
Sales Tax Exemption	\$0	\$0	\$0
Energy Tax Savings	\$0	\$0	\$0
Tax Exempt Bond Savings	\$1,371	\$3,379	\$13,997
Indirect and Induced	\$129,369	\$379,143	\$1,750,130
<b>TOTAL Income, Consumption &amp; Use Taxes</b>	<b>\$254,434</b>	<b>\$738,987</b>	<b>\$3,417,613</b>
<b>SUMMARY</b>			
Assistance Provided	\$4,335	\$34,281	\$13,997
Recapture/cancellation/reduction amount	\$812	\$677	\$0
Penalty Paid	\$0	\$0	\$0
<b>TOTAL Assistance (Net of recapture/penalties)</b>	<b>\$3,523</b>	<b>\$33,604</b>	<b>\$13,997</b>
Company-Direct Tax Revenue (Before Assistance)	\$282,944	\$643,187	\$4,302,466
Indirect and Induced Tax Revenues	\$245,017	\$713,875	\$3,302,647
<b>TOTAL Tax Revenues (Before Assistance)</b>	<b>\$527,960</b>	<b>\$1,357,062</b>	<b>\$7,605,113</b>
<b>TOTAL Tax Revenues (Net of Assistance, recapture and penalty)</b>	<b>\$524,437</b>	<b>\$1,323,457</b>	<b>\$7,591,115</b>

FY 17 Amounts (thousands)		
Bond Issuance:	\$322,009	DOE Incentive Programs
Value of Energy Benefit:	\$0	REAP: \$0
		CEP: \$0

**96**  
**Build NYC Revenue Bond**  
 All  
 21,346,049  
 14,972,330  
 \$2,669,538  
 Mortgage Recording Tax, Tax Exempt Bonds

**EMPLOYMENT INFORMATION**  
**Current Project Jobs**  
 Part Time Perm. Jobs: 7,789  
 Part Time Temp. Jobs: 1,570  
 Full Time Perm. Jobs: 31,352  
 Full Time Temp. Jobs: 554  
 Contract Employees: 2,047  
 Jobs Total: 43,312  
 Jobs FTE: 40,414  
 Construction Jobs: 409  
 Total Project Jobs at Application (FTE): 22,435

Following not required for companies with fewer than 250 employees	% Living in NYC:	78
Exempt:	% Employees	34
Non-Exempt earning:	Health Benefit Full Time:	99 %
< \$25,000:	Health Benefit Part Time:	20 %
\$25,001 - \$40,000:		
\$40,001 - \$50,000:		
> \$50,000:		

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

16 projects are included with a total investment amount of about \$348.1 million. The total City Costs net of recapture and penalties in FY17 were \$264,128, in the form of MRT exemptions and tax-exempt bond interest savings. In FY17, these projects generated about \$37.6 million in total revenues (before assistance). Of these tax revenues, roughly 54.8 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$24.3 million. 91.7 percent of gross City Costs are in the form of MRT exemptions. The present value of gross City Benefits is estimated to be about \$613.8 million.

The Build NYC Tax-Exempt Promissory Note projects have current FTE employment of 3,285, approximately 20.3 percent higher than the number of jobs at project location and the number of jobs connected to the projects at time of application. 80 percent of the employees are New York City residents.



TABLE 2-11 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - LOCAL LAW 62 PROJECT REPORT TABLE

<b>16</b>	
Total Projects:	<b>Build NYC Tax-Exempt Promissory Note</b>
Program:	<b>All</b>
Borough:	1,354,930
Sq. Ft-Land:	2,117,297
Sq.Ft-Building:	\$348,065
Project Amount (000s):	Mortgage Recording Tax, Tax Exempt Bonds
Type of Assistance:	

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
(All dollar values in thousands, italics denotes projections.)		FY 17	Through FY 17	FY 18 and After	Total
<b>Real Property Related Taxes</b>					
Company Direct: Land		\$7,932	\$11,806	\$105,619	\$117,425
Company Direct: Building		\$3,839	\$12,289	\$51,903	\$64,192
Mortgage Recording Tax		\$116	\$22,295	\$0	\$22,295
Pilot Savings		\$0	\$0	\$0	\$0
Mortgage Recording Tax Exemption		\$116	\$22,295	\$0	\$22,295
Indirect and Induced: Land		\$2,918	\$7,393	\$37,483	\$44,877
Indirect and Induced: Building		\$5,419	\$13,751	\$69,612	\$83,343
<b>TOTAL Real Property Related Taxes</b>		<b>\$20,107</b>	<b>\$45,219</b>	<b>\$264,618</b>	<b>\$309,836</b>
<b>Income, Consumption &amp; Use Taxes</b>					
Company Direct		\$8,715	\$22,223	\$101,528	\$123,751
Sales Tax Exemption		\$0	\$0	\$0	\$0
Energy Tax Savings		\$0	\$0	\$0	\$0
Tax Exempt Bond Savings		\$148	\$390	\$1,621	\$2,011
Indirect and Induced		\$8,631	\$21,924	\$136,035	\$157,959
<b>TOTAL Income, Consumption &amp; Use Taxes</b>		<b>\$17,198</b>	<b>\$43,757</b>	<b>\$235,941</b>	<b>\$279,698</b>
<b>SUMMARY</b>					
Assistance Provided		\$264	\$22,685	\$1,621	\$24,306
Recapture/cancellation/reduction amount		\$0	\$0	\$0	\$0
Penalty Paid		\$0	\$0	\$0	\$0
<b>TOTAL Assistance (Net of recapture/penalties)</b>		<b>\$264</b>	<b>\$22,685</b>	<b>\$1,621</b>	<b>\$24,306</b>
Company-Direct Tax Revenue (Before Assistance)		\$20,601	\$68,612	\$259,051	\$327,662
Indirect and Induced Tax Revenues		\$16,968	\$43,048	\$243,130	\$286,178
<b>TOTAL Tax Revenues (Before Assistance)</b>		<b>\$37,569</b>	<b>\$111,660</b>	<b>\$502,181</b>	<b>\$613,841</b>
<b>TOTAL Tax Revenues (Net of Assistance, recapture and penalty)</b>		<b>\$37,305</b>	<b>\$88,976</b>	<b>\$500,559</b>	<b>\$589,535</b>

FY 17 Amounts (thousands)	
Bond Issuance:	\$16,131
Value of Energy Benefit:	\$0
DOE Incentive Programs	
REAP:	\$0
CEP:	\$0

EMPLOYMENT INFORMATION	
Current Project Jobs	Total Project Jobs at Application (FTE):
Part Time Perm. Jobs: 455	2,730
Part Time Temp. Jobs: 393	
Full Time Perm. Jobs: 2,679	
Full Time Temp. Jobs: 27	
Contract Employees: 161	
Jobs Total: 3,715	
Jobs FTE: 3,285	
Construction Jobs: 460	

Following not required for companies with fewer than 250 employees	% Living in NYC: 80
Exempt:	% Employees 60
Non-Exempt earning:	Health Benefit Full Time: 100 %
< \$25,000:	Health Benefit Part Time: 13 %
\$25,001 - \$40,000:	
\$40,001 - \$50,000:	
> \$50,000:	

## **NYCIDA Pooled Bonds (Table 2-12)**

34 projects are included with a total project amount of \$52.6 million. The total of City Costs net of recapture and penalties in FY17 was \$13,657 in the form of tax-exempt bond interest savings. In FY17, these projects generated about \$19.8 million in total revenues (before assistance). Of these tax revenues, about 32.6 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$1.4 million. 75.4 percent of gross City Costs are in the form of MRT exemptions. The present value of gross City Benefits are estimated to be \$213.3 million.

The Pooled Bond projects have current FTE employment of 3,754, over three times the number of jobs at project location and almost 2.5 times the number of jobs related to the projects at time of application. 89 percent of the employees are New York City residents.

At the end of FY17, there were 6 Pooled Bond projects no longer receiving assistance. For these projects, the present value of City Costs through FY17 is estimated to be \$184,314 net of recapture and penalties. 73.3 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 FY17 is estimated to be \$34.5 million.

TABLE 2-12 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - LOCAL LAW 62 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date		
		FY 17	Through FY 17	FY 18 and After
(All dollar values in thousands. Italics denotes projections.)				
<b>Real Property Related Taxes</b>				
Company Direct: Land	\$0	\$0	\$0	\$0
Company Direct: Building	\$0	\$0	\$0	\$0
Mortgage Recording Tax	\$0	\$1,227	\$0	\$1,227
Pilot Savings	\$0	\$0	\$0	\$0
Mortgage Recording Tax Exemption	\$0	\$1,051	\$0	\$1,051
Indirect and Induced: Land	\$2,252	\$11,149	\$11,977	\$23,127
Indirect and Induced: Building	\$4,181	\$20,706	\$22,243	\$42,949
<b>TOTAL Real Property Related Taxes</b>	<b>\$6,433</b>	<b>\$32,031</b>	<b>\$34,221</b>	<b>\$66,252</b>
<b>Income, Consumption &amp; Use Taxes</b>				
Company Direct	\$6,444	\$35,286	\$34,011	\$69,297
Sales Tax Exemption	\$0	\$0	\$0	\$0
Energy Tax Savings	\$0	\$0	\$0	\$0
Tax Exempt Bond Savings	\$14	\$280	\$62	\$342
Indirect and Induced	\$6,878	\$40,794	\$35,886	\$76,680
<b>TOTAL Income, Consumption &amp; Use Taxes</b>	<b>\$13,308</b>	<b>\$75,799</b>	<b>\$69,835</b>	<b>\$145,635</b>
<b>SUMMARY</b>				
Assistance Provided	\$14	\$1,331	\$62	\$1,393
Recapture/cancellation/reduction amount	\$0	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0	\$0
<b>TOTAL Assistance (Net of recapture/penalties)</b>	<b>\$14</b>	<b>\$1,331</b>	<b>\$62</b>	<b>\$1,393</b>
Company-Direct Tax Revenue (Before Assistance)	\$6,444	\$36,512	\$34,011	\$70,523
Indirect and Induced Tax Revenues	\$13,311	\$72,649	\$70,107	\$142,756
<b>TOTAL Tax Revenues (Before Assistance)</b>	<b>\$19,755</b>	<b>\$109,161</b>	<b>\$104,118</b>	<b>\$213,279</b>
<b>TOTAL Tax Revenues (Net of Assistance, recapture and penalty)</b>	<b>\$19,741</b>	<b>\$107,830</b>	<b>\$104,056</b>	<b>\$211,886</b>

FY 17 Amounts (thousands)	
Bond Issuance:	\$0
DOE Incentive Programs	
REAP:	\$0
Value of Energy Benefit:	\$0
CEP:	\$0

Total Projects:	34
Program:	Pooled Bond
Borough:	All
Sq. Ft-Land:	312,628
Sq.Ft-Building:	560,158
Project Amount (000s):	\$52,651
Type of Assistance:	Mortgage Recording Tax, Tax Exempt Bonds

<b>EMPLOYMENT INFORMATION</b>	
<b>Current Project Jobs</b>	
Part Time Perm. Jobs:	383
Part Time Temp. Jobs:	32
Full Time Perm. Jobs:	972
Full Time Temp. Jobs:	
Contract Employees:	196
Jobs Total:	1,583
Jobs FTE:	3,754
Construction Jobs:	
Total Project Jobs at Application (FTE):	1,154
Following not required for companies with fewer than 250 employees	
% Employees	89
Exempt:	15
Non-Exempt earning:	
< \$25,000:	44
\$25,001 - \$40,000:	31
\$40,001 - \$50,000:	10
> \$50,000:	
Health Benefit Full Time:	100 %
Health Benefit Part Time:	3 %
% Living in NYC:	

### **NYCIDA Exempt Facilities Bonds (Table 2-13)**

Four projects are included with a total project amount of \$554.9 million. The total of City Costs net of recapture and penalties in FY17 was \$418,826, in the form of tax-exempt bond savings. In FY17, these projects generated \$28.5 million in total revenues (before assistance). Of these tax revenues, 67.1 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$13.8 million. 39.8% of these gross City Costs took the form of PILOT savings. The present value of gross City Benefits is estimated to be about \$318.2 million.

The Exempt Facilities Bond projects have current FTE employment of 1,158, almost seven times the number of jobs connected to the projects at the time of application. 53 percent of the employees are New York City residents.

TABLE 2-13 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - LOCAL LAW 62 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
(All dollar values in thousands. Italics denotes projections.)		FY 17	Through FY 17	FY 18 and After	Total
<b>Real Property Related Taxes</b>					
Company Direct: Land		\$2,689	\$46,764	\$5,564	\$52,327
Company Direct: Building		\$4,994	\$44,734	\$10,332	\$55,067
Mortgage Recording Tax		\$0	\$9,329	\$0	\$9,329
Pilot Savings		\$0	\$5,483	\$0	\$5,483
Mortgage Recording Tax Exemption		\$0	\$2,444	\$0	\$2,444
Indirect and Induced: Land		\$1,552	\$9,319	\$6,028	\$15,347
Indirect and Induced: Building		\$2,882	\$17,307	\$11,194	\$28,502
<b>TOTAL Real Property Related Taxes</b>		<b>\$12,117</b>	<b>\$119,527</b>	<b>\$33,118</b>	<b>\$152,645</b>
<b>Income, Consumption &amp; Use Taxes</b>					
Company Direct		\$11,448	\$64,398	\$41,733	\$106,132
Sales Tax Exemption		\$0	\$1,222	\$0	\$1,222
Energy Tax Savings		\$0	\$0	\$0	\$0
Tax Exempt Bond Savings		\$419	\$3,464	\$1,158	\$4,622
Indirect and Induced		\$4,926	\$32,470	\$19,075	\$51,545
<b>TOTAL Income, Consumption &amp; Use Taxes</b>		<b>\$15,955</b>	<b>\$92,162</b>	<b>\$59,651</b>	<b>\$151,832</b>
<b>SUMMARY</b>					
Assistance Provided		\$419	\$12,613	\$1,158	\$13,771
Recapture/cancellation/reduction amount		\$0	\$0	\$0	\$0
Penalty Paid		\$0	\$0	\$0	\$0
<b>TOTAL Assistance (Net of recapture/penalties)</b>		<b>\$419</b>	<b>\$12,613</b>	<b>\$1,158</b>	<b>\$13,771</b>
Company-Direct Tax Revenue (Before Assistance)		\$19,131	\$165,225	\$57,629	\$222,854
Indirect and Induced Tax Revenues		\$9,360	\$59,097	\$36,297	\$95,394
<b>TOTAL Tax Revenues (Before Assistance)</b>		<b>\$28,490</b>	<b>\$224,322</b>	<b>\$93,926</b>	<b>\$318,248</b>
<b>TOTAL Tax Revenues (Net of Assistance, recapture and penalty)</b>		<b>\$28,071</b>	<b>\$211,708</b>	<b>\$92,768</b>	<b>\$304,477</b>

  

FY 17 Amounts (thousands)	
Bond Issuance:	\$0
DOE Incentive Programs	
REAP:	\$0
Value of Energy Benefit:	\$0
CEP:	\$0

EMPLOYMENT INFORMATION	
<b>Current Project Jobs</b>	
Part Time Perm. Jobs:	20
Part Time Temp. Jobs:	
Full Time Perm. Jobs:	948
Full Time Temp. Jobs:	25
Contract Employees:	176
Jobs Total:	1,169
Jobs FTE:	1,158
Construction Jobs:	1
Total Project Jobs at Application (FTE):	0
Following not required for companies with fewer than 250 employees	
Exempt:	0
Non-Exempt earning:	
< \$25,000:	
\$25,001 - \$40,000:	
\$40,001 - \$50,000:	
> \$50,000:	
% Employees	53
% Living in NYC:	
Health Benefit Full Time:	100 %
Health Benefit Part Time:	15 %

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
(All dollar values in thousands. Italics denotes projections.)		FY 17	Through FY 17	FY 18 and After	Total
<b>Real Property Related Taxes</b>					
Company Direct: Land		\$2,689	\$46,764	\$5,564	\$52,327
Company Direct: Building		\$4,994	\$44,734	\$10,332	\$55,067
Mortgage Recording Tax		\$0	\$9,329	\$0	\$9,329
Pilot Savings		\$0	\$5,483	\$0	\$5,483
Mortgage Recording Tax Exemption		\$0	\$2,444	\$0	\$2,444
Indirect and Induced: Land		\$1,552	\$9,319	\$6,028	\$15,347
Indirect and Induced: Building		\$2,882	\$17,307	\$11,194	\$28,502
<b>TOTAL Real Property Related Taxes</b>		<b>\$12,117</b>	<b>\$119,527</b>	<b>\$33,118</b>	<b>\$152,645</b>
<b>Income, Consumption &amp; Use Taxes</b>					
Company Direct		\$11,448	\$64,398	\$41,733	\$106,132
Sales Tax Exemption		\$0	\$1,222	\$0	\$1,222
Energy Tax Savings		\$0	\$0	\$0	\$0
Tax Exempt Bond Savings		\$419	\$3,464	\$1,158	\$4,622
Indirect and Induced		\$4,926	\$32,470	\$19,075	\$51,545
<b>TOTAL Income, Consumption &amp; Use Taxes</b>		<b>\$15,955</b>	<b>\$92,162</b>	<b>\$59,651</b>	<b>\$151,832</b>
<b>SUMMARY</b>					
Assistance Provided		\$419	\$12,613	\$1,158	\$13,771
Recapture/cancellation/reduction amount		\$0	\$0	\$0	\$0
Penalty Paid		\$0	\$0	\$0	\$0
<b>TOTAL Assistance (Net of recapture/penalties)</b>		<b>\$419</b>	<b>\$12,613</b>	<b>\$1,158</b>	<b>\$13,771</b>
Company-Direct Tax Revenue (Before Assistance)		\$19,131	\$165,225	\$57,629	\$222,854
Indirect and Induced Tax Revenues		\$9,360	\$59,097	\$36,297	\$95,394
<b>TOTAL Tax Revenues (Before Assistance)</b>		<b>\$28,490</b>	<b>\$224,322</b>	<b>\$93,926</b>	<b>\$318,248</b>
<b>TOTAL Tax Revenues (Net of Assistance, recapture and penalty)</b>		<b>\$28,071</b>	<b>\$211,708</b>	<b>\$92,768</b>	<b>\$304,477</b>

  

FY 17 Amounts (thousands)	
Bond Issuance:	\$0
DOE Incentive Programs	
REAP:	\$0
Value of Energy Benefit:	\$0
CEP:	\$0

EMPLOYMENT INFORMATION	
<b>Current Project Jobs</b>	
Part Time Perm. Jobs:	20
Part Time Temp. Jobs:	
Full Time Perm. Jobs:	948
Full Time Temp. Jobs:	25
Contract Employees:	176
Jobs Total:	1,169
Jobs FTE:	1,158
Construction Jobs:	1
Total Project Jobs at Application (FTE):	0
Following not required for companies with fewer than 250 employees	
Exempt:	0
Non-Exempt earning:	
< \$25,000:	
\$25,001 - \$40,000:	
\$40,001 - \$50,000:	
> \$50,000:	
% Employees	53
% Living in NYC:	
Health Benefit Full Time:	100 %
Health Benefit Part Time:	15 %

### **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 FY17 was \$5,894, in the form of tax-exempt bond interest savings. In FY17, this project generated \$6.9 million in total revenues (before assistance). Of these tax revenues, 91.1 percent were Company Direct taxes.

The present value of City Costs net of recapture and penalties is estimated to be \$148,493, entirely in the form of tax-exempt bonds. The present value of gross City Benefits is estimated to be \$106.5 million.

The Liberty Bond project has current FTE employment of 136, entirely created by this project. 77 percent of the employees are New York City residents.

TABLE 2-14 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - LOCAL LAW 62 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
(All dollar values in thousands. Italics denotes projections.)		FY 17	Through FY 17	FY 18 and After	Total
<b>Real Property Related Taxes</b>					
Company Direct: Land		\$4,988	\$8,500	\$53,769	\$62,269
Company Direct: Building		\$757	\$12,575	\$8,164	\$20,739
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		\$107	\$917	\$1,192	\$2,069
Indirect and Induced: Building		\$198	\$1,703	\$2,140	\$3,843
<b>TOTAL Real Property Related Taxes</b>		<b>\$6,050</b>	<b>\$24,964</b>	<b>\$65,225</b>	<b>\$90,189</b>
<b>Income, Consumption &amp; Use Taxes</b>					
Company Direct		\$499	\$4,572	\$5,376	\$9,947
Sales Tax Exemption		\$0	\$0	\$0	\$0
Energy Tax Savings		\$0	\$0	\$0	\$0
Tax Exempt Bond Savings		\$6	\$105	\$43	\$148
Indirect and Induced		\$306	\$3,063	\$3,297	\$6,360
<b>TOTAL Income, Consumption &amp; Use Taxes</b>		<b>\$799</b>	<b>\$7,529</b>	<b>\$8,629</b>	<b>\$16,159</b>
<b>SUMMARY</b>					
Assistance Provided		\$6	\$105	\$43	\$148
Recapture/cancellation/reduction amount		\$0	\$0	\$0	\$0
Penalty Paid		\$0	\$0	\$0	\$0
<b>TOTAL Assistance (Net of recapture/penalties)</b>		<b>\$6</b>	<b>\$105</b>	<b>\$43</b>	<b>\$148</b>
Company-Direct Tax Revenue (Before Assistance)		\$6,244	\$26,915	\$67,309	\$94,224
Indirect and Induced Tax Revenues		\$611	\$5,683	\$6,589	\$12,272
<b>TOTAL Tax Revenues (Before Assistance)</b>		<b>\$6,855</b>	<b>\$32,598</b>	<b>\$73,898</b>	<b>\$106,496</b>
<b>TOTAL Tax Revenues (Net of Assistance, recapture and penalty)</b>		<b>\$6,849</b>	<b>\$32,493</b>	<b>\$73,854</b>	<b>\$106,347</b>

  

FY 17 Amounts (thousands)		
Bond Issuance:	\$0	DOE Incentive Programs
Value of Energy Benefit:	\$0	REAP: \$0
		CEP: \$0

  

EMPLOYMENT INFORMATION	
<b>Current Project Jobs</b>	
Part Time Perm. Jobs:	5
Part Time Temp. Jobs:	2
Full Time Perm. Jobs:	133
Full Time Temp. Jobs:	
Contract Employees:	140
Jobs Total:	136
Jobs FTE:	0
Construction Jobs:	
Following not required for companies with fewer than 250 employees	
Exempt:	0
Non-Exempt earning:	
< \$25,000:	
\$25,001 - \$40,000:	
\$40,001 - \$50,000:	
> \$50,000:	
% Employees	77
% Living in NYC:	
Health Benefit Full Time:	100 %
Health Benefit Part Time:	
Total Project Jobs at Application (FTE):	0

## **Industrial Incentive (Table 2-15)**

In all, 216 projects are included with a total project amount of \$2.9 billion. The total of City Costs net of recapture and penalties in FY17 was \$30.0 million. PILOT savings represented 93.4 percent of gross City Costs, followed by sales tax exemptions with 4.8 percent. In FY17, these projects generated about \$534.8 million in total revenues (before assistance). Of these tax revenues about 61.9 percent were Company Direct taxes.

The present value of City Costs net of recapture and penalties is estimated to be \$348.1 million. 83.8 percent of gross City Costs are in the form of PILOT savings. The present value of gross City Benefits is estimated to be \$6.5 billion.

The Industrial Incentive projects have current FTE employment of 23,276, over three times the number of jobs at project location and 38.8 percent higher than the number of jobs connected to the projects at the time of application. 81 percent of the employees are New York City residents.

At the end of FY17, there were 13 Industrial Incentive projects no longer receiving assistance. For these projects, the present value of City Costs through FY17 was estimated to be \$10.6 million net of recapture and penalties. 57.4 percent of gross City Costs are in the form of PILOT savings, with the balance in the form of MRT exemptions, sales tax exemptions, energy tax savings, and tax-exempt bond interest savings. The present value of gross City Benefits through FY17 is estimated to be \$265.5 million.



TABLE 2-15 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - LOCAL LAW 62 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
(All dollar values in thousands. Italics denotes projections.)		FY 17	Through FY 17	FY 18 and After	Total
<b>Real Property Related Taxes</b>					
Company Direct: Land		\$59,576	\$174,211	\$584,082	\$758,292
Company Direct: Building		\$45,347	\$249,483	\$264,295	\$513,778
Mortgage Recording Tax		\$667	\$34,037	\$0	\$34,037
Pilot Savings		\$30,191	\$138,103	\$154,094	\$292,197
Mortgage Recording Tax Exemption		\$567	\$33,624	\$0	\$33,624
Indirect and Induced: Land		\$33,566	\$193,965	\$198,855	\$392,820
Indirect and Induced: Building		\$62,336	\$360,221	\$369,301	\$729,523
<b>TOTAL Real Property Related Taxes</b>		<b>\$170,634</b>	<b>\$840,191</b>	<b>\$1,262,438</b>	<b>\$2,102,629</b>
<b>Income, Consumption &amp; Use Taxes</b>					
Company Direct		\$225,481	\$1,447,183	\$1,302,742	\$2,749,925
Sales Tax Exemption		\$1,544	\$6,961	\$15,555	\$22,517
Energy Tax Savings		\$6	\$152	\$25	\$176
Tax Exempt Bond Savings		\$0	\$328	\$0	\$328
Indirect and Induced		\$107,879	\$700,261	\$665,513	\$1,365,774
<b>TOTAL Income, Consumption &amp; Use Taxes</b>		<b>\$331,809</b>	<b>\$2,140,003</b>	<b>\$1,952,675</b>	<b>\$4,092,678</b>
<b>SUMMARY</b>					
Assistance Provided		\$32,309	\$179,168	\$169,674	\$348,842
Recapture/cancellation/reduction amount		\$2,300	\$735	\$0	\$735
Penalty Paid		\$0	\$0	\$0	\$0
<b>TOTAL Assistance (Net of recapture/penalties)</b>		<b>\$30,008</b>	<b>\$178,432</b>	<b>\$169,674</b>	<b>\$348,106</b>
Company-Direct Tax Revenue (Before Assistance)		\$330,970	\$1,904,914	\$2,151,119	\$4,056,033
Indirect and Induced Tax Revenues		\$203,781	\$1,254,447	\$1,233,669	\$2,488,116
<b>TOTAL Tax Revenues (Before Assistance)</b>		<b>\$534,751</b>	<b>\$3,159,361</b>	<b>\$3,384,788</b>	<b>\$6,544,149</b>
<b>TOTAL Tax Revenues (Net of Assistance, recapture and penalty)</b>		<b>\$504,743</b>	<b>\$2,980,929</b>	<b>\$3,215,114</b>	<b>\$6,196,043</b>

  

FY 17 Amounts (thousands)		
Bond Issuance:	\$0	DOE Incentive Programs
Value of Energy Benefit:	\$90	REAP: \$2,965
		CEP: \$22

  

EMPLOYMENT INFORMATION	
<b>Current Project Jobs</b>	
Part Time Perm. Jobs:	2,283
Part Time Temp. Jobs:	233
Full Time Perm. Jobs:	19,179
Full Time Temp. Jobs:	389
Contract Employees:	587
Jobs Total:	22,671
Jobs FTE:	23,276
Construction Jobs:	941
Total Project Jobs at Application (FTE):	7,624
Following not required for companies with fewer than 250 employees	
Exempt:	% Employees
Non-Exempt earning:	% Living in NYC: 81
< \$25,000:	24
\$25,001 - \$40,000:	22
\$40,001 - \$50,000:	23
> \$50,000:	9
	23
Health Benefit Full Time:	86 %
Health Benefit Part Time:	12 %

**FRESH (Table 2-16)**

16 projects are included with a total investment amount of about \$73.1 million. The total City Costs net of recapture and penalties in FY17 were \$1.5 million, in the form of PILOT savings and sales tax exemptions. In FY17, these projects generated about \$15.1 million in total revenues (before assistance). Of these tax revenues, about 74.9 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$23.6 million. 93.7 percent of gross City Costs are in the form of PILOT savings. The present value of gross City Benefits is estimated to be \$180.0 million.

The FRESH projects have current FTE employment of 1,332, almost 2.8 times the number of jobs at project location and the number of jobs connected to the projects at time of application. One hundred percent of the employees are New York City residents.

TABLE 2-16 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - LOCAL LAW 62 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
(All dollar values in thousands. Italics denotes projections.)		FY 17	Through FY 17	FY 18 and After	Total
<b>Real Property Related Taxes</b>					
Company Direct: Land		\$5,257	\$11,399	\$25,888	\$37,287
Company Direct: Building		\$2,637	\$14,469	\$26,588	\$41,057
Mortgage Recording Tax		\$0	\$536	\$0	\$536
Pilot Savings		\$1,437	\$3,075	\$19,080	\$22,155
Mortgage Recording Tax Exemption		\$0	\$536	\$0	\$536
Indirect and Induced: Land		\$614	\$2,672	\$5,969	\$8,641
Indirect and Induced: Building		\$1,140	\$4,963	\$11,085	\$16,048
<b>TOTAL Real Property Related Taxes</b>		<b>\$8,212</b>	<b>\$30,428</b>	<b>\$50,450</b>	<b>\$80,878</b>
<b>Income, Consumption &amp; Use Taxes</b>					
Company Direct		\$3,402	\$14,922	\$32,949	\$47,871
Sales Tax Exemption		\$43	\$761	\$181	\$942
Energy Tax Savings		\$0	\$0	\$0	\$0
Tax Exempt Bond Savings		\$0	\$0	\$0	\$0
Indirect and Induced		\$2,023	\$8,984	\$19,589	\$28,573
<b>TOTAL Income, Consumption &amp; Use Taxes</b>		<b>\$5,382</b>	<b>\$23,145</b>	<b>\$52,358</b>	<b>\$75,502</b>
<b>SUMMARY</b>					
Assistance Provided		\$1,480	\$4,373	\$19,261	\$23,633
Recapture/cancellation/reduction amount		\$0	\$0	\$0	\$0
Penalty Paid		\$0	\$0	\$0	\$0
<b>TOTAL Assistance (Net of recapture/penalties)</b>		<b>\$1,480</b>	<b>\$4,373</b>	<b>\$19,261</b>	<b>\$23,633</b>
Company-Direct Tax Revenue (Before Assistance)		\$11,297	\$41,326	\$85,426	\$126,751
Indirect and Induced Tax Revenues		\$3,777	\$16,620	\$36,642	\$53,262
<b>TOTAL Tax Revenues (Before Assistance)</b>		<b>\$15,074</b>	<b>\$57,945</b>	<b>\$122,068</b>	<b>\$180,013</b>
<b>TOTAL Tax Revenues (Net of Assistance, recapture and penalty)</b>		<b>\$13,594</b>	<b>\$53,573</b>	<b>\$102,807</b>	<b>\$156,380</b>

FY 17 Amounts (thousands)	
Bond Issuance:	\$0
Value of Energy Benefit:	\$0
DOE Incentive Programs	
REAP:	\$0
CEP:	\$0

Total Projects:	16
Program:	FRESH
Borough:	All
Sq. Ft-Land:	1,304,836
Sq.Ft-Building:	1,398,795
Project Amount (000s):	\$73,087
Type of Assistance:	Mortgage Recording Tax, Payment in Lieu Of Taxes, Sales Tax

EMPLOYMENT INFORMATION	
<b>Current/Project Jobs</b>	
Part Time Perm. Jobs:	1,102
Part Time Temp. Jobs:	
Full Time Perm. Jobs:	784
Full Time Temp. Jobs:	
Contract Employees:	
Jobs Total:	1,886
Jobs FTE:	1,332
Construction Jobs:	
Total Project Jobs at Application (FTE):	478
Following not required for companies with fewer than 250 employees	
Exempt:	2
Non-Exempt earning:	
< \$25,000:	82
\$25,001 - \$40,000:	7
\$40,001 - \$50,000:	3
> \$50,000:	7
% Living in NYC:	100
Health Benefit Full Time:	77 %
Health Benefit Part Time:	69 %

## **Commercial Growth (Table 2-17)**

In all, 19 projects are included with a total project amount of about \$7.8 billion. The total of City Costs net of recapture and penalties in FY17 was \$21.0 million. PILOT savings represented 83.7% of gross City Costs. In FY17, these projects generated about \$5.2 billion in total revenues (before assistance). Of these tax revenues, about 77.6 percent were Company Direct taxes.

The present value of City Costs net of recapture and penalties is estimated to be \$370.2 million. 75.5 percent of gross City Costs are in the form of sales tax exemptions. The present value of gross City Benefits is estimated to be \$29.6 billion.

The Commercial Growth projects have current FTE employment of 67,742, about 74.7 percent higher than the number of jobs at project location and 70.8 percent higher than the number of jobs related to the projects at the time project applications were received. 54 percent of the employees are New York City residents.

At the end of FY17, there was one Commercial Growth project no longer receiving assistance. For this project, the present value of gross City Costs through FY17 is estimated to be \$1.2 million and \$1.9 million was recaptured (benefits taken plus penalties). 97.5 percent of gross City Costs are in the form of sales tax exemptions. The present value of gross City Benefits through FY17 is estimated to be \$623.5 million.

TABLE 2-17 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - LOCAL LAW 62 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
(All dollar values in thousands. Italics denotes projections.)		FY 17	Through FY 17	FY 18 and After	Total
<b>Real Property Related Taxes</b>					
Company Direct: Land		\$2,732,819	\$1,578,383	\$8,535,860	\$10,114,233
Company Direct: Building		\$477,596	\$1,657,781	\$1,259,679	\$2,917,461
Mortgage Recording Tax		\$0	\$37,690	\$0	\$37,690
Pilot Savings		\$20,888	\$64,443	\$14,168	\$68,611
Mortgage Recording Tax Exemption		\$0	\$22,415	\$0	\$22,415
Indirect and Induced: Land		\$199,523	\$1,265,546	\$307,305	\$1,572,851
Indirect and Induced: Building		\$370,543	\$2,350,289	\$570,710	\$2,921,009
<b>TOTAL Real Property Related Taxes</b>		<b>\$3,759,792</b>	<b>\$6,812,840</b>	<b>\$10,659,377</b>	<b>\$17,472,216</b>
<b>Income, Consumption &amp; Use Taxes</b>					
Company Direct		\$786,514	\$5,680,693	\$1,272,173	\$6,962,865
Sales Tax Exemption		\$3,969	\$78,885	\$205,496	\$284,381
Energy Tax Savings		\$70	\$1,150	\$76	\$1,226
Tax Exempt Bond Savings		\$0	\$30	\$0	\$30
Indirect and Induced		\$583,353	\$4,180,105	\$905,873	\$5,085,978
<b>TOTAL Income, Consumption &amp; Use Taxes</b>		<b>\$1,365,828</b>	<b>\$9,780,732</b>	<b>\$1,972,474</b>	<b>\$11,753,206</b>
<b>SUMMARY</b>					
Assistance Provided		\$24,727	\$156,924	\$219,740	\$376,664
Recapture/cancellation/reduction amount		\$3,680	\$6,343	\$116	\$6,459
Penalty Paid		\$0	\$0	\$0	\$0
<b>TOTAL Assistance (Net of recapture/penalties)</b>		<b>\$21,047</b>	<b>\$150,581</b>	<b>\$219,625</b>	<b>\$370,205</b>
Company-Direct Tax Revenue (Before Assistance)		\$3,996,928	\$8,954,546	\$11,067,702	\$20,022,248
Indirect and Induced Tax Revenues		\$1,153,419	\$7,795,949	\$1,783,869	\$9,579,838
<b>TOTAL Tax Revenues (Before Assistance)</b>		<b>\$5,150,347</b>	<b>\$16,750,496</b>	<b>\$12,851,591</b>	<b>\$29,602,086</b>
<b>TOTAL Tax Revenues (Net of Assistance, recapture and penalty)</b>		<b>\$5,129,300</b>	<b>\$16,599,915</b>	<b>\$12,631,966</b>	<b>\$29,231,881</b>
FY 17 Amounts (thousands)					
Bond Issuance:	\$0	DOE Incentive Programs			
Value of Energy Benefit:	\$997	REAP:	\$0		
		CEP:	\$0		

  

EMPLOYMENT INFORMATION	
<b>Current Project Jobs</b>	
Part Time Perm. Jobs:	525
Part Time Temp. Jobs:	1,037
Full Time Perm. Jobs:	49,285
Full Time Temp. Jobs:	1,128
Contract Employees:	5,199
Jobs Total:	57,174
Jobs FTE:	67,742
Construction Jobs:	326
Total Project Jobs at Application (FTE):	38,778
Following not required for companies with fewer than 250 employees	
Exempt:	% Employees
Non-Exempt earning:	% Living in NYC:
< \$25,000:	77
\$25,001 - \$40,000:	4
\$40,001 - \$50,000:	2
> \$50,000:	3
	14
Health Benefit Full Time:	94 %
Health Benefit Part Time:	18 %

## **Commercial Project (Table 2-18)**

In all, 10 projects are included with a total project amount of about \$16.1 billion. The total of City Costs net of recapture and penalties in FY17 was \$30.4 million. PILOT savings represented 96.0% of gross City Costs. In FY17, these projects generated about \$168.8 million in total revenues (before assistance). Of these tax revenues, about 53.7 percent were Company Direct taxes.

The present value of City Costs net of recapture and penalties is estimated to be \$520.4 million. 74.9 percent of gross City Costs are in the form of PILOT savings. The present value of gross City Benefits is estimated to be \$2.7 billion.

The Commercial Projects have current FTE employment of 11,789, over five times the number of jobs at project location and 92.3 percent higher than the number of jobs related to the projects at the time project applications were received. 58 percent of the employees are New York City residents.

TABLE 2-18 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - LOCAL LAW 62 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
(All dollar values in thousands. Italics denotes projections.)		FY 17	Through FY 17	FY 18 and After	Total
<b>Real Property Related Taxes</b>					
Company Direct: Land		\$17,652	\$62,963	\$172,585	\$235,548
Company Direct: Building		\$8,542	\$109,210	\$129,925	\$239,135
Mortgage Recording Tax		\$0	\$94,625	\$0	\$94,625
Pilot Savings		\$29,188	\$45,716	\$343,876	\$389,593
Mortgage Recording Tax Exemption		\$0	\$94,625	\$0	\$94,625
Indirect and Induced: Land		\$13,350	\$46,977	\$146,129	\$193,105
Indirect and Induced: Building		\$24,792	\$87,243	\$271,382	\$358,624
<b>TOTAL Real Property Related Taxes</b>		<b>\$35,148</b>	<b>\$260,676</b>	<b>\$376,144</b>	<b>\$636,821</b>
<b>Income, Consumption &amp; Use Taxes</b>					
Company Direct		\$64,406	\$202,189	\$717,740	\$919,929
Sales Tax Exemption		\$432	\$16,867	\$7,421	\$24,288
Energy Tax Savings		\$0	\$0	\$0	\$0
Tax Exempt Bond Savings		\$793	\$6,122	\$5,760	\$11,882
Indirect and Induced		\$40,029	\$157,783	\$495,474	\$653,256
<b>TOTAL Income, Consumption &amp; Use Taxes</b>		<b>\$103,210</b>	<b>\$336,982</b>	<b>\$1,200,032</b>	<b>\$1,537,014</b>
<b>SUMMARY</b>					
Assistance Provided		\$30,412	\$163,331	\$357,058	\$520,389
Recapture/cancellation/reduction amount		\$0	\$0	\$0	\$0
Penalty Paid		\$0	\$0	\$0	\$0
<b>TOTAL Assistance (Net of recapture/penalties)</b>		<b>\$30,412</b>	<b>\$163,331</b>	<b>\$357,058</b>	<b>\$520,389</b>
Company-Direct Tax Revenue (Before Assistance)		\$90,600	\$488,988	\$1,020,250	\$1,489,238
Indirect and Induced Tax Revenues		\$78,170	\$292,002	\$912,984	\$1,204,966
<b>TOTAL Tax Revenues (Before Assistance)</b>		<b>\$168,771</b>	<b>\$760,990</b>	<b>\$1,933,234</b>	<b>\$2,694,224</b>
<b>TOTAL Tax Revenues (Net of Assistance, recapture and penalty)</b>		<b>\$138,358</b>	<b>\$597,658</b>	<b>\$1,576,177</b>	<b>\$2,173,835</b>

<p>Total Projects: <b>10</b></p> <p>Program: <b>Commercial Project</b></p> <p>Borough: <b>All</b></p> <p>Sq. Ft-Land: <b>6,047,957</b></p> <p>Sq.Ft-Building: <b>10,323,793</b></p> <p>Project Amount (000s): <b>\$16,087,506</b></p> <p>Type of Assistance: <b>Mortgage Recording Tax, Payment in Lieu Of Taxes, Sales Tax, Tax Exempt Bonds</b></p>		<p><b>EMPLOYMENT INFORMATION</b></p> <p><u>Current Project Jobs</u></p> <p>Part Time Perm. Jobs: 156</p> <p>Part Time Temp. Jobs: 3,656</p> <p>Full Time Perm. Jobs: 5,883</p> <p>Full Time Temp. Jobs: 425</p> <p>Contract Employees: 3,577</p> <p>Jobs Total: 13,697</p> <p>Jobs FTE: 11,789</p> <p>Construction Jobs: 1155</p> <p>Total Project Jobs at Application (FTE): 2,338</p>	
<p>Following not required for companies with fewer than 250 employees</p>		<p>% Living in NYC: 58</p>	
<p>Exempt: 10</p> <p>Non-Exempt earning:</p> <p>&lt; \$25,000: 77</p> <p>\$25,001 - \$40,000: 5</p> <p>\$40,001 - \$50,000: 3</p> <p>&gt; \$50,000: 6</p>		<p>% Employees</p> <p>Health Benefit Full Time: 7 %</p> <p>Health Benefit Part Time:</p>	
<p>Bond Issuance: \$0</p> <p>Value of Energy Benefit: \$0</p>		<p>DOE Incentive Programs</p> <p>REAP: \$0</p> <p>CEP: \$0</p>	
<p>FY 17 Amounts (thousands)</p>			

## **Recovery Zone Facility Bonds (Table 2-19)**

In all, three projects are included with a total project amount of \$45.9 million. The total of City Costs net of recapture and penalties in FY17 was \$40,432, in the form of tax-exempt bond interest savings. In FY17, these projects generated about \$7.0 million in total revenues (before assistance). Of these tax revenues, 76.2 percent were Company Direct taxes.

The present value of City Costs net of recapture and penalties is estimated to be \$402,075. 91.2 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 \$101.6 million.

The Recovery Zone Facility Bond projects have current FTE employment of 318, nearly double the number of jobs at project location and the number of jobs related to the projects at the time project applications were received. 74 percent of the employees are New York City residents.



TABLE 2-19 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - LOCAL LAW 62 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
(All dollar values in thousands. Italics denotes projections.)		FY 17	Through FY 17	FY 18 and After	Total
<b>Real Property Related Taxes</b>					
Company Direct: Land		\$3,449	\$3,847	\$35,863	\$39,710
Company Direct: Building		\$247	\$2,976	\$2,598	\$5,574
Mortgage Recording Tax		\$0	\$35	\$0	\$35
Pilot Savings		\$0	\$0	\$0	\$0
Mortgage Recording Tax Exemption		\$0	\$35	\$0	\$35
Indirect and Induced: Land		\$272	\$1,049	\$3,541	\$4,590
Indirect and Induced: Building		\$504	\$1,948	\$6,576	\$8,524
<b>TOTAL Real Property Related Taxes</b>		<b>\$4,472</b>	<b>\$9,820</b>	<b>\$48,579</b>	<b>\$58,399</b>
<b>Income, Consumption &amp; Use Taxes</b>					
Company Direct		\$1,654	\$6,208	\$21,783	\$27,991
Sales Tax Exemption		\$0	\$0	\$0	\$0
Energy Tax Savings		\$0	\$0	\$0	\$0
Tax Exempt Bond Savings		\$40	\$167	\$200	\$367
Indirect and Induced		\$897	\$3,577	\$11,645	\$15,223
<b>TOTAL Income, Consumption &amp; Use Taxes</b>		<b>\$2,511</b>	<b>\$9,619</b>	<b>\$33,228</b>	<b>\$42,848</b>
<b>SUMMARY</b>					
Assistance Provided		\$40	\$202	\$200	\$402
Recapture/cancellation/reduction amount		\$0	\$0	\$0	\$0
Penalty Paid		\$0	\$0	\$0	\$0
<b>TOTAL Assistance (Net of recapture/penalties)</b>		<b>\$40</b>	<b>\$202</b>	<b>\$200</b>	<b>\$402</b>
Company-Direct Tax Revenue (Before Assistance)		\$5,350	\$13,067	\$60,245	\$73,312
Indirect and Induced Tax Revenues		\$1,673	\$6,574	\$21,762	\$28,337
<b>TOTAL Tax Revenues (Before Assistance)</b>		<b>\$7,023</b>	<b>\$19,641</b>	<b>\$82,007</b>	<b>\$101,648</b>
<b>TOTAL Tax Revenues (Net of Assistance, recapture and penalty)</b>		<b>\$6,982</b>	<b>\$19,439</b>	<b>\$81,807</b>	<b>\$101,246</b>

EMPLOYMENT INFORMATION	
<b>Current/Project Jobs</b>	
Part Time Perm. Jobs:	145
Part Time Temp. Jobs:	3
Full Time Perm. Jobs:	221
Full Time Temp. Jobs:	5
Contract Employees:	19
Jobs Total:	393
Jobs FTE:	318
Construction Jobs:	
Following not required for companies with fewer than 250 employees	
Exempt:	0
Non-Exempt earning:	
< \$25,000:	
\$25,001 - \$40,000:	
\$40,001 - \$50,000:	
> \$50,000:	
% Living in NYC:	74
Health Benefit Full Time:	100 %
Health Benefit Part Time:	
Total Project Jobs at Application (FTE):	162

FY 17 Amounts (thousands)	
Bond Issuance:	\$0
DOE Incentive Programs	
REAP:	\$0
CEP:	\$0
Value of Energy Benefit:	\$0

### **Applied Sciences NYC (Table 2-20)**

In all, five projects are included with a total project amount of \$463.5 million. The total of City Costs net of recapture and penalties in FY17 was \$18,868, all of which took the form of energy tax savings. In FY17, these projects generated about \$258.0 million in total revenues (before assistance). Of these tax revenues, 69.4 percent were Company Direct taxes.

The present value of City Costs net of recapture and penalties is estimated to be \$387,242, all of which derived from energy tax savings. The present value of gross City Benefits is estimated to be \$3.4 billion.

The Applied Sciences NYC projects have current FTE employment of 19,324, only 56 of which were connected to the projects at the time of application. 73 percent of the employees are New York City residents.

TABLE 2-20 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - LOCAL LAW 62 PROJECT REPORT TABLE

Total Projects:	5
Program:	Applied Sciences NYC
Borough:	All
Sq. Ft-Land:	8,545,209
Sq.Ft-Building:	14,433,225
Project Amount (000s):	\$463,500
Type of Assistance:	Business Incentive Rate

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
(All dollar values in thousands. Italics denotes projections.)		FY 17	Through FY 17	FY 18 and After	Total
<b>Real Property Related Taxes</b>					
Company Direct: Land		\$112,290	\$238,835	\$983,613	\$1,222,448
Company Direct: Building		\$15,122	\$291,132	\$139,179	\$430,311
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		\$13,693	\$43,942	\$133,111	\$177,053
Indirect and Induced: Building		\$25,431	\$81,607	\$247,205	\$328,812
<b>TOTAL Real Property Related Taxes</b>		<b>\$166,536</b>	<b>\$655,515</b>	<b>\$1,503,108</b>	<b>\$2,168,623</b>
<b>Income, Consumption &amp; Use Taxes</b>					
Company Direct		\$51,676	\$166,598	\$485,811	\$652,409
Sales Tax Exemption		\$0	\$0	\$0	\$0
Energy Tax Savings		\$19	\$288	\$99	\$387
Tax Exempt Bond Savings		\$0	\$0	\$0	\$0
Indirect and Induced		\$39,796	\$128,638	\$432,091	\$560,729
<b>TOTAL Income, Consumption &amp; Use Taxes</b>		<b>\$91,453</b>	<b>\$294,948</b>	<b>\$917,802</b>	<b>\$1,212,750</b>
<b>SUMMARY</b>					
Assistance Provided		\$19	\$288	\$99	\$387
Recapture/cancellation/reduction amount		\$0	\$0	\$0	\$0
Penalty Paid		\$0	\$0	\$0	\$0
<b>TOTAL Assistance (Net of recapture/penalties)</b>		<b>\$19</b>	<b>\$288</b>	<b>\$99</b>	<b>\$387</b>
Company-Direct Tax Revenue (Before Assistance)		\$179,089	\$696,565	\$1,608,602	\$2,305,168
Indirect and Induced Tax Revenues		\$78,920	\$254,186	\$812,407	\$1,066,593
<b>TOTAL Tax Revenues (Before Assistance)</b>		<b>\$258,009</b>	<b>\$950,751</b>	<b>\$2,421,009</b>	<b>\$3,371,761</b>
<b>TOTAL Tax Revenues (Net of Assistance, recapture and penalty)</b>		<b>\$257,990</b>	<b>\$950,463</b>	<b>\$2,420,910</b>	<b>\$3,371,373</b>

FY 17 Amounts (thousands)		
Bond Issuance:	\$0	DOE Incentive Programs
Value of Energy Benefit:	\$269	REAP: \$0
		CEP: \$0

EMPLOYMENT INFORMATION	
<b>Current Project Jobs</b>	
Part Time Perm. Jobs:	25
Part Time Temp. Jobs:	182
Full Time Perm. Jobs:	1,825
Full Time Temp. Jobs:	73
Contract Employees:	2,105
Jobs Total:	19,324
Jobs FTE:	56
Construction Jobs:	540
Following not required for companies with fewer than 250 employees	
Exempt:	73
Non-Exempt earning:	
< \$25,000:	2
\$25,001 - \$40,000:	4
\$40,001 - \$50,000:	8
> \$50,000:	13
% Living in NYC:	73
Health Benefit Full Time:	100 %
Health Benefit Part Time:	

### **New Markets Tax Credits Program (Table 2-21)**

In all, one project is included with a total project amount of \$37.2 million. In FY17, this project generated \$16,230 in total revenues (before assistance). Of these tax revenues, 77.3 percent were Company Direct taxes.

The project closed at the end of FY17 and is under construction. The job creation estimate for the project is 38 FTE permanent jobs.

TABLE 2-21 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - LOCAL LAW 62 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
(All dollar values in thousands, italics denotes projections.)		FY 17	Through FY 17	FY 18 and After	Total
<b>Real Property Related Taxes</b>					
Company Direct: Land		\$3	\$3	\$62	\$65
Company Direct: Building		\$7	\$7	\$166	\$173
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		\$1	\$1	\$15	\$15
Indirect and Induced: Building		\$1	\$1	\$27	\$28
<b>TOTAL Real Property Related Taxes</b>		<b>\$12</b>	<b>\$12</b>	<b>\$270</b>	<b>\$282</b>
<b>Income, Consumption &amp; Use Taxes</b>					
Company Direct		\$2	\$2	\$56	\$58
Sales Tax Exemption		\$0	\$0	\$0	\$0
Energy Tax Savings		\$0	\$0	\$0	\$0
Tax Exempt Bond Savings		\$0	\$0	\$0	\$0
Indirect and Induced		\$2	\$2	\$42	\$43
<b>TOTAL Income, Consumption &amp; Use Taxes</b>		<b>\$4</b>	<b>\$4</b>	<b>\$97</b>	<b>\$101</b>
<b>SUMMARY</b>					
Assistance Provided		\$0	\$0	\$0	\$0
Recapture/cancellation/reduction amount		\$0	\$0	\$0	\$0
Penalty Paid		\$0	\$0	\$0	\$0
<b>TOTAL Assistance (Net of recapture/penalties)</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Company-Direct Tax Revenue (Before Assistance)		\$13	\$13	\$284	\$296
Indirect and Induced Tax Revenues		\$4	\$4	\$83	\$87
<b>TOTAL Tax Revenues (Before Assistance)</b>		<b>\$16</b>	<b>\$16</b>	<b>\$367</b>	<b>\$383</b>
<b>TOTAL Tax Revenues (Net of Assistance, recapture and penalty)</b>		<b>\$16</b>	<b>\$16</b>	<b>\$367</b>	<b>\$383</b>

FY 17 Amounts (thousands)	
Bond Issuance:	\$0
Value of Energy Benefit:	\$0
DOE Incentive Programs	
REAP:	\$0
CEP:	\$0

Total Projects:	1
Program:	New Markets Tax Credits Program
Borough:	All
Sq. Ft-Land:	14,450
Sq.Ft-Building:	45,000
Project Amount (000s):	\$37,160
Type of Assistance:	
<b>EMPLOYMENT INFORMATION</b>	
<u>Current Project Jobs</u>	0
Part Time Perm. Jobs:	
Part Time Temp. Jobs:	
Full Time Perm. Jobs:	
Full Time Temp. Jobs:	
Contract Employees:	
Jobs Total:	1
Jobs FTE:	1
Construction Jobs:	
Total Project Jobs at Application (FTE):	0

Following not required for companies with fewer than 250 employees	% Employees	% Living in NYC:
Exempt:	0	
Non-Exempt earning:		
< \$25,000:		Health Benefit Full Time:
\$25,001 - \$40,000:		Health Benefit Part Time:
\$40,001 - \$50,000:		
> \$50,000:		



# 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), 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 and the 2015 version for FY15 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, which is assumed to have otherwise relocated outside New York City in the absence of NYCEDC's economic development

efforts, 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 400 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.

**TABLE I-1 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - LOCAL LAW 62 PROJECT REPORT TABLE**

<b>1</b>	LL62 ID:	<b>1</b>	Program Name:	<b>11</b>
<b>2</b>	Project Name:	<b>2</b>	Start Date:	<b>12</b>
<b>3</b>	Location:	<b>3</b>	End Date:	<b>13</b>
<b>4</b>	Borough:	<b>4</b>	Project Amount (000s):	<b>14</b>
<b>5</b>	Council District:	<b>5</b>	Type of Assistance:	<b>15</b>
<b>6</b>	Block:	<b>6</b>		
<b>7</b>	Lot:	<b>7</b>		
<b>8</b>	Sq. Ft-Land:	<b>8</b>		
<b>9</b>	Sq. Ft-Building:	<b>9</b>		
<b>10</b>	NAICS Code:	<b>10</b>		

  

EMPLOYMENT INFORMATION:	
Current/Project/Jobs	
Part Time Perm. Jobs:	<b>17</b>
Part Time Temp. Jobs:	<b>19</b>
Full Time Perm. Jobs:	<b>16</b>
Full Time Temp. Jobs:	<b>18</b>
Jobs Total:	<b>22</b>
% Living in NYC:	<b>32</b>
Health Benefit Full Time:	<b>33</b>
Health Benefit Part Time:	<b>34</b>
Contract Employees:	<b>20</b>
Construction Jobs:	<b>21</b>
Total Project Jobs at Application (FTE):	<b>25</b>
Job Creation Estimate:	<b>26</b>
Jobs FTE:	<b>23</b>
Job Target for Current Yr.:	<b>24</b>
Following not required for companies with fewer than 250 employees	
% Employees	<b>27</b>
Non-Exempt earning:	<b>28 - 31</b>
< \$25,000:	
\$25,001 - \$40,000:	
\$40,001 - \$50,000:	
> \$50,000:	
REAP:	<b>59</b>
CEP:	<b>60</b>
Bond Issuance:	<b>57</b>
Value of Energy Benefit:	<b>58</b>
DOF Incentive Programs	

  

ASSISTANCE AND TOTAL REVENUES			
(All dollar values in thousands. Italics denotes projections.)			
Rated Taxes			
Company Direct: Land	<b>35</b>		
Company Direct: Building	<b>36</b>		
Mortgage Recording Tax	<b>37</b>		
Pilot Savings	<b>38</b>		
Mortgage Recording Tax Exemption	<b>39</b>		
Indirect and Induced: Land	<b>40</b>		
Indirect and Induced: Building	<b>41</b>		
TOTAL Real Property Related Taxes	<b>42</b>		
<b>Income, Consumption &amp; Use Taxes</b>			
Company Direct	<b>43</b>		
Sales Tax Exemption	<b>44</b>		
Energy Tax Savings	<b>45</b>		
Tax Exempt Bond Savings	<b>46</b>		
Indirect and Induced	<b>47</b>		
TOTAL Income, Consumption & Use Taxes	<b>48</b>		
<b>SUMMARY</b>			
Assistance Provided	<b>49</b>		
Recapture/cancellation/reduction amount	<b>50</b>		
Penalty Paid	<b>51</b>		
TOTAL Assistance (Net of recapture/penalties)	<b>52</b>		
Company-Direct Tax Revenue (Before Assistance)	<b>53</b>		
Indirect and Induced Tax Revenues	<b>54</b>		
TOTAL Tax Revenues (Before Assistance)	<b>55</b>		
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	<b>56</b>		
<b>Living Wage Information: 61</b>			
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			

  

Present Value Discounted to Project Start Date			
FY 16	Through FY 16	FY 17 and After	Total

COMMENTS: **62**

Please refer to Volume 1 for specific definition of each field reported above

**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.<sup>23</sup>

**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.

**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.

<sup>23</sup> 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 the Department of Finance'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.

- 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 + ½ Part Time jobs at project location (both permanent and temporary jobs are included). As a result, sometimes when data is presented after aggregation, this field might be higher than the Total Current Jobs.
- For Commercial Growth recipients, the 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 + ½ (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 Nos. 28 to 31 – Non-Exempt:** These items list the percentages of employees that are “non-exempt” and whose annual earnings fall within various ranges. The “greater than \$50,000” category was computed by subtracting from the total number of non-exempt employees (as reported on the survey form) the sum of the employees in the lowest three earnings ranges. The sum of Items 27 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 FY17 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.<sup>24</sup> For years after 2016, 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 FY17 in the column "FY17."

The column "Through FY17" 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 FY17. All present values are computed using the discount rate in effect at the Start Date. For projects beginning in FY06 or later, the discount rate is 6.25 percent; for all other projects, the discount rate is 7.75 percent.

For all types of assistance, the column "FY18 and After" presents present values, as of the project start date, of estimated figures from FY18 through the date that assistance is scheduled to end. The bases of all taxes are assumed to increase from their FY17 level by 3.5 percent annually.

The column "Total" sums the "Through FY17" and "FY18 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 "FY18 and After" is the "Total" less the "Through FY17" 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.<sup>25</sup>

**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.

<sup>24</sup> Historic inflation is based on the NY Metro Area Consumer Price Index reported by Bureau of Labor Statistics.

<sup>25</sup> 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.

**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 land or building by the average 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 average ratio of existing Land and Building assessed values.

**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.<sup>26</sup> 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 NYCIDA and Build NYC projects, the mortgage is assumed to be equal to the bank loan and bond amounts reported to NYCIDA/Build NYC as sources of funds for the transaction. For other programs, this amount is estimated to be zero.

**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 FY18 and thereafter, PILOT savings is assumed to grow by 3.5 percent annually from its FY17 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.

**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.

<sup>26</sup> 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. 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 FY18 and after for projects other than Commercial Growth projects, the difference between the estimated total exemption and the amount through FY17 is assumed to be realized in FY18. (As noted above, for Commercial Growth projects, the “FY18 and After” column generally is computed by subtracting the amount in the “Through FY17” 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 forgone. Projections assume that bond balances remain constant at their level at the end of FY17.

**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 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, 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, 2017 was \$10.70 per hour and the health benefits supplement rate for such period was \$1.75 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, 2017. 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, restaurant 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 Fair Wages for New Yorkers Act, is exempt from paying a living wage, and provided an exemption certificate;
- xvii) whether the company is subject to the Fair Wages for New Yorkers Act and certified that it pays a living wage;
- xviii) whether the company is not subject to the Fair Wages for New Yorkers Act and did not submit data on living wage requested by NYCEDC;
- xix) 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	02-Dec-02	4
92844	2011 Precision Gear, Inc.	Industrial Incentive	\$6,560,000	23-Dec-98	5
93931	3462 Third Avenue Food Corp. d/b/a Associated Supermarket	FRESH	\$2,050,000	20-Dec-11	6
94034	5 Bay Street Phase 1, LLC	Commercial Growth Project	\$150,049,053	01-Jan-16	7
93281	88 Trading Corp.	Industrial Incentive	\$8,955,000	01-Aug-07	8
93376	A & L Scientific Corp.	Industrial Incentive	\$1,850,000	05-Nov-09	9
93878	A Very Special Place, Inc. (2013 Adjustable)	Build NYC Revenue Bond	\$4,840,000	28-Feb-13	10
93886	A Very Special Place, Inc. (2013 Fixed)	Build NYC Revenue Bond	\$6,795,000	21-Mar-13	11
93180	A. Liss & Co., Inc.	Industrial Incentive	\$2,250,000	10-Oct-06	12
92673	A.F.C. Industries Inc. & Affiliates	Industrial Incentive	\$1,400,000	18-Dec-01	13
94041	A.K.S. International Inc.	Industrial Incentive	\$2,120,000	10-Sep-14	14
92745	Aabco Sheet Metal Co., Inc.	Manufacturing Facilities Bond	\$5,525,000	30-Jun-04	15
92359	ABC Carpet Co., Inc. Lot 1001	Industrial Incentive	\$3,397,000	15-Sep-99	16
93933	Accurate Specialty Metal Fabricators, Inc.	Industrial Incentive	\$7,850,000	28-Feb-12	17
92691	Acme Smoked Fish Corp.	Industrial Incentive	\$5,200,000	27-Jun-03	18
91142	Adriatic Wood Products, Inc. #2 (1997)	Industrial Incentive	\$1,725,000	31-Dec-97	19
92979	Advocates for Services for the Blind Multihandicapped, Inc.	Pooled Bond	\$1,625,000	01-Mar-05	20
93862	Aero JFK, LLC	Exempt Facilities Bond	\$126,875,000	13-Sep-12	21
93319	Aesthetonics Inc. d/b/a Remains Lighting	Industrial Incentive	\$4,634,000	20-Jun-08	22
91136	Air Express International Corporation	Exempt Facilities Bond	\$19,000,000	16-Jul-97	23
92312	Air-Sea Packing Group, Inc.	Industrial Incentive	\$2,645,000	10-Jun-99	24
94052	Albee Retail Development, LLC (2014)	Build NYC Revenue Bond	\$20,000,000	29-Oct-14	25
94090	Albert Einstein College of Medicine, Inc. (f/k/a Com Affiliation, Inc.)	Build NYC Revenue Bond	\$175,000,000	09-Sep-15	26
92355	Alcoa Inc.	Commercial Growth Project	\$18,200,000	28-Apr-00	27
93184	Aleta Industries Inc. and Aleta Group, Inc.	Industrial Incentive	\$4,640,000	25-Sep-06	28
92561	All City Switch Board Corporation	Manufacturing Facilities Bond	\$3,000,000	20-Dec-00	29
93871	All Stars Project, Inc.	Build NYC Tax-Exempt Promissory Note	\$10,720,000	29-Nov-12	30
92933	Alle Processing Corporation	Industrial Incentive	\$1,040,000	01-Dec-04	31
92748	Allen-Stevenson School, The	Not For Profit Bond	\$24,000,000	05-Mar-04	32
91140	Allied Metal Spinning Corp.	Manufacturing Facilities Bond	\$2,610,000	23-Dec-97	33
92567	Allway Tools, Inc. #3 (2000)	Manufacturing Facilities Bond	\$4,570,000	13-Dec-00	34
94133	Alphapointe	Build NYC Revenue Bond	\$18,850,000	16-Jun-17	35
92956	AM&G Waterproofing LLC	Industrial Incentive	\$11,895,000	01-Mar-05	36
92646	AMB Property, LP (lot 20)	Industrial Incentive	\$73,000,000	23-Aug-01	37
92893	AMB Property, LP (lot 21)	Industrial Incentive	\$19,500,000	23-Aug-01	38
92894	AMB Property, LP (lot 22)	Industrial Incentive	\$26,970,000	23-Aug-01	39
92895	AMB Property, LP (lot 23)	Industrial Incentive	\$26,970,000	23-Aug-01	40
92843	Amboy Properties Corporation	Not For Profit Bond	\$13,660,000	30-Jun-99	41

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94084	AMDA, Inc.	Build NYC Revenue Bond	\$21,000,000	02-Dec-15	42
92957	American Civil Liberties Union Foundation, Inc.	Not For Profit Bond	\$20,000,000	05-Jan-05	43
94095	American Committee for the Weizmann Institute of Science Inc.	Build NYC Revenue Bond	\$8,830,000	30-Oct-15	44
92984	American Security Systems Inc.	Industrial Incentive	\$2,500,000	15-Apr-05	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
93192	ARE-East River Science Park, LLC	Industrial Incentive	\$556,389,672	29-Dec-06	48
94116	ARK Development LLC	Build NYC Revenue Bond	\$35,000,000	14-Jun-17	49
92678	Aron's Manufacturing Corp.	Industrial Incentive	\$1,890,000	13-Jun-02	50
92753	Arrow Linen Supply Co., Inc.	Industrial Incentive	\$897,000	19-Aug-03	51
93948	Art to Frames Inc.	Industrial Incentive	\$6,000,000	10-Jul-13	52
93870	Artex Inc.	Industrial Incentive	\$20,550,000	21-Dec-12	53
93452	Arthur Management Corporation	Recovery Zone Facility Bond	\$19,800,000	21-Dec-10	54
94045	Arverne By The Sea & LLC & Benjamin Beechwood Retail LLC	Recovery Zone Facility Bond	\$11,100,000	12-Feb-15	55
94077	Asia Society, The	Build NYC Revenue Bond	\$16,795,000	01-Jul-15	56
93208	Association for Metroarea Autistic Children Inc. d/b/a AMAC	Pooled Bond	\$2,250,000	22-Feb-07	57
93214	Ateret Torah Center	Not For Profit Bond	\$13,200,000	29-Mar-07	58
92318	Atlantic Paste & Glue Co., Inc.	Industrial Incentive	\$6,255,000	22-Apr-99	59
91009	Atlantic Veal & Lamb	Industrial Incentive	\$1,995,000	13-Dec-96	60
93195	Auditory/Oral School of New York, The	Not For Profit Bond	\$7,135,000	22-Nov-06	61
93216	B.C.S. International Corporation d/b/a Royal Food International Corp.	Industrial Incentive	\$16,829,550	28-Feb-07	62
92564	Baco Enterprises, Inc. #1 (2001)	Industrial Incentive	\$2,470,000	29-Jun-01	63
93936	Baco Enterprises, Inc. #2 (2014)	Industrial Incentive	\$2,295,000	14-Feb-14	64
94048	Bais Ruchel High School, Inc.	Build NYC Revenue Bond	\$18,100,000	23-Oct-14	65
92926	Bank of America, N.A	Commercial Growth Project	\$622,000,000	17-Nov-04	66
92837	Bank Street College of Education # 1 (1997), The	Not For Profit Bond	\$6,395,000	23-Dec-97	67
92313	Bark Frameworks, Inc.	Industrial Incentive	\$2,025,000	30-Apr-99	68
94106	Barkai Foundation, Inc.	Build NYC Revenue Bond	\$8,700,000	15-Oct-15	69
93282	Barone Steel Fabricators, Inc.	Industrial Incentive	\$5,700,000	29-Aug-07	70
92316	Bauerschmidt & Sons, Inc. #2 (1999)	Industrial Incentive	\$1,000,000	11-Feb-99	71
92364	Bedessee Imports, Inc.	Industrial Incentive	\$1,600,000	04-Jan-00	72
92527	Ben Hur Moving & Storage, Inc.	Industrial Incentive	\$6,000,000	29-Mar-01	73
93978	Berkeley Carroll School, The	Build NYC Revenue Bond	\$26,700,000	03-Jun-14	74
93362	Best Choice Trading Corporation	Industrial Incentive	\$2,625,000	11-Dec-08	75
93983	Beth Abraham Health Services	Build NYC Revenue Bond	\$14,591,000	14-May-14	76
93984	Big Brothers/Big Sisters of New York City, Inc.	Build NYC Revenue Bond	\$9,000,000	02-May-14	77
93855	Big Farm Corp.	Industrial Incentive	\$4,011,000	31-Jul-12	78
92366	Big Geyser, Inc.	Industrial Incentive	\$10,000,000	16-Nov-99	79
93988	Birch Wathen Lenox School, The	Build NYC Tax-Exempt Promissory Note	\$7,500,000	25-Mar-14	80
92941	Block Institute Inc.	Pooled Bond	\$1,145,000	19-Aug-04	81
94122	Blue School and Blue School Real Estate, LLC	Build NYC Revenue Bond	\$51,315,000	21-Dec-16	82

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94096	BNOS Square of Williamsburg	Build NYC Revenue Bond	\$7,400,000	28-Jun-16	83
93952	Bogopa LIC, Inc.	FRESH	\$4,400,000	13-Aug-13	84
93977	Bogopa Washington, Inc.	FRESH	\$12,165,500	17-Dec-13	85
93927	Bogopa, Inc.	FRESH	\$3,500,000	06-Oct-11	86
93929	Bogopa-Concourse, Inc.	FRESH	\$1,066,000	06-Oct-11	87
93930	Bogopa-Junction, Inc.	FRESH	\$805,000	06-Oct-11	88
93928	Bogopa-Junius, Inc.	FRESH	\$910,000	06-Oct-11	89
93920	Bogopa-Manhattan, Inc.	FRESH	\$980,000	06-Oct-11	90
94073	BOP NE LLC	Commercial Project	\$2,180,000,000	14-Apr-15	91
94093	Boyce Technologies, Inc.	Industrial Incentive	\$26,250,000	12-Apr-16	92
93091	BP Air Conditioning Corp.	Industrial Incentive	\$5,523,500	06-Oct-05	93
94097	Brearley School, The	Build NYC Tax-Exempt Promissory Note	\$50,000,000	29-Sep-15	94
93877	Bronx Charter School for Excellence	Build NYC Revenue Bond	\$24,000,000	24-Apr-13	95
93284	Bronx Parking Development Company, LLC	Not For Profit Bond	\$237,635,000	01-Dec-07	96
93425	Brook Plaza LLC	EDC Loan	\$360,000	17-Apr-97	97
93869	Brooklyn Heights Montessori School	Build NYC Tax-Exempt Promissory Note	\$10,000,000	03-Jun-13	98
90666	Brooklyn Navy Yard Cogeneration Partners, L.P.	Exempt Facilities Bond	\$307,000,000	22-Dec-95	99
93943	Brooklyn Union Gas Company	Industrial Incentive	\$14,400,000	23-May-14	100
94089	Brooklyn United Methodist Church Home	Build NYC Revenue Bond	\$6,295,000	09-Oct-15	101
92680	Brown Brothers Harriman & Co.	Commercial Growth Project	\$61,500,000	01-May-02	102
93861	Browning School, The	Build NYC Revenue Bond	\$10,000,000	20-Sep-12	103
93191	BTM Development Partners, LLC	Industrial Incentive	\$494,000,000	14-Sep-06	104
93962	Calhoun School, Inc., The	Build NYC Tax-Exempt Promissory Note	\$32,840,000	30-Sep-13	105
91108	Campbell & Dawes Ltd.	Industrial Incentive	\$475,000	09-Oct-97	106
93181	Candid Litho Printing Ltd.	Industrial Incentive	\$12,700,000	04-Jan-07	107
94057	Carlton House Restoration, Inc	Industrial Incentive	\$2,415,000	25-Nov-14	108
93991	Carnegie Mellon University	Applied Sciences NYC	\$13,500,000	14-Apr-14	109
93388	CBS Inc.	Commercial Growth Project	\$401,322,000	01-Oct-93	110
93105	Center for Elimination of Violence in the Family	Not For Profit Bond	\$6,510,000	26-Apr-06	111
94129	Center for Elimination of Violence in the Family, Inc.	Build NYC Revenue Bond	\$3,860,000	26-Jan-17	112
92372	Center for Family Support, Inc., The #1 (1999)	Pooled Bond	\$370,000	10-Dec-99	113
92757	Center for Family Support, Inc., The #2 (2004)	Pooled Bond	\$850,000	27-Feb-04	114
93313	Center for Family Support, Inc., The #3 (2008)	Pooled Bond	\$2,420,000	30-Jan-08	115
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	116
93196	Center for Nursing & Rehabilitation Inc.	Not For Profit Bond	\$23,150,000	14-Dec-06	117
94044	Center for Urban Community Services, Inc.	Build NYC Tax-Exempt Promissory Note	\$6,355,000	24-Jul-14	118
92639	Centro Social La Esperanza, Inc. #1 (2002)	Pooled Bond	\$1,182,800	27-Jun-02	119
93369	Centro Social La Esperanza, Inc. #2 (2008)	Pooled Bond	\$1,000,000	30-Jan-08	120
93201	Chapin School, LTD, The	Not For Profit Bond	\$40,000,000	22-Dec-06	121
94119	Chapin School, The LTD.	Build NYC Revenue Bond	\$75,000,000	24-Aug-16	122
93389	Chase Manhattan Bank, NA	Commercial Growth Project	\$0	03-Nov-89	123
92697	Child School, The	Not For Profit Bond	\$18,250,000	22-Apr-03	124



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94076	Children's Aid Society, The	Build NYC Revenue Bond	\$37,205,000	23-Jul-15	125
92377	Churchill School & Center For Learning Inc., The	Not For Profit Bond	\$22,000,000	16-Dec-99	126
92891	City Merchandise, Inc. (2002)	Industrial Incentive	\$2,430,000	03-Jan-02	127
92658	Citywide Mobile Response Corporation	Industrial Incentive	\$2,200,000	22-May-02	128
93286	Cobble Hill Health Center, Inc.	Build NYC Revenue Bond	\$48,190,000	31-Jan-08	129
93140	College of Mount Saint Vincent #3	Not For Profit Bond	\$22,000,000	29-Jun-06	130
94124	College of Mount Saint Vincent, The	Build NYC Revenue Bond	\$10,880,000	01-Dec-16	131
94113	Collegiate School, Inc.	Build NYC Tax-Exempt Promissory Note	\$40,000,000	30-Jun-16	132
93892	Columbia University	Applied Sciences NYC	\$95,000,000	01-Jul-12	133
92989	Comfort Bedding Inc.	Industrial Incentive	\$1,900,000	15-Jun-05	134
92765	Commercial Cooling Service, Inc.	Industrial Incentive	\$2,075,000	31-Mar-04	135
92255	Commercial Electrical Contractors, Inc.	Industrial Incentive	\$545,000	19-Aug-98	136
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	137
93391	Comprehensive Care Management Corporation #1 (1996)	Not For Profit Bond	\$6,525,000	20-Jun-96	138
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	21-Dec-05	139
93910	Comprehensive Care Management Corporation #3 (1998)	Not For Profit Bond	\$4,760,000	14-Jul-98	140
93101	Cong. Machne Chaim Inc. d/b/a Bais Sarah Educational Center for Girls	Not For Profit Bond	\$9,000,000	26-May-06	141
93300	Congregation Darchei Torah	Not For Profit Bond	\$32,000,000	24-Jan-08	142
94107	Congregation Machna Shalva and 5815 CMS LLC	Build NYC Revenue Bond	\$3,300,000	26-Feb-16	143
94035	Congregation Yeshiva Beis Chaya Mushka, Inc.	Build NYC Revenue Bond	\$4,500,000	28-Aug-14	144
92642	Contractors SM, LLC	Manufacturing Facilities Bond	\$2,100,000	27-Dec-01	145
92699	Convent of the Sacred Heart School of New York	Not For Profit Bond	\$15,115,000	20-Nov-02	146
93280	Cool Wind Ventilation Corp.	Manufacturing Facilities Bond	\$9,000,000	31-Aug-07	147
93851	Corlears School	Build NYC Revenue Bond	\$10,000,000	18-Jul-12	148
93992	Cornell University	Applied Sciences NYC	\$0	19-Dec-13	149
93093	Coronet Parts Manufacturing Company, Inc.	Industrial Incentive	\$1,098,000	08-Dec-05	150
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	151
93392	Credit Suisse First Boston Corp.	Commercial Growth Project	\$1,700,000,000	22-Dec-95	152
92382	Crystal Window & Door Systems, Ltd.	Industrial Incentive	\$15,000,000	28-Oct-99	153
94046	Cubit Power One Inc.	Industrial Incentive	\$23,089,000	19-Aug-15	154
91039	Cupie Transportation Corp.	Industrial Incentive	\$1,500,000	06-Nov-96	155
93202	D.C. Center Corp	Industrial Incentive	\$4,955,000	23-May-07	156
93455	DASNY Mechanical Inc.	Industrial Incentive	\$5,016,000	06-Apr-11	157
93288	DCD Marketing Ltd.	Industrial Incentive	\$5,500,000	25-Sep-07	158
94050	Dealer Storage Corp.	Industrial Incentive	\$7,516,000	06-Aug-14	159
93972	Diller-Quaile School of Music, Inc., The	Build NYC Revenue Bond	\$7,550,000	24-Dec-13	160
93377	Dinas Distribution	Industrial Incentive	\$3,825,000	29-Dec-09	161
92951	DLX Industries, Inc.	Industrial Incentive	\$7,412,500	10-Feb-05	162
94114	DOnofrio General Contractors Corp.	Industrial Incentive	\$5,000,000	24-Jun-16	163
92940	Down Right, Ltd.	Industrial Incentive	\$4,120,000	30-Jul-04	164
93974	E. Gluck Corporation	Industrial Incentive	\$20,775,000	27-Mar-14	165

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93858	East Gun Hill Road Food, LLC	FRESH	\$4,825,000	03-Jan-13	166
94066	Eastern Effects, Inc.	Industrial Incentive	\$3,550,000	17-Apr-15	167
93951	Eclectic/Encore Properties, Inc.	Industrial Incentive	\$11,350,000	26-Jul-13	168
92771	Economy Pump & Motor Repair, Inc.	Industrial Incentive	\$840,000	07-Aug-03	169
92942	Eden II School For Autistic Children, Inc. (2004)	Pooled Bond	\$3,630,000	19-Aug-04	170
93879	Eden II School for Autistic Children, Inc. (2013)	Build NYC Revenue Bond	\$3,305,000	17-Apr-13	171
92449	Elite Airline Laundry Services Corp	Industrial Incentive	\$3,500,000	20-Jun-00	172
92245	Empire Erectors & Electrical Co., Inc.	Industrial Incentive	\$850,000	18-Dec-98	173
93989	Empire LLC	Manufacturing Facilities Bond	\$0	27-Jun-96	174
92950	Empire Merchants LLC/Charmer Industries, Inc.	Industrial Incentive	\$1,800,000	04-Jan-05	175
92670	Empire Metal Finishing, Inc.	Industrial Incentive	\$1,501,000	06-Dec-01	176
92846	Ernst & Young US LLP	Commercial Growth Project	\$159,900,000	15-Jul-04	177
93946	ERY Retail Podium LLC	Commercial Project	\$4,131,000,000	17-Mar-14	178
94072	Ethical Culture Fieldston School	Build NYC Revenue Bond	\$49,355,000	21-May-15	179
93289	Excellent Poly, Inc.	Industrial Incentive	\$1,900,000	03-Dec-07	180
93312	Extech Building Materials, Inc.	Industrial Incentive	\$8,600,000	01-Apr-08	181
93944	Extell GT LLC	Commercial Project	\$745,793,000	30-Jul-13	182
93865	Fairway Bakery LLC	Industrial Incentive	\$12,600,000	22-May-13	183
93976	Falcon Builder Inc.	Industrial Incentive	\$1,550,000	17-Apr-14	184
92961	Family Support Systems Unlimited, Inc.	Not For Profit Bond	\$7,240,000	04-Jan-05	185
94094	Faviana International Inc.	Industrial Incentive	\$4,575,000	02-Nov-15	186
94123	Favorite Plastic Corp.	Industrial Incentive	\$1,675,000	30-Dec-16	187
93096	Faztec Industries, Inc.	Industrial Incentive	\$1,488,800	14-Nov-05	188
94070	FC Hanson Office Associates, LLC	Build NYC Revenue Bond	\$105,000,000	17-Jun-15	189
93973	Fedcap Rehabilitation Services, Inc.	Build NYC Revenue Bond	\$28,450,000	11-Dec-13	190
92669	Federal Express Corporation #1 (2001)	Industrial Incentive	\$90,758,100	26-Dec-01	191
93185	Federal Express Corporation #2 (2006)	Industrial Incentive	\$5,000,000	10-Oct-06	192
93174	Federal Express Corporation Harlem River Yards #3 (2006)	Industrial Incentive	\$25,788,500	28-Dec-06	193
92398	Federal Jeans, Inc.	Industrial Incentive	\$4,400,000	07-Dec-99	194
93314	Federation Employment and Guidance Service, Inc.	Pooled Bond	\$2,925,000	30-Jan-08	195
94053	Federation of Protestant Welfare Agencies, Inc.	Build NYC Revenue Bond	\$12,345,000	12-Nov-14	196
93458	Feinstein CP Realty LLC	EDC Loan	\$3,000,000	16-Dec-10	197
92229	Felix Storch, Inc.	Industrial Incentive	\$2,060,000	18-Dec-98	198
93866	Foodfest Depot LLC	Industrial Incentive	\$10,775,000	20-Dec-12	199
94083	Foodsaver New York, Inc.	Industrial Incentive	\$5,317,306	05-Jan-16	200
93397	Forest City Pierrepont Associates	Manufacturing Facilities Bond	\$105,293,710	07-May-86	201
92654	Foto Electric Supply Co., Inc.	Industrial Incentive	\$4,150,000	19-Jul-01	202
93945	Fresh Direct, LLC & U.T.F. Trucking, Inc.	Industrial Incentive	\$142,454,000	19-Dec-13	203
94042	G&G Electric Supply Co, Inc. #2 (2014)	Industrial Incentive	\$3,800,000	28-Aug-14	204
92990	G&G Electric Supply Company, Inc. #1	Industrial Incentive	\$1,475,000	12-May-05	205
91024	Gabrielli Truck Sales, Ltd.	Industrial Incentive	\$5,100,000	19-Dec-96	206
94102	Gabrielli Truck Sales, Ltd. #2	Industrial Incentive	\$23,381,549	14-Jan-16	207

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94136	Gabrielli Truck Sales, Ltd. #3	Industrial Incentive	\$22,517,713	28-Jun-17	208
94103	Gallant & Wein Corporation	Industrial Incentive	\$5,425,000	01-Jan-16	209
92232	Gary Plastic Packaging Corp.	Manufacturing Facilities Bond	\$6,400,000	09-Oct-98	210
93975	Gateway ShopRite Associates, LLC	FRESH	\$12,500,000	07-May-14	211
92633	General Human Outreach in the Community, Inc.	Pooled Bond	\$672,300	27-Jun-02	212
93148	Gillen Brewer School, The	Not For Profit Bond	\$5,850,000	20-Jun-06	213
94128	Global Container Terminal	Industrial Incentive	\$25,000,000	28-Jul-16	214
93967	GMDC Atlantic Avenue LLC	Industrial Incentive	\$13,983,527	12-Dec-13	215
92505	Goldfeder/Kahan Framing Group, Ltd.	Industrial Incentive	\$1,910,000	07-Jun-01	216
93238	Goldman Sachs Group, Inc.	BIR Energy Incentive		02-Oct-06	217
92648	Goldstone Hosiery Co., Inc.	Industrial Incentive	\$3,000,000	22-Oct-01	218
94058	Gotham Seafood Corp.	Industrial Incentive	\$4,225,000	05-Jan-16	219
93186	Gourmet Boutique, L.L.C.	Manufacturing Facilities Bond	\$6,000,000	06-Dec-06	220
93351	Gourmet Guru, Inc.	Industrial Incentive	\$4,900,000	24-Sep-08	221
93954	Grace Church School	Build NYC Revenue Bond	\$40,000,000	01-Jul-13	222
92506	Gracious Thyme Catering Inc.	Industrial Incentive	\$2,900,000	21-Jul-00	223
93278	Grand Meridian Printing, Inc.	Industrial Incentive	\$3,390,500	18-Jul-07	224
92708	Great Wall Corp.	Industrial Incentive	\$2,500,000	03-Jan-03	225
92778	Greater NY Automobile Dealers Association, Inc.	Industrial Incentive	\$24,696,000	23-Dec-03	226
93957	Greenfelds LLC	Industrial Incentive	\$3,290,236	29-Aug-13	227
93218	Greenpoint Manufacturing and Design Center #2 (2007)	Industrial Incentive	\$11,006,000	29-Jun-07	228
93856	GSNY Properties, Inc.	Build NYC Revenue Bond	\$16,925,000	09-Aug-12	229
92500	Guild for Exceptional Children, Inc., The	Pooled Bond	\$1,182,300	01-Jan-99	230
93194	Guttmacher Institute, Inc.	Not For Profit Bond	\$11,000,000	02-May-07	231
93860	Halmark Architectural Finishing Corp.	Industrial Incentive	\$1,125,000	23-Aug-12	232
94062	Handy Tool & MFG. Co., Inc.,The	Industrial Incentive	\$2,525,000	05-Jan-15	233
94098	Hannah Senesh Community Day School	Build NYC Revenue Bond	\$4,785,000	30-Sep-15	234
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	235
94075	Hebrew Home for the Aged at Riverdale, The	Build NYC Revenue Bond	\$55,000,000	13-Feb-15	236
92412	Hephaistos Building Supplies, Inc.	Industrial Incentive	\$2,118,000	30-Sep-99	237
92413	Herbert G. Birch Services, Inc #2 (1999)	Pooled Bond	\$416,100	01-Nov-99	238
92547	Herbert G. Birch Services, Inc #3 (2000)	Pooled Bond	\$607,000	16-Aug-00	239
93890	Hewitt School, The	Build NYC Tax-Exempt Promissory Note	\$23,620,000	27-Jun-13	240
92991	Highbridge - Woodycrest Center, Inc.	Not For Profit Bond	\$6,420,000	29-Jun-05	241
93381	Hindustan Granites, Inc.	Industrial Incentive	\$6,736,000	07-Apr-10	242
92508	Home Box Office	Commercial Growth Project	\$99,000,000	31-Jan-01	243
94064	Horace Mann School	Build NYC Revenue Bond	\$33,525,000	20-Nov-14	244
93970	House of Spices (India), Inc.	Industrial Incentive	\$6,429,983	18-Jun-14	245
93914	Hudson Moving and Storage Co., Inc.	Industrial Incentive	\$6,200,000	14-Jul-11	246
94036	Hudson Yards North Tower Tenant LLC	Commercial Project	\$2,674,000,000	11-Dec-15	247
92713	Human Care Services for Families & Children, Inc. #1	Pooled Bond	\$1,270,000	10-Jan-03	248
93987	Icahn School of Medicine at Mount Sinai	Applied Sciences NYC	\$5,000,000	24-Feb-14	249

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93819	Idlewild 228th Street, LLC	Industrial Incentive	\$19,741,000	20-Jul-12	251
93003	Independent Living Association, Inc.	Not For Profit Bond	\$2,484,000	24-Jun-05	252
93876	Institute for Community Living, Inc. (2013)	Build NYC Revenue Bond	\$2,600,000	17-Apr-13	253
93990	Institute for Community Living, Inc. (2014)	Build NYC Revenue Bond	\$5,420,000	06-Jun-14	254
93935	Institute For Family Health	EDC Loan	\$4,345,000	02-Mar-12	255
94065	Institute of International Education, Inc.,	Build NYC Revenue Bond	\$12,480,000	26-Nov-14	256
93210	Inter-Agency Council of Mental Retardation and Developmental Disabilities Agencies Incorporated (IAC)	Pooled Bond	\$1,010,000	22-Feb-07	257
94071	International Center of Photography	Build NYC Revenue Bond	\$15,000,000	21-Apr-15	258
93885	International Leadership Charter School	Build NYC Revenue Bond	\$21,050,000	21-Mar-13	259
92715	Isamu Noguchi Foundation, Inc., The	Not For Profit Bond	\$9,000,000	26-Feb-03	260
92417	Island Computer Products, Inc.	Industrial Incentive	\$2,700,000	25-Aug-99	261
93179	J & J Farms Creamery, Inc. and Fisher Foods of Queens Corp.	Industrial Incentive	\$450,000	20-Nov-06	262
93448	J & J Johnson General Contracting Co., Inc.	Industrial Incentive	\$4,050,000	10-Nov-10	263
92533	Jamaica First Parking, LLC #1 (2001)	Not For Profit Bond	\$4,730,000	28-Mar-01	264
92783	Jamaica First Parking, LLC #2 (2004)	Not For Profit Bond	\$9,525,000	23-Mar-04	265
92784	James Carpenter Design Associates, Inc.	Industrial Incentive	\$1,700,000	05-Jan-04	266
91176	James F. Volpe Electronics Contracting Corp.,	Industrial Incentive	\$880,000	11-Feb-98	267
93863	Japanese Food Depot LLC	Industrial Incentive	\$10,514,000	26-Sep-12	268
93449	JetBlue Airways Corporation #2 (2010)	Commercial Growth Project	\$52,800,000	18-Nov-10	269
92914	Jetro Cash & Carry Enterprises, Inc. #2 (2005)	Industrial Incentive	\$2,400,000	27-Apr-05	270
93451	Jetro Cash & Carry Enterprises, LLC #3 (2010)	Industrial Incentive	\$50,000,000	17-Dec-10	271
93859	Jetro Cash and Carry Enterprises, LLC #4 (2012)	Industrial Incentive	\$30,100,000	24-Aug-12	272
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	273
92649	Jewish Community Center In Manhattan, Inc.	Not For Profit Bond	\$36,300,000	16-Mar-00	274
94125	Jewish Community Center of Manhattan, Inc.	Build NYC Revenue Bond	\$27,270,000	29-Sep-16	275
93400	Judlau Contracting, Inc.	Industrial Incentive	\$2,563,000	04-Jan-96	276
92545	Just Bagels Manufacturing, Inc.	Industrial Incentive	\$2,070,000	20-Dec-00	277
93103	Katz Metal Fabricators, Inc.	Manufacturing Facilities Bond	\$1,850,000	29-Dec-05	278
92520	Kaylim Supplies, Inc.	Industrial Incentive	\$1,450,000	21-Dec-00	279
92672	Kew Forest Plumbing & Heating, Inc.	Industrial Incentive	\$472,500	16-May-02	280
93934	Kingdom Castle Food Corp.	FRESH	\$5,270,000	12-Mar-12	281
92421	Klein's Naturals, Ltd.	Industrial Incentive	\$2,850,000	22-Mar-00	282
93401	Koenig Iron Works, Inc.	Industrial Incentive	\$3,200,000	20-Dec-95	283
91027	Korean Air Lines Co., Ltd.	Exempt Facilities Bond	\$102,000,000	12-Feb-97	284
94088	Krasnyi Oktyabr Inc.	Industrial Incentive	\$5,140,000	10-Dec-15	285
93867	Krinos Foods LLC	Industrial Incentive	\$23,355,000	02-May-13	286
91084	L.I.C. Restaurant Group Operation LLC	Industrial Incentive	\$750,000	11-Mar-98	287
94091	La Scuola D'Italia-Guglielmo Marconi	Build NYC Revenue Bond	\$75,405,000	01-Sep-15	288
93953	Lebanese American University	Build NYC Revenue Bond	\$16,420,000	15-Aug-13	289
93888	Legacy Yards LLC	Commercial Project	\$1,386,000,000	01-Apr-13	290

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94115	LIC Site B-1 Owner, LLC	Commercial Project	\$706,743,996	30-Jun-16	292
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	293
92717	Lifespire, Inc. #1 (2002)	Pooled Bond	\$4,520,000	10-Jan-03	294
92963	Lighting & Supplies, Inc. a/k/a Sunlight Clinton Realty LLC	Industrial Incentive	\$10,800,000	17-Mar-05	295
92247	Linear Lighting Corporation	Manufacturing Facilities Bond	\$7,000,000	14-May-99	296
93965	Little Red School House and Elisabeth Irwin High School	Build NYC Revenue Bond	\$9,650,000	10-Oct-13	297
94069	Lobster Place Inc., The	Industrial Incentive	\$7,300,000	13-Mar-15	298
94078	Lower East Side Tenement Museum	Build NYC Revenue Bond	\$10,700,000	24-Nov-15	299
93958	Lycee Francais de New York	Build NYC Revenue Bond	\$81,650,000	01-Aug-13	300
92845	M & V Provision Co., Inc.	Industrial Incentive	\$6,065,000	04-Apr-01	301
91095	Madelaine Chocolate Novelties #3 (1997)	Industrial Incentive	\$3,408,000	17-Nov-97	302
94137	Madison Square Boys and Girls Club: Harlem Clubhouse	New Markets Tax Credits Program	\$37,160,000	05-May-17	303
92634	Magen David Yeshivah	Not For Profit Bond	\$38,500,000	26-Jun-02	304
92838	Mana Products, Inc. #1 (1997)	Industrial Incentive	\$18,796,322	19-Dec-97	305
92788	Mana Products, Inc. #2 (1998)	Industrial Incentive	\$6,300,000	29-Jul-98	306
93949	Manhattan Beer Distributors LLC #2	Industrial Incentive	\$68,407,000	12-Dec-13	307
93857	Manhattan College #1 (2012)	Build NYC Revenue Bond	\$21,420,000	09-Aug-12	308
93955	Manhattan College #2 (2013)	Build NYC Revenue Bond	\$27,000,000	07-Aug-13	309
94135	Manhattan College #3 (2017)	Build NYC Revenue Bond	\$90,575,000	14-Jun-17	310
93219	Manhattan Community Access Corporation	Not For Profit Bond	\$5,000,000	18-May-07	311
94104	Manhattan Country School, Inc. and West 85th Street Owner LLC	Build NYC Revenue Bond	\$22,000,000	07-Apr-16	312
93302	Margaret Tietz Nursing and Rehabilitation Center	Not For Profit Bond	\$18,965,000	23-Jan-08	313
93875	Maric Mechanical, Inc.	Industrial Incentive	\$1,195,565	04-Jan-13	314
92971	Marjam Supply of Rewe Street, LLC	Industrial Incentive	\$5,200,000	04-Jan-05	315
93969	Mary McDowell Friends School	Build NYC Revenue Bond	\$7,500,000	31-Dec-13	316
93873	Marymount School of New York	Build NYC Revenue Bond	\$19,480,000	20-Dec-12	317
92789	Maya Overseas Foods, Inc.	Industrial Incentive	\$3,300,000	09-Sep-03	318
92427	McGraw-Hill Companies, Inc.	Commercial Growth Project	\$700,000,000	19-Nov-98	319
93450	Mediterranean Gyros Products, Inc.	Industrial Incentive	\$2,425,000	17-Dec-10	320
92899	Mercy College	Not For Profit Bond	\$16,220,000	02-May-05	321
92292	Mercy Home for Children, Inc. #1 (1999)	Pooled Bond	\$560,000	01-Jan-99	322
94033	Mermaid Plaza Associates, Inc.	EDC Loan	\$641,773	06-Jun-95	323
92429	Mesorah Publications, Ltd. #2 (1999) and Sefercraft	Industrial Incentive	\$9,000,000	17-Dec-99	324
94054	Metropolitan College of New York	Build NYC Revenue Bond	\$67,440,000	10-Dec-14	325
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	326
94092	Metropolitan Montessori School #2	Build NYC Revenue Bond	\$17,000,000	25-Sep-15	327
93171	Meurice Garment Care of Manhasset Inc.	Industrial Incentive	\$2,600,000	06-Sep-06	328
93290	Mind, Hand and Company & J.V. Woodworking & Oh-Show Woodworking Studio	Industrial Incentive	\$2,450,000	03-Jan-08	329
92790	ML Design, Inc.	Industrial Incentive	\$2,150,000	30-Jul-03	330
93102	MMC Corporation	Not For Profit Bond	\$37,180,000	22-Dec-05	331

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94120	Modern Window & Door, Inc.	Industrial Incentive	\$8,300,720	29-Nov-16	333
93917	Moisha's Kosher Discount Supermarket, Inc.	FRESH	\$3,100,000	18-Sep-11	334
93198	Mondial Automotive, Inc and Kal-Bros, Inc	Industrial Incentive	\$5,400,000	08-Feb-07	335
93172	Montebello Food Corporation	Industrial Incentive	\$11,441,000	16-Nov-06	336
93881	Montefiore Medical Center	Build NYC Revenue Bond	\$93,000,000	01-Apr-13	337
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	338
92295	Morrisons Pastry Corp.	Industrial Incentive	\$3,200,000	16-Apr-99	339
93966	Mount Sinai Hospital, The	Build NYC Revenue Bond	\$112,000,000	19-Dec-13	340
92432	Moving Right Along Service, Inc.	Industrial Incentive	\$1,400,000	20-Dec-99	341
92720	Musco Food Corporation	Industrial Incentive	\$6,375,000	06-May-03	342
92618	Mystic Display Co., Inc.	Industrial Incentive	\$1,000,000	26-Sep-01	343
92976	NASDAQ Stock Market, Inc., The	Commercial Growth Project	\$20,766,666	19-Dec-00	344
93880	National Acoustics, Inc.	Industrial Incentive	\$1,579,850	02-May-13	345
92975	National Association of Securities Dealers, Inc.	Commercial Growth Project	\$20,766,666	30-Jun-04	346
92373	National Center on Addiction & Substance Abuse at Columbia University	Not For Profit Bond	\$14,000,000	09-Mar-00	347
92721	National Compressor Exchange of N.Y., Inc.	Industrial Incentive	\$5,211,211	11-Sep-02	348
93305	Natural Resources Defense Council	Build NYC Revenue Bond	\$12,730,000	01-Jan-08	349
92519	NBC Universal, Inc.	Commercial Growth Project	\$1,500,300,000	20-Dec-88	350
93170	New York Christmas Lights and Decorating Ltd. and John Cappelli Erectors, Inc.	Industrial Incentive	\$2,850,000	26-Sep-06	351
93178	New York Congregational Nursing Center	Not For Profit Bond	\$17,420,000	27-Jul-06	352
93939	New York Founding Charitable Corporation	Build NYC Revenue Bond	\$15,205,000	27-Jun-12	353
93874	New York Genome Center, Inc.	EDC Loan	\$5,000,000	16-Nov-12	354
94110	New York Law School (2016)	Build NYC Revenue Bond	\$140,210,000	29-Jan-16	355
94049	New York Methodist Hospital, The	Build NYC Revenue Bond	\$29,720,000	15-Oct-14	356
92664	New York Post	Commercial Growth Project	\$168,915,000	25-Mar-02	357
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	358
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	359
93950	Nightingale-Bamford School, The	Build NYC Tax-Exempt Promissory Note	\$35,000,000	04-Dec-13	360
92792	Novelty Crystal Corp.	Manufacturing Facilities Bond	\$7,500,000	22-Dec-03	361
92793	Nu-Life Dental Laboratories, Inc.	Industrial Incentive	\$1,350,000	10-Jun-04	362
93359	O. & I. Realty, Inc. / Peralta Metal Works, Inc.	Industrial Incentive	\$2,100,000	05-Sep-08	363
94105	ODA Primary Health Care Network, Inc.	Build NYC Revenue Bond	\$5,000,000	12-Feb-16	364
93922	Oh Nuts Warehousing Inc. and Online Express Manufacturers and Distributors Inc.	Industrial Incentive	\$3,230,000	09-Nov-11	365
94038	One Hudson Yards Owner LLC	Commercial Project	\$1,434,114,029	05-Dec-14	366
92795	Otsar Early Childhood Center	Pooled Bond	\$2,415,000	27-Feb-04	367
92796	Otsar Family Services, Inc.	Pooled Bond	\$725,000	27-Feb-04	368
92503	P. S. Pibbs, Inc.	Manufacturing Facilities Bond	\$2,000,000	07-Jun-01	369
94087	Packer Collegiate Institute, The	Build NYC Revenue Bond	\$22,000,000	07-Apr-15	370
93919	Pain D'Avignon III Ltd.	Industrial Incentive	\$2,958,403	28-Sep-11	371
91044	Panorama Windows Ltd.	Industrial Incentive	\$1,169,400	03-Jan-97	372

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93204	Peerless Equities LLC/Empire Merchants LLC	Industrial Incentive	\$7,805,000	04-Jan-07	374
92799	Pentagram Design, Inc.	Industrial Incentive	\$4,434,000	16-Mar-04	375
93173	Pepsi-Cola Bottling Company of New York, Inc.	Industrial Incentive	\$53,000,000	17-Oct-06	376
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	377
94112	Picture Car Services, LTD	Industrial Incentive	\$47,450,000	24-Jun-16	378
93964	Poly Prep Country Day School	Build NYC Revenue Bond	\$10,000,000	10-Sep-13	379
93225	Polytechnic University	Not For Profit Bond	\$103,700,000	28-Jun-07	380
92277	Port Morris Tile & Marble, Corp. #1 (1998)	Industrial Incentive	\$718,000	30-Oct-98	381
94055	Pratt Paper (NY), Inc.	Build NYC Revenue Bond	\$96,300,000	18-Dec-14	382
93094	Prestone Press, LLC	Industrial Incentive	\$10,120,000	25-Oct-05	383
93847	ProAudioStar	Industrial Incentive	\$4,500,000	26-Jul-12	384
92802	Professional Children's School, Inc. (2003)	Not For Profit Bond	\$9,000,000	23-Sep-03	385
94134	Professional Children's School, Inc. (2017)	Build NYC Tax-Exempt Promissory Note	\$6,856,000	01-May-17	386
92621	Program Development Services, Inc. #1 (2001)	Pooled Bond	\$515,000	18-Dec-01	387
93317	Program Development Services, Inc. #2 (2008)	Pooled Bond	\$2,200,000	30-Jan-08	388
93018	Project Samaritan AIDS Services, Inc.	Not For Profit Bond	\$11,740,000	25-Jan-06	389
92962	Prompt Apparel, Inc.	Industrial Incentive	\$7,529,000	05-Nov-04	390
93287	Proxima, Inc.	Industrial Incentive	\$7,633,000	20-Nov-07	391
94059	Q Student Residences, LLC	Build NYC Revenue Bond	\$65,230,000	05-Sep-14	392
91047	Q.T. Minibus of the Bronx, Inc. / GVC, LTD.	Industrial Incentive	\$1,500,500	25-Sep-96	393
92944	QSAC, Inc. #3 (2004)	Pooled Bond	\$419,000	19-Aug-04	394
93176	Queens Ballpark Company, L.L.C.	Commercial Project	\$896,932,088	22-Aug-06	395
92624	Queens Parent Resource Center, Inc. #1 (2002)	Pooled Bond	\$823,100	27-Jun-02	396
93143	Queens Parent Resource Center, Inc. #2 (2006)	Pooled Bond	\$940,000	01-Mar-06	397
92928	Rapid Processing, LLC	Industrial Incentive	\$3,250,000	03-Mar-05	398
93246	Related Retail Hub LLC	EDC Loan	\$4,000,000	24-Mar-06	399
93848	ReyCo Supermarkets LLC	FRESH	\$2,650,000	25-Jun-13	400
93841	Richards Plumbing and Heating Co., Inc.	Industrial Incentive	\$4,696,526	17-May-13	401
92448	Rite Lite Ltd.	Industrial Incentive	\$3,500,000	05-Jan-00	402
93212	Rivendell School	Pooled Bond	\$5,260,000	22-Feb-07	403
94081	Riverdale Country School, Inc.	Build NYC Tax-Exempt Promissory Note	\$51,800,000	15-Jul-15	404
94127	Rogers Surveying, PLLC	Industrial Incentive	\$4,500,000	05-Jan-17	405
93390	Ronald McDonald House of New York, Inc.	Not For Profit Bond	\$23,200,000	30-May-91	406
92589	Rosco, Inc.	Manufacturing Facilities Bond	\$4,200,000	27-Jun-02	407
92806	Roundabout Theatre Company, Inc.	Not For Profit Bond	\$17,720,000	27-Jul-03	408
93940	Royal Charter Properties, Inc.	Build NYC Revenue Bond	\$24,660,000	29-Jun-12	409
93382	Royal Recycling Services, Inc.	Industrial Incentive	\$6,975,000	12-Apr-10	410
93187	Ruach Chaim Institute	Not For Profit Bond	\$11,260,000	18-Oct-06	411
92955	S. DiFazio and Sons Construction, Inc. & Faztec Industries, Inc.	Industrial Incentive	\$1,295,000	30-Dec-04	412
93349	Safe Art SAT, Inc.	Industrial Incentive	\$11,100,000	17-Dec-08	413

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92451	Sahadi Fine Foods	Manufacturing Facilities Bond	\$6,255,000	20-Aug-99	414
94085	Saint Ann's School	Build NYC Tax-Exempt Promissory Note	\$30,000,000	10-Sep-15	415
94099	Saint David's School	Build NYC Revenue Bond	\$35,000,000	24-Nov-15	416
93918	Salmar Properties, LLC	Industrial Incentive	\$44,429,433	22-Sep-11	417
92452	Sarad, Inc. #1 (1999)	Industrial Incentive	\$1,000,000	31-Aug-99	418
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	419
92853	Seamen's Society for Children & Families	Not For Profit Bond	\$5,355,000	20-Dec-04	420
93882	Seaview Senior Living Housing Development Fund Corporation	Build NYC Revenue Bond	\$36,000,000	23-Jan-13	421
92809	Sel's Swift Service, Inc.	Industrial Incentive	\$1,602,000	24-Nov-03	422
93147	Sephardic Community Youth Center, Inc.	Not For Profit Bond	\$40,000,000	15-Jun-06	423
94132	Services and Advocacy for Gay, Lesbian, Bisexual and Transgender Elder, Inc.	Build NYC Revenue Bond	\$7,799,000	22-Feb-17	424
93034	Services for the Underserved, Inc. #3 (2006)	Pooled Bond	\$1,710,000	16-Jun-06	425
93961	Simon Liu, Inc.	Industrial Incentive	\$2,850,000	19-Sep-13	426
93190	Simon's Hardware & Bath, LLC	Industrial Incentive	\$4,700,000	01-Aug-06	427
94047	Skyline Restoration Inc.	Industrial Incentive	\$16,700,000	14-Nov-14	428
93937	Soho Studio, Corp.	Industrial Incentive	\$4,317,000	15-Jun-12	429
92274	Solco Plumbing Supply, Inc.	Industrial Incentive	\$1,060,000	12-May-99	430
93889	South Bronx Charter School for International Cultures and the Arts	Build NYC Revenue Bond	\$22,270,000	11-Jun-13	431
93038	Spence- Chapin, Services to Families and Children	Not For Profit Bond	\$9,875,000	22-Jun-06	432
94039	St. George Outlet Development LLC	Commercial Project	\$298,955,299	07-Nov-14	433
92528	St. Vincent's Services, Inc. #2 (2000)	Pooled Bond	\$560,000	16-Aug-00	434
93217	Stallion, Inc. #1 (2007)	Manufacturing Facilities Bond	\$9,000,000	02-Mar-07	435
92947	State Narrow Fabrics, Inc.	Industrial Incentive	\$2,585,000	25-Aug-04	436
92268	Steinway Van and Storage Corp.	Industrial Incentive	\$1,077,000	23-Feb-99	437
92275	Steinway, Inc.	Industrial Incentive	\$1,400,000	18-Jun-99	438
94037	Stephen Gaynor School	Build NYC Revenue Bond	\$28,900,000	17-Jul-14	439
93404	Streamline Plastics Co.	Manufacturing Facilities Bond	\$1,860,000	12-Jun-96	440
93199	Studio School, The	Not For Profit Bond	\$8,830,000	28-Dec-06	441
92934	Super-Tek Products	Manufacturing Facilities Bond	\$5,900,000	29-Dec-04	442
93986	Superflex Ltd.	Industrial Incentive	\$5,000,000	18-Mar-14	443
92930	Sweet Sams Baking Company, LLC	Industrial Incentive	\$8,000,000	10-Aug-04	444
92587	T & G Industries, Inc.	Industrial Incentive	\$2,450,000	15-Nov-01	445
94068	Talmud Torah Ohel Yochanan	Build NYC Revenue Bond	\$10,491,000	27-Jan-16	446
93348	Technical Library Service, Inc.	Industrial Incentive	\$4,875,000	19-Dec-08	447
94118	The Rogosin Institute, Inc.	Build NYC Revenue Bond	\$12,000,000	21-Jul-16	448
92628	Therapy and Learning Center, Inc.	Not For Profit Bond	\$4,200,000	26-Oct-02	449
92575	Thomson Reuters (Markets) LLC	Commercial Growth Project	\$513,000,000	08-May-98	450
93175	Tiago Holdings LLC #1	Empowerment Zone Facility Bond	\$40,000,000	31-Jan-07	451
92279	Titan Machine Corporation	Industrial Incentive	\$2,758,000	16-Jul-98	452
94121	Transcontinental Ultra Flex Inc.	Industrial Incentive	\$16,427,341	16-Dec-16	453
94043	Treasure Asset Storage LLC	Industrial Incentive	\$21,000,000	28-Jul-14	454



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94063	Trey Whitfield School	Build NYC Revenue Bond	\$3,975,000	05-Feb-15	455
93019	Tri-State Camera Exchange Inc.	Industrial Incentive	\$4,365,000	08-Sep-05	456
92590	Tri-State Surgical Supply & Equipment Ltd.	Industrial Incentive	\$3,400,000	20-Sep-01	457
93979	Trinity Episcopal School Corporation	Build NYC Tax-Exempt Promissory Note	\$6,784,000	11-Apr-14	458
94079	Trinity Episcopal School Corporation #2	Build NYC Tax-Exempt Promissory Note	\$17,500,000	09-Feb-16	459
93963	Trustees of The Spence School, Inc.	Build NYC Tax-Exempt Promissory Note	\$14,080,000	26-Sep-13	460
92735	UB Distributors, LLC	Industrial Incentive	\$4,575,000	12-Sep-02	461
93456	Ulano Corporation f/k/a The Utah Company of New York, Inc.	Industrial Incentive	\$5,910,000	01-Sep-10	462
93350	United Airconditioning Corp. II	Manufacturing Facilities Bond	\$5,000,000	02-Jul-08	463
94111	United Cerebral Palsy of New York City #2 (2016)	Build NYC Revenue Bond	\$35,253,130	30-Jun-16	464
93883	United Cerebral Palsy of New York City, Inc.	Build NYC Revenue Bond	\$5,995,000	25-Apr-13	465
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	466
94051	United Jewish Appeal- Federation of Jewish Philanthropies of New York, Inc.	Build NYC Revenue Bond	\$27,335,000	14-Aug-14	467
93959	United Nations International School	Build NYC Tax-Exempt Promissory Note	\$5,000,000	28-Aug-13	468
94060	United New York Sandy Hook Pilots' Association and United New Jersey Sandy Hook Pilots' Association	Industrial Incentive	\$5,500,000	22-Sep-14	469
93226	United States Fund for UNICEF	Not For Profit Bond	\$43,000,000	15-Jun-07	471
94126	United States Fund for UNICEF	Build NYC Revenue Bond	\$39,100,000	22-Sep-16	470
94100	Urban Resource Institute	Build NYC Revenue Bond	\$8,320,000	17-Dec-15	472
91147	USA Waste Services of NYC, Inc.	Manufacturing Facilities Bond	\$20,000,000	23-Dec-97	473
93200	Vaughn College of Aeronautics and Technology	Not For Profit Bond	\$39,730,000	21-Dec-06	474
91126	Victory FoodService Distributors Corp.	Industrial Incentive	\$3,700,000	24-Jul-97	475
93968	Village Center for Care	Build NYC Revenue Bond	\$15,805,000	01-Oct-13	476
92629	Village Community School	Not For Profit Bond	\$6,500,000	26-Oct-01	477
94101	Volunteers of America - Greater New York, Inc #2	Build NYC Revenue Bond	\$5,515,000	17-Nov-15	478
93980	Volunteers of America - Greater New York, Inc.	Build NYC Revenue Bond	\$9,520,000	21-Mar-14	479
92833	VVE Properties Corporation	Not For Profit Bond	\$20,190,000	30-Jun-99	480
93803	Wagner College	Build NYC Revenue Bond	\$12,705,000	25-Sep-12	481
93971	Walsh Electrical Contracting, Inc.	Industrial Incentive	\$1,575,000	28-Oct-13	482
93183	Watermark Designs, LLC	Manufacturing Facilities Bond	\$5,500,000	29-Sep-06	483
92469	Watkins Poultry Merchants of New York, Inc.	Industrial Incentive	\$1,600,000	19-Oct-99	484
92935	Way Fong, LLC	Industrial Incentive	\$2,775,000	21-Sep-04	485
93981	Weapons Specialists Ltd.	Industrial Incentive	\$9,610,000	28-Mar-14	486
93380	Western Beef Retail, Inc. #1	FRESH	\$11,450,000	01-Mar-10	487
94040	Western Beef Retail, Inc. #2 (2014)	FRESH	\$5,525,000	23-Dec-14	488
92471	Wipe-Tex International Corp.	Industrial Incentive	\$2,675,000	09-Sep-99	489
92857	Women's League Community Residences, Inc #1 (2001)	Pooled Bond	\$3,347,700	18-Dec-01	490
92472	World Casing Corp.	Manufacturing Facilities Bond	\$2,245,000	18-Nov-99	491
93453	WytheHotel LLC	Recovery Zone Facility Bond	\$15,000,000	15-Dec-10	492
94109	Xaverian High School/Ryken Educational Center, Inc.	Build NYC Revenue Bond	\$15,000,000	03-May-16	493
93177	Yankee Stadium LLC	Commercial Project	\$1,633,968,000	22-Aug-06	494
93221	Yeled VYalda Early Childhood Center, Inc.	Not For Profit Bond	\$32,790,000	28-Jun-07	495

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93942	Yeshiva Har Torah	Build NYC Revenue Bond	\$3,600,000	28-Jun-12	496
94117	Yeshivah of Flatbush	Build NYC Revenue Bond	\$29,000,000	08-Sep-16	497
94056	Yeshivat Beth Hillel of Krasna, Inc.	Build NYC Revenue Bond	\$10,000,000	20-Feb-15	498
94130	Yeshivat Darche Eres, Inc.	Build NYC Revenue Bond	\$11,040,000	20-Dec-16	499
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	500
93095	Yorkville Van and Storage Co., Inc.	Industrial Incentive	\$2,210,000	09-Nov-05	501
93299	Young Adult Institute, Inc. #10 (2007b)	Not For Profit Bond	\$1,885,000	07-Nov-07	502
92653	Young Adult Institute, Inc. #3 (2001)	Pooled Bond	\$1,566,700	18-Dec-01	503
92671	Young Adult Institute, Inc. #4 (2002a)	Pooled Bond	\$1,054,000	01-Jun-02	504
92742	Young Adult Institute, Inc. #5 (2002C)	Pooled Bond	\$675,000	10-Jan-03	505
92556	Zalmen Reiss and Associates, Inc. and Digital Distributors Inc. (2001)	Industrial Incentive	\$7,664,222	05-Apr-01	506

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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	6
92359	ABC Carpet Co., Inc. Lot 1001	Industrial Incentive	\$3,397,000	15-Sep-99	16
94090	Albert Einstein College of Medicine, Inc. (f/k/a Com Affiliation, Inc.)	Build NYC Revenue Bond	\$175,000,000	09-Sep-15	26
91140	Allied Metal Spinning Corp.	Manufacturing Facilities Bond	\$2,610,000	23-Dec-97	33
92567	Allway Tools, Inc. #3 (2000)	Manufacturing Facilities Bond	\$4,570,000	13-Dec-00	34
93207	Apthorp Cleaners Inc.	Industrial Incentive	\$1,128,300	26-Apr-07	47
93452	Arthur Management Corporation	Recovery Zone Facility Bond	\$19,800,000	21-Dec-10	54
92564	Baco Enterprises, Inc. #1 (2001)	Industrial Incentive	\$2,470,000	29-Jun-01	63
93936	Baco Enterprises, Inc. #2 (2014)	Industrial Incentive	\$2,295,000	14-Feb-14	64
92527	Ben Hur Moving & Storage, Inc.	Industrial Incentive	\$6,000,000	29-Mar-01	73
93983	Beth Abraham Health Services	Build NYC Revenue Bond	\$14,591,000	14-May-14	76
93855	Big Farm Corp.	Industrial Incentive	\$4,011,000	31-Jul-12	78
93977	Bogopa Washington, Inc.	FRESH	\$12,165,500	17-Dec-13	85
93929	Bogopa-Concourse, Inc.	FRESH	\$1,066,000	06-Oct-11	87
93877	Bronx Charter School for Excellence	Build NYC Revenue Bond	\$24,000,000	24-Apr-13	95
93284	Bronx Parking Development Company, LLC	Not For Profit Bond	\$237,635,000	01-Dec-07	96
93425	Brook Plaza LLC	EDC Loan	\$360,000	17-Apr-97	97
93191	BTM Development Partners, LLC	Industrial Incentive	\$494,000,000	14-Sep-06	104
92372	Center for Family Support, Inc., The #1 (1999)	Pooled Bond	\$370,000	10-Dec-99	113
92757	Center for Family Support, Inc., The #2 (2004)	Pooled Bond	\$850,000	27-Feb-04	114
92639	Centro Social La Esperanza, Inc. #1 (2002)	Pooled Bond	\$1,182,800	27-Jun-02	119
94076	Children's Aid Society, The	Build NYC Revenue Bond	\$37,205,000	23-Jul-15	125
92658	Citywide Mobile Response Corporation	Industrial Incentive	\$2,200,000	22-May-02	128
93140	College of Mount Saint Vincent #3	Not For Profit Bond	\$22,000,000	29-Jun-06	130
94124	College of Mount Saint Vincent, The	Build NYC Revenue Bond	\$10,880,000	01-Dec-16	131
93391	Comprehensive Care Management Corporation #1 (1996)	Not For Profit Bond	\$6,525,000	20-Jun-96	138
93910	Comprehensive Care Management Corporation #3 (1998)	Not For Profit Bond	\$4,760,000	14-Jul-98	140
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	151
93858	East Gun Hill Road Food, LLC	FRESH	\$4,825,000	03-Jan-13	166
92245	Empire Erectors & Electrical Co., Inc.	Industrial Incentive	\$850,000	18-Dec-98	173
94072	Ethical Culture Fieldston School	Build NYC Revenue Bond	\$49,355,000	21-May-15	179
93865	Fairway Bakery LLC	Industrial Incentive	\$12,600,000	22-May-13	183
92961	Family Support Systems Unlimited, Inc.	Not For Profit Bond	\$7,240,000	04-Jan-05	185
93174	Federal Express Corporation Harlem River Yards #3 (2006)	Industrial Incentive	\$25,788,500	28-Dec-06	193
93314	Federation Employment and Guidance Service, Inc.	Pooled Bond	\$2,925,000	30-Jan-08	195
92229	Felix Storch, Inc.	Industrial Incentive	\$2,060,000	18-Dec-98	198
93866	Foodfest Depot LLC	Industrial Incentive	\$10,775,000	20-Dec-12	199
93945	Fresh Direct, LLC & U.T.F. Trucking, Inc.	Industrial Incentive	\$142,454,000	19-Dec-13	203
94042	G&G Electric Supply Co, Inc. #2 (2014)	Industrial Incentive	\$3,800,000	28-Aug-14	204
94136	Gabrielli Truck Sales, Ltd. #3	Industrial Incentive	\$22,517,713	28-Jun-17	208

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92232	Gary Plastic Packaging Corp.	Manufacturing Facilities Bond	\$6,400,000	09-Oct-98	210
94058	Gotham Seafood Corp.	Industrial Incentive	\$4,225,000	05-Jan-16	219
93351	Gourmet Guru, Inc.	Industrial Incentive	\$4,900,000	24-Sep-08	221
94075	Hebrew Home for the Aged at Riverdale, The	Build NYC Revenue Bond	\$55,000,000	13-Feb-15	236
92991	Highbridge - Woodycrest Center, Inc.	Not For Profit Bond	\$6,420,000	29-Jun-05	241
94064	Horace Mann School	Build NYC Revenue Bond	\$33,525,000	20-Nov-14	244
93990	Institute for Community Living, Inc. (2014)	Build NYC Revenue Bond	\$5,420,000	06-Jun-14	254
93885	International Leadership Charter School	Build NYC Revenue Bond	\$21,050,000	21-Mar-13	259
93451	Jetro Cash & Carry Enterprises, LLC #3 (2010)	Industrial Incentive	\$50,000,000	17-Dec-10	271
92545	Just Bagels Manufacturing, Inc.	Industrial Incentive	\$2,070,000	20-Dec-00	277
93103	Katz Metal Fabricators, Inc.	Manufacturing Facilities Bond	\$1,850,000	29-Dec-05	278
92520	Kaylim Supplies, Inc.	Industrial Incentive	\$1,450,000	21-Dec-00	279
93867	Krinos Foods LLC	Industrial Incentive	\$23,355,000	02-May-13	286
94069	Lobster Place Inc., The	Industrial Incentive	\$7,300,000	13-Mar-15	298
93949	Manhattan Beer Distributors LLC #2	Industrial Incentive	\$68,407,000	12-Dec-13	307
93857	Manhattan College #1 (2012)	Build NYC Revenue Bond	\$21,420,000	09-Aug-12	308
93955	Manhattan College #2 (2013)	Build NYC Revenue Bond	\$27,000,000	07-Aug-13	309
94135	Manhattan College #3 (2017)	Build NYC Revenue Bond	\$90,575,000	14-Jun-17	310
93171	Meurice Garment Care of Manhasset Inc.	Industrial Incentive	\$2,600,000	06-Sep-06	328
93102	MMC Corporation	Not For Profit Bond	\$37,180,000	22-Dec-05	331
93017	Modell's Sporting Goods, Inc.	Industrial Incentive	\$18,050,000	28-Dec-05	332
94120	Modern Window & Door, Inc.	Industrial Incentive	\$8,300,720	29-Nov-16	333
93881	Montefiore Medical Center	Build NYC Revenue Bond	\$93,000,000	01-Apr-13	337
93170	New York Christmas Lights and Decorating Ltd. and John Cappelli Erectors, Inc.	Industrial Incentive	\$2,850,000	26-Sep-06	351
93939	New York Foundling Charitable Corporation	Build NYC Revenue Bond	\$15,205,000	27-Jun-12	353
92664	New York Post	Commercial Growth Project	\$168,915,000	25-Mar-02	357
91044	Panorama Windows Ltd.	Industrial Incentive	\$1,169,400	03-Jan-97	372
93173	Pepsi-Cola Bottling Company of New York, Inc.	Industrial Incentive	\$53,000,000	17-Oct-06	376
92277	Port Morris Tile & Marble, Corp. #1 (1998)	Industrial Incentive	\$718,000	30-Oct-98	381
93018	Project Samaritan AIDS Services, Inc.	Not For Profit Bond	\$11,740,000	25-Jan-06	389
91047	Q.T. Minibus of the Bronx, Inc. / GVC, LTD.	Industrial Incentive	\$1,500,500	25-Sep-96	393
93246	Related Retail Hub LLC	EDC Loan	\$4,000,000	24-Mar-06	399
94081	Riverdale Country School, Inc.	Build NYC Tax-Exempt Promissory Note	\$51,800,000	15-Jul-15	404
93889	South Bronx Charter School for International Cultures and the Arts	Build NYC Revenue Bond	\$22,270,000	11-Jun-13	431
93404	Streamline Plastics Co.	Manufacturing Facilities Bond	\$1,860,000	12-Jun-96	440
92930	Sweet Sams Baking Company, LLC	Industrial Incentive	\$8,000,000	10-Aug-04	444
91147	USA Waste Services of NYC, Inc.	Manufacturing Facilities Bond	\$20,000,000	23-Dec-97	473
91126	Victory FoodService Distributors Corp.	Industrial Incentive	\$3,700,000	24-Jul-97	475
93980	Volunteers of America - Greater New York, Inc.	Build NYC Revenue Bond	\$9,520,000	21-Mar-14	479
93380	Western Beef Retail, Inc. #1	FRESH	\$11,450,000	01-Mar-10	487
94040	Western Beef Retail, Inc. #2 (2014)	FRESH	\$5,525,000	23-Dec-14	488

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92471	Wipe-Tex International Corp.	Industrial Incentive	\$2,675,000	09-Sep-99	489
93177	Yankee Stadium LLC	Commercial Project	\$1,633,968,000	22-Aug-06	494
93095	Yorkville Van and Storage Co., Inc.	Industrial Incentive	\$2,210,000	09-Nov-05	501
92653	Young Adult Institute, Inc. #3 (2001)	Pooled Bond	\$1,566,700	18-Dec-01	503
92671	Young Adult Institute, Inc. #4 (2002a)	Pooled Bond	\$1,054,000	01-Jun-02	504

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92687	16 Tons Inc.	Industrial Incentive	\$1,172,000	02-Dec-02	4
92691	Acme Smoked Fish Corp.	Industrial Incentive	\$5,200,000	27-Jun-03	18
91142	Adriatic Wood Products, Inc. #2 (1997)	Industrial Incentive	\$1,725,000	31-Dec-97	19
92979	Advocates for Services for the Blind Multihandicapped, Inc.	Pooled Bond	\$1,625,000	01-Mar-05	20
93319	Aesthetonics Inc. d/b/a Remains Lighting	Industrial Incentive	\$4,634,000	20-Jun-08	22
94052	Albee Retail Development, LLC (2014)	Build NYC Revenue Bond	\$20,000,000	29-Oct-14	25
93184	Aleta Industries Inc. and Aleta Group, Inc.	Industrial Incentive	\$4,640,000	25-Sep-06	28
92956	AM&G Waterproofing LLC	Industrial Incentive	\$11,895,000	01-Mar-05	36
92843	Amboy Properties Corporation	Not For Profit Bond	\$13,660,000	30-Jun-99	41
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	50
92753	Arrow Linen Supply Co., Inc.	Industrial Incentive	\$897,000	19-Aug-03	51
93948	Art to Frames Inc.	Industrial Incentive	\$6,000,000	10-Jul-13	52
93214	Ateret Torah Center	Not For Profit Bond	\$13,200,000	29-Mar-07	58
92318	Atlantic Paste & Glue Co., Inc.	Industrial Incentive	\$6,255,000	22-Apr-99	59
91009	Atlantic Veal & Lamb	Industrial Incentive	\$1,995,000	13-Dec-96	60
93195	Auditory/Oral School of New York, The	Not For Profit Bond	\$7,135,000	22-Nov-06	61
94048	Bais Ruchel High School, Inc.	Build NYC Revenue Bond	\$18,100,000	23-Oct-14	65
94106	Barkai Foundation, Inc.	Build NYC Revenue Bond	\$8,700,000	15-Oct-15	69
93282	Barone Steel Fabricators, Inc.	Industrial Incentive	\$5,700,000	29-Aug-07	70
92364	Bedessee Imports, Inc.	Industrial Incentive	\$1,600,000	04-Jan-00	72
93978	Berkeley Carroll School, The	Build NYC Revenue Bond	\$26,700,000	03-Jun-14	74
93362	Best Choice Trading Corporation	Industrial Incentive	\$2,625,000	11-Dec-08	75
92941	Block Institute Inc.	Pooled Bond	\$1,145,000	19-Aug-04	81
94096	BNOS Square of Williamsburg	Build NYC Revenue Bond	\$7,400,000	28-Jun-16	83
93927	Bogopa, Inc.	FRESH	\$3,500,000	06-Oct-11	86
93928	Bogopa-Junius, Inc.	FRESH	\$910,000	06-Oct-11	89
93920	Bogopa-Manhattan, Inc.	FRESH	\$980,000	06-Oct-11	90
93869	Brooklyn Heights Montessori School	Build NYC Tax-Exempt Promissory Note	\$10,000,000	03-Jun-13	98
90666	Brooklyn Navy Yard Cogeneration Partners, L.P.	Exempt Facilities Bond	\$307,000,000	22-Dec-95	99
93943	Brooklyn Union Gas Company	Industrial Incentive	\$14,400,000	23-May-14	100
94089	Brooklyn United Methodist Church Home	Build NYC Revenue Bond	\$6,295,000	09-Oct-15	101
93991	Carnegie Mellon University	Applied Sciences NYC	\$13,500,000	14-Apr-14	109
93196	Center for Nursing & Rehabilitation Inc.	Not For Profit Bond	\$23,150,000	14-Dec-06	117
93389	Chase Manhattan Bank, NA	Commercial Growth Project	\$0	03-Nov-89	123
92891	City Merchandise, Inc. (2002)	Industrial Incentive	\$2,430,000	03-Jan-02	127
93286	Cobble Hill Health Center, Inc.	Build NYC Revenue Bond	\$48,190,000	31-Jan-08	129
92989	Comfort Bedding Inc.	Industrial Incentive	\$1,900,000	15-Jun-05	134
92765	Commercial Cooling Service, Inc.	Industrial Incentive	\$2,075,000	31-Mar-04	135
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	21-Dec-05	139
93101	Cong. Machne Chaim Inc. d/b/a Bais Sarah Educational Center for Girls	Not For Profit Bond	\$9,000,000	26-May-06	141

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94107	Congregation Machna Shalva and 5815 CMS LLC	Build NYC Revenue Bond	\$3,300,000	26-Feb-16	143
94035	Congregation Yeshiva Beis Chaya Mushka, Inc.	Build NYC Revenue Bond	\$4,500,000	28-Aug-14	144
93093	Coronet Parts Manufacturing Company, Inc.	Industrial Incentive	\$1,098,000	08-Dec-05	150
91039	Cupie Transportation Corp.	Industrial Incentive	\$1,500,000	06-Nov-96	155
93288	DCD Marketing Ltd.	Industrial Incentive	\$5,500,000	25-Sep-07	158
92951	DLX Industries, Inc.	Industrial Incentive	\$7,412,500	10-Feb-05	162
92940	Down Right, Ltd.	Industrial Incentive	\$4,120,000	30-Jul-04	164
94066	Eastern Effects, Inc.	Industrial Incentive	\$3,550,000	17-Apr-15	167
93989	Empire LLC	Manufacturing Facilities Bond	\$0	27-Jun-96	174
93289	Excellent Poly, Inc.	Industrial Incentive	\$1,900,000	03-Dec-07	180
93312	Extech Building Materials, Inc.	Industrial Incentive	\$8,600,000	01-Apr-08	181
93976	Falcon Builder Inc.	Industrial Incentive	\$1,550,000	17-Apr-14	184
94123	Favorite Plastic Corp.	Industrial Incentive	\$1,675,000	30-Dec-16	187
94070	FC Hanson Office Associates, LLC	Build NYC Revenue Bond	\$105,000,000	17-Jun-15	189
92398	Federal Jeans, Inc.	Industrial Incentive	\$4,400,000	07-Dec-99	194
94083	Foodsaver New York, Inc.	Industrial Incentive	\$5,317,306	05-Jan-16	200
93397	Forest City Pierrepont Associates	Manufacturing Facilities Bond	\$105,293,710	07-May-86	201
92654	Foto Electric Supply Co., Inc.	Industrial Incentive	\$4,150,000	19-Jul-01	202
93975	Gateway ShopRite Associates, LLC	FRESH	\$12,500,000	07-May-14	211
93967	GMDC Atlantic Avenue LLC	Industrial Incentive	\$13,983,527	12-Dec-13	215
93957	Greenfelds LLC	Industrial Incentive	\$3,290,236	29-Aug-13	227
93218	Greenpoint Manufacturing and Design Center #2 (2007)	Industrial Incentive	\$11,006,000	29-Jun-07	228
92500	Guild for Exceptional Children, Inc., The	Pooled Bond	\$1,182,300	01-Jan-99	230
93860	Halmark Architectural Finishing Corp.	Industrial Incentive	\$1,125,000	23-Aug-12	232
94062	Handy Tool & MFG. Co., Inc.,The	Industrial Incentive	\$2,525,000	05-Jan-15	233
94098	Hannah Senesh Community Day School	Build NYC Revenue Bond	\$4,785,000	30-Sep-15	234
92413	Herbert G. Birch Services, Inc #2 (1999)	Pooled Bond	\$416,100	01-Nov-99	238
92547	Herbert G. Birch Services, Inc #3 (2000)	Pooled Bond	\$607,000	16-Aug-00	239
93381	Hindustan Granites, Inc.	Industrial Incentive	\$6,736,000	07-Apr-10	242
92713	Human Care Services for Families & Children, Inc. #1	Pooled Bond	\$1,270,000	10-Jan-03	248
92780	Idea Nuova, Inc. #2 (2003)	Industrial Incentive	\$9,200,000	30-Dec-03	250
91176	James F. Volpe Electronics Contracting Corp.,	Industrial Incentive	\$880,000	11-Feb-98	267
92914	Jetro Cash & Carry Enterprises, Inc. #2 (2005)	Industrial Incentive	\$2,400,000	27-Apr-05	270
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	273
92421	Klein's Naturals, Ltd.	Industrial Incentive	\$2,850,000	22-Mar-00	282
94088	Krasnyi Oktyabr Inc.	Industrial Incentive	\$5,140,000	10-Dec-15	285
92674	Leo International, Inc.	Industrial Incentive	\$1,239,375	19-Dec-01	291
92963	Lighting & Supplies, Inc. a/k/a Sunlight Clinton Realty LLC	Industrial Incentive	\$10,800,000	17-Mar-05	295
92634	Magen David Yeshivah	Not For Profit Bond	\$38,500,000	26-Jun-02	304
92971	Marjam Supply of Rewe Street, LLC	Industrial Incentive	\$5,200,000	04-Jan-05	315
93969	Mary McDowell Friends School	Build NYC Revenue Bond	\$7,500,000	31-Dec-13	316
92292	Mercy Home for Children, Inc. #1 (1999)	Pooled Bond	\$560,000	01-Jan-99	322



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94033	Mermaid Plaza Associates, Inc.	EDC Loan	\$641,773	06-Jun-95	323
92429	Mesorah Publications, Ltd. #2 (1999) and Sefercraft	Industrial Incentive	\$9,000,000	17-Dec-99	324
93917	Moisha's Kosher Discount Supermarket, Inc.	FRESH	\$3,100,000	18-Sep-11	334
93172	Montebello Food Corporation	Industrial Incentive	\$11,441,000	16-Nov-06	336
92618	Mystic Display Co., Inc.	Industrial Incentive	\$1,000,000	26-Sep-01	343
93178	New York Congregational Nursing Center	Not For Profit Bond	\$17,420,000	27-Jul-06	352
94049	New York Methodist Hospital, The	Build NYC Revenue Bond	\$29,720,000	15-Oct-14	356
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	359
92793	Nu-Life Dental Laboratories, Inc.	Industrial Incentive	\$1,350,000	10-Jun-04	362
93359	O. & I. Realty, Inc. / Peralta Metal Works, Inc.	Industrial Incentive	\$2,100,000	05-Sep-08	363
94105	ODA Primary Health Care Network, Inc.	Build NYC Revenue Bond	\$5,000,000	12-Feb-16	364
92795	Otsar Early Childhood Center	Pooled Bond	\$2,415,000	27-Feb-04	367
92796	Otsar Family Services, Inc.	Pooled Bond	\$725,000	27-Feb-04	368
94087	Packer Collegiate Institute, The	Build NYC Revenue Bond	\$22,000,000	07-Apr-15	370
93204	Peerless Equities LLC/Empire Merchants LLC	Industrial Incentive	\$7,805,000	04-Jan-07	374
93964	Poly Prep Country Day School	Build NYC Revenue Bond	\$10,000,000	10-Sep-13	379
93225	Polytechnic University	Not For Profit Bond	\$103,700,000	28-Jun-07	380
93847	ProAudioStar	Industrial Incentive	\$4,500,000	26-Jul-12	384
92621	Program Development Services, Inc. #1 (2001)	Pooled Bond	\$515,000	18-Dec-01	387
93317	Program Development Services, Inc. #2 (2008)	Pooled Bond	\$2,200,000	30-Jan-08	388
92962	Prompt Apparel, Inc.	Industrial Incentive	\$7,529,000	05-Nov-04	390
93841	Richards Plumbing and Heating Co., Inc.	Industrial Incentive	\$4,696,526	17-May-13	401
92448	Rite Lite Ltd.	Industrial Incentive	\$3,500,000	05-Jan-00	402
93212	Rivendell School	Pooled Bond	\$5,260,000	22-Feb-07	403
93187	Ruach Chaim Institute	Not For Profit Bond	\$11,260,000	18-Oct-06	411
92451	Sahadi Fine Foods	Manufacturing Facilities Bond	\$6,255,000	20-Aug-99	414
94085	Saint Ann's School	Build NYC Tax-Exempt Promissory Note	\$30,000,000	10-Sep-15	415
93918	Salmar Properties, LLC	Industrial Incentive	\$44,429,433	22-Sep-11	417
92452	Sarad, Inc. #1 (1999)	Industrial Incentive	\$1,000,000	31-Aug-99	418
93147	Sephardic Community Youth Center, Inc.	Not For Profit Bond	\$40,000,000	15-Jun-06	423
93961	Simon Liu, Inc.	Industrial Incentive	\$2,850,000	19-Sep-13	426
93937	Soho Studio, Corp.	Industrial Incentive	\$4,317,000	15-Jun-12	429
92274	Solco Plumbing Supply, Inc.	Industrial Incentive	\$1,060,000	12-May-99	430
92528	St. Vincent's Services, Inc. #2 (2000)	Pooled Bond	\$560,000	16-Aug-00	434
93986	Superflex Ltd.	Industrial Incentive	\$5,000,000	18-Mar-14	443
92587	T & G Industries, Inc.	Industrial Incentive	\$2,450,000	15-Nov-01	445
94068	Talmud Torah Ohel Yochanan	Build NYC Revenue Bond	\$10,491,000	27-Jan-16	446
93348	Technical Library Service, Inc.	Industrial Incentive	\$4,875,000	19-Dec-08	447
94118	The Rogosin Institute, Inc.	Build NYC Revenue Bond	\$12,000,000	21-Jul-16	448
92628	Therapy and Learning Center, Inc.	Not For Profit Bond	\$4,200,000	26-Oct-02	449
94121	Transcontinental Ultra Flex Inc.	Industrial Incentive	\$16,427,341	16-Dec-16	453
94063	Trey Whitfield School	Build NYC Revenue Bond	\$3,975,000	05-Feb-15	455

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93019	Tri-State Camera Exchange Inc.	Industrial Incentive	\$4,365,000	08-Sep-05	456
92590	Tri-State Surgical Supply & Equipment Ltd.	Industrial Incentive	\$3,400,000	20-Sep-01	457
92735	UB Distributors, LLC	Industrial Incentive	\$4,575,000	12-Sep-02	461
93456	Ulano Corporation f/k/a The Utah Company of New York, Inc.	Industrial Incentive	\$5,910,000	01-Sep-10	462
93883	United Cerebral Palsy of New York City, Inc.	Build NYC Revenue Bond	\$5,995,000	25-Apr-13	465
94100	Urban Resource Institute	Build NYC Revenue Bond	\$8,320,000	17-Dec-15	472
93183	Watermark Designs, LLC	Manufacturing Facilities Bond	\$5,500,000	29-Sep-06	483
92469	Watkins Poultry Merchants of New York, Inc.	Industrial Incentive	\$1,600,000	19-Oct-99	484
92857	Women's League Community Residences, Inc #1 (2001)	Pooled Bond	\$3,347,700	18-Dec-01	490
93453	WytheHotel LLC	Recovery Zone Facility Bond	\$15,000,000	15-Dec-10	492
94109	Xaverian High School/Ryken Educational Center, Inc.	Build NYC Revenue Bond	\$15,000,000	03-May-16	493
93221	Yeled V'Yalda Early Childhood Center, Inc.	Not For Profit Bond	\$32,790,000	28-Jun-07	495
94117	Yeshivah of Flatbush	Build NYC Revenue Bond	\$29,000,000	08-Sep-16	497
94056	Yeshivat Beth Hillel of Krasna, Inc.	Build NYC Revenue Bond	\$10,000,000	20-Feb-15	498
94130	Yeshivat Darche Eres, Inc.	Build NYC Revenue Bond	\$11,040,000	20-Dec-16	499
92556	Zalmen Reiss and Associates, Inc. and Digital Distributors Inc. (2001)	Industrial Incentive	\$7,664,222	05-Apr-01	506

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93283	123 Washington LLC	Liberty Bond	\$50,000,000	18-Oct-07	2
92355	Alcoa Inc.	Commercial Growth Project	\$18,200,000	28-Apr-00	27
93871	All Stars Project, Inc.	Build NYC Tax-Exempt Promissory Note	\$10,720,000	29-Nov-12	30
92748	Allen-Stevenson School, The	Not For Profit Bond	\$24,000,000	05-Mar-04	32
94084	AMDA, Inc.	Build NYC Revenue Bond	\$21,000,000	02-Dec-15	42
92957	American Civil Liberties Union Foundation, Inc.	Not For Profit Bond	\$20,000,000	05-Jan-05	43
94095	American Committee for the Weizmann Institute of Science Inc.	Build NYC Revenue Bond	\$8,830,000	30-Oct-15	44
93192	ARE-East River Science Park, LLC	Industrial Incentive	\$556,389,672	29-Dec-06	48
94077	Asia Society, The	Build NYC Revenue Bond	\$16,795,000	01-Jul-15	56
93208	Association for Metroarea Autistic Children Inc. d/b/a AMAC	Pooled Bond	\$2,250,000	22-Feb-07	57
92926	Bank of America, N.A	Commercial Growth Project	\$622,000,000	17-Nov-04	66
92837	Bank Street College of Education # 1 (1997), The	Not For Profit Bond	\$6,395,000	23-Dec-97	67
93984	Big Brothers/Big Sisters of New York City, Inc.	Build NYC Revenue Bond	\$9,000,000	02-May-14	77
93988	Birch Wathen Lenox School, The	Build NYC Tax-Exempt Promissory Note	\$7,500,000	25-Mar-14	80
94122	Blue School and Blue School Real Estate, LLC	Build NYC Revenue Bond	\$51,315,000	21-Dec-16	82
94073	BOP NE LLC	Commercial Project	\$2,180,000,000	14-Apr-15	91
94097	Brearley School, The	Build NYC Tax-Exempt Promissory Note	\$50,000,000	29-Sep-15	94
92680	Brown Brothers Harriman & Co.	Commercial Growth Project	\$61,500,000	01-May-02	102
93861	Browning School, The	Build NYC Revenue Bond	\$10,000,000	20-Sep-12	103
93962	Calhoun School, Inc., The	Build NYC Tax-Exempt Promissory Note	\$32,840,000	30-Sep-13	105
93388	CBS Inc.	Commercial Growth Project	\$401,322,000	01-Oct-93	110
93105	Center for Elimination of Violence in the Family	Not For Profit Bond	\$6,510,000	26-Apr-06	111
94129	Center for Elimination of Violence in the Family, Inc.	Build NYC Revenue Bond	\$3,860,000	26-Jan-17	112
94044	Center for Urban Community Services, Inc.	Build NYC Tax-Exempt Promissory Note	\$6,355,000	24-Jul-14	118
93369	Centro Social La Esperanza, Inc. #2 (2008)	Pooled Bond	\$1,000,000	30-Jan-08	120
93201	Chapin School, LTD, The	Not For Profit Bond	\$40,000,000	22-Dec-06	121
94119	Chapin School, The LTD.	Build NYC Revenue Bond	\$75,000,000	24-Aug-16	122
92697	Child School, The	Not For Profit Bond	\$18,250,000	22-Apr-03	124
92377	Churchill School & Center For Learning Inc., The	Not For Profit Bond	\$22,000,000	16-Dec-99	126
94113	Collegiate School, Inc.	Build NYC Tax-Exempt Promissory Note	\$40,000,000	30-Jun-16	132
93892	Columbia University	Applied Sciences NYC	\$95,000,000	01-Jul-12	133
92699	Convent of the Sacred Heart School of New York	Not For Profit Bond	\$15,115,000	20-Nov-02	146
93851	Corlears School	Build NYC Revenue Bond	\$10,000,000	18-Jul-12	148
93992	Cornell University	Applied Sciences NYC	\$0	19-Dec-13	149
93392	Credit Suisse First Boston Corp.	Commercial Growth Project	\$1,700,000,000	22-Dec-95	152
93972	Diller-Quaile School of Music, Inc., The	Build NYC Revenue Bond	\$7,550,000	24-Dec-13	160
92846	Ernst & Young US LLP	Commercial Growth Project	\$159,900,000	15-Jul-04	177
93946	ERY Retail Podium LLC	Commercial Project	\$4,131,000,000	17-Mar-14	178
93944	Extell GT LLC	Commercial Project	\$745,793,000	30-Jul-13	182
93973	Fedcap Rehabilitation Services, Inc.	Build NYC Revenue Bond	\$28,450,000	11-Dec-13	190
92669	Federal Express Corporation #1 (2001)	Industrial Incentive	\$90,758,100	26-Dec-01	191

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93185	Federal Express Corporation #2 (2006)	Industrial Incentive	\$5,000,000	10-Oct-06	192
94053	Federation of Protestant Welfare Agencies, Inc.	Build NYC Revenue Bond	\$12,345,000	12-Nov-14	196
92990	G&G Electric Supply Company, Inc. #1	Industrial Incentive	\$1,475,000	12-May-05	205
93148	Gillen Brewer School, The	Not For Profit Bond	\$5,850,000	20-Jun-06	213
92505	Goldfeder/Kahan Framing Group, Ltd.	Industrial Incentive	\$1,910,000	07-Jun-01	216
93238	Goldman Sachs Group, Inc.	BIR Energy Incentive		02-Oct-06	217
93954	Grace Church School	Build NYC Revenue Bond	\$40,000,000	01-Jul-13	222
92506	Gracious Thyme Catering Inc.	Industrial Incentive	\$2,900,000	21-Jul-00	223
93856	GSNY Properties, Inc.	Build NYC Revenue Bond	\$16,925,000	09-Aug-12	229
93194	Guttmacher Institute, Inc.	Not For Profit Bond	\$11,000,000	02-May-07	231
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	235
93890	Hewitt School, The	Build NYC Tax-Exempt Promissory Note	\$23,620,000	27-Jun-13	240
92508	Home Box Office	Commercial Growth Project	\$99,000,000	31-Jan-01	243
93914	Hudson Moving and Storage Co., Inc.	Industrial Incentive	\$6,200,000	14-Jul-11	246
94036	Hudson Yards North Tower Tenant LLC	Commercial Project	\$2,674,000,000	11-Dec-15	247
93987	Icahn School of Medicine at Mount Sinai	Applied Sciences NYC	\$5,000,000	24-Feb-14	249
93876	Institute for Community Living, Inc. (2013)	Build NYC Revenue Bond	\$2,600,000	17-Apr-13	253
93935	Institute For Family Health	EDC Loan	\$4,345,000	02-Mar-12	255
94065	Institute of International Education, Inc.,	Build NYC Revenue Bond	\$12,480,000	26-Nov-14	256
93210	Inter-Agency Council of Mental Retardation and Developmental Disabilities Agencies Incorporated (IAC)	Pooled Bond	\$1,010,000	22-Feb-07	257
94071	International Center of Photography	Build NYC Revenue Bond	\$15,000,000	21-Apr-15	258
92784	James Carpenter Design Associates, Inc.	Industrial Incentive	\$1,700,000	05-Jan-04	266
92649	Jewish Community Center In Manhattan, Inc.	Not For Profit Bond	\$36,300,000	16-Mar-00	274
94125	Jewish Community Center of Manhattan, Inc.	Build NYC Revenue Bond	\$27,270,000	29-Sep-16	275
94091	La Scuola D'Italia-Guglielmo Marconi	Build NYC Revenue Bond	\$75,405,000	01-Sep-15	288
93953	Lebanese American University	Build NYC Revenue Bond	\$16,420,000	15-Aug-13	289
93888	Legacy Yards LLC	Commercial Project	\$1,386,000,000	01-Apr-13	290
92717	Lifespire, Inc. #1 (2002)	Pooled Bond	\$4,520,000	10-Jan-03	294
93965	Little Red School House and Elisabeth Irwin High School	Build NYC Revenue Bond	\$9,650,000	10-Oct-13	297
94078	Lower East Side Tenement Museum	Build NYC Revenue Bond	\$10,700,000	24-Nov-15	299
93958	Lycee Francais de New York	Build NYC Revenue Bond	\$81,650,000	01-Aug-13	300
94137	Madison Square Boys and Girls Club: Harlem Clubhouse	New Markets Tax Credits Program	\$37,160,000	05-May-17	303
93219	Manhattan Community Access Corporation	Not For Profit Bond	\$5,000,000	18-May-07	311
94104	Manhattan Country School, Inc. and West 85th Street Owner LLC	Build NYC Revenue Bond	\$22,000,000	07-Apr-16	312
93873	Marymount School of New York	Build NYC Revenue Bond	\$19,480,000	20-Dec-12	317
92427	McGraw-Hill Companies, Inc.	Commercial Growth Project	\$700,000,000	19-Nov-98	319
92899	Mercy College	Not For Profit Bond	\$16,220,000	02-May-05	321
94054	Metropolitan College of New York	Build NYC Revenue Bond	\$67,440,000	10-Dec-14	325
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	326
94092	Metropolitan Montessori School #2	Build NYC Revenue Bond	\$17,000,000	25-Sep-15	327
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	338

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92976	NASDAQ Stock Market, Inc., The	Commercial Growth Project	\$20,766,666	19-Dec-00	344
92975	National Association of Securities Dealers, Inc.	Commercial Growth Project	\$20,766,666	30-Jun-04	346
92373	National Center on Addiction & Substance Abuse at Columbia University	Not For Profit Bond	\$14,000,000	09-Mar-00	347
93305	Natural Resources Defense Council	Build NYC Revenue Bond	\$12,730,000	01-Jan-08	349
92519	NBC Universal, Inc.	Commercial Growth Project	\$1,500,300,000	20-Dec-88	350
93874	New York Genome Center, Inc.	EDC Loan	\$5,000,000	16-Nov-12	354
94110	New York Law School (2016)	Build NYC Revenue Bond	\$140,210,000	29-Jan-16	355
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	358
93950	Nightingale-Bamford School, The	Build NYC Tax-Exempt Promissory Note	\$35,000,000	04-Dec-13	360
94038	One Hudson Yards Owner LLC	Commercial Project	\$1,434,114,029	05-Dec-14	366
92797	Park View Realty Associates LLC	Industrial Incentive	\$4,300,000	21-Aug-03	373
92799	Pentagram Design, Inc.	Industrial Incentive	\$4,434,000	16-Mar-04	375
92802	Professional Children's School, Inc. (2003)	Not For Profit Bond	\$9,000,000	23-Sep-03	385
94134	Professional Children's School, Inc. (2017)	Build NYC Tax-Exempt Promissory Note	\$6,856,000	01-May-17	386
93848	ReyCo Supermarkets LLC	FRESH	\$2,650,000	25-Jun-13	400
93390	Ronald McDonald House of New York, Inc.	Not For Profit Bond	\$23,200,000	30-May-91	406
92806	Roundabout Theatre Company, Inc.	Not For Profit Bond	\$17,720,000	27-Jul-03	408
93940	Royal Charter Properties, Inc.	Build NYC Revenue Bond	\$24,660,000	29-Jun-12	409
94099	Saint David's School	Build NYC Revenue Bond	\$35,000,000	24-Nov-15	416
94132	Services and Advocacy for Gay, Lesbian, Bisexual and Transgender Elder, Inc.	Build NYC Revenue Bond	\$7,799,000	22-Feb-17	424
93034	Services for the Underserved, Inc. #3 (2006)	Pooled Bond	\$1,710,000	16-Jun-06	425
93038	Spence- Chapin, Services to Families and Children	Not For Profit Bond	\$9,875,000	22-Jun-06	432
94037	Stephen Gaynor School	Build NYC Revenue Bond	\$28,900,000	17-Jul-14	439
93199	Studio School, The	Not For Profit Bond	\$8,830,000	28-Dec-06	441
92575	Thomson Reuters (Markets) LLC	Commercial Growth Project	\$513,000,000	08-May-98	450
93175	Tiago Holdings LLC #1	Empowerment Zone Facility Bond	\$40,000,000	31-Jan-07	451
94043	Treasure Asset Storage LLC	Industrial Incentive	\$21,000,000	28-Jul-14	454
93979	Trinity Episcopal School Corporation	Build NYC Tax-Exempt Promissory Note	\$6,784,000	11-Apr-14	458
94079	Trinity Episcopal School Corporation #2	Build NYC Tax-Exempt Promissory Note	\$17,500,000	09-Feb-16	459
93963	Trustees of The Spence School, Inc.	Build NYC Tax-Exempt Promissory Note	\$14,080,000	26-Sep-13	460
94111	United Cerebral Palsy of New York City #2 (2016)	Build NYC Revenue Bond	\$35,253,130	30-Jun-16	464
94051	United Jewish Appeal- Federation of Jewish Philanthropies of New York, Inc.	Build NYC Revenue Bond	\$27,335,000	14-Aug-14	467
93959	United Nations International School	Build NYC Tax-Exempt Promissory Note	\$5,000,000	28-Aug-13	468
93226	United States Fund for UNICEF	Not For Profit Bond	\$43,000,000	15-Jun-07	471
94126	United States Fund for UNICEF	Build NYC Revenue Bond	\$39,100,000	22-Sep-16	470
93968	Village Center for Care	Build NYC Revenue Bond	\$15,805,000	01-Oct-13	476
92629	Village Community School	Not For Profit Bond	\$6,500,000	26-Oct-01	477
94101	Volunteers of America - Greater New York, Inc #2	Build NYC Revenue Bond	\$5,515,000	17-Nov-15	478
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	500
93299	Young Adult Institute, Inc. #10 (2007b)	Not For Profit Bond	\$1,885,000	07-Nov-07	502

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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	8
93376	A & L Scientific Corp.	Industrial Incentive	\$1,850,000	05-Nov-09	9
93180	A. Liss & Co., Inc.	Industrial Incentive	\$2,250,000	10-Oct-06	12
92673	A.F.C. Industries Inc. & Affiliates	Industrial Incentive	\$1,400,000	18-Dec-01	13
94041	A.K.S. International Inc.	Industrial Incentive	\$2,120,000	10-Sep-14	14
92745	Aabco Sheet Metal Co., Inc.	Manufacturing Facilities Bond	\$5,525,000	30-Jun-04	15
93933	Accurate Specialty Metal Fabricators, Inc.	Industrial Incentive	\$7,850,000	28-Feb-12	17
93862	Aero JFK, LLC	Exempt Facilities Bond	\$126,875,000	13-Sep-12	21
91136	Air Express International Corporation	Exempt Facilities Bond	\$19,000,000	16-Jul-97	23
92312	Air-Sea Packing Group, Inc.	Industrial Incentive	\$2,645,000	10-Jun-99	24
92561	All City Switch Board Corporation	Manufacturing Facilities Bond	\$3,000,000	20-Dec-00	29
92933	Alle Processing Corporation	Industrial Incentive	\$1,040,000	01-Dec-04	31
94133	Alphapointe	Build NYC Revenue Bond	\$18,850,000	16-Jun-17	35
92646	AMB Property, LP (lot 20)	Industrial Incentive	\$73,000,000	23-Aug-01	37
92893	AMB Property, LP (lot 21)	Industrial Incentive	\$19,500,000	23-Aug-01	38
92894	AMB Property, LP (lot 22)	Industrial Incentive	\$26,970,000	23-Aug-01	39
92895	AMB Property, LP (lot 23)	Industrial Incentive	\$26,970,000	23-Aug-01	40
92984	American Security Systems Inc.	Industrial Incentive	\$2,500,000	15-Apr-05	45
94116	ARK Development LLC	Build NYC Revenue Bond	\$35,000,000	14-Jun-17	49
93870	Artex Inc.	Industrial Incentive	\$20,550,000	21-Dec-12	53
94045	Arverne By The Sea & LLC & Benjamin Beechwood Retail LLC	Recovery Zone Facility Bond	\$11,100,000	12-Feb-15	55
93216	B.C.S. International Corporation d/b/a Royal Food International Corp.	Industrial Incentive	\$16,829,550	28-Feb-07	62
92313	Bark Frameworks, Inc.	Industrial Incentive	\$2,025,000	30-Apr-99	68
92316	Bauerschmidt & Sons, Inc. #2 (1999)	Industrial Incentive	\$1,000,000	11-Feb-99	71
92366	Big Geyser, Inc.	Industrial Incentive	\$10,000,000	16-Nov-99	79
93952	Bogopa LIC, Inc.	FRESH	\$4,400,000	13-Aug-13	84
93930	Bogopa-Junction, Inc.	FRESH	\$805,000	06-Oct-11	88
94093	Boyce Technologies, Inc.	Industrial Incentive	\$26,250,000	12-Apr-16	92
93091	BP Air Conditioning Corp.	Industrial Incentive	\$5,523,500	06-Oct-05	93
91108	Campbell & Dawes Ltd.	Industrial Incentive	\$475,000	09-Oct-97	106
93181	Candid Litho Printing Ltd.	Industrial Incentive	\$12,700,000	04-Jan-07	107
94057	Carlton House Restoration, Inc	Industrial Incentive	\$2,415,000	25-Nov-14	108
93313	Center for Family Support, Inc., The #3 (2008)	Pooled Bond	\$2,420,000	30-Jan-08	115
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	116
92255	Commercial Electrical Contractors, Inc.	Industrial Incentive	\$545,000	19-Aug-98	136
93300	Congregation Darchei Torah	Not For Profit Bond	\$32,000,000	24-Jan-08	142
92642	Contractors SM, LLC	Manufacturing Facilities Bond	\$2,100,000	27-Dec-01	145
93280	Cool Wind Ventilation Corp.	Manufacturing Facilities Bond	\$9,000,000	31-Aug-07	147
92382	Crystal Window & Door Systems, Ltd.	Industrial Incentive	\$15,000,000	28-Oct-99	153

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93202	D.C. Center Corp	Industrial Incentive	\$4,955,000	23-May-07	156
93455	DASNY Mechanical Inc.	Industrial Incentive	\$5,016,000	06-Apr-11	157
93377	Dinas Distribution	Industrial Incentive	\$3,825,000	29-Dec-09	161
93974	E. Gluck Corporation	Industrial Incentive	\$20,775,000	27-Mar-14	165
93951	Eclectic/Encore Properties, Inc.	Industrial Incentive	\$11,350,000	26-Jul-13	168
92771	Economy Pump & Motor Repair, Inc.	Industrial Incentive	\$840,000	07-Aug-03	169
92449	Elite Airline Laundry Services Corp	Industrial Incentive	\$3,500,000	20-Jun-00	172
92950	Empire Merchants LLC/Charmer Industries, Inc.	Industrial Incentive	\$1,800,000	04-Jan-05	175
92670	Empire Metal Finishing, Inc.	Industrial Incentive	\$1,501,000	06-Dec-01	176
94094	Faviana International Inc.	Industrial Incentive	\$4,575,000	02-Nov-15	186
93458	Feinstein CP Realty LLC	EDC Loan	\$3,000,000	16-Dec-10	197
91024	Gabrielli Truck Sales, Ltd.	Industrial Incentive	\$5,100,000	19-Dec-96	206
94102	Gabrielli Truck Sales, Ltd. #2	Industrial Incentive	\$23,381,549	14-Jan-16	207
94103	Gallant & Wein Corporation	Industrial Incentive	\$5,425,000	01-Jan-16	209
92633	General Human Outreach in the Community, Inc.	Pooled Bond	\$672,300	27-Jun-02	212
92648	Goldstone Hosiery Co., Inc.	Industrial Incentive	\$3,000,000	22-Oct-01	218
93186	Gourmet Boutique, L.L.C.	Manufacturing Facilities Bond	\$6,000,000	06-Dec-06	220
93278	Grand Meridian Printing, Inc.	Industrial Incentive	\$3,390,500	18-Jul-07	224
92708	Great Wall Corp.	Industrial Incentive	\$2,500,000	03-Jan-03	225
92778	Greater NY Automobile Dealers Association, Inc.	Industrial Incentive	\$24,696,000	23-Dec-03	226
92412	Hephaistos Building Supplies, Inc.	Industrial Incentive	\$2,118,000	30-Sep-99	237
93970	House of Spices (India), Inc.	Industrial Incentive	\$6,429,983	18-Jun-14	245
93819	Idlewild 228th Street, LLC	Industrial Incentive	\$19,741,000	20-Jul-12	251
92715	Isamu Noguchi Foundation, Inc., The	Not For Profit Bond	\$9,000,000	26-Feb-03	260
93179	J & J Farms Creamery, Inc. and Fisher Foods of Queens Corp.	Industrial Incentive	\$450,000	20-Nov-06	262
93448	J & J Johnson General Contracting Co., Inc.	Industrial Incentive	\$4,050,000	10-Nov-10	263
92533	Jamaica First Parking, LLC #1 (2001)	Not For Profit Bond	\$4,730,000	28-Mar-01	264
92783	Jamaica First Parking, LLC #2 (2004)	Not For Profit Bond	\$9,525,000	23-Mar-04	265
93863	Japanese Food Depot LLC	Industrial Incentive	\$10,514,000	26-Sep-12	268
93449	JetBlue Airways Corporation #2 (2010)	Commercial Growth Project	\$52,800,000	18-Nov-10	269
93859	Jetro Cash and Carry Enterprises, LLC #4 (2012)	Industrial Incentive	\$30,100,000	24-Aug-12	272
93400	Judlau Contracting, Inc.	Industrial Incentive	\$2,563,000	04-Jan-96	276
92672	Kew Forest Plumbing & Heating, Inc.	Industrial Incentive	\$472,500	16-May-02	280
93401	Koenig Iron Works, Inc.	Industrial Incentive	\$3,200,000	20-Dec-95	283
91027	Korean Air Lines Co., Ltd.	Exempt Facilities Bond	\$102,000,000	12-Feb-97	284
91084	L.I.C. Restaurant Group Operation LLC	Industrial Incentive	\$750,000	11-Mar-98	287
94115	LIC Site B-1 Owner, LLC	Commercial Project	\$706,743,996	30-Jun-16	292
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	293
92247	Linear Lighting Corporation	Manufacturing Facilities Bond	\$7,000,000	14-May-99	296
92845	M & V Provision Co., Inc.	Industrial Incentive	\$6,065,000	04-Apr-01	301
91095	Madelaine Chocolate Novelties #3 (1997)	Industrial Incentive	\$3,408,000	17-Nov-97	302
92838	Mana Products, Inc. #1 (1997)	Industrial Incentive	\$18,796,322	19-Dec-97	305

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92788	Mana Products, Inc. #2 (1998)	Industrial Incentive	\$6,300,000	29-Jul-98	306
93302	Margaret Tietz Nursing and Rehabilitation Center	Not For Profit Bond	\$18,965,000	23-Jan-08	313
93875	Maric Mechanical, Inc.	Industrial Incentive	\$1,195,565	04-Jan-13	314
92789	Maya Overseas Foods, Inc.	Industrial Incentive	\$3,300,000	09-Sep-03	318
93450	Mediterranean Gyros Products, Inc.	Industrial Incentive	\$2,425,000	17-Dec-10	320
93290	Mind, Hand and Company & J.V. Woodworking & Oh-Show Woodworking Studio	Industrial Incentive	\$2,450,000	03-Jan-08	329
92790	ML Design, Inc.	Industrial Incentive	\$2,150,000	30-Jul-03	330
93198	Mondial Automotive, Inc and Kal-Bros, Inc	Industrial Incentive	\$5,400,000	08-Feb-07	335
92295	Morrison's Pastry Corp.	Industrial Incentive	\$3,200,000	16-Apr-99	339
93966	Mount Sinai Hospital, The	Build NYC Revenue Bond	\$112,000,000	19-Dec-13	340
92432	Moving Right Along Service, Inc.	Industrial Incentive	\$1,400,000	20-Dec-99	341
92720	Musco Food Corporation	Industrial Incentive	\$6,375,000	06-May-03	342
93880	National Acoustics, Inc.	Industrial Incentive	\$1,579,850	02-May-13	345
92721	National Compressor Exchange of N.Y., Inc.	Industrial Incentive	\$5,211,211	11-Sep-02	348
92792	Novelty Crystal Corp.	Manufacturing Facilities Bond	\$7,500,000	22-Dec-03	361
93922	Oh Nuts Warehousing Inc. and Online Express Manufacturers and Distributors Inc.	Industrial Incentive	\$3,230,000	09-Nov-11	365
92503	P. S. Pibbs, Inc.	Manufacturing Facilities Bond	\$2,000,000	07-Jun-01	369
93919	Pain D'Avignon III Ltd.	Industrial Incentive	\$2,958,403	28-Sep-11	371
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	377
94112	Picture Car Services, LTD	Industrial Incentive	\$47,450,000	24-Jun-16	378
93094	Prestone Press, LLC	Industrial Incentive	\$10,120,000	25-Oct-05	383
93287	Proxima, Inc.	Industrial Incentive	\$7,633,000	20-Nov-07	391
94059	Q Student Residences, LLC	Build NYC Revenue Bond	\$65,230,000	05-Sep-14	392
92944	QSAC, Inc. #3 (2004)	Pooled Bond	\$419,000	19-Aug-04	394
93176	Queens Ballpark Company, L.L.C.	Commercial Project	\$896,932,088	22-Aug-06	395
92624	Queens Parent Resource Center, Inc. #1 (2002)	Pooled Bond	\$823,100	27-Jun-02	396
93143	Queens Parent Resource Center, Inc. #2 (2006)	Pooled Bond	\$940,000	01-Mar-06	397
92928	Rapid Processing, LLC	Industrial Incentive	\$3,250,000	03-Mar-05	398
92589	Rosco, Inc.	Manufacturing Facilities Bond	\$4,200,000	27-Jun-02	407
93382	Royal Recycling Services, Inc.	Industrial Incentive	\$6,975,000	12-Apr-10	410
93349	Safe Art SAT, Inc.	Industrial Incentive	\$11,100,000	17-Dec-08	413
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	419
92809	Sel's Swift Service, Inc.	Industrial Incentive	\$1,602,000	24-Nov-03	422
93190	Simon's Hardware & Bath, LLC	Industrial Incentive	\$4,700,000	01-Aug-06	427
94047	Skyline Restoration Inc.	Industrial Incentive	\$16,700,000	14-Nov-14	428
93217	Stallion, Inc. #1 (2007)	Manufacturing Facilities Bond	\$9,000,000	02-Mar-07	435
92947	State Narrow Fabrics, Inc.	Industrial Incentive	\$2,585,000	25-Aug-04	436
92268	Steinway Van and Storage Corp.	Industrial Incentive	\$1,077,000	23-Feb-99	437
92275	Steinway, Inc.	Industrial Incentive	\$1,400,000	18-Jun-99	438
92934	Super-Tek Products	Manufacturing Facilities Bond	\$5,900,000	29-Dec-04	442
92279	Titan Machine Corporation	Industrial Incentive	\$2,758,000	16-Jul-98	452



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93350	United Airconditioning Corp. II	Manufacturing Facilities Bond	\$5,000,000	02-Jul-08	463
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	466
93200	Vaughn College of Aeronautics and Technology	Not For Profit Bond	\$39,730,000	21-Dec-06	474
92833	VWE Properties Corporation	Not For Profit Bond	\$20,190,000	30-Jun-99	480
92935	Way Fong, LLC	Industrial Incentive	\$2,775,000	21-Sep-04	485
93981	Weapons Specialists Ltd.	Industrial Incentive	\$9,610,000	28-Mar-14	486
92472	World Casing Corp.	Manufacturing Facilities Bond	\$2,245,000	18-Nov-99	491
93942	Yeshiva Har Torah	Build NYC Revenue Bond	\$3,600,000	28-Jun-12	496
92742	Young Adult Institute, Inc. #5 (2002C)	Pooled Bond	\$675,000	10-Jan-03	505

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<b>Staten Island</b>					
94034	5 Bay Street Phase 1, LLC	Commercial Growth Project	\$150,049,053	01-Jan-16	7
93878	A Very Special Place, Inc. (2013 Adjustable)	Build NYC Revenue Bond	\$4,840,000	28-Feb-13	10
93886	A Very Special Place, Inc. (2013 Fixed)	Build NYC Revenue Bond	\$6,795,000	21-Mar-13	11
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	137
94046	Cubit Power One Inc.	Industrial Incentive	\$23,089,000	19-Aug-15	154
94050	Dealer Storage Corp.	Industrial Incentive	\$7,516,000	06-Aug-14	159
94114	DOnofrio General Contractors Corp.	Industrial Incentive	\$5,000,000	24-Jun-16	163
92942	Eden II School For Autistic Children, Inc. (2004)	Pooled Bond	\$3,630,000	19-Aug-04	170
93879	Eden II School for Autistic Children, Inc. (2013)	Build NYC Revenue Bond	\$3,305,000	17-Apr-13	171
93096	Faztec Industries, Inc.	Industrial Incentive	\$1,488,800	14-Nov-05	188
94128	Global Container Terminal	Industrial Incentive	\$25,000,000	28-Jul-16	214
93003	Independent Living Association, Inc.	Not For Profit Bond	\$2,484,000	24-Jun-05	252
92417	Island Computer Products, Inc.	Industrial Incentive	\$2,700,000	25-Aug-99	261
93934	Kingdom Castle Food Corp.	FRESH	\$5,270,000	12-Mar-12	281
94055	Pratt Paper (NY), Inc.	Build NYC Revenue Bond	\$96,300,000	18-Dec-14	382
94127	Rogers Surveying, PLLC	Industrial Incentive	\$4,500,000	05-Jan-17	405
92955	S. DiFazio and Sons Construction, Inc. & Faztec Industries, Inc.	Industrial Incentive	\$1,295,000	30-Dec-04	412
92853	Seamen's Society for Children & Families	Not For Profit Bond	\$5,355,000	20-Dec-04	420
93882	Seaview Senior Living Housing Development Fund Corporation	Build NYC Revenue Bond	\$36,000,000	23-Jan-13	421
94039	St. George Outlet Development LLC	Commercial Project	\$298,955,299	07-Nov-14	433
94060	United New York Sandy Hook Pilots' Association and United New Jersey Sandy Hook Pilots' Association	Industrial Incentive	\$5,500,000	22-Sep-14	469
93803	Wagner College	Build NYC Revenue Bond	\$12,705,000	25-Sep-12	481
93971	Walsh Electrical Contracting, Inc.	Industrial Incentive	\$1,575,000	28-Oct-13	482

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92957	American Civil Liberties Union Foundation, Inc.	Not For Profit Bond	\$20,000,000	05-Jan-05	43
93984	Big Brothers/Big Sisters of New York City, Inc.	Build NYC Revenue Bond	\$9,000,000	02-May-14	77
94122	Blue School and Blue School Real Estate, LLC	Build NYC Revenue Bond	\$51,315,000	21-Dec-16	82
92680	Brown Brothers Harriman & Co.	Commercial Growth Project	\$61,500,000	01-May-02	102
93388	CBS Inc.	Commercial Growth Project	\$401,322,000	01-Oct-93	110
93391	Comprehensive Care Management Corporation #1 (1996)	Not For Profit Bond	\$6,525,000	20-Jun-96	138
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	21-Dec-05	139
94053	Federation of Protestant Welfare Agencies, Inc.	Build NYC Revenue Bond	\$12,345,000	12-Nov-14	196
92505	Goldfeder/Kahan Framing Group, Ltd.	Industrial Incentive	\$1,910,000	07-Jun-01	216
93238	Goldman Sachs Group, Inc.	BIR Energy Incentive		02-Oct-06	217
93194	Guttmacher Institute, Inc.	Not For Profit Bond	\$11,000,000	02-May-07	231
92508	Home Box Office	Commercial Growth Project	\$99,000,000	31-Jan-01	243
93876	Institute for Community Living, Inc. (2013)	Build NYC Revenue Bond	\$2,600,000	17-Apr-13	253
94071	International Center of Photography	Build NYC Revenue Bond	\$15,000,000	21-Apr-15	258
92784	James Carpenter Design Associates, Inc.	Industrial Incentive	\$1,700,000	05-Jan-04	266
94078	Lower East Side Tenement Museum	Build NYC Revenue Bond	\$10,700,000	24-Nov-15	299
92427	McGraw-Hill Companies, Inc.	Commercial Growth Project	\$700,000,000	19-Nov-98	319
94054	Metropolitan College of New York	Build NYC Revenue Bond	\$67,440,000	10-Dec-14	325
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	326
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	338
92976	NASDAQ Stock Market, Inc., The	Commercial Growth Project	\$20,766,666	19-Dec-00	344
92975	National Association of Securities Dealers, Inc.	Commercial Growth Project	\$20,766,666	30-Jun-04	346
93874	New York Genome Center, Inc.	EDC Loan	\$5,000,000	16-Nov-12	354
94110	New York Law School (2016)	Build NYC Revenue Bond	\$140,210,000	29-Jan-16	355
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	359
92575	Thomson Reuters (Markets) LLC	Commercial Growth Project	\$513,000,000	08-May-98	450
93226	United States Fund for UNICEF	Not For Profit Bond	\$43,000,000	15-Jun-07	471
94126	United States Fund for UNICEF	Build NYC Revenue Bond	\$39,100,000	22-Sep-16	470

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93388	CBS Inc.	Commercial Growth Project	\$401,322,000	01-Oct-93	110
92377	Churchill School & Center For Learning Inc., The	Not For Profit Bond	\$22,000,000	16-Dec-99	126
93392	Credit Suisse First Boston Corp.	Commercial Growth Project	\$1,700,000,000	22-Dec-95	152
93954	Grace Church School	Build NYC Revenue Bond	\$40,000,000	01-Jul-13	222
92508	Home Box Office	Commercial Growth Project	\$99,000,000	31-Jan-01	243
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	273
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	326
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	358
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	359
92799	Pentagram Design, Inc.	Industrial Incentive	\$4,434,000	16-Mar-04	375

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93871	All Stars Project, Inc.	Build NYC Tax-Exempt Promissory Note	\$10,720,000	29-Nov-12	30
93208	Association for Metroarea Autistic Children Inc. d/b/a AMAC	Pooled Bond	\$2,250,000	22-Feb-07	57
92926	Bank of America, N.A	Commercial Growth Project	\$622,000,000	17-Nov-04	66
94073	BOP NE LLC	Commercial Project	\$2,180,000,000	14-Apr-15	91
93388	CBS Inc.	Commercial Growth Project	\$401,322,000	01-Oct-93	110
93851	Corlears School	Build NYC Revenue Bond	\$10,000,000	18-Jul-12	148
92846	Ernst & Young US LLP	Commercial Growth Project	\$159,900,000	15-Jul-04	177
93946	ERY Retail Podium LLC	Commercial Project	\$4,131,000,000	17-Mar-14	178
92669	Federal Express Corporation #1 (2001)	Industrial Incentive	\$90,758,100	26-Dec-01	191
93185	Federal Express Corporation #2 (2006)	Industrial Incentive	\$5,000,000	10-Oct-06	192
92990	G&G Electric Supply Company, Inc. #1	Industrial Incentive	\$1,475,000	12-May-05	205
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	235
92508	Home Box Office	Commercial Growth Project	\$99,000,000	31-Jan-01	243
94036	Hudson Yards North Tower Tenant LLC	Commercial Project	\$2,674,000,000	11-Dec-15	247
93210	Inter-Agency Council of Mental Retardation and Developmental Disabilities Agencies Incorporated (IAC)	Pooled Bond	\$1,010,000	22-Feb-07	257
94091	La Scuola D'Italia-Guglielmo Marconi	Build NYC Revenue Bond	\$75,405,000	01-Sep-15	288
93888	Legacy Yards LLC	Commercial Project	\$1,386,000,000	01-Apr-13	290
93965	Little Red School House and Elisabeth Irwin High School	Build NYC Revenue Bond	\$9,650,000	10-Oct-13	297
92427	McGraw-Hill Companies, Inc.	Commercial Growth Project	\$700,000,000	19-Nov-98	319
93305	Natural Resources Defense Council	Build NYC Revenue Bond	\$12,730,000	01-Jan-08	349
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	358
94038	One Hudson Yards Owner LLC	Commercial Project	\$1,434,114,029	05-Dec-14	366
92797	Park View Realty Associates LLC	Industrial Incentive	\$4,300,000	21-Aug-03	373
92802	Professional Children's School, Inc. (2003)	Not For Profit Bond	\$9,000,000	23-Sep-03	385
94134	Professional Children's School, Inc. (2017)	Build NYC Tax-Exempt Promissory Note	\$6,856,000	01-May-17	386
92806	Roundabout Theatre Company, Inc.	Not For Profit Bond	\$17,720,000	27-Jul-03	408
94132	Services and Advocacy for Gay, Lesbian, Bisexual and Transgender Elder, Inc.	Build NYC Revenue Bond	\$7,799,000	22-Feb-17	424
93034	Services for the Underserved, Inc. #3 (2006)	Pooled Bond	\$1,710,000	16-Jun-06	425
92575	Thomson Reuters (Markets) LLC	Commercial Growth Project	\$513,000,000	08-May-98	450
93968	Village Center for Care	Build NYC Revenue Bond	\$15,805,000	01-Oct-13	476
92629	Village Community School	Not For Profit Bond	\$6,500,000	26-Oct-01	477
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	500
93299	Young Adult Institute, Inc. #10 (2007b)	Not For Profit Bond	\$1,885,000	07-Nov-07	502

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92355	Alcoa Inc.	Commercial Growth Project	\$18,200,000	28-Apr-00	27
92748	Allen-Stevenson School, The	Not For Profit Bond	\$24,000,000	05-Mar-04	32
94095	American Committee for the Weizmann Institute of Science Inc.	Build NYC Revenue Bond	\$8,830,000	30-Oct-15	44
93192	ARE-East River Science Park, LLC	Industrial Incentive	\$556,389,672	29-Dec-06	48
94077	Asia Society, The	Build NYC Revenue Bond	\$16,795,000	01-Jul-15	56
92926	Bank of America, N.A	Commercial Growth Project	\$622,000,000	17-Nov-04	66
93988	Birch Wathen Lenox School, The	Build NYC Tax-Exempt Promissory Note	\$7,500,000	25-Mar-14	80
93861	Browning School, The	Build NYC Revenue Bond	\$10,000,000	20-Sep-12	103
93388	CBS Inc.	Commercial Growth Project	\$401,322,000	01-Oct-93	110
92699	Convent of the Sacred Heart School of New York	Not For Profit Bond	\$15,115,000	20-Nov-02	146
93392	Credit Suisse First Boston Corp.	Commercial Growth Project	\$1,700,000,000	22-Dec-95	152
93972	Diller-Quaile School of Music, Inc., The	Build NYC Revenue Bond	\$7,550,000	24-Dec-13	160
93944	Extell GT LLC	Commercial Project	\$745,793,000	30-Jul-13	182
93973	Fedcap Rehabilitation Services, Inc.	Build NYC Revenue Bond	\$28,450,000	11-Dec-13	190
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	235
93890	Hewitt School, The	Build NYC Tax-Exempt Promissory Note	\$23,620,000	27-Jun-13	240
92508	Home Box Office	Commercial Growth Project	\$99,000,000	31-Jan-01	243
94065	Institute of International Education, Inc.,	Build NYC Revenue Bond	\$12,480,000	26-Nov-14	256
94071	International Center of Photography	Build NYC Revenue Bond	\$15,000,000	21-Apr-15	258
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	273
93953	Lebanese American University	Build NYC Revenue Bond	\$16,420,000	15-Aug-13	289
93873	Marymount School of New York	Build NYC Revenue Bond	\$19,480,000	20-Dec-12	317
92427	McGraw-Hill Companies, Inc.	Commercial Growth Project	\$700,000,000	19-Nov-98	319
92899	Mercy College	Not For Profit Bond	\$16,220,000	02-May-05	321
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	326
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	338
92373	National Center on Addiction & Substance Abuse at Columbia University	Not For Profit Bond	\$14,000,000	09-Mar-00	347
92519	NBC Universal, Inc.	Commercial Growth Project	\$1,500,300,000	20-Dec-88	350
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	358
93950	Nightingale-Bamford School, The	Build NYC Tax-Exempt Promissory Note	\$35,000,000	04-Dec-13	360
94099	Saint David's School	Build NYC Revenue Bond	\$35,000,000	24-Nov-15	416
92575	Thomson Reuters (Markets) LLC	Commercial Growth Project	\$513,000,000	08-May-98	450
93963	Trustees of The Spence School, Inc.	Build NYC Tax-Exempt Promissory Note	\$14,080,000	26-Sep-13	460
94051	United Jewish Appeal- Federation of Jewish Philanthropies of New York, Inc.	Build NYC Revenue Bond	\$27,335,000	14-Aug-14	467
93959	United Nations International School	Build NYC Tax-Exempt Promissory Note	\$5,000,000	28-Aug-13	468
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	500

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<b>5</b>					
94097	Brearley School, The	Build NYC Tax-Exempt Promissory Note	\$50,000,000	29-Sep-15	94
93201	Chapin School, LTD, The	Not For Profit Bond	\$40,000,000	22-Dec-06	121
94119	Chapin School, The LTD.	Build NYC Revenue Bond	\$75,000,000	24-Aug-16	122
92697	Child School, The	Not For Profit Bond	\$18,250,000	22-Apr-03	124
93992	Cornell University	Applied Sciences NYC	\$0	19-Dec-13	149
93148	Gillen Brewer School, The	Not For Profit Bond	\$5,850,000	20-Jun-06	213
93958	Lycee Francais de New York	Build NYC Revenue Bond	\$81,650,000	01-Aug-13	300
93873	Marymount School of New York	Build NYC Revenue Bond	\$19,480,000	20-Dec-12	317
93390	Ronald McDonald House of New York, Inc.	Not For Profit Bond	\$23,200,000	30-May-91	406
93038	Spence- Chapin, Services to Families and Children	Not For Profit Bond	\$9,875,000	22-Jun-06	432



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<b>6</b>					
94084	AMDA, Inc.	Build NYC Revenue Bond	\$21,000,000	02-Dec-15	42
93962	Calhoun School, Inc., The	Build NYC Tax-Exempt Promissory Note	\$32,840,000	30-Sep-13	105
93388	CBS Inc.	Commercial Growth Project	\$401,322,000	01-Oct-93	110
94113	Collegiate School, Inc.	Build NYC Tax-Exempt Promissory Note	\$40,000,000	30-Jun-16	132
94072	Ethical Culture Fieldston School	Build NYC Revenue Bond	\$49,355,000	21-May-15	179
93856	GSNY Properties, Inc.	Build NYC Revenue Bond	\$16,925,000	09-Aug-12	229
93990	Institute for Community Living, Inc. (2014)	Build NYC Revenue Bond	\$5,420,000	06-Jun-14	254
92649	Jewish Community Center In Manhattan, Inc.	Not For Profit Bond	\$36,300,000	16-Mar-00	274
94125	Jewish Community Center of Manhattan, Inc.	Build NYC Revenue Bond	\$27,270,000	29-Sep-16	275
94104	Manhattan Country School, Inc. and West 85th Street Owner LLC	Build NYC Revenue Bond	\$22,000,000	07-Apr-16	312
94092	Metropolitan Montessori School #2	Build NYC Revenue Bond	\$17,000,000	25-Sep-15	327
94037	Stephen Gaynor School	Build NYC Revenue Bond	\$28,900,000	17-Jul-14	439
93199	Studio School, The	Not For Profit Bond	\$8,830,000	28-Dec-06	441
93979	Trinity Episcopal School Corporation	Build NYC Tax-Exempt Promissory Note	\$6,784,000	11-Apr-14	458
94079	Trinity Episcopal School Corporation #2	Build NYC Tax-Exempt Promissory Note	\$17,500,000	09-Feb-16	459
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	500

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<b>7</b>					
92837	Bank Street College of Education # 1 (1997), The	Not For Profit Bond	\$6,395,000	23-Dec-97	67
93892	Columbia University	Applied Sciences NYC	\$95,000,000	01-Jul-12	133
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	21-Dec-05	139
93914	Hudson Moving and Storage Co., Inc.	Industrial Incentive	\$6,200,000	14-Jul-11	246
92717	Lifespire, Inc. #1 (2002)	Pooled Bond	\$4,520,000	10-Jan-03	294
94137	Madison Square Boys and Girls Club: Harlem Clubhouse	New Markets Tax Credits Program	\$37,160,000	05-May-17	303
93940	Royal Charter Properties, Inc.	Build NYC Revenue Bond	\$24,660,000	29-Jun-12	409
94100	Urban Resource Institute	Build NYC Revenue Bond	\$8,320,000	17-Dec-15	472

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<b>8</b>					
93207	Apthorp Cleaners Inc.	Industrial Incentive	\$1,128,300	26-Apr-07	47
93284	Bronx Parking Development Company, LLC	Not For Profit Bond	\$237,635,000	01-Dec-07	96
93191	BTM Development Partners, LLC	Industrial Incentive	\$494,000,000	14-Sep-06	104
94044	Center for Urban Community Services, Inc.	Build NYC Tax-Exempt Promissory Note	\$6,355,000	24-Jul-14	118
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	21-Dec-05	139
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	151
93174	Federal Express Corporation Harlem River Yards #3 (2006)	Industrial Incentive	\$25,788,500	28-Dec-06	193
93866	Foodfest Depot LLC	Industrial Incentive	\$10,775,000	20-Dec-12	199
93945	Fresh Direct, LLC & U.T.F. Trucking, Inc.	Industrial Incentive	\$142,454,000	19-Dec-13	203
94042	G&G Electric Supply Co, Inc. #2 (2014)	Industrial Incentive	\$3,800,000	28-Aug-14	204
92506	Gracious Thyme Catering Inc.	Industrial Incentive	\$2,900,000	21-Jul-00	223
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	235
92991	Highbridge - Woodycrest Center, Inc.	Not For Profit Bond	\$6,420,000	29-Jun-05	241
93987	Icahn School of Medicine at Mount Sinai	Applied Sciences NYC	\$5,000,000	24-Feb-14	249
92520	Kaylim Supplies, Inc.	Industrial Incentive	\$1,450,000	21-Dec-00	279
93219	Manhattan Community Access Corporation	Not For Profit Bond	\$5,000,000	18-May-07	311
93939	New York Foundling Charitable Corporation	Build NYC Revenue Bond	\$15,205,000	27-Jun-12	353
93848	ReyCo Supermarkets LLC	FRESH	\$2,650,000	25-Jun-13	400
93889	South Bronx Charter School for International Cultures and the Arts	Build NYC Revenue Bond	\$22,270,000	11-Jun-13	431
93404	Streamline Plastics Co.	Manufacturing Facilities Bond	\$1,860,000	12-Jun-96	440
93175	Tiago Holdings LLC #1	Empowerment Zone Facility Bond	\$40,000,000	31-Jan-07	451
94111	United Cerebral Palsy of New York City #2 (2016)	Build NYC Revenue Bond	\$35,253,130	30-Jun-16	464
91147	USA Waste Services of NYC, Inc.	Manufacturing Facilities Bond	\$20,000,000	23-Dec-97	473
94101	Volunteers of America - Greater New York, Inc #2	Build NYC Revenue Bond	\$5,515,000	17-Nov-15	478
92471	Wipe-Tex International Corp.	Industrial Incentive	\$2,675,000	09-Sep-99	489
93095	Yorkville Van and Storage Co., Inc.	Industrial Incentive	\$2,210,000	09-Nov-05	501

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<b>9</b>					
93105	Center for Elimination of Violence in the Family	Not For Profit Bond	\$6,510,000	26-Apr-06	111
94129	Center for Elimination of Violence in the Family, Inc.	Build NYC Revenue Bond	\$3,860,000	26-Jan-17	112
93987	Icahn School of Medicine at Mount Sinai	Applied Sciences NYC	\$5,000,000	24-Feb-14	249
93935	Institute For Family Health	EDC Loan	\$4,345,000	02-Mar-12	255
94043	Treasure Asset Storage LLC	Industrial Incentive	\$21,000,000	28-Jul-14	454
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	500

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<b>10</b>					
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	116
93369	Centro Social La Esperanza, Inc. #2 (2008)	Pooled Bond	\$1,000,000	30-Jan-08	120
93892	Columbia University	Applied Sciences NYC	\$95,000,000	01-Jul-12	133

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<b>11</b>					
92639	Centro Social La Esperanza, Inc. #1 (2002)	Pooled Bond	\$1,182,800	27-Jun-02	119
93140	College of Mount Saint Vincent #3	Not For Profit Bond	\$22,000,000	29-Jun-06	130
94124	College of Mount Saint Vincent, The	Build NYC Revenue Bond	\$10,880,000	01-Dec-16	131
94072	Ethical Culture Fieldston School	Build NYC Revenue Bond	\$49,355,000	21-May-15	179
93314	Federation Employment and Guidance Service, Inc.	Pooled Bond	\$2,925,000	30-Jan-08	195
94075	Hebrew Home for the Aged at Riverdale, The	Build NYC Revenue Bond	\$55,000,000	13-Feb-15	236
94064	Horace Mann School	Build NYC Revenue Bond	\$33,525,000	20-Nov-14	244
93885	International Leadership Charter School	Build NYC Revenue Bond	\$21,050,000	21-Mar-13	259
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	273
92717	Lifespire, Inc. #1 (2002)	Pooled Bond	\$4,520,000	10-Jan-03	294
93857	Manhattan College #1 (2012)	Build NYC Revenue Bond	\$21,420,000	09-Aug-12	308
93955	Manhattan College #2 (2013)	Build NYC Revenue Bond	\$27,000,000	07-Aug-13	309
94135	Manhattan College #3 (2017)	Build NYC Revenue Bond	\$90,575,000	14-Jun-17	310
94081	Riverdale Country School, Inc.	Build NYC Tax-Exempt Promissory Note	\$51,800,000	15-Jul-15	404
92653	Young Adult Institute, Inc. #3 (2001)	Pooled Bond	\$1,566,700	18-Dec-01	503
92671	Young Adult Institute, Inc. #4 (2002a)	Pooled Bond	\$1,054,000	01-Jun-02	504

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<b>12</b>					
93858	East Gun Hill Road Food, LLC	FRESH	\$4,825,000	03-Jan-13	166
94136	Gabrielli Truck Sales, Ltd. #3	Industrial Incentive	\$22,517,713	28-Jun-17	208
93990	Institute for Community Living, Inc. (2014)	Build NYC Revenue Bond	\$5,420,000	06-Jun-14	254
92717	Lifespire, Inc. #1 (2002)	Pooled Bond	\$4,520,000	10-Jan-03	294
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	419

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<b>13</b>					
94090	Albert Einstein College of Medicine, Inc. (f/k/a Com Affiliation, Inc.)	Build NYC Revenue Bond	\$175,000,000	09-Sep-15	26
92567	Allway Tools, Inc. #3 (2000)	Manufacturing Facilities Bond	\$4,570,000	13-Dec-00	34
93388	CBS Inc.	Commercial Growth Project	\$401,322,000	01-Oct-93	110
92658	Citywide Mobile Response Corporation	Industrial Incentive	\$2,200,000	22-May-02	128
93314	Federation Employment and Guidance Service, Inc.	Pooled Bond	\$2,925,000	30-Jan-08	195
92899	Mercy College	Not For Profit Bond	\$16,220,000	02-May-05	321
93102	MMC Corporation	Not For Profit Bond	\$37,180,000	22-Dec-05	331
93017	Modell's Sporting Goods, Inc.	Industrial Incentive	\$18,050,000	28-Dec-05	332
94120	Modern Window & Door, Inc.	Industrial Incentive	\$8,300,720	29-Nov-16	333
93881	Montefiore Medical Center	Build NYC Revenue Bond	\$93,000,000	01-Apr-13	337
93173	Pepsi-Cola Bottling Company of New York, Inc.	Industrial Incentive	\$53,000,000	17-Oct-06	376
92930	Sweet Sams Baking Company, LLC	Industrial Incentive	\$8,000,000	10-Aug-04	444
92653	Young Adult Institute, Inc. #3 (2001)	Pooled Bond	\$1,566,700	18-Dec-01	503



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<b>14</b>					
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	151
92717	Lifespire, Inc. #1 (2002)	Pooled Bond	\$4,520,000	10-Jan-03	294
93018	Project Samaritan AIDS Services, Inc.	Not For Profit Bond	\$11,740,000	25-Jan-06	389

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<b>15</b>					
93452	Arthur Management Corporation	Recovery Zone Facility Bond	\$19,800,000	21-Dec-10	54
93983	Beth Abraham Health Services	Build NYC Revenue Bond	\$14,591,000	14-May-14	76
93391	Comprehensive Care Management Corporation #1 (1996)	Not For Profit Bond	\$6,525,000	20-Jun-96	138
93910	Comprehensive Care Management Corporation #3 (1998)	Not For Profit Bond	\$4,760,000	14-Jul-98	140
92961	Family Support Systems Unlimited, Inc.	Not For Profit Bond	\$7,240,000	04-Jan-05	185
93990	Institute for Community Living, Inc. (2014)	Build NYC Revenue Bond	\$5,420,000	06-Jun-14	254
93867	Krinos Foods LLC	Industrial Incentive	\$23,355,000	02-May-13	286
93980	Volunteers of America - Greater New York, Inc.	Build NYC Revenue Bond	\$9,520,000	21-Mar-14	479
93380	Western Beef Retail, Inc. #1	FRESH	\$11,450,000	01-Mar-10	487

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<b>16</b>					
93931	3462 Third Avenue Food Corp. d/b/a Associated Supermarket	FRESH	\$2,050,000	20-Dec-11	6
93929	Bogopa-Concourse, Inc.	FRESH	\$1,066,000	06-Oct-11	87
93284	Bronx Parking Development Company, LLC	Not For Profit Bond	\$237,635,000	01-Dec-07	96
93018	Project Samaritan AIDS Services, Inc.	Not For Profit Bond	\$11,740,000	25-Jan-06	389
93177	Yankee Stadium LLC	Commercial Project	\$1,633,968,000	22-Aug-06	494

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<b>17</b>					
94061	149 Street Food Corp.	FRESH	\$1,890,990	01-Sep-15	3
92359	ABC Carpet Co., Inc. Lot 1001	Industrial Incentive	\$3,397,000	15-Sep-99	16
91140	Allied Metal Spinning Corp.	Manufacturing Facilities Bond	\$2,610,000	23-Dec-97	33
92564	Baco Enterprises, Inc. #1 (2001)	Industrial Incentive	\$2,470,000	29-Jun-01	63
93936	Baco Enterprises, Inc. #2 (2014)	Industrial Incentive	\$2,295,000	14-Feb-14	64
92527	Ben Hur Moving & Storage, Inc.	Industrial Incentive	\$6,000,000	29-Mar-01	73
93855	Big Farm Corp.	Industrial Incentive	\$4,011,000	31-Jul-12	78
93977	Bogopa Washington, Inc.	FRESH	\$12,165,500	17-Dec-13	85
93284	Bronx Parking Development Company, LLC	Not For Profit Bond	\$237,635,000	01-Dec-07	96
93425	Brook Plaza LLC	EDC Loan	\$360,000	17-Apr-97	97
92757	Center for Family Support, Inc., The #2 (2004)	Pooled Bond	\$850,000	27-Feb-04	114
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	116
92639	Centro Social La Esperanza, Inc. #1 (2002)	Pooled Bond	\$1,182,800	27-Jun-02	119
94076	Children's Aid Society, The	Build NYC Revenue Bond	\$37,205,000	23-Jul-15	125
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	151
92245	Empire Erectors & Electrical Co., Inc.	Industrial Incentive	\$850,000	18-Dec-98	173
93865	Fairway Bakery LLC	Industrial Incentive	\$12,600,000	22-May-13	183
92229	Felix Storch, Inc.	Industrial Incentive	\$2,060,000	18-Dec-98	198
92232	Gary Plastic Packaging Corp.	Manufacturing Facilities Bond	\$6,400,000	09-Oct-98	210
94058	Gotham Seafood Corp.	Industrial Incentive	\$4,225,000	05-Jan-16	219
93351	Gourmet Guru, Inc.	Industrial Incentive	\$4,900,000	24-Sep-08	221
93451	Jetro Cash & Carry Enterprises, LLC #3 (2010)	Industrial Incentive	\$50,000,000	17-Dec-10	271
92545	Just Bagels Manufacturing, Inc.	Industrial Incentive	\$2,070,000	20-Dec-00	277
93103	Katz Metal Fabricators, Inc.	Manufacturing Facilities Bond	\$1,850,000	29-Dec-05	278
94069	Lobster Place Inc., The	Industrial Incentive	\$7,300,000	13-Mar-15	298
93949	Manhattan Beer Distributors LLC #2	Industrial Incentive	\$68,407,000	12-Dec-13	307
93171	Meurice Garment Care of Manhasset Inc.	Industrial Incentive	\$2,600,000	06-Sep-06	328
93170	New York Christmas Lights and Decorating Ltd. and John Cappelli Erectors, Inc.	Industrial Incentive	\$2,850,000	26-Sep-06	351
92664	New York Post	Commercial Growth Project	\$168,915,000	25-Mar-02	357
91044	Panorama Windows Ltd.	Industrial Incentive	\$1,169,400	03-Jan-97	372
92277	Port Morris Tile & Marble, Corp. #1 (1998)	Industrial Incentive	\$718,000	30-Oct-98	381
93246	Related Retail Hub LLC	EDC Loan	\$4,000,000	24-Mar-06	399
91126	Victory FoodService Distributors Corp.	Industrial Incentive	\$3,700,000	24-Jul-97	475

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<b>18</b>					
93877	Bronx Charter School for Excellence	Build NYC Revenue Bond	\$24,000,000	24-Apr-13	95
92372	Center for Family Support, Inc., The #1 (1999)	Pooled Bond	\$370,000	10-Dec-99	113
91047	Q.T. Minibus of the Bronx, Inc. / GVC, LTD.	Industrial Incentive	\$1,500,500	25-Sep-96	393
94040	Western Beef Retail, Inc. #2 (2014)	FRESH	\$5,525,000	23-Dec-14	488

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<b>19</b>					
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	13
92382	Crystal Window & Door Systems, Ltd.	Industrial Incentive	\$15,000,000	28-Oct-99	153
93455	DASNY Mechanical Inc.	Industrial Incentive	\$5,016,000	06-Apr-11	157
92778	Greater NY Automobile Dealers Association, Inc.	Industrial Incentive	\$24,696,000	23-Dec-03	226
93400	Judlau Contracting, Inc.	Industrial Incentive	\$2,563,000	04-Jan-96	276
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	293
93198	Mondial Automotive, Inc and Kal-Bros, Inc	Industrial Incentive	\$5,400,000	08-Feb-07	335
92944	QSAC, Inc. #3 (2004)	Pooled Bond	\$419,000	19-Aug-04	394

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<b>20</b>					
93863	Japanese Food Depot LLC	Industrial Incentive	\$10,514,000	26-Sep-12	268
92503	P. S. Pibbs, Inc.	Manufacturing Facilities Bond	\$2,000,000	07-Jun-01	369

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<b>21</b>					
93930	Bogopa-Junction, Inc.	FRESH	\$805,000	06-Oct-11	88
93458	Feinstein CP Realty LLC	EDC Loan	\$3,000,000	16-Dec-10	197
93176	Queens Ballpark Company, L.L.C.	Commercial Project	\$896,932,088	22-Aug-06	395



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<b>22</b>					
94041	A.K.S. International Inc.	Industrial Incentive	\$2,120,000	10-Sep-14	14
92950	Empire Merchants LLC/Charmer Industries, Inc.	Industrial Incentive	\$1,800,000	04-Jan-05	175
92670	Empire Metal Finishing, Inc.	Industrial Incentive	\$1,501,000	06-Dec-01	176
92715	Isamu Noguchi Foundation, Inc., The	Not For Profit Bond	\$9,000,000	26-Feb-03	260
93875	Maric Mechanical, Inc.	Industrial Incentive	\$1,195,565	04-Jan-13	314
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	326
93966	Mount Sinai Hospital, The	Build NYC Revenue Bond	\$112,000,000	19-Dec-13	340
93349	Safe Art SAT, Inc.	Industrial Incentive	\$11,100,000	17-Dec-08	413
92275	Steinway, Inc.	Industrial Incentive	\$1,400,000	18-Jun-99	438
92934	Super-Tek Products	Manufacturing Facilities Bond	\$5,900,000	29-Dec-04	442
93200	Vaughn College of Aeronautics and Technology	Not For Profit Bond	\$39,730,000	21-Dec-06	474
92469	Watkins Poultry Merchants of New York, Inc.	Industrial Incentive	\$1,600,000	19-Oct-99	484

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<b>23</b>					
93974	E. Gluck Corporation	Industrial Incentive	\$20,775,000	27-Mar-14	165
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	293
92717	Lifespire, Inc. #1 (2002)	Pooled Bond	\$4,520,000	10-Jan-03	294
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	419
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	466
93942	Yeshiva Har Torah	Build NYC Revenue Bond	\$3,600,000	28-Jun-12	496

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<b>24</b>					
92783	Jamaica First Parking, LLC #2 (2004)	Not For Profit Bond	\$9,525,000	23-Mar-04	265
93302	Margaret Tietz Nursing and Rehabilitation Center	Not For Profit Bond	\$18,965,000	23-Jan-08	313
94059	Q Student Residences, LLC	Build NYC Revenue Bond	\$65,230,000	05-Sep-14	392
92589	Rosco, Inc.	Manufacturing Facilities Bond	\$4,200,000	27-Jun-02	407
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	419
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	466
93959	United Nations International School	Build NYC Tax-Exempt Promissory Note	\$5,000,000	28-Aug-13	468

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<b>25</b>					
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	466

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<b>26</b>					
92312	Air-Sea Packing Group, Inc.	Industrial Incentive	\$2,645,000	10-Jun-99	24
92561	All City Switch Board Corporation	Manufacturing Facilities Bond	\$3,000,000	20-Dec-00	29
92984	American Security Systems Inc.	Industrial Incentive	\$2,500,000	15-Apr-05	45
93870	Artex Inc.	Industrial Incentive	\$20,550,000	21-Dec-12	53
93216	B.C.S. International Corporation d/b/a Royal Food International Corp.	Industrial Incentive	\$16,829,550	28-Feb-07	62
92313	Bark Frameworks, Inc.	Industrial Incentive	\$2,025,000	30-Apr-99	68
93952	Bogopa LIC, Inc.	FRESH	\$4,400,000	13-Aug-13	84
94093	Boyce Technologies, Inc.	Industrial Incentive	\$26,250,000	12-Apr-16	92
93181	Candid Litho Printing Ltd.	Industrial Incentive	\$12,700,000	04-Jan-07	107
93388	CBS Inc.	Commercial Growth Project	\$401,322,000	01-Oct-93	110
92255	Commercial Electrical Contractors, Inc.	Industrial Incentive	\$545,000	19-Aug-98	136
92642	Contractors SM, LLC	Manufacturing Facilities Bond	\$2,100,000	27-Dec-01	145
93202	D.C. Center Corp	Industrial Incentive	\$4,955,000	23-May-07	156
93951	Eclectic/Encore Properties, Inc.	Industrial Incentive	\$11,350,000	26-Jul-13	168
92771	Economy Pump & Motor Repair, Inc.	Industrial Incentive	\$840,000	07-Aug-03	169
94094	Faviana International Inc.	Industrial Incentive	\$4,575,000	02-Nov-15	186
94103	Gallant & Wein Corporation	Industrial Incentive	\$5,425,000	01-Jan-16	209
93278	Grand Meridian Printing, Inc.	Industrial Incentive	\$3,390,500	18-Jul-07	224
92708	Great Wall Corp.	Industrial Incentive	\$2,500,000	03-Jan-03	225
92412	Hephaistos Building Supplies, Inc.	Industrial Incentive	\$2,118,000	30-Sep-99	237
93970	House of Spices (India), Inc.	Industrial Incentive	\$6,429,983	18-Jun-14	245
92715	Isamu Noguchi Foundation, Inc., The	Not For Profit Bond	\$9,000,000	26-Feb-03	260
93448	J & J Johnson General Contracting Co., Inc.	Industrial Incentive	\$4,050,000	10-Nov-10	263
93449	JetBlue Airways Corporation #2 (2010)	Commercial Growth Project	\$52,800,000	18-Nov-10	269
93401	Koenig Iron Works, Inc.	Industrial Incentive	\$3,200,000	20-Dec-95	283
91084	L.I.C. Restaurant Group Operation LLC	Industrial Incentive	\$750,000	11-Mar-98	287
94115	LIC Site B-1 Owner, LLC	Commercial Project	\$706,743,996	30-Jun-16	292
92247	Linear Lighting Corporation	Manufacturing Facilities Bond	\$7,000,000	14-May-99	296
92838	Mana Products, Inc. #1 (1997)	Industrial Incentive	\$18,796,322	19-Dec-97	305
92788	Mana Products, Inc. #2 (1998)	Industrial Incentive	\$6,300,000	29-Jul-98	306
93450	Mediterranean Gyros Products, Inc.	Industrial Incentive	\$2,425,000	17-Dec-10	320
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	326
92790	ML Design, Inc.	Industrial Incentive	\$2,150,000	30-Jul-03	330
93880	National Acoustics, Inc.	Industrial Incentive	\$1,579,850	02-May-13	345
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	358
92792	Novelty Crystal Corp.	Manufacturing Facilities Bond	\$7,500,000	22-Dec-03	361
93919	Pain D'Avignon III Ltd.	Industrial Incentive	\$2,958,403	28-Sep-11	371
93094	Prestone Press, LLC	Industrial Incentive	\$10,120,000	25-Oct-05	383
93190	Simon's Hardware & Bath, LLC	Industrial Incentive	\$4,700,000	01-Aug-06	427
94047	Skyline Restoration Inc.	Industrial Incentive	\$16,700,000	14-Nov-14	428
93217	Stallion, Inc. #1 (2007)	Manufacturing Facilities Bond	\$9,000,000	02-Mar-07	435
92947	State Narrow Fabrics, Inc.	Industrial Incentive	\$2,585,000	25-Aug-04	436

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92268	Steinway Van and Storage Corp.	Industrial Incentive	\$1,077,000	23-Feb-99	437
92279	Titan Machine Corporation	Industrial Incentive	\$2,758,000	16-Jul-98	452
93350	United Airconditioning Corp. II	Manufacturing Facilities Bond	\$5,000,000	02-Jul-08	463
92472	World Casing Corp.	Manufacturing Facilities Bond	\$2,245,000	18-Nov-99	491
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	500

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92316	Bauerschmidt & Sons, Inc. #2 (1999)	Industrial Incentive	\$1,000,000	11-Feb-99	71
93377	Dinas Distribution	Industrial Incentive	\$3,825,000	29-Dec-09	161
92533	Jamaica First Parking, LLC #1 (2001)	Not For Profit Bond	\$4,730,000	28-Mar-01	264
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	293
93922	Oh Nuts Warehousing Inc. and Online Express Manufacturers and Distributors Inc.	Industrial Incentive	\$3,230,000	09-Nov-11	365
93287	Proxima, Inc.	Industrial Incentive	\$7,633,000	20-Nov-07	391
92624	Queens Parent Resource Center, Inc. #1 (2002)	Pooled Bond	\$823,100	27-Jun-02	396
93143	Queens Parent Resource Center, Inc. #2 (2006)	Pooled Bond	\$940,000	01-Mar-06	397
93382	Royal Recycling Services, Inc.	Industrial Incentive	\$6,975,000	12-Apr-10	410
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	419

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93862	Aero JFK, LLC	Exempt Facilities Bond	\$126,875,000	13-Sep-12	21
91136	Air Express International Corporation	Exempt Facilities Bond	\$19,000,000	16-Jul-97	23
94116	ARK Development LLC	Build NYC Revenue Bond	\$35,000,000	14-Jun-17	49
93313	Center for Family Support, Inc., The #3 (2008)	Pooled Bond	\$2,420,000	30-Jan-08	115
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	116
94102	Gabrielli Truck Sales, Ltd. #2	Industrial Incentive	\$23,381,549	14-Jan-16	207
92633	General Human Outreach in the Community, Inc.	Pooled Bond	\$672,300	27-Jun-02	212
91027	Korean Air Lines Co., Ltd.	Exempt Facilities Bond	\$102,000,000	12-Feb-97	284
93018	Project Samaritan AIDS Services, Inc.	Not For Profit Bond	\$11,740,000	25-Jan-06	389
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	419



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94133	Alphapointe	Build NYC Revenue Bond	\$18,850,000	16-Jun-17	35
91108	Campbell & Dawes Ltd.	Industrial Incentive	\$475,000	09-Oct-97	106
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	419
92833	VVE Properties Corporation	Not For Profit Bond	\$20,190,000	30-Jun-99	480
92742	Young Adult Institute, Inc. #5 (2002C)	Pooled Bond	\$675,000	10-Jan-03	505

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93281	88 Trading Corp.	Industrial Incentive	\$8,955,000	01-Aug-07	8
93376	A & L Scientific Corp.	Industrial Incentive	\$1,850,000	05-Nov-09	9
93180	A. Liss & Co., Inc.	Industrial Incentive	\$2,250,000	10-Oct-06	12
93933	Accurate Specialty Metal Fabricators, Inc.	Industrial Incentive	\$7,850,000	28-Feb-12	17
92933	Alle Processing Corporation	Industrial Incentive	\$1,040,000	01-Dec-04	31
92366	Big Geyser, Inc.	Industrial Incentive	\$10,000,000	16-Nov-99	79
93091	BP Air Conditioning Corp.	Industrial Incentive	\$5,523,500	06-Oct-05	93
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	21-Dec-05	139
93280	Cool Wind Ventilation Corp.	Manufacturing Facilities Bond	\$9,000,000	31-Aug-07	147
92648	Goldstone Hosiery Co., Inc.	Industrial Incentive	\$3,000,000	22-Oct-01	218
93179	J & J Farms Creamery, Inc. and Fisher Foods of Queens Corp.	Industrial Incentive	\$450,000	20-Nov-06	262
93859	Jetro Cash and Carry Enterprises, LLC #4 (2012)	Industrial Incentive	\$30,100,000	24-Aug-12	272
92672	Kew Forest Plumbing & Heating, Inc.	Industrial Incentive	\$472,500	16-May-02	280
92789	Maya Overseas Foods, Inc.	Industrial Incentive	\$3,300,000	09-Sep-03	318
92295	Morrisons Pastry Corp.	Industrial Incentive	\$3,200,000	16-Apr-99	339
92720	Musco Food Corporation	Industrial Incentive	\$6,375,000	06-May-03	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	377
94112	Picture Car Services, LTD	Industrial Incentive	\$47,450,000	24-Jun-16	378
93143	Queens Parent Resource Center, Inc. #2 (2006)	Pooled Bond	\$940,000	01-Mar-06	397
92928	Rapid Processing, LLC	Industrial Incentive	\$3,250,000	03-Mar-05	398
92935	Way Fong, LLC	Industrial Incentive	\$2,775,000	21-Sep-04	485
92472	World Casing Corp.	Manufacturing Facilities Bond	\$2,245,000	18-Nov-99	491
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	500

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92646	AMB Property, LP (lot 20)	Industrial Incentive	\$73,000,000	23-Aug-01	37
92893	AMB Property, LP (lot 21)	Industrial Incentive	\$19,500,000	23-Aug-01	38
92894	AMB Property, LP (lot 22)	Industrial Incentive	\$26,970,000	23-Aug-01	39
92895	AMB Property, LP (lot 23)	Industrial Incentive	\$26,970,000	23-Aug-01	40
94045	Arverne By The Sea & LLC & Benjamin Beechwood Retail LLC	Recovery Zone Facility Bond	\$11,100,000	12-Feb-15	55
93983	Beth Abraham Health Services	Build NYC Revenue Bond	\$14,591,000	14-May-14	76
93300	Congregation Darchei Torah	Not For Profit Bond	\$32,000,000	24-Jan-08	142
92449	Elite Airline Laundry Services Corp	Industrial Incentive	\$3,500,000	20-Jun-00	172
91024	Gabrielli Truck Sales, Ltd.	Industrial Incentive	\$5,100,000	19-Dec-96	206
93186	Gourmet Boutique, L.L.C.	Manufacturing Facilities Bond	\$6,000,000	06-Dec-06	220
93819	Idlewild 228th Street, LLC	Industrial Incentive	\$19,741,000	20-Jul-12	251
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	293
92717	Lifespire, Inc. #1 (2002)	Pooled Bond	\$4,520,000	10-Jan-03	294
92809	Sel's Swift Service, Inc.	Industrial Incentive	\$1,602,000	24-Nov-03	422

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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	293
91095	Madelaine Chocolate Novelties #3 (1997)	Industrial Incentive	\$3,408,000	17-Nov-97	302
92432	Moving Right Along Service, Inc.	Industrial Incentive	\$1,400,000	20-Dec-99	341

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93283	123 Washington LLC	Liberty Bond	\$50,000,000	18-Oct-07	2
92691	Acme Smoked Fish Corp.	Industrial Incentive	\$5,200,000	27-Jun-03	18
94052	Albee Retail Development, LLC (2014)	Build NYC Revenue Bond	\$20,000,000	29-Oct-14	25
93184	Aleta Industries Inc. and Aleta Group, Inc.	Industrial Incentive	\$4,640,000	25-Sep-06	28
94048	Bais Ruchel High School, Inc.	Build NYC Revenue Bond	\$18,100,000	23-Oct-14	65
94096	BNOS Square of Williamsburg	Build NYC Revenue Bond	\$7,400,000	28-Jun-16	83
93869	Brooklyn Heights Montessori School	Build NYC Tax-Exempt Promissory Note	\$10,000,000	03-Jun-13	98
90666	Brooklyn Navy Yard Cogeneration Partners, L.P.	Exempt Facilities Bond	\$307,000,000	22-Dec-95	99
93943	Brooklyn Union Gas Company	Industrial Incentive	\$14,400,000	23-May-14	100
93991	Carnegie Mellon University	Applied Sciences NYC	\$13,500,000	14-Apr-14	109
93389	Chase Manhattan Bank, NA	Commercial Growth Project	\$0	03-Nov-89	123
93989	Empire LLC	Manufacturing Facilities Bond	\$0	27-Jun-96	174
93397	Forest City Pierrepont Associates	Manufacturing Facilities Bond	\$105,293,710	07-May-86	201
93238	Goldman Sachs Group, Inc.	BIR Energy Incentive		02-Oct-06	217
93969	Mary McDowell Friends School	Build NYC Revenue Bond	\$7,500,000	31-Dec-13	316
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	338
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	359
94105	ODA Primary Health Care Network, Inc.	Build NYC Revenue Bond	\$5,000,000	12-Feb-16	364
94087	Packer Collegiate Institute, The	Build NYC Revenue Bond	\$22,000,000	07-Apr-15	370
93204	Peerless Equities LLC/Empire Merchants LLC	Industrial Incentive	\$7,805,000	04-Jan-07	374
93225	Polytechnic University	Not For Profit Bond	\$103,700,000	28-Jun-07	380
93847	ProAudioStar	Industrial Incentive	\$4,500,000	26-Jul-12	384
93841	Richards Plumbing and Heating Co., Inc.	Industrial Incentive	\$4,696,526	17-May-13	401
94085	Saint Ann's School	Build NYC Tax-Exempt Promissory Note	\$30,000,000	10-Sep-15	415
93456	Ulano Corporation f/k/a The Utah Company of New York, Inc.	Industrial Incentive	\$5,910,000	01-Sep-10	462
93453	WytheHotel LLC	Recovery Zone Facility Bond	\$15,000,000	15-Dec-10	492
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	500

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<b>34</b>					
92687	16 Tons Inc.	Industrial Incentive	\$1,172,000	02-Dec-02	4
92745	Aabco Sheet Metal Co., Inc.	Manufacturing Facilities Bond	\$5,525,000	30-Jun-04	15
93319	Aesthetonics Inc. d/b/a Remains Lighting	Industrial Incentive	\$4,634,000	20-Jun-08	22
92678	Aron's Manufacturing Corp.	Industrial Incentive	\$1,890,000	13-Jun-02	50
91009	Atlantic Veal & Lamb	Industrial Incentive	\$1,995,000	13-Dec-96	60
93362	Best Choice Trading Corporation	Industrial Incentive	\$2,625,000	11-Dec-08	75
93920	Bogopa-Manhattan, Inc.	FRESH	\$980,000	06-Oct-11	90
94057	Carlton House Restoration, Inc	Industrial Incentive	\$2,415,000	25-Nov-14	108
92654	Foto Electric Supply Co., Inc.	Industrial Incentive	\$4,150,000	19-Jul-01	202
93218	Greenpoint Manufacturing and Design Center #2 (2007)	Industrial Incentive	\$11,006,000	29-Jun-07	228
93381	Hindustan Granites, Inc.	Industrial Incentive	\$6,736,000	07-Apr-10	242
92845	M & V Provision Co., Inc.	Industrial Incentive	\$6,065,000	04-Apr-01	301
92971	Marjam Supply of Rewe Street, LLC	Industrial Incentive	\$5,200,000	04-Jan-05	315
93290	Mind, Hand and Company & J.V. Woodworking & Oh-Show Woodworking Studio	Industrial Incentive	\$2,450,000	03-Jan-08	329
93172	Montebello Food Corporation	Industrial Incentive	\$11,441,000	16-Nov-06	336
92721	National Compressor Exchange of N.Y., Inc.	Industrial Incentive	\$5,211,211	11-Sep-02	348
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	419
93348	Technical Library Service, Inc.	Industrial Incentive	\$4,875,000	19-Dec-08	447
92735	UB Distributors, LLC	Industrial Incentive	\$4,575,000	12-Sep-02	461
93981	Weapons Specialists Ltd.	Industrial Incentive	\$9,610,000	28-Mar-14	486

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<b>35</b>					
93196	Center for Nursing & Rehabilitation Inc.	Not For Profit Bond	\$23,150,000	14-Dec-06	117
94035	Congregation Yeshiva Beis Chaya Mushka, Inc.	Build NYC Revenue Bond	\$4,500,000	28-Aug-14	144
94070	FC Hanson Office Associates, LLC	Build NYC Revenue Bond	\$105,000,000	17-Jun-15	189
93967	GMDC Atlantic Avenue LLC	Industrial Incentive	\$13,983,527	12-Dec-13	215
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	419
93456	Ulano Corporation f/k/a The Utah Company of New York, Inc.	Industrial Incentive	\$5,910,000	01-Sep-10	462

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<b>36</b>					
94048	Bais Ruchel High School, Inc.	Build NYC Revenue Bond	\$18,100,000	23-Oct-14	65
93018	Project Samaritan AIDS Services, Inc.	Not For Profit Bond	\$11,740,000	25-Jan-06	389



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<b>37</b>					
93927	Bogopa, Inc.	FRESH	\$3,500,000	06-Oct-11	86
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	116
92989	Comfort Bedding Inc.	Industrial Incentive	\$1,900,000	15-Jun-05	134
93990	Institute for Community Living, Inc. (2014)	Build NYC Revenue Bond	\$5,420,000	06-Jun-14	254
92618	Mystic Display Co., Inc.	Industrial Incentive	\$1,000,000	26-Sep-01	343
92452	Sarad, Inc. #1 (1999)	Industrial Incentive	\$1,000,000	31-Aug-99	418
92274	Solco Plumbing Supply, Inc.	Industrial Incentive	\$1,060,000	12-May-99	430
94063	Trey Whitfield School	Build NYC Revenue Bond	\$3,975,000	05-Feb-15	455
92469	Watkins Poultry Merchants of New York, Inc.	Industrial Incentive	\$1,600,000	19-Oct-99	484
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	500

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<b>38</b>					
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	52
92318	Atlantic Paste & Glue Co., Inc.	Industrial Incentive	\$6,255,000	22-Apr-99	59
93282	Barone Steel Fabricators, Inc.	Industrial Incentive	\$5,700,000	29-Aug-07	70
92891	City Merchandise, Inc. (2002)	Industrial Incentive	\$2,430,000	03-Jan-02	127
92765	Commercial Cooling Service, Inc.	Industrial Incentive	\$2,075,000	31-Mar-04	135
91039	Cupie Transportation Corp.	Industrial Incentive	\$1,500,000	06-Nov-96	155
92940	Down Right, Ltd.	Industrial Incentive	\$4,120,000	30-Jul-04	164
93289	Excellent Poly, Inc.	Industrial Incentive	\$1,900,000	03-Dec-07	180
93312	Extech Building Materials, Inc.	Industrial Incentive	\$8,600,000	01-Apr-08	181
93976	Falcon Builder Inc.	Industrial Incentive	\$1,550,000	17-Apr-14	184
93954	Grace Church School	Build NYC Revenue Bond	\$40,000,000	01-Jul-13	222
92780	Idea Nuova, Inc. #2 (2003)	Industrial Incentive	\$9,200,000	30-Dec-03	250
92914	Jetro Cash & Carry Enterprises, Inc. #2 (2005)	Industrial Incentive	\$2,400,000	27-Apr-05	270
92421	Klein's Naturals, Ltd.	Industrial Incentive	\$2,850,000	22-Mar-00	282
94088	Krasnyi Oktyabr Inc.	Industrial Incentive	\$5,140,000	10-Dec-15	285
92963	Lighting & Supplies, Inc. a/k/a Sunlight Clinton Realty LLC	Industrial Incentive	\$10,800,000	17-Mar-05	295
92429	Mesorah Publications, Ltd. #2 (1999) and Sefercraft	Industrial Incentive	\$9,000,000	17-Dec-99	324
92451	Sahadi Fine Foods	Manufacturing Facilities Bond	\$6,255,000	20-Aug-99	414
93918	Salmar Properties, LLC	Industrial Incentive	\$44,429,433	22-Sep-11	417
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	419
93961	Simon Liu, Inc.	Industrial Incentive	\$2,850,000	19-Sep-13	426
93986	Superflex Ltd.	Industrial Incentive	\$5,000,000	18-Mar-14	443
92628	Therapy and Learning Center, Inc.	Not For Profit Bond	\$4,200,000	26-Oct-02	449
93019	Tri-State Camera Exchange Inc.	Industrial Incentive	\$4,365,000	08-Sep-05	456
92556	Zalmen Reiss and Associates, Inc. and Digital Distributors Inc. (2001)	Industrial Incentive	\$7,664,222	05-Apr-01	506

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<b>39</b>					
92753	Arrow Linen Supply Co., Inc.	Industrial Incentive	\$897,000	19-Aug-03	51
93978	Berkeley Carroll School, The	Build NYC Revenue Bond	\$26,700,000	03-Jun-14	74
93286	Cobble Hill Health Center, Inc.	Build NYC Revenue Bond	\$48,190,000	31-Jan-08	129
94066	Eastern Effects, Inc.	Industrial Incentive	\$3,550,000	17-Apr-15	167
94098	Hannah Senesh Community Day School	Build NYC Revenue Bond	\$4,785,000	30-Sep-15	234
91176	James F. Volpe Electronics Contracting Corp.,	Industrial Incentive	\$880,000	11-Feb-98	267
92292	Mercy Home for Children, Inc. #1 (1999)	Pooled Bond	\$560,000	01-Jan-99	322
94049	New York Methodist Hospital, The	Build NYC Revenue Bond	\$29,720,000	15-Oct-14	356
93964	Poly Prep Country Day School	Build NYC Revenue Bond	\$10,000,000	10-Sep-13	379
93212	Rivendell School	Pooled Bond	\$5,260,000	22-Feb-07	403
92587	T & G Industries, Inc.	Industrial Incentive	\$2,450,000	15-Nov-01	445
94068	Talmud Torah Ohel Yochanan	Build NYC Revenue Bond	\$10,491,000	27-Jan-16	446
92575	Thomson Reuters (Markets) LLC	Commercial Growth Project	\$513,000,000	08-May-98	450
92590	Tri-State Surgical Supply & Equipment Ltd.	Industrial Incentive	\$3,400,000	20-Sep-01	457
92857	Women's League Community Residences, Inc #1 (2001)	Pooled Bond	\$3,347,700	18-Dec-01	490
93221	Yeled V'Yalda Early Childhood Center, Inc.	Not For Profit Bond	\$32,790,000	28-Jun-07	495
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	500

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<b>40</b>					
93957	Greenfelds LLC	Industrial Incentive	\$3,290,236	29-Aug-13	227
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	273
93178	New York Congregational Nursing Center	Not For Profit Bond	\$17,420,000	27-Jul-06	352
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	419
94100	Urban Resource Institute	Build NYC Revenue Bond	\$8,320,000	17-Dec-15	472

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<b>41</b>					
92956	AM&G Waterproofing LLC	Industrial Incentive	\$11,895,000	01-Mar-05	36
93928	Bogopa-Junius, Inc.	FRESH	\$910,000	06-Oct-11	89
94089	Brooklyn United Methodist Church Home	Build NYC Revenue Bond	\$6,295,000	09-Oct-15	101
93286	Cobble Hill Health Center, Inc.	Build NYC Revenue Bond	\$48,190,000	31-Jan-08	129
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	273

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91142	Adriatic Wood Products, Inc. #2 (1997)	Industrial Incentive	\$1,725,000	31-Dec-97	19
92843	Amboy Properties Corporation	Not For Profit Bond	\$13,660,000	30-Jun-99	41
92364	Bedessee Imports, Inc.	Industrial Incentive	\$1,600,000	04-Jan-00	72
94089	Brooklyn United Methodist Church Home	Build NYC Revenue Bond	\$6,295,000	09-Oct-15	101
93093	Coronet Parts Manufacturing Company, Inc.	Industrial Incentive	\$1,098,000	08-Dec-05	150
93288	DCD Marketing Ltd.	Industrial Incentive	\$5,500,000	25-Sep-07	158
92951	DLX Industries, Inc.	Industrial Incentive	\$7,412,500	10-Feb-05	162
94066	Eastern Effects, Inc.	Industrial Incentive	\$3,550,000	17-Apr-15	167
92398	Federal Jeans, Inc.	Industrial Incentive	\$4,400,000	07-Dec-99	194
93975	Gateway ShopRite Associates, LLC	FRESH	\$12,500,000	07-May-14	211
93860	Halmark Architectural Finishing Corp.	Industrial Incentive	\$1,125,000	23-Aug-12	232
94062	Handy Tool & MFG. Co., Inc.,The	Industrial Incentive	\$2,525,000	05-Jan-15	233
92674	Leo International, Inc.	Industrial Incentive	\$1,239,375	19-Dec-01	291
93359	O. & I. Realty, Inc. / Peralta Metal Works, Inc.	Industrial Incentive	\$2,100,000	05-Sep-08	363
92448	Rite Lite Ltd.	Industrial Incentive	\$3,500,000	05-Jan-00	402
93937	Soho Studio, Corp.	Industrial Incentive	\$4,317,000	15-Jun-12	429
94118	The Rogosin Institute, Inc.	Build NYC Revenue Bond	\$12,000,000	21-Jul-16	448
94121	Transcontinental Ultra Flex Inc.	Industrial Incentive	\$16,427,341	16-Dec-16	453
93183	Watermark Designs, LLC	Manufacturing Facilities Bond	\$5,500,000	29-Sep-06	483

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<b>43</b>					
92979	Advocates for Services for the Blind Multihandicapped, Inc.	Pooled Bond	\$1,625,000	01-Mar-05	20
92941	Block Institute Inc.	Pooled Bond	\$1,145,000	19-Aug-04	81
92500	Guild for Exceptional Children, Inc., The	Pooled Bond	\$1,182,300	01-Jan-99	230
93964	Poly Prep Country Day School	Build NYC Revenue Bond	\$10,000,000	10-Sep-13	379
92621	Program Development Services, Inc. #1 (2001)	Pooled Bond	\$515,000	18-Dec-01	387
93317	Program Development Services, Inc. #2 (2008)	Pooled Bond	\$2,200,000	30-Jan-08	388
94109	Xaverian High School/Ryken Educational Center, Inc.	Build NYC Revenue Bond	\$15,000,000	03-May-16	493

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<b>44</b>					
94106	Barkai Foundation, Inc.	Build NYC Revenue Bond	\$8,700,000	15-Oct-15	69
93101	Cong. Machne Chaim Inc. d/b/a Bais Sarah Educational Center for Girls	Not For Profit Bond	\$9,000,000	26-May-06	141
94107	Congregation Machna Shalva and 5815 CMS LLC	Build NYC Revenue Bond	\$3,300,000	26-Feb-16	143
92713	Human Care Services for Families & Children, Inc. #1	Pooled Bond	\$1,270,000	10-Jan-03	248
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	273
93917	Moisha's Kosher Discount Supermarket, Inc.	FRESH	\$3,100,000	18-Sep-11	334
93317	Program Development Services, Inc. #2 (2008)	Pooled Bond	\$2,200,000	30-Jan-08	388
92962	Prompt Apparel, Inc.	Industrial Incentive	\$7,529,000	05-Nov-04	390
94118	The Rogosin Institute, Inc.	Build NYC Revenue Bond	\$12,000,000	21-Jul-16	448
93883	United Cerebral Palsy of New York City, Inc.	Build NYC Revenue Bond	\$5,995,000	25-Apr-13	465
92857	Women's League Community Residences, Inc #1 (2001)	Pooled Bond	\$3,347,700	18-Dec-01	490
94117	Yeshivah of Flatbush	Build NYC Revenue Bond	\$29,000,000	08-Sep-16	497
94056	Yeshivat Beth Hillel of Krasna, Inc.	Build NYC Revenue Bond	\$10,000,000	20-Feb-15	498



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<b>45</b>					
93195	Auditory/Oral School of New York, The	Not For Profit Bond	\$7,135,000	22-Nov-06	61
94123	Favorite Plastic Corp.	Industrial Incentive	\$1,675,000	30-Dec-16	187
94083	Food saver New York, Inc.	Industrial Incentive	\$5,317,306	05-Jan-16	200
92413	Herbert G. Birch Services, Inc #2 (1999)	Pooled Bond	\$416,100	01-Nov-99	238
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	273
93187	Ruach Chaim Institute	Not For Profit Bond	\$11,260,000	18-Oct-06	411

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<b>46</b>					
92547	Herbert G. Birch Services, Inc #3 (2000)	Pooled Bond	\$607,000	16-Aug-00	239
92793	Nu-Life Dental Laboratories, Inc.	Industrial Incentive	\$1,350,000	10-Jun-04	362
92528	St. Vincent's Services, Inc. #2 (2000)	Pooled Bond	\$560,000	16-Aug-00	434
93221	Yeled V'Yalda Early Childhood Center, Inc.	Not For Profit Bond	\$32,790,000	28-Jun-07	495

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<b>47</b>					
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	21-Dec-05	139
92717	Lifespire, Inc. #1 (2002)	Pooled Bond	\$4,520,000	10-Jan-03	294
92634	Magen David Yeshivah	Not For Profit Bond	\$38,500,000	26-Jun-02	304
94033	Mermaid Plaza Associates, Inc.	EDC Loan	\$641,773	06-Jun-95	323
92795	Otsar Early Childhood Center	Pooled Bond	\$2,415,000	27-Feb-04	367
92796	Otsar Family Services, Inc.	Pooled Bond	\$725,000	27-Feb-04	368
93147	Sephardic Community Youth Center, Inc.	Not For Profit Bond	\$40,000,000	15-Jun-06	423

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<b>48</b>					
93214	Ateret Torah Center	Not For Profit Bond	\$13,200,000	29-Mar-07	58
94130	Yeshivat Darche Eres, Inc.	Build NYC Revenue Bond	\$11,040,000	20-Dec-16	499

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<b>49</b>					
94034	5 Bay Street Phase 1, LLC	Commercial Growth Project	\$150,049,053	01-Jan-16	7
93313	Center for Family Support, Inc., The #3 (2008)	Pooled Bond	\$2,420,000	30-Jan-08	115
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	137
94114	DOnofrio General Contractors Corp.	Industrial Incentive	\$5,000,000	24-Jun-16	163
92942	Eden II School For Autistic Children, Inc. (2004)	Pooled Bond	\$3,630,000	19-Aug-04	170
93879	Eden II School for Autistic Children, Inc. (2013)	Build NYC Revenue Bond	\$3,305,000	17-Apr-13	171
93096	Faztec Industries, Inc.	Industrial Incentive	\$1,488,800	14-Nov-05	188
94128	Global Container Terminal	Industrial Incentive	\$25,000,000	28-Jul-16	214
93238	Goldman Sachs Group, Inc.	BIR Energy Incentive		02-Oct-06	217
93003	Independent Living Association, Inc.	Not For Profit Bond	\$2,484,000	24-Jun-05	252
92417	Island Computer Products, Inc.	Industrial Incentive	\$2,700,000	25-Aug-99	261
92853	Seamen's Society for Children & Families	Not For Profit Bond	\$5,355,000	20-Dec-04	420
94039	St. George Outlet Development LLC	Commercial Project	\$298,955,299	07-Nov-14	433
93883	United Cerebral Palsy of New York City, Inc.	Build NYC Revenue Bond	\$5,995,000	25-Apr-13	465
94060	United New York Sandy Hook Pilots' Association and United New Jersey Sandy Hook Pilots' Association	Industrial Incentive	\$5,500,000	22-Sep-14	469
93803	Wagner College	Build NYC Revenue Bond	\$12,705,000	25-Sep-12	481
93971	Walsh Electrical Contracting, Inc.	Industrial Incentive	\$1,575,000	28-Oct-13	482
93221	Yeled V'Yalda Early Childhood Center, Inc.	Not For Profit Bond	\$32,790,000	28-Jun-07	495

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93878	A Very Special Place, Inc. (2013 Adjustable)	Build NYC Revenue Bond	\$4,840,000	28-Feb-13	10
93886	A Very Special Place, Inc. (2013 Fixed)	Build NYC Revenue Bond	\$6,795,000	21-Mar-13	11
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	137
94046	Cubit Power One Inc.	Industrial Incentive	\$23,089,000	19-Aug-15	154
94050	Dealer Storage Corp.	Industrial Incentive	\$7,516,000	06-Aug-14	159
93003	Independent Living Association, Inc.	Not For Profit Bond	\$2,484,000	24-Jun-05	252
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	273
93934	Kingdom Castle Food Corp.	FRESH	\$5,270,000	12-Mar-12	281
92717	Lifespire, Inc. #1 (2002)	Pooled Bond	\$4,520,000	10-Jan-03	294
94055	Pratt Paper (NY), Inc.	Build NYC Revenue Bond	\$96,300,000	18-Dec-14	382
92955	S. DiFazio and Sons Construction, Inc. & Faztec Industries, Inc.	Industrial Incentive	\$1,295,000	30-Dec-04	412
93882	Seaview Senior Living Housing Development Fund Corporation	Build NYC Revenue Bond	\$36,000,000	23-Jan-13	421

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<b>51</b>					
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	137
93003	Independent Living Association, Inc.	Not For Profit Bond	\$2,484,000	24-Jun-05	252
94127	Rogers Surveying, PLLC	Industrial Incentive	\$4,500,000	05-Jan-17	405
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	500





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<b>Applied Sciences NYC</b>					
93991	Carnegie Mellon University	Applied Sciences NYC	\$13,500,000	14-Apr-14	109
93892	Columbia University	Applied Sciences NYC	\$95,000,000	01-Jul-12	133
93992	Cornell University	Applied Sciences NYC	\$0	19-Dec-13	149
93987	Icahn School of Medicine at Mount Sinai	Applied Sciences NYC	\$5,000,000	24-Feb-14	249
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	359

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<b>BIR Energy Incentive</b>					
93238	Goldman Sachs Group, Inc.	BIR Energy Incentive		02-Oct-06	217
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	338

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<b>Build NYC Revenue Bond</b>					
93878	A Very Special Place, Inc. (2013 Adjustable)	Build NYC Revenue Bond	\$4,840,000	28-Feb-13	10
93886	A Very Special Place, Inc. (2013 Fixed)	Build NYC Revenue Bond	\$6,795,000	21-Mar-13	11
94052	Albee Retail Development, LLC (2014)	Build NYC Revenue Bond	\$20,000,000	29-Oct-14	25
94090	Albert Einstein College of Medicine, Inc. (f/k/a Com Affiliation, Inc.)	Build NYC Revenue Bond	\$175,000,000	09-Sep-15	26
94133	Alphapointe	Build NYC Revenue Bond	\$18,850,000	16-Jun-17	35
94084	AMDA, Inc.	Build NYC Revenue Bond	\$21,000,000	02-Dec-15	42
94095	American Committee for the Weizmann Institute of Science Inc.	Build NYC Revenue Bond	\$8,830,000	30-Oct-15	44
94116	ARK Development LLC	Build NYC Revenue Bond	\$35,000,000	14-Jun-17	49
94077	Asia Society, The	Build NYC Revenue Bond	\$16,795,000	01-Jul-15	56
94048	Bais Ruchel High School, Inc.	Build NYC Revenue Bond	\$18,100,000	23-Oct-14	65
94106	Barkai Foundation, Inc.	Build NYC Revenue Bond	\$8,700,000	15-Oct-15	69
93978	Berkeley Carroll School, The	Build NYC Revenue Bond	\$26,700,000	03-Jun-14	74
93983	Beth Abraham Health Services	Build NYC Revenue Bond	\$14,591,000	14-May-14	76
93984	Big Brothers/Big Sisters of New York City, Inc.	Build NYC Revenue Bond	\$9,000,000	02-May-14	77
94122	Blue School and Blue School Real Estate, LLC	Build NYC Revenue Bond	\$51,315,000	21-Dec-16	82
94096	BNOS Square of Williamsburg	Build NYC Revenue Bond	\$7,400,000	28-Jun-16	83
93877	Bronx Charter School for Excellence	Build NYC Revenue Bond	\$24,000,000	24-Apr-13	95
94089	Brooklyn United Methodist Church Home	Build NYC Revenue Bond	\$6,295,000	09-Oct-15	101
93861	Browning School, The	Build NYC Revenue Bond	\$10,000,000	20-Sep-12	103
94129	Center for Elimination of Violence in the Family, Inc.	Build NYC Revenue Bond	\$3,860,000	26-Jan-17	112
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	116
94119	Chapin School, The LTD.	Build NYC Revenue Bond	\$75,000,000	24-Aug-16	122
94076	Children's Aid Society, The	Build NYC Revenue Bond	\$37,205,000	23-Jul-15	125
93286	Cobble Hill Health Center, Inc.	Build NYC Revenue Bond	\$48,190,000	31-Jan-08	129
94124	College of Mount Saint Vincent, The	Build NYC Revenue Bond	\$10,880,000	01-Dec-16	131
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	137
94107	Congregation Machna Shalva and 5815 CMS LLC	Build NYC Revenue Bond	\$3,300,000	26-Feb-16	143
94035	Congregation Yeshiva Beis Chaya Mushka, Inc.	Build NYC Revenue Bond	\$4,500,000	28-Aug-14	144
93851	Corlears School	Build NYC Revenue Bond	\$10,000,000	18-Jul-12	148
93972	Diller-Quaile School of Music, Inc., The	Build NYC Revenue Bond	\$7,550,000	24-Dec-13	160
93879	Eden II School for Autistic Children, Inc. (2013)	Build NYC Revenue Bond	\$3,305,000	17-Apr-13	171
94072	Ethical Culture Fieldston School	Build NYC Revenue Bond	\$49,355,000	21-May-15	179
94070	FC Hanson Office Associates, LLC	Build NYC Revenue Bond	\$105,000,000	17-Jun-15	189
93973	Fedcap Rehabilitation Services, Inc.	Build NYC Revenue Bond	\$28,450,000	11-Dec-13	190
94053	Federation of Protestant Welfare Agencies, Inc.	Build NYC Revenue Bond	\$12,345,000	12-Nov-14	196
93954	Grace Church School	Build NYC Revenue Bond	\$40,000,000	01-Jul-13	222
93856	GSNY Properties, Inc.	Build NYC Revenue Bond	\$16,925,000	09-Aug-12	229
94098	Hannah Senesh Community Day School	Build NYC Revenue Bond	\$4,785,000	30-Sep-15	234
94075	Hebrew Home for the Aged at Riverdale, The	Build NYC Revenue Bond	\$55,000,000	13-Feb-15	236
94064	Horace Mann School	Build NYC Revenue Bond	\$33,525,000	20-Nov-14	244
93876	Institute for Community Living, Inc. (2013)	Build NYC Revenue Bond	\$2,600,000	17-Apr-13	253

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<b>Build NYC Revenue Bond</b>					
93990	Institute for Community Living, Inc. (2014)	Build NYC Revenue Bond	\$5,420,000	06-Jun-14	254
94065	Institute of International Education, Inc.,	Build NYC Revenue Bond	\$12,480,000	26-Nov-14	256
94071	International Center of Photography	Build NYC Revenue Bond	\$15,000,000	21-Apr-15	258
93885	International Leadership Charter School	Build NYC Revenue Bond	\$21,050,000	21-Mar-13	259
94125	Jewish Community Center of Manhattan, Inc.	Build NYC Revenue Bond	\$27,270,000	29-Sep-16	275
94091	La Scuola D'Italia-Guglielmo Marconi	Build NYC Revenue Bond	\$75,405,000	01-Sep-15	288
93953	Lebanese American University	Build NYC Revenue Bond	\$16,420,000	15-Aug-13	289
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	293
93965	Little Red School House and Elisabeth Irwin High School	Build NYC Revenue Bond	\$9,650,000	10-Oct-13	297
94078	Lower East Side Tenement Museum	Build NYC Revenue Bond	\$10,700,000	24-Nov-15	299
93958	Lycee Francais de New York	Build NYC Revenue Bond	\$81,650,000	01-Aug-13	300
93857	Manhattan College #1 (2012)	Build NYC Revenue Bond	\$21,420,000	09-Aug-12	308
93955	Manhattan College #2 (2013)	Build NYC Revenue Bond	\$27,000,000	07-Aug-13	309
94135	Manhattan College #3 (2017)	Build NYC Revenue Bond	\$90,575,000	14-Jun-17	310
94104	Manhattan Country School, Inc. and West 85th Street Owner LLC	Build NYC Revenue Bond	\$22,000,000	07-Apr-16	312
93969	Mary McDowell Friends School	Build NYC Revenue Bond	\$7,500,000	31-Dec-13	316
93873	Marymount School of New York	Build NYC Revenue Bond	\$19,480,000	20-Dec-12	317
94054	Metropolitan College of New York	Build NYC Revenue Bond	\$67,440,000	10-Dec-14	325
94092	Metropolitan Montessori School #2	Build NYC Revenue Bond	\$17,000,000	25-Sep-15	327
93881	Montefiore Medical Center	Build NYC Revenue Bond	\$93,000,000	01-Apr-13	337
93966	Mount Sinai Hospital, The	Build NYC Revenue Bond	\$112,000,000	19-Dec-13	340
93305	Natural Resources Defense Council	Build NYC Revenue Bond	\$12,730,000	01-Jan-08	349
93939	New York Foundling Charitable Corporation	Build NYC Revenue Bond	\$15,205,000	27-Jun-12	353
94110	New York Law School (2016)	Build NYC Revenue Bond	\$140,210,000	29-Jan-16	355
94049	New York Methodist Hospital, The	Build NYC Revenue Bond	\$29,720,000	15-Oct-14	356
94105	ODA Primary Health Care Network, Inc.	Build NYC Revenue Bond	\$5,000,000	12-Feb-16	364
94087	Packer Collegiate Institute, The	Build NYC Revenue Bond	\$22,000,000	07-Apr-15	370
93964	Poly Prep Country Day School	Build NYC Revenue Bond	\$10,000,000	10-Sep-13	379
94055	Pratt Paper (NY), Inc.	Build NYC Revenue Bond	\$96,300,000	18-Dec-14	382
94059	Q Student Residences, LLC	Build NYC Revenue Bond	\$65,230,000	05-Sep-14	392
93940	Royal Charter Properties, Inc.	Build NYC Revenue Bond	\$24,660,000	29-Jun-12	409
94099	Saint David's School	Build NYC Revenue Bond	\$35,000,000	24-Nov-15	416
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	419
93882	Seaview Senior Living Housing Development Fund Corporation	Build NYC Revenue Bond	\$36,000,000	23-Jan-13	421
94132	Services and Advocacy for Gay, Lesbian, Bisexual and Transgender Elder, Inc.	Build NYC Revenue Bond	\$7,799,000	22-Feb-17	424
93889	South Bronx Charter School for International Cultures and the Arts	Build NYC Revenue Bond	\$22,270,000	11-Jun-13	431
94037	Stephen Gaynor School	Build NYC Revenue Bond	\$28,900,000	17-Jul-14	439
94068	Talmud Torah Ohel Yochanan	Build NYC Revenue Bond	\$10,491,000	27-Jan-16	446
94118	The Rogosin Institute, Inc.	Build NYC Revenue Bond	\$12,000,000	21-Jul-16	448
94063	Trey Whitfield School	Build NYC Revenue Bond	\$3,975,000	05-Feb-15	455
94111	United Cerebral Palsy of New York City #2 (2016)	Build NYC Revenue Bond	\$35,253,130	30-Jun-16	464

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<b>Build NYC Revenue Bond</b>					
93883	United Cerebral Palsy of New York City, Inc.	Build NYC Revenue Bond	\$5,995,000	25-Apr-13	465
94051	United Jewish Appeal- Federation of Jewish Philanthropies of New York, Inc.	Build NYC Revenue Bond	\$27,335,000	14-Aug-14	467
94126	United States Fund for UNICEF	Build NYC Revenue Bond	\$39,100,000	22-Sep-16	470
94100	Urban Resource Institute	Build NYC Revenue Bond	\$8,320,000	17-Dec-15	472
93968	Village Center for Care	Build NYC Revenue Bond	\$15,805,000	01-Oct-13	476
94101	Volunteers of America - Greater New York, Inc #2	Build NYC Revenue Bond	\$5,515,000	17-Nov-15	478
93980	Volunteers of America - Greater New York, Inc.	Build NYC Revenue Bond	\$9,520,000	21-Mar-14	479
93803	Wagner College	Build NYC Revenue Bond	\$12,705,000	25-Sep-12	481
94109	Xaverian High School/Ryken Educational Center, Inc.	Build NYC Revenue Bond	\$15,000,000	03-May-16	493
93942	Yeshiva Har Torah	Build NYC Revenue Bond	\$3,600,000	28-Jun-12	496
94117	Yeshivah of Flatbush	Build NYC Revenue Bond	\$29,000,000	08-Sep-16	497
94056	Yeshivat Beth Hillel of Krasna, Inc.	Build NYC Revenue Bond	\$10,000,000	20-Feb-15	498
94130	Yeshivat Darche Eres, Inc.	Build NYC Revenue Bond	\$11,040,000	20-Dec-16	499
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	500

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<b>Build NYC Tax-Exempt Promissory Note</b>					
93871	All Stars Project, Inc.	Build NYC Tax-Exempt Promissory Note	\$10,720,000	29-Nov-12	30
93988	Birch Wathen Lenox School, The	Build NYC Tax-Exempt Promissory Note	\$7,500,000	25-Mar-14	80
94097	Brearley School, The	Build NYC Tax-Exempt Promissory Note	\$50,000,000	29-Sep-15	94
93869	Brooklyn Heights Montessori School	Build NYC Tax-Exempt Promissory Note	\$10,000,000	03-Jun-13	98
93962	Calhoun School, Inc., The	Build NYC Tax-Exempt Promissory Note	\$32,840,000	30-Sep-13	105
94044	Center for Urban Community Services, Inc.	Build NYC Tax-Exempt Promissory Note	\$6,355,000	24-Jul-14	118
94113	Collegiate School, Inc.	Build NYC Tax-Exempt Promissory Note	\$40,000,000	30-Jun-16	132
93890	Hewitt School, The	Build NYC Tax-Exempt Promissory Note	\$23,620,000	27-Jun-13	240
93950	Nightingale-Bamford School, The	Build NYC Tax-Exempt Promissory Note	\$35,000,000	04-Dec-13	360
94134	Professional Children's School, Inc. (2017)	Build NYC Tax-Exempt Promissory Note	\$6,856,000	01-May-17	386
94081	Riverdale Country School, Inc.	Build NYC Tax-Exempt Promissory Note	\$51,800,000	15-Jul-15	404
94085	Saint Ann's School	Build NYC Tax-Exempt Promissory Note	\$30,000,000	10-Sep-15	415
93979	Trinity Episcopal School Corporation	Build NYC Tax-Exempt Promissory Note	\$6,784,000	11-Apr-14	458
94079	Trinity Episcopal School Corporation #2	Build NYC Tax-Exempt Promissory Note	\$17,500,000	09-Feb-16	459
93963	Trustees of The Spence School, Inc.	Build NYC Tax-Exempt Promissory Note	\$14,080,000	26-Sep-13	460
93959	United Nations International School	Build NYC Tax-Exempt Promissory Note	\$5,000,000	28-Aug-13	468

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<b>Commercial Growth Project</b>					
94034	5 Bay Street Phase 1, LLC	Commercial Growth Project	\$150,049,053	01-Jan-16	7
92355	Alcoa Inc.	Commercial Growth Project	\$18,200,000	28-Apr-00	27
92926	Bank of America, N.A	Commercial Growth Project	\$622,000,000	17-Nov-04	66
92680	Brown Brothers Harriman & Co.	Commercial Growth Project	\$61,500,000	01-May-02	102
93388	CBS Inc.	Commercial Growth Project	\$401,322,000	01-Oct-93	110
93389	Chase Manhattan Bank, NA	Commercial Growth Project	\$0	03-Nov-89	123
93392	Credit Suisse First Boston Corp.	Commercial Growth Project	\$1,700,000,000	22-Dec-95	152
92846	Ernst & Young US LLP	Commercial Growth Project	\$159,900,000	15-Jul-04	177
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	235
92508	Home Box Office	Commercial Growth Project	\$99,000,000	31-Jan-01	243
93449	JetBlue Airways Corporation #2 (2010)	Commercial Growth Project	\$52,800,000	18-Nov-10	269
92427	McGraw-Hill Companies, Inc.	Commercial Growth Project	\$700,000,000	19-Nov-98	319
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	326
92976	NASDAQ Stock Market, Inc., The	Commercial Growth Project	\$20,766,666	19-Dec-00	344
92975	National Association of Securities Dealers, Inc.	Commercial Growth Project	\$20,766,666	30-Jun-04	346
92519	NBC Universal, Inc.	Commercial Growth Project	\$1,500,300,000	20-Dec-88	350
92664	New York Post	Commercial Growth Project	\$168,915,000	25-Mar-02	357
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	358
92575	Thomson Reuters (Markets) LLC	Commercial Growth Project	\$513,000,000	08-May-98	450



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<b>Commercial Project</b>					
94073	BOP NE LLC	Commercial Project	\$2,180,000,000	14-Apr-15	91
93946	ERY Retail Podium LLC	Commercial Project	\$4,131,000,000	17-Mar-14	178
93944	Extell GT LLC	Commercial Project	\$745,793,000	30-Jul-13	182
94036	Hudson Yards North Tower Tenant LLC	Commercial Project	\$2,674,000,000	11-Dec-15	247
93888	Legacy Yards LLC	Commercial Project	\$1,386,000,000	01-Apr-13	290
94115	LIC Site B-1 Owner, LLC	Commercial Project	\$706,743,996	30-Jun-16	292
94038	One Hudson Yards Owner LLC	Commercial Project	\$1,434,114,029	05-Dec-14	366
93176	Queens Ballpark Company, L.L.C.	Commercial Project	\$896,932,088	22-Aug-06	395
94039	St. George Outlet Development LLC	Commercial Project	\$298,955,299	07-Nov-14	433
93177	Yankee Stadium LLC	Commercial Project	\$1,633,968,000	22-Aug-06	494

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<b>EDC Loan</b>					
93425	Brook Plaza LLC	EDC Loan	\$360,000	17-Apr-97	97
93458	Feinstein CP Realty LLC	EDC Loan	\$3,000,000	16-Dec-10	197
93935	Institute For Family Health	EDC Loan	\$4,345,000	02-Mar-12	255
94033	Mermaid Plaza Associates, Inc.	EDC Loan	\$641,773	06-Jun-95	323
93874	New York Genome Center, Inc.	EDC Loan	\$5,000,000	16-Nov-12	354
93246	Related Retail Hub LLC	EDC Loan	\$4,000,000	24-Mar-06	399

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<b>Empowerment Zone Facility Bond</b>					
93175	Tiago Holdings LLC #1	Empowerment Zone Facility Bond	\$40,000,000	31-Jan-07	451

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<b>Exempt Facilities Bond</b>					
93862	Aero JFK, LLC	Exempt Facilities Bond	\$126,875,000	13-Sep-12	21
91136	Air Express International Corporation	Exempt Facilities Bond	\$19,000,000	16-Jul-97	23
90666	Brooklyn Navy Yard Cogeneration Partners, L.P.	Exempt Facilities Bond	\$307,000,000	22-Dec-95	99
91027	Korean Air Lines Co., Ltd.	Exempt Facilities Bond	\$102,000,000	12-Feb-97	284

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<b>FRESH</b>					
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	6
93952	Bogopa LIC, Inc.	FRESH	\$4,400,000	13-Aug-13	84
93977	Bogopa Washington, Inc.	FRESH	\$12,165,500	17-Dec-13	85
93927	Bogopa, Inc.	FRESH	\$3,500,000	06-Oct-11	86
93929	Bogopa-Concourse, Inc.	FRESH	\$1,066,000	06-Oct-11	87
93930	Bogopa-Junction, Inc.	FRESH	\$805,000	06-Oct-11	88
93928	Bogopa-Junius, Inc.	FRESH	\$910,000	06-Oct-11	89
93920	Bogopa-Manhattan, Inc.	FRESH	\$980,000	06-Oct-11	90
93858	East Gun Hill Road Food, LLC	FRESH	\$4,825,000	03-Jan-13	166
93975	Gateway ShopRite Associates, LLC	FRESH	\$12,500,000	07-May-14	211
93934	Kingdom Castle Food Corp.	FRESH	\$5,270,000	12-Mar-12	281
93917	Moisha's Kosher Discount Supermarket, Inc.	FRESH	\$3,100,000	18-Sep-11	334
93848	ReyCo Supermarkets LLC	FRESH	\$2,650,000	25-Jun-13	400
93380	Western Beef Retail, Inc. #1	FRESH	\$11,450,000	01-Mar-10	487
94040	Western Beef Retail, Inc. #2 (2014)	FRESH	\$5,525,000	23-Dec-14	488

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<b>Industrial Incentive</b>					
94131	105 Rockaway Realty LLC	Industrial Incentive	\$23,750,000	04-Jan-17	1
92687	16 Tons Inc.	Industrial Incentive	\$1,172,000	02-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	8
93376	A & L Scientific Corp.	Industrial Incentive	\$1,850,000	05-Nov-09	9
93180	A. Liss & Co., Inc.	Industrial Incentive	\$2,250,000	10-Oct-06	12
92673	A.F.C. Industries Inc. & Affiliates	Industrial Incentive	\$1,400,000	18-Dec-01	13
94041	A.K.S. International Inc.	Industrial Incentive	\$2,120,000	10-Sep-14	14
92359	ABC Carpet Co., Inc. Lot 1001	Industrial Incentive	\$3,397,000	15-Sep-99	16
93933	Accurate Specialty Metal Fabricators, Inc.	Industrial Incentive	\$7,850,000	28-Feb-12	17
92691	Acme Smoked Fish Corp.	Industrial Incentive	\$5,200,000	27-Jun-03	18
91142	Adriatic Wood Products, Inc. #2 (1997)	Industrial Incentive	\$1,725,000	31-Dec-97	19
93319	Aesthetonics Inc. d/b/a Remains Lighting	Industrial Incentive	\$4,634,000	20-Jun-08	22
92312	Air-Sea Packing Group, Inc.	Industrial Incentive	\$2,645,000	10-Jun-99	24
93184	Aleta Industries Inc. and Aleta Group, Inc.	Industrial Incentive	\$4,640,000	25-Sep-06	28
92933	Alle Processing Corporation	Industrial Incentive	\$1,040,000	01-Dec-04	31
92956	AM&G Waterproofing LLC	Industrial Incentive	\$11,895,000	01-Mar-05	36
92646	AMB Property, LP (lot 20)	Industrial Incentive	\$73,000,000	23-Aug-01	37
92893	AMB Property, LP (lot 21)	Industrial Incentive	\$19,500,000	23-Aug-01	38
92894	AMB Property, LP (lot 22)	Industrial Incentive	\$26,970,000	23-Aug-01	39
92895	AMB Property, LP (lot 23)	Industrial Incentive	\$26,970,000	23-Aug-01	40
92984	American Security Systems Inc.	Industrial Incentive	\$2,500,000	15-Apr-05	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
93192	ARE-East River Science Park, LLC	Industrial Incentive	\$556,389,672	29-Dec-06	48
92678	Aron's Manufacturing Corp.	Industrial Incentive	\$1,890,000	13-Jun-02	50
92753	Arrow Linen Supply Co., Inc.	Industrial Incentive	\$897,000	19-Aug-03	51
93948	Art to Frames Inc.	Industrial Incentive	\$6,000,000	10-Jul-13	52
93870	Artex Inc.	Industrial Incentive	\$20,550,000	21-Dec-12	53
92318	Atlantic Paste & Glue Co., Inc.	Industrial Incentive	\$6,255,000	22-Apr-99	59
91009	Atlantic Veal & Lamb	Industrial Incentive	\$1,995,000	13-Dec-96	60
93216	B.C.S. International Corporation d/b/a Royal Food International Corp.	Industrial Incentive	\$16,829,550	28-Feb-07	62
92564	Baco Enterprises, Inc. #1 (2001)	Industrial Incentive	\$2,470,000	29-Jun-01	63
93936	Baco Enterprises, Inc. #2 (2014)	Industrial Incentive	\$2,295,000	14-Feb-14	64
92313	Bark Frameworks, Inc.	Industrial Incentive	\$2,025,000	30-Apr-99	68
93282	Barone Steel Fabricators, Inc.	Industrial Incentive	\$5,700,000	29-Aug-07	70
92316	Bauerschmidt & Sons, Inc. #2 (1999)	Industrial Incentive	\$1,000,000	11-Feb-99	71
92364	Bedessee Imports, Inc.	Industrial Incentive	\$1,600,000	04-Jan-00	72
92527	Ben Hur Moving & Storage, Inc.	Industrial Incentive	\$6,000,000	29-Mar-01	73
93362	Best Choice Trading Corporation	Industrial Incentive	\$2,625,000	11-Dec-08	75
93855	Big Farm Corp.	Industrial Incentive	\$4,011,000	31-Jul-12	78
92366	Big Geysler, Inc.	Industrial Incentive	\$10,000,000	16-Nov-99	79

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94093	Boyce Technologies, Inc.	Industrial Incentive	\$26,250,000	12-Apr-16	92
93091	BP Air Conditioning Corp.	Industrial Incentive	\$5,523,500	06-Oct-05	93
93943	Brooklyn Union Gas Company	Industrial Incentive	\$14,400,000	23-May-14	100
93191	BTM Development Partners, LLC	Industrial Incentive	\$494,000,000	14-Sep-06	104
91108	Campbell & Dawes Ltd.	Industrial Incentive	\$475,000	09-Oct-97	106
93181	Candid Litho Printing Ltd.	Industrial Incentive	\$12,700,000	04-Jan-07	107
94057	Carlton House Restoration, Inc	Industrial Incentive	\$2,415,000	25-Nov-14	108
92891	City Merchandise, Inc. (2002)	Industrial Incentive	\$2,430,000	03-Jan-02	127
92658	Citywide Mobile Response Corporation	Industrial Incentive	\$2,200,000	22-May-02	128
92989	Comfort Bedding Inc.	Industrial Incentive	\$1,900,000	15-Jun-05	134
92765	Commercial Cooling Service, Inc.	Industrial Incentive	\$2,075,000	31-Mar-04	135
92255	Commercial Electrical Contractors, Inc.	Industrial Incentive	\$545,000	19-Aug-98	136
93093	Coronet Parts Manufacturing Company, Inc.	Industrial Incentive	\$1,098,000	08-Dec-05	150
92382	Crystal Window & Door Systems, Ltd.	Industrial Incentive	\$15,000,000	28-Oct-99	153
94046	Cubit Power One Inc.	Industrial Incentive	\$23,089,000	19-Aug-15	154
91039	Cupie Transportation Corp.	Industrial Incentive	\$1,500,000	06-Nov-96	155
93202	D.C. Center Corp	Industrial Incentive	\$4,955,000	23-May-07	156
93455	DASNY Mechanical Inc.	Industrial Incentive	\$5,016,000	06-Apr-11	157
93288	DCD Marketing Ltd.	Industrial Incentive	\$5,500,000	25-Sep-07	158
94050	Dealer Storage Corp.	Industrial Incentive	\$7,516,000	06-Aug-14	159
93377	Dinas Distribution	Industrial Incentive	\$3,825,000	29-Dec-09	161
92951	DLX Industries, Inc.	Industrial Incentive	\$7,412,500	10-Feb-05	162
94114	DOnofrio General Contractors Corp.	Industrial Incentive	\$5,000,000	24-Jun-16	163
92940	Down Right, Ltd.	Industrial Incentive	\$4,120,000	30-Jul-04	164
93974	E. Gluck Corporation	Industrial Incentive	\$20,775,000	27-Mar-14	165
94066	Eastern Effects, Inc.	Industrial Incentive	\$3,550,000	17-Apr-15	167
93951	Eclectic/Encore Properties, Inc.	Industrial Incentive	\$11,350,000	26-Jul-13	168
92771	Economy Pump & Motor Repair, Inc.	Industrial Incentive	\$840,000	07-Aug-03	169
92449	Elite Airline Laundry Services Corp	Industrial Incentive	\$3,500,000	20-Jun-00	172
92245	Empire Erectors & Electrical Co., Inc.	Industrial Incentive	\$850,000	18-Dec-98	173
92950	Empire Merchants LLC/Charmer Industries, Inc.	Industrial Incentive	\$1,800,000	04-Jan-05	175
92670	Empire Metal Finishing, Inc.	Industrial Incentive	\$1,501,000	06-Dec-01	176
93289	Excellent Poly, Inc.	Industrial Incentive	\$1,900,000	03-Dec-07	180
93312	Extech Building Materials, Inc.	Industrial Incentive	\$8,600,000	01-Apr-08	181
93865	Fairway Bakery LLC	Industrial Incentive	\$12,600,000	22-May-13	183
93976	Falcon Builder Inc.	Industrial Incentive	\$1,550,000	17-Apr-14	184
94094	Faviana International Inc.	Industrial Incentive	\$4,575,000	02-Nov-15	186
94123	Favorite Plastic Corp.	Industrial Incentive	\$1,675,000	30-Dec-16	187
93096	Faztec Industries, Inc.	Industrial Incentive	\$1,488,800	14-Nov-05	188
92669	Federal Express Corporation #1 (2001)	Industrial Incentive	\$90,758,100	26-Dec-01	191
93185	Federal Express Corporation #2 (2006)	Industrial Incentive	\$5,000,000	10-Oct-06	192
93174	Federal Express Corporation Harlem River Yards #3 (2006)	Industrial Incentive	\$25,788,500	28-Dec-06	193

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92229	Felix Storch, Inc.	Industrial Incentive	\$2,060,000	18-Dec-98	198
93866	Foodfest Depot LLC	Industrial Incentive	\$10,775,000	20-Dec-12	199
94083	Foodsaver New York, Inc.	Industrial Incentive	\$5,317,306	05-Jan-16	200
92654	Foto Electric Supply Co., Inc.	Industrial Incentive	\$4,150,000	19-Jul-01	202
93945	Fresh Direct, LLC & U.T.F. Trucking, Inc.	Industrial Incentive	\$142,454,000	19-Dec-13	203
94042	G&G Electric Supply Co, Inc. #2 (2014)	Industrial Incentive	\$3,800,000	28-Aug-14	204
92990	G&G Electric Supply Company, Inc. #1	Industrial Incentive	\$1,475,000	12-May-05	205
91024	Gabrielli Truck Sales, Ltd.	Industrial Incentive	\$5,100,000	19-Dec-96	206
94102	Gabrielli Truck Sales, Ltd. #2	Industrial Incentive	\$23,381,549	14-Jan-16	207
94136	Gabrielli Truck Sales, Ltd. #3	Industrial Incentive	\$22,517,713	28-Jun-17	208
94103	Gallant & Wein Corporation	Industrial Incentive	\$5,425,000	01-Jan-16	209
94128	Global Container Terminal	Industrial Incentive	\$25,000,000	28-Jul-16	214
93967	GMDC Atlantic Avenue LLC	Industrial Incentive	\$13,983,527	12-Dec-13	215
92505	Goldfeder/Kahan Framing Group, Ltd.	Industrial Incentive	\$1,910,000	07-Jun-01	216
92648	Goldstone Hosiery Co., Inc.	Industrial Incentive	\$3,000,000	22-Oct-01	218
94058	Gotham Seafood Corp.	Industrial Incentive	\$4,225,000	05-Jan-16	219
93351	Gourmet Guru, Inc.	Industrial Incentive	\$4,900,000	24-Sep-08	221
92506	Gracious Thyme Catering Inc.	Industrial Incentive	\$2,900,000	21-Jul-00	223
93278	Grand Meridian Printing, Inc.	Industrial Incentive	\$3,390,500	18-Jul-07	224
92708	Great Wall Corp.	Industrial Incentive	\$2,500,000	03-Jan-03	225
92778	Greater NY Automobile Dealers Association, Inc.	Industrial Incentive	\$24,696,000	23-Dec-03	226
93957	Greenfelds LLC	Industrial Incentive	\$3,290,236	29-Aug-13	227
93218	Greenpoint Manufacturing and Design Center #2 (2007)	Industrial Incentive	\$11,006,000	29-Jun-07	228
93860	Halmark Architectural Finishing Corp.	Industrial Incentive	\$1,125,000	23-Aug-12	232
94062	Handy Tool & MFG. Co., Inc.,The	Industrial Incentive	\$2,525,000	05-Jan-15	233
92412	Hephaistos Building Supplies, Inc.	Industrial Incentive	\$2,118,000	30-Sep-99	237
93381	Hindustan Granites, Inc.	Industrial Incentive	\$6,736,000	07-Apr-10	242
93970	House of Spices (India), Inc.	Industrial Incentive	\$6,429,983	18-Jun-14	245
93914	Hudson Moving and Storage Co., Inc.	Industrial Incentive	\$6,200,000	14-Jul-11	246
92780	Idea Nuova, Inc. #2 (2003)	Industrial Incentive	\$9,200,000	30-Dec-03	250
93819	Idlewild 228th Street, LLC	Industrial Incentive	\$19,741,000	20-Jul-12	251
92417	Island Computer Products, Inc.	Industrial Incentive	\$2,700,000	25-Aug-99	261
93179	J & J Farms Creamery, Inc. and Fisher Foods of Queens Corp.	Industrial Incentive	\$450,000	20-Nov-06	262
93448	J & J Johnson General Contracting Co., Inc.	Industrial Incentive	\$4,050,000	10-Nov-10	263
92784	James Carpenter Design Associates, Inc.	Industrial Incentive	\$1,700,000	05-Jan-04	266
91176	James F. Volpe Electronics Contracting Corp.,	Industrial Incentive	\$880,000	11-Feb-98	267
93863	Japanese Food Depot LLC	Industrial Incentive	\$10,514,000	26-Sep-12	268
92914	Jetro Cash & Carry Enterprises, Inc. #2 (2005)	Industrial Incentive	\$2,400,000	27-Apr-05	270
93451	Jetro Cash & Carry Enterprises, LLC #3 (2010)	Industrial Incentive	\$50,000,000	17-Dec-10	271
93859	Jetro Cash and Carry Enterprises, LLC #4 (2012)	Industrial Incentive	\$30,100,000	24-Aug-12	272
93400	Judlau Contracting, Inc.	Industrial Incentive	\$2,563,000	04-Jan-96	276



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92545	Just Bagels Manufacturing, Inc.	Industrial Incentive	\$2,070,000	20-Dec-00	277
92520	Kaylim Supplies, Inc.	Industrial Incentive	\$1,450,000	21-Dec-00	279
92672	Kew Forest Plumbing & Heating, Inc.	Industrial Incentive	\$472,500	16-May-02	280
92421	Klein's Naturals, Ltd.	Industrial Incentive	\$2,850,000	22-Mar-00	282
93401	Koenig Iron Works, Inc.	Industrial Incentive	\$3,200,000	20-Dec-95	283
94088	Krasnyi Oktyabr Inc.	Industrial Incentive	\$5,140,000	10-Dec-15	285
93867	Krinos Foods LLC	Industrial Incentive	\$23,355,000	02-May-13	286
91084	L.I.C. Restaurant Group Operation LLC	Industrial Incentive	\$750,000	11-Mar-98	287
92674	Leo International, Inc.	Industrial Incentive	\$1,239,375	19-Dec-01	291
92963	Lighting & Supplies, Inc. a/k/a Sunlight Clinton Realty LLC	Industrial Incentive	\$10,800,000	17-Mar-05	295
94069	Lobster Place Inc., The	Industrial Incentive	\$7,300,000	13-Mar-15	298
92845	M & V Provision Co., Inc.	Industrial Incentive	\$6,065,000	04-Apr-01	301
91095	Madelaine Chocolate Novelties #3 (1997)	Industrial Incentive	\$3,408,000	17-Nov-97	302
92838	Mana Products, Inc. #1 (1997)	Industrial Incentive	\$18,796,322	19-Dec-97	305
92788	Mana Products, Inc. #2 (1998)	Industrial Incentive	\$6,300,000	29-Jul-98	306
93949	Manhattan Beer Distributors LLC #2	Industrial Incentive	\$68,407,000	12-Dec-13	307
93875	Maric Mechanical, Inc.	Industrial Incentive	\$1,195,565	04-Jan-13	314
92971	Marjam Supply of Rewe Street, LLC	Industrial Incentive	\$5,200,000	04-Jan-05	315
92789	Maya Overseas Foods, Inc.	Industrial Incentive	\$3,300,000	09-Sep-03	318
93450	Mediterranean Gyros Products, Inc.	Industrial Incentive	\$2,425,000	17-Dec-10	320
92429	Mesorah Publications, Ltd. #2 (1999) and Sefercraft	Industrial Incentive	\$9,000,000	17-Dec-99	324
93171	Meurice Garment Care of Manhasset Inc.	Industrial Incentive	\$2,600,000	06-Sep-06	328
93290	Mind, Hand and Company & J.V. Woodworking & Oh-Show Woodworking Studio	Industrial Incentive	\$2,450,000	03-Jan-08	329
92790	ML Design, Inc.	Industrial Incentive	\$2,150,000	30-Jul-03	330
93017	Modell's Sporting Goods, Inc.	Industrial Incentive	\$18,050,000	28-Dec-05	332
94120	Modern Window & Door, Inc.	Industrial Incentive	\$8,300,720	29-Nov-16	333
93198	Mondial Automotive, Inc and Kal-Bros, Inc	Industrial Incentive	\$5,400,000	08-Feb-07	335
93172	Montebello Food Corporation	Industrial Incentive	\$11,441,000	16-Nov-06	336
92295	Morrisons Pastry Corp.	Industrial Incentive	\$3,200,000	16-Apr-99	339
92432	Moving Right Along Service, Inc.	Industrial Incentive	\$1,400,000	20-Dec-99	341
92720	Musco Food Corporation	Industrial Incentive	\$6,375,000	06-May-03	342
92618	Mystic Display Co., Inc.	Industrial Incentive	\$1,000,000	26-Sep-01	343
93880	National Acoustics, Inc.	Industrial Incentive	\$1,579,850	02-May-13	345
92721	National Compressor Exchange of N.Y., Inc.	Industrial Incentive	\$5,211,211	11-Sep-02	348
93170	New York Christmas Lights and Decorating Ltd. and John Cappelli Erectors, Inc.	Industrial Incentive	\$2,850,000	26-Sep-06	351
92793	Nu-Life Dental Laboratories, Inc.	Industrial Incentive	\$1,350,000	10-Jun-04	362
93359	O. & I. Realty, Inc. / Peralta Metal Works, Inc.	Industrial Incentive	\$2,100,000	05-Sep-08	363
93922	Oh Nuts Warehousing Inc. and Online Express Manufacturers and Distributors Inc.	Industrial Incentive	\$3,230,000	09-Nov-11	365
93919	Pain D'Avignon III Ltd.	Industrial Incentive	\$2,958,403	28-Sep-11	371
91044	Panorama Windows Ltd.	Industrial Incentive	\$1,169,400	03-Jan-97	372
92797	Park View Realty Associates LLC	Industrial Incentive	\$4,300,000	21-Aug-03	373

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93204	Peerless Equities LLC/Empire Merchants LLC	Industrial Incentive	\$7,805,000	04-Jan-07	374
92799	Pentagram Design, Inc.	Industrial Incentive	\$4,434,000	16-Mar-04	375
93173	Pepsi-Cola Bottling Company of New York, Inc.	Industrial Incentive	\$53,000,000	17-Oct-06	376
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	377
94112	Picture Car Services, LTD	Industrial Incentive	\$47,450,000	24-Jun-16	378
92277	Port Morris Tile & Marble, Corp. #1 (1998)	Industrial Incentive	\$718,000	30-Oct-98	381
93094	Prestone Press, LLC	Industrial Incentive	\$10,120,000	25-Oct-05	383
93847	ProAudioStar	Industrial Incentive	\$4,500,000	26-Jul-12	384
92962	Prompt Apparel, Inc.	Industrial Incentive	\$7,529,000	05-Nov-04	390
93287	Proxima, Inc.	Industrial Incentive	\$7,633,000	20-Nov-07	391
91047	Q.T. Minibus of the Bronx, Inc. / GVC, LTD.	Industrial Incentive	\$1,500,500	25-Sep-96	393
92928	Rapid Processing, LLC	Industrial Incentive	\$3,250,000	03-Mar-05	398
93841	Richards Plumbing and Heating Co., Inc.	Industrial Incentive	\$4,696,526	17-May-13	401
92448	Rite Lite Ltd.	Industrial Incentive	\$3,500,000	05-Jan-00	402
94127	Rogers Surveying, PLLC	Industrial Incentive	\$4,500,000	05-Jan-17	405
93382	Royal Recycling Services, Inc.	Industrial Incentive	\$6,975,000	12-Apr-10	410
92955	S. DiFazio and Sons Construction, Inc. & Faztec Industries, Inc.	Industrial Incentive	\$1,295,000	30-Dec-04	412
93349	Safe Art SAT, Inc.	Industrial Incentive	\$11,100,000	17-Dec-08	413
93918	Salmar Properties, LLC	Industrial Incentive	\$44,429,433	22-Sep-11	417
92452	Sarad, Inc. #1 (1999)	Industrial Incentive	\$1,000,000	31-Aug-99	418
92809	Sel's Swift Service, Inc.	Industrial Incentive	\$1,602,000	24-Nov-03	422
93961	Simon Liu, Inc.	Industrial Incentive	\$2,850,000	19-Sep-13	426
93190	Simon's Hardware & Bath, LLC	Industrial Incentive	\$4,700,000	01-Aug-06	427
94047	Skyline Restoration Inc.	Industrial Incentive	\$16,700,000	14-Nov-14	428
93937	Soho Studio, Corp.	Industrial Incentive	\$4,317,000	15-Jun-12	429
92274	Solco Plumbing Supply, Inc.	Industrial Incentive	\$1,060,000	12-May-99	430
92947	State Narrow Fabrics, Inc.	Industrial Incentive	\$2,585,000	25-Aug-04	436
92268	Steinway Van and Storage Corp.	Industrial Incentive	\$1,077,000	23-Feb-99	437
92275	Steinway, Inc.	Industrial Incentive	\$1,400,000	18-Jun-99	438
93986	Superflex Ltd.	Industrial Incentive	\$5,000,000	18-Mar-14	443
92930	Sweet Sams Baking Company, LLC	Industrial Incentive	\$8,000,000	10-Aug-04	444
92587	T & G Industries, Inc.	Industrial Incentive	\$2,450,000	15-Nov-01	445
93348	Technical Library Service, Inc.	Industrial Incentive	\$4,875,000	19-Dec-08	447
92279	Titan Machine Corporation	Industrial Incentive	\$2,758,000	16-Jul-98	452
94121	Transcontinental Ultra Flex Inc.	Industrial Incentive	\$16,427,341	16-Dec-16	453
94043	Treasure Asset Storage LLC	Industrial Incentive	\$21,000,000	28-Jul-14	454
93019	Tri-State Camera Exchange Inc.	Industrial Incentive	\$4,365,000	08-Sep-05	456
92590	Tri-State Surgical Supply & Equipment Ltd.	Industrial Incentive	\$3,400,000	20-Sep-01	457
92735	UB Distributors, LLC	Industrial Incentive	\$4,575,000	12-Sep-02	461
93456	Ulano Corporation f/k/a The Utah Company of New York, Inc.	Industrial Incentive	\$5,910,000	01-Sep-10	462
94060	United New York Sandy Hook Pilots' Association and United New Jersey Sandy Hook Pilots' Association	Industrial Incentive	\$5,500,000	22-Sep-14	469

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91126	Victory FoodService Distributors Corp.	Industrial Incentive	\$3,700,000	24-Jul-97	475
93971	Walsh Electrical Contracting, Inc.	Industrial Incentive	\$1,575,000	28-Oct-13	482
92469	Watkins Poultry Merchants of New York, Inc.	Industrial Incentive	\$1,600,000	19-Oct-99	484
92935	Way Fong, LLC	Industrial Incentive	\$2,775,000	21-Sep-04	485
93981	Weapons Specialists Ltd.	Industrial Incentive	\$9,610,000	28-Mar-14	486
92471	Wipe-Tex International Corp.	Industrial Incentive	\$2,675,000	09-Sep-99	489
93095	Yorkville Van and Storage Co., Inc.	Industrial Incentive	\$2,210,000	09-Nov-05	501
92556	Zalmen Reiss and Associates, Inc. and Digital Distributors Inc. (2001)	Industrial Incentive	\$7,664,222	05-Apr-01	506

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

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92745	Aabco Sheet Metal Co., Inc.	Manufacturing Facilities Bond	\$5,525,000	30-Jun-04	15
92561	All City Switch Board Corporation	Manufacturing Facilities Bond	\$3,000,000	20-Dec-00	29
91140	Allied Metal Spinning Corp.	Manufacturing Facilities Bond	\$2,610,000	23-Dec-97	33
92567	Allway Tools, Inc. #3 (2000)	Manufacturing Facilities Bond	\$4,570,000	13-Dec-00	34
92642	Contractors SM, LLC	Manufacturing Facilities Bond	\$2,100,000	27-Dec-01	145
93280	Cool Wind Ventilation Corp.	Manufacturing Facilities Bond	\$9,000,000	31-Aug-07	147
93989	Empire LLC	Manufacturing Facilities Bond	\$0	27-Jun-96	174
93397	Forest City Pierrepont Associates	Manufacturing Facilities Bond	\$105,293,710	07-May-86	201
92232	Gary Plastic Packaging Corp.	Manufacturing Facilities Bond	\$6,400,000	09-Oct-98	210
93186	Gourmet Boutique, L.L.C.	Manufacturing Facilities Bond	\$6,000,000	06-Dec-06	220
93103	Katz Metal Fabricators, Inc.	Manufacturing Facilities Bond	\$1,850,000	29-Dec-05	278
92247	Linear Lighting Corporation	Manufacturing Facilities Bond	\$7,000,000	14-May-99	296
92792	Novelty Crystal Corp.	Manufacturing Facilities Bond	\$7,500,000	22-Dec-03	361
92503	P. S. Pibbs, Inc.	Manufacturing Facilities Bond	\$2,000,000	07-Jun-01	369
92589	Rosco, Inc.	Manufacturing Facilities Bond	\$4,200,000	27-Jun-02	407
92451	Sahadi Fine Foods	Manufacturing Facilities Bond	\$6,255,000	20-Aug-99	414
93217	Stallion, Inc. #1 (2007)	Manufacturing Facilities Bond	\$9,000,000	02-Mar-07	435
93404	Streamline Plastics Co.	Manufacturing Facilities Bond	\$1,860,000	12-Jun-96	440
92934	Super-Tek Products	Manufacturing Facilities Bond	\$5,900,000	29-Dec-04	442
93350	United Airconditioning Corp. II	Manufacturing Facilities Bond	\$5,000,000	02-Jul-08	463
91147	USA Waste Services of NYC, Inc.	Manufacturing Facilities Bond	\$20,000,000	23-Dec-97	473
93183	Watermark Designs, LLC	Manufacturing Facilities Bond	\$5,500,000	29-Sep-06	483
92472	World Casing Corp.	Manufacturing Facilities Bond	\$2,245,000	18-Nov-99	491

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94137	Madison Square Boys and Girls Club: Harlem Clubhouse	New Markets Tax Credits Program	\$37,160,000	05-May-17	303

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92748	Allen-Stevenson School, The	Not For Profit Bond	\$24,000,000	05-Mar-04	32
92843	Amboy Properties Corporation	Not For Profit Bond	\$13,660,000	30-Jun-99	41
92957	American Civil Liberties Union Foundation, Inc.	Not For Profit Bond	\$20,000,000	05-Jan-05	43
93214	Ateret Torah Center	Not For Profit Bond	\$13,200,000	29-Mar-07	58
93195	Auditory/Oral School of New York, The	Not For Profit Bond	\$7,135,000	22-Nov-06	61
92837	Bank Street College of Education # 1 (1997), The	Not For Profit Bond	\$6,395,000	23-Dec-97	67
93284	Bronx Parking Development Company, LLC	Not For Profit Bond	\$237,635,000	01-Dec-07	96
93105	Center for Elimination of Violence in the Family	Not For Profit Bond	\$6,510,000	26-Apr-06	111
93196	Center for Nursing & Rehabilitation Inc.	Not For Profit Bond	\$23,150,000	14-Dec-06	117
93201	Chapin School, LTD, The	Not For Profit Bond	\$40,000,000	22-Dec-06	121
92697	Child School, The	Not For Profit Bond	\$18,250,000	22-Apr-03	124
92377	Churchill School & Center For Learning Inc., The	Not For Profit Bond	\$22,000,000	16-Dec-99	126
93140	College of Mount Saint Vincent #3	Not For Profit Bond	\$22,000,000	29-Jun-06	130
93391	Comprehensive Care Management Corporation #1 (1996)	Not For Profit Bond	\$6,525,000	20-Jun-96	138
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	21-Dec-05	139
93910	Comprehensive Care Management Corporation #3 (1998)	Not For Profit Bond	\$4,760,000	14-Jul-98	140
93101	Cong. Machne Chaim Inc. d/b/a Bais Sarah Educational Center for Girls	Not For Profit Bond	\$9,000,000	26-May-06	141
93300	Congregation Darchei Torah	Not For Profit Bond	\$32,000,000	24-Jan-08	142
92699	Convent of the Sacred Heart School of New York	Not For Profit Bond	\$15,115,000	20-Nov-02	146
92961	Family Support Systems Unlimited, Inc.	Not For Profit Bond	\$7,240,000	04-Jan-05	185
93148	Gillen Brewer School, The	Not For Profit Bond	\$5,850,000	20-Jun-06	213
93194	Guttmacher Institute, Inc.	Not For Profit Bond	\$11,000,000	02-May-07	231
92991	Highbridge - Woodycrest Center, Inc.	Not For Profit Bond	\$6,420,000	29-Jun-05	241
93003	Independent Living Association, Inc.	Not For Profit Bond	\$2,484,000	24-Jun-05	252
92715	Isamu Noguchi Foundation, Inc., The	Not For Profit Bond	\$9,000,000	26-Feb-03	260
92533	Jamaica First Parking, LLC #1 (2001)	Not For Profit Bond	\$4,730,000	28-Mar-01	264
92783	Jamaica First Parking, LLC #2 (2004)	Not For Profit Bond	\$9,525,000	23-Mar-04	265
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	273
92649	Jewish Community Center In Manhattan, Inc.	Not For Profit Bond	\$36,300,000	16-Mar-00	274
92634	Magen David Yeshivah	Not For Profit Bond	\$38,500,000	26-Jun-02	304
93219	Manhattan Community Access Corporation	Not For Profit Bond	\$5,000,000	18-May-07	311
93302	Margaret Tietz Nursing and Rehabilitation Center	Not For Profit Bond	\$18,965,000	23-Jan-08	313
92899	Mercy College	Not For Profit Bond	\$16,220,000	02-May-05	321
93102	MMC Corporation	Not For Profit Bond	\$37,180,000	22-Dec-05	331
92373	National Center on Addiction & Substance Abuse at Columbia University	Not For Profit Bond	\$14,000,000	09-Mar-00	347
93178	New York Congregational Nursing Center	Not For Profit Bond	\$17,420,000	27-Jul-06	352
93225	Polytechnic University	Not For Profit Bond	\$103,700,000	28-Jun-07	380
92802	Professional Children's School, Inc. (2003)	Not For Profit Bond	\$9,000,000	23-Sep-03	385
93018	Project Samaritan AIDS Services, Inc.	Not For Profit Bond	\$11,740,000	25-Jan-06	389
93390	Ronald McDonald House of New York, Inc.	Not For Profit Bond	\$23,200,000	30-May-91	406
92806	Roundabout Theatre Company, Inc.	Not For Profit Bond	\$17,720,000	27-Jul-03	408

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<b>Not For Profit Bond</b>					
93187	Ruach Chaim Institute	Not For Profit Bond	\$11,260,000	18-Oct-06	411
92853	Seamen's Society for Children & Families	Not For Profit Bond	\$5,355,000	20-Dec-04	420
93147	Sephardic Community Youth Center, Inc.	Not For Profit Bond	\$40,000,000	15-Jun-06	423
93038	Spence- Chapin, Services to Families and Children	Not For Profit Bond	\$9,875,000	22-Jun-06	432
93199	Studio School, The	Not For Profit Bond	\$8,830,000	28-Dec-06	441
92628	Therapy and Learning Center, Inc.	Not For Profit Bond	\$4,200,000	26-Oct-02	449
93226	United States Fund for UNICEF	Not For Profit Bond	\$43,000,000	15-Jun-07	471
93200	Vaughn College of Aeronautics and Technology	Not For Profit Bond	\$39,730,000	21-Dec-06	474
92629	Village Community School	Not For Profit Bond	\$6,500,000	26-Oct-01	477
92833	VVE Properties Corporation	Not For Profit Bond	\$20,190,000	30-Jun-99	480
93221	Yeled V'Yalda Early Childhood Center, Inc.	Not For Profit Bond	\$32,790,000	28-Jun-07	495
93299	Young Adult Institute, Inc. #10 (2007b)	Not For Profit Bond	\$1,885,000	07-Nov-07	502



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<b>Pooled Bond</b>					
92979	Advocates for Services for the Blind Multihandicapped, Inc.	Pooled Bond	\$1,625,000	01-Mar-05	20
93208	Association for Metroarea Autistic Children Inc. d/b/a AMAC	Pooled Bond	\$2,250,000	22-Feb-07	57
92941	Block Institute Inc.	Pooled Bond	\$1,145,000	19-Aug-04	81
92372	Center for Family Support, Inc., The #1 (1999)	Pooled Bond	\$370,000	10-Dec-99	113
92757	Center for Family Support, Inc., The #2 (2004)	Pooled Bond	\$850,000	27-Feb-04	114
93313	Center for Family Support, Inc., The #3 (2008)	Pooled Bond	\$2,420,000	30-Jan-08	115
92639	Centro Social La Esperanza, Inc. #1 (2002)	Pooled Bond	\$1,182,800	27-Jun-02	119
93369	Centro Social La Esperanza, Inc. #2 (2008)	Pooled Bond	\$1,000,000	30-Jan-08	120
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	151
92942	Eden II School For Autistic Children, Inc. (2004)	Pooled Bond	\$3,630,000	19-Aug-04	170
93314	Federation Employment and Guidance Service, Inc.	Pooled Bond	\$2,925,000	30-Jan-08	195
92633	General Human Outreach in the Community, Inc.	Pooled Bond	\$672,300	27-Jun-02	212
92500	Guild for Exceptional Children, Inc., The	Pooled Bond	\$1,182,300	01-Jan-99	230
92413	Herbert G. Birch Services, Inc #2 (1999)	Pooled Bond	\$416,100	01-Nov-99	238
92547	Herbert G. Birch Services, Inc #3 (2000)	Pooled Bond	\$607,000	16-Aug-00	239
92713	Human Care Services for Families & Children, Inc. #1	Pooled Bond	\$1,270,000	10-Jan-03	248
93210	Inter-Agency Council of Mental Retardation and Developmental Disabilities Agencies Incorporated (IAC)	Pooled Bond	\$1,010,000	22-Feb-07	257
92717	Lifespire, Inc. #1 (2002)	Pooled Bond	\$4,520,000	10-Jan-03	294
92292	Mercy Home for Children, Inc. #1 (1999)	Pooled Bond	\$560,000	01-Jan-99	322
92795	Otsar Early Childhood Center	Pooled Bond	\$2,415,000	27-Feb-04	367
92796	Otsar Family Services, Inc.	Pooled Bond	\$725,000	27-Feb-04	368
92621	Program Development Services, Inc. #1 (2001)	Pooled Bond	\$515,000	18-Dec-01	387
93317	Program Development Services, Inc. #2 (2008)	Pooled Bond	\$2,200,000	30-Jan-08	388
92944	QSAC, Inc. #3 (2004)	Pooled Bond	\$419,000	19-Aug-04	394
92624	Queens Parent Resource Center, Inc. #1 (2002)	Pooled Bond	\$823,100	27-Jun-02	396
93143	Queens Parent Resource Center, Inc. #2 (2006)	Pooled Bond	\$940,000	01-Mar-06	397
93212	Rivendell School	Pooled Bond	\$5,260,000	22-Feb-07	403
93034	Services for the Underserved, Inc. #3 (2006)	Pooled Bond	\$1,710,000	16-Jun-06	425
92528	St. Vincent's Services, Inc. #2 (2000)	Pooled Bond	\$560,000	16-Aug-00	434
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	466
92857	Women's League Community Residences, Inc #1 (2001)	Pooled Bond	\$3,347,700	18-Dec-01	490
92653	Young Adult Institute, Inc. #3 (2001)	Pooled Bond	\$1,566,700	18-Dec-01	503
92671	Young Adult Institute, Inc. #4 (2002a)	Pooled Bond	\$1,054,000	01-Jun-02	504
92742	Young Adult Institute, Inc. #5 (2002C)	Pooled Bond	\$675,000	10-Jan-03	505

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<b>Recovery Zone Facility Bond</b>					
93452	Arthur Management Corporation	Recovery Zone Facility Bond	\$19,800,000	21-Dec-10	54
94045	Arverne By The Sea & LLC & Benjamin Beechwood Retail LLC	Recovery Zone Facility Bond	\$11,100,000	12-Feb-15	55
93453	WytheHotel LLC	Recovery Zone Facility Bond	\$15,000,000	15-Dec-10	492

## APPENDIX III

## *NYC Charter 1301*

\*\*\*\*\* Current through October 12, 2017 \*\*\*\*\*

*New York City Municipal Code, Charter and Rules > New York City Charter > CHAPTER 56  
DEPARTMENT OF SMALL BUSINESS SERVICES\**

### **§1301.Powers and duties of the commissioner.**

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Except as otherwise provided by law, the commissioner shall have charge and control of and be responsible for all functions and operations of the city relating to business and economic development, the enhancement of economic development and financial opportunity for minority and women owned business enterprises, and ensuring equal employment opportunity by city contractors. Such powers and functions shall include, without limitation, the following:

1. With respect to business and economic development generally the commissioner shall have the power and duty:
  - a. to establish business, industrial and commercial policies, programs and projects which affect the business, industrial, commercial or economic well-being, development, growth and expansion of the economic life of the city;
  - b. to serve as liaison for the city with local development corporations, other not-for-profit corporations and all other entities involved in economic development within the city. In furtherance of this function, the department shall include in any contract with a local development corporation or not-for-profit corporation of which a majority of its members are appointed by the mayor under which such contracted entity is engaged in providing or administering economic development benefits on behalf of the city and expending city capital appropriations in connection therewith, a requirement that such contracted entity submit to the mayor, the council, the city comptroller, the public advocate, the borough presidents and community planning boards by January 31 of each year, a report for the prior fiscal year in the form prescribed hereunder with regard to projected and actual jobs created and retained in connection with any project undertaken by such contracted entity for the purpose of the creation or retention of jobs, whether or not such project involves the expenditure of city capital appropriations, if in connection with such project assistance to a business entity was provided by such contracted entity in the form of a loan, grant or tax benefit in excess of one hundred fifty thousand dollars, or a sale or lease of city-owned land where the project is estimated to retain or create not less than twenty-five jobs. The report shall be for the period commencing on the date that the project agreement and any other documents applicable to such project have been executed through the final year that such entity receives assistance for such project, except that, as to projects consisting of a lease or sale of city-owned land, each annual report shall include only (1) a list of each existing lease, regardless of when such lease commenced, and a list of each sale of city-owned land that closed on or after January 1, 2005, and (2) for such leases or sales, any terms or restrictions on the use of the property, including the rent received for each leased property in the prior fiscal year, and for sales, the price for which the property was sold and any terms or restrictions on the resale of the property, and need not include any other information with regard to such lease or sale of a type required for reports for other projects hereunder. Information on any such lease shall be included until the lease terminates and information on sales of city-owned land shall be included for fifteen years following closing. The report, other than for leases or sales of city-owned land, shall contain, for the prior fiscal year, the following information with respect thereto: (i) the project's name; (ii) its location; (iii) the time span over which the project is to receive any such assistance; (iv) the type of such assistance provided, including the name of the program or programs through which assistance is provided; (v) for projects that involve a maximum amount of assistance, a statement of the maximum amount of assistance available to those projects over the duration of the project agreement, and for those projects that do not have a maximum amount, the current estimated amount of assistance over the duration of the project agreement, the amount of tax exempt bonds issued during the current reporting year and the range of potential cost of those bonds; project assistance to be reported shall include, but shall not be limited to, PILOT savings, which shall be defined for the purposes of this paragraph as the difference between the PILOT payments made and the property

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tax that would have been paid in the absence of a PILOT agreement, the amount of mortgage recording fees waived, related property tax abatements, sales tax abatements, the dollar value of energy benefits and an estimated range of costs to the city of foregone income tax revenues due to the issuance of tax exempt bonds; (vi) the total number of employees at all sites covered by the project at the time 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 employee where contract employees may be included for the purpose of determining compliance with job creation or retention requirements; (vii) the number of jobs that the entity receiving benefits is contractually obligated to retain and create over the life of the project, except that such information shall be reported on an annual basis for project agreements containing annual job retention or creation requirements, and, for each reporting year, the base employment level the entity receiving benefits agrees to retain over the life of the project agreement, any job creation scheduled to take place as a result of the project, and where applicable, any job creation targets for the current reporting year; (viii) the estimated amount, for that year and cumulatively to date, of retained or additional tax revenue derived from the project, excluding real property tax revenue other than revenue generated by property tax improvements; (ix) the amount of assistance received during the year covered by the report, the amount of assistance received since the beginning of the project period, and the present value of the future assistance estimated to be given for the duration of the project period; (x) for the current reporting year, the total actual 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, the number of contract jobs, and, for entities receiving benefits that employ two hundred fifty or more persons, 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 for employees within the "non-exempt" category, the percentage of employees earning up to twenty-five thousand dollars per year, the percentage of employees earning more than twenty-five thousand per year up to forty-thousand dollars per year and the percentage of employees earning more than forty thousand dollars per year up to fifty thousand dollars per year; (xi) whether the employer offers health benefits to all full-time employees and to all part-time employees; (xii) for the current reporting year, for employees at each site covered by the project in the categories of industrial jobs, restaurant jobs, retail jobs, and other jobs, 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 134 of title 6 of the administrative code of the city of New York. Reports with regard to projects for which assistance was received prior to July 1, 2012 need only contain such information required by this paragraph as is available to the city, can be reasonably derived from available sources, and can be reasonably obtained from the business entity to which assistance was provided; (xiii) for the current reporting year, with respect to the entity or entities receiving assistance and their affiliates, the number and percentage of employees at all sites covered by the project agreement who reside in the city of New York. For the purposes of this subparagraph, "affiliate" shall mean (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 an active project agreement, or (ii) a business entity that owns more than fifty percent of an entity that is party to an active project agreement or that exercises a power or right of control of such entity; (xiv) a projection of the retained or additional tax revenue to be derived from the project for the remainder of the project period; (xv) a list of all commercial expansion program benefits, industrial and commercial incentive program benefits received through the project agreement and relocation and employment assistance program benefits received and the estimated total value of each for the current reporting year; (xvi) a statement of compliance indicating whether, during the current reporting year, the contracted entity has reduced, cancelled or recaptured benefits for any company, and, if so, the total amount of the reduction, cancellation or recapture, and any penalty assessed and the reasons therefore; (xvii) for business entities for which project assistance was provided by such contracted entity in the form of a loan, grant or tax benefit of one hundred fifty thousand dollars or less, the data should be included in such report in the aggregate using the format required for all other loans, grants or tax benefits; and (xviii) an indication of the sources of all data relating to numbers of jobs. For projects in existence prior to the effective date of this local law, information that business entities were not required to report to such contracted entity at the time that the project agreement and any other documents applicable to such project were executed need not be contained in the report.

The report shall be submitted by the statutory due date and shall bear the actual date that the report was submitted. Such report shall include a statement explaining any delay in its submission past the statutory due date. Upon its

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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 of New York, provided that reports submitted in 2012 or after shall simultaneously be made available in a commonly available non-proprietary database format on the website of the contracted entity or, if no such website is maintained, on the website of the city of New York, except that any terms and restrictions on the use or resale of city-owned land need not be included in such non-proprietary database format, and provided further that with respect to the report submitted in 2012 in the commonly available non-proprietary database format, the contracted entity shall include, in such format, the data included in the reports for the period from July 1, 2005 to June 30, 2010. Reports with regard to projects for which assistance was rendered prior to July 1, 2005, need only contain such information required by this subdivision as is available to the contracted entity, can be reasonably derived from available sources, and can be reasonably obtained from the business entity to which assistance was provided.

- b-1. By March 1, 2007, and by March 1 every two years thereafter, the entity under contract with the department to provide or administer economic development benefits on behalf of the city, in consultation with the speaker of the city council and other persons selected jointly by the mayor and the speaker of the city 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 this report and generate recommendations, where appropriate, on the methodology by which projects receiving economic development subsidies are evaluated. The department shall present to the mayor and the speaker no later than October 1 of every year in which such evaluation is required, a report containing such recommendations as are presented as a result of this review.
- b-2. By August 1, 2017, and by August 1 every year thereafter, the entity under contract with the department to provide or administer economic development benefits on behalf of the city shall assess and evaluate each business entity to which it provided assistance in the form of a loan, grant or tax benefit in excess of one hundred fifty thousand dollars, or sale or lease of city-owned land for a project expected, in accordance with information provided by the applicant for the sale or lease, to retain or create not less than twenty-five jobs, to determine whether they met minority and women-owned business goals, if any, pursuant to the contract. The findings of such assessments shall be submitted to the department on or before November 1, 2017, and on November 1 every year thereafter. By January 30, 2018, and by January 1 every year thereafter, the department shall submit such assessment and evaluation to the mayor and the speaker of the council, which shall include, but not be limited to: (i) a list of all recipients of such economic development benefits; (ii) the minority and women-owned business goals for these recipients; (iii) whether the recipient conducted a good faith effort to identify and utilize minority and women-owned businesses to achieve such goals; and (iv) if minority and women-owned business contracting goals were not met by a recipient, a description of the reasons the goals were not met.
- c.to study, organize, promote, coordinate and carry out within or without the city, activities, projects and programs designed to encourage, stimulate and foster the well-being, development, growth and expansion of business, industry and commerce in the city, and the enhancement and protection of the economic life of the city;
- d.to assist, encourage and promote broadened employee ownership, particularly through the use of employee stock ownership plans and producer cooperatives, by conducting research, outreach and public informational programs pertaining to employee ownership and employee stock ownership plans; by providing technical assistance to employee groups exploring an employee buyout, where such an action might be instrumental in retaining a business within the city of New York; and by ensuring that firms applying for financial assistance from any entity involved with economic development in the city of New York shall be correctly advised as to the potential advantages of forming an employee stock ownership plan;
- e.to serve as a clearinghouse in connection with efforts to devise solutions for problems affecting business, industry and commerce in the city;
- f.to promote and encourage the expansion and development of markets for city products;
- g.to promote and encourage the location and development of new business and industry in the city, as well as the maintenance and expansion of existing business and industry, and for this purpose to cooperate with public and private agencies, organizations and individuals;

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- h. to promote, coordinate and implement activities, projects and programs designed to attract foreign direct investment and promote overseas sales by firms in the city and to otherwise encourage, stimulate and foster the well-being, development, growth, and expansion of international business, commerce, and trade in the city;
  - i. to administer and promote the development of foreign trade zones within the city;
  - j. to study conditions affecting business, industry and commerce in the city, and to collect and disseminate such information, make such studies and carry on such educational activities as may be necessary or useful in relation to the promotion and development of business, industry and commerce in the city;
  - k. to maintain a business information service in order to assist business and industry in the city, and to encourage business and industry outside of the city to patronize the business and industrial establishments of the city;
  - l. to make, from time to time, recommendations to the mayor concerning steps deemed advisable for the promotion and advancement of business and industrial prosperity in the city and the elimination of restrictions, burdens and handicapping factors having an adverse effect on business, industry and commerce in the city;
  - m. to publicize the economic advantages and other factors which make the city a desirable location for business and industry;
  - n. to collect information and compile and distribute literature and publicity material dealing with the facilities, advantages and attractions of the city and the historic and scenic points and places of interest therein;
  - o. to plan and conduct publicity and information programs designed to attract tourists, vacationers, visitors and other interested persons to the city, and to encourage, coordinate and cooperate with the efforts of public and private agencies, organizations and groups to publicize the advantages and attractions of the city for such purposes;
  - p. to encourage and cooperate with the efforts of public and private agencies, organizations and groups in publicizing the business, industrial and commercial advantages of the city;
  - q. to cooperate with and assist any corporation, organization, agency or instrumentality, whether public or private, the objects of which include, or which is authorized to act for, the advancement of the business and industrial prosperity and economic welfare of the city, or the furnishing of assistance in the location of new business and industry therein, or the rehabilitation or expansion of existing business and industry therein, or the creation of job opportunities or additional employment therein, so as to provide support for any action, efforts or activities for the accomplishment of any such purposes in the city on the part of any such corporation, organization, agency or instrumentality; and
  - r. to issue permits for the taking of motion pictures, and for the taking of photographs and for the use or operation of television cameras and/or any other transmitting television equipment in or about city property, or in or about any street, park, marginal street, pier, wharf, dock, bridge or tunnel within the jurisdiction of any city department or agency or involving the use of any city owned or maintained facilities or equipment.
2. The commissioner shall have the power and duty to exercise the functions of the city relating to the development, redevelopment, construction, reconstruction, operation, maintenance, management, administration and regulation of public markets, wharf property, water front property and airports within the city of New York including, without limitation, the following:
- a. to have exclusive charge and control of the public markets of the city, to fix fees for services, licenses and privileges in connection therewith, to rent space therein and to enter into leases therefor, and to regulate all facilities in use as public markets for the public health, safety and welfare;
  - b. to have exclusive charge and control of the wharf property and water front owned by the city and of the building, rebuilding, repairing, altering, maintaining, strengthening, protecting, cleaning, dredging, and deepening of such wharf property and water front property; provided, that the commissioner may, subject to the approval of the mayor, designate parcels of wharf property and water front property to be managed pursuant to this paragraph and leased or permitted pursuant to paragraphs g and h of this subdivision by the commissioner of citywide administrative services. Any such designation shall be made in writing and may be withdrawn by the commissioner subject to the approval of the mayor;

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- c. to have the exclusive power to enforce with respect to public markets, water front property and any structures on water front property under its jurisdiction, the labor law and such other laws, rules and regulations as may govern the dredging, filling, removal, construction, alteration, maintenance, use, occupancy, safety, sanitary conditions, mechanical equipment and inspection of structures in the city, and the issuance of permits and certificates of completion in reference thereto, and to establish and amend fees to be charged for the issuance of such permits or certificates of completion, which fees shall be established by the rules of the commissioner;
- d. to have exclusive power to regulate water front property and the following structures on any water front property: wharves, piers, docks, bulkheads, structures wholly or partly therein, and such other structures used in conjunction with and in furtherance of water front commerce and/or navigation;
- e. to have exclusive power to regulate the use of marginal streets so that they may be used to the best advantage in connection with wharf property and to regulate by license or otherwise the transfer of goods and merchandise upon, over or under all such marginal streets;
- f. to lease, subject to the approval of the council, any wharf property belonging to the city primarily for purposes of water front commerce or in furtherance of navigation. Such leases may be sold at public auction duly advertised in the City Record for at least ten days prior thereto, and if not so sold the terms of any lease must be approved by the council by a three-fourths vote after a public hearing, notice of which shall be published in the City Record for the six days of publication of the City Record immediately prior thereto. All such leases shall be for such terms and shall contain such conditions as may be provided by law. The council shall act within forty-five days of the filing of the proposed terms and conditions of any such lease with the council. Failure of the council to act on a lease within such forty-five day period shall be deemed an approval of such lease. All votes of the council pursuant to this subdivision shall be filed by the council with the mayor and shall be final unless disapproved by the mayor within five days of such filing except that there shall be no right of mayoral disapproval if a three-fourths vote of the council is required pursuant to this subdivision. Any such mayoral disapproval shall be filed by the mayor with the council and shall be subject to override by a two-thirds vote of the council within ten days of such filing;
- g. to lease, pursuant to review and approval pursuant to sections one hundred ninety-seven-c and one hundred ninety-seven-d, any wharf property belonging to the city for purposes other than water front commerce or in furtherance of navigation, including, without limitation, commercial, industrial, residential or recreational purposes. All such leases shall be for such terms and shall contain such conditions as may be provided by law. No such lease may be authorized by the commissioner until a public hearing has been held with respect thereto after the publication of notice in the City Record at least thirty days in advance of such hearing;
- h. to grant temporary permits terminable at will for a period not exceeding three years for the purposes of water front commerce or in furtherance of navigation and not exceeding one year for other purposes to use and occupy any wharf property belonging to the city;
- i. to set aside by order any wharf property belonging to the city, which has not been leased, for general wharfage purposes or for the use of any special kind of commerce, or of any class of vessel, or of any agency, and to revoke or modify such order as to any such wharf property at any time;
- j. to regulate the charges for wharfage, crantage and dockage of all vessels or floating structures using any wharf property set aside under paragraph i of this subdivision, provided that the rates which it shall be lawful to charge for wharfage, crantage and dockage from any vessel or floating structure which makes use of any other wharf property within the port of New York shall be fixed by rules of the commissioner;
- k. to sell buildings, structures and other improvements on market property and wharf property to a person leasing such property pursuant to paragraphs a, f and g of this subdivision; provided, however, that any such sale of improvements shall be subject to the procedure for review and approval applicable to the lease related to the improvements;
- l. to manage and promote the economic development of all airports, airplane landing sites, seaplane bases, heliports and helistops owned by the city, and to lease such property, subject to review and approval pursuant to sections one hundred ninety-seven-c and one hundred ninety-seven-d. No such lease may be authorized by the



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commissioner until a public hearing has been held with respect thereto after the publication of notice in the City Record at least thirty days in advance of such hearing;

m. except as provided in section 487, to have charge and control of the regulation for the health and safety of the general public of all airports, airplane landing sites, seaplane bases, heliports, helistops, marginal streets and parking facilities appurtenant thereto owned by the city;

n. except as provided in section 487, to establish, amend and enforce rules for the proper care and use of all public markets, wharf property, water front property and all airports, airplane landing sites, seaplane bases, heliports and helistops owned by the city and placed in his or her charge or over which he or she shall have power of regulation, and to issue such orders as may be necessary for such enforcement. The violation of or the failure to comply with any such order or rule shall be triable in criminal court and punishable, upon conviction, by not more than thirty days imprisonment or by a fine of not less than one hundred dollars nor more than five thousand dollars, or both;

o. except as provided in section 487, to have the exclusive power to regulate all privately owned airports, airplane landing sites, seaplane bases, heliports and helistops and the operation out of and into such bases as well as the control of ground effect craft and aircraft operations to or from other sites within the city not so designated as airports, heliports, helistops, airplane landing sites or seaplane bases;

p. to promote and encourage the expansion and development of the city as a center for intrastate, interstate and international overland freight transportation; and

q. to administer and enforce the provisions of the zoning resolution of the city of New York in respect to the following structures on any water front property: wharves, piers, docks, bulkheads, structures wholly or partly thereon, and such other structures used in conjunction with and in furtherance of water front commerce and/or navigation in the same manner and in accordance with the same procedure as is prescribed therein.

3. With respect to energy matters, the commissioner shall have the power and duty:

a. to plan, formulate, coordinate and advance energy policy for the city;

b. to analyze the energy and fuel needs of the city with respect to all kinds of energy, to prepare intermediate and long-range plans, goals and programs designed to meet such needs, and to establish priorities among them;

c. to develop, implement and manage energy-related programs for economic development and other purposes, including, without limitation, the administration of the public utility service established by section 22301 of the administrative code, and to exercise all of the functions, powers and duties of such public utility service; and

d. to perform such other responsibilities with respect to energy matters, including responsibilities delegated elsewhere by the charter, as the mayor shall direct.

4. For purposes of subdivision three of this section, "energy" shall include work or heat that is, or may be, produced from any fuel or source, including but not limited to electrical, fossil, geothermal, wind, hydro, solid waste, tidal, solar and nuclear.

5. The commissioner shall have the power and duty to:

a. advise and assist the mayor in developing policies designed to meet the job training and employment needs of the economically disadvantaged and unemployed residents of the city of New York, as well as the labor needs of private industry;

b. provide job training and employment services for economically disadvantaged and unemployed residents of the city of New York;

c. disburse available city, state and federal funds for job training and employment programs throughout the city, and, when practical, to coordinate such funds with available funding from the private sector;

d. maintain, operate and control such programs as may be necessary or required to achieve the objectives of the department;

e. promote cooperation among business, labor and community organizations in response to labor market conditions; and

f. promote public awareness of resources available for the economically disadvantaged and unemployed, and to refer the public to appropriate job training and employment services.

## NYC Charter 1301

**HISTORICAL NOTE**

Section added L.L. 61/1991 §6, eff. July 1, 1991. [See Note 2]

Subd. 1 par b amended L.L. 3/2016 §1, eff. Jan. 5, 2016.

Subd. 1 par b amended L.L. 102/2013 §1, eff. Nov. 19, 2013.

Subd. 1 par b amended L.L. 37/2012 §2, eff. Sept. 26, 2012.

Subd. 1 par b amended L.L. 62/2010 §1, eff. Mar. 25, 2011.

Subd. 1 par b amended L.L. 48/2005 §1, eff. May 19, 2005.

Subd. 1 par b amended L.L. 69/1993 §1, eff. Aug. 17, 1993.

Subd. 1 par b-1 amended L.L. 102/2013 §2, eff. Nov. 19, 2013.

Subd. 1 par b-1 added L.L. 48/2005 §2, eff. May 19, 2005.

Subd. 1 par b-2 added L.L. 109/2016 §1, eff. Sept. 28, 2016.

Subd. 2 par b amended L.L. 59/1996 §24, eff. Aug. 8, 1996.

Subd. 2 pars l, m, n, o amended L.L. 148/2013 §2, eff. Mar. 30, 2014.

Subd. 2 pars m, n, o amended L.L. 26/2008 §2, eff. July 1, 2008. [See §487 Note 1]

Subds. 3, 4 added L.L. 24/1994 §5, eff. July 5, 1994.

Subd. 5 added L.L. 52/2003 §3, eff. July 1, 2003. [See Note 1]

**DERIVATION**

Formerly §1313 added by LL 1977, No. 28

Formerly §1303 renumbered by LL 1978, No. 37

Sub d added by LL 1984, No. 67

Sub 13 amended by LL 1969, No. 74

Sub 1 par d amended at General Election, Nov. 7, 1989

§16.No existing right or remedy of any character shall be lost, impaired or affected by reason of the adoption of this local law.

§17.No action or proceeding, civil or criminal, ending at the time when this local law shall take effect, brought by or against the city or any agency or officers, shall be affected or abated by the adoption of this local law or by anything herein contained; but all such actions or proceedings may be continued notwithstanding that functions, powers and duties of any agency or officer party thereto may by this local law be assigned or transferred to another agency or officer, but in that event the same may be prosecuted or defended by the head of the agency or the officer to which such functions, powers and duties have been assigned or transferred by this local law.

§18.Whenever by any provision of this local law functions, powers or duties are assigned to any agency or officer which have been heretofore exercised by any other agency or officer, all officers and employees in the classified city civil service who at the time that this local law shall take effect are engaged in the performance of such function, powers or duties shall be transferred to the agency to which such functions, powers or duties are assigned by this local law, without examination and without affecting existing compensation or pension or retirement rights, privileges or obligations of such officers and employees.

§19.Nothing contained in this local law shall affect or impair the rights or privileges of officers or employees of the city or of any agency existing at the time when this local law shall take effect and not inconsistent with the provisions of this local law in relation to the personnel, appointment, ranks, grades, tenure of office, promotion, removal, pension and retirement plans rights and any other rights or privileges of officers or employees of the city generally or officers of any agency.

§20.Effective date. This local law shall take effect on July 1, 2003, or as soon thereafter as a transfer of agency functions may be effectuated.

2.Provisions of 61/1991:

## NYC Charter 1301

.....

- §9. Any agency or officer to whom are assigned by this local law any powers and duties shall exercise such powers and duties in continuation of their exercise by the agency or officer by which the same were heretofore exercised and shall be authorized to continue any business, proceeding or other matter commenced by the agency or office by whom such powers and duties were heretofore exercised. Any provision in any law, rule, regulation, contract, grant or other document relating to the subject-matter of such powers or duties and applicable to the agency or officer formerly exercising the same, shall, so far as not inconsistent with the provisions of this local law, apply to the agency or officer to which such powers and duties are assigned.
- §10. All records, property and equipment whatsoever of any agency or part thereof, the powers and duties of which are assigned to any other agency by this local law, shall be transferred and delivered to the agency to which such powers and duties are so assigned.
- §11. Any rule in force upon the effective date of this local law and promulgated by an agency or officer whose power to promulgate such rule is assigned by this local law to another agency or officer shall continue in force as the rule of the agency or officer to whom such power is assigned, unless and until such rule is superseded, amended, or repealed.
- §12. No existing right or remedy of any character shall be impaired or affected by reason of the adoption of this local law. Any lease, license or permit in force upon the effective date of this local law, and entered into or issued by any agency or officer whose power to enter into or issue such type of lease, license or permit is assigned by this local law to another agency or officer shall continue to force according to its terms and applicable law.
- §13. Notwithstanding any provision of the charter to the contrary, the commissioner of small business services shall, no later than sixty days prior to entering into any contract with a local development corporation or not-for-profit corporation of which the majority of its members are appointed by the mayor for the provision of services to assist the department in performing any of the functions set forth in subdivision 2 of section 1301 of the charter where such functions were previously performed by the former department of ports and trade, provide the council with a copy of such proposed contract, together with a statement explaining the reasons which justify contracting for such purposes. The commissioner shall be authorized to enter into such contract unless, within such sixty day period, the council enacts a local law prohibiting the commissioner from contracting for such purposes. [§13 amended L.L. 102/2013 §4, eff. Nov. 19, 2013]
- §14. This local law shall take effect July 1, 1991, provided that if enacted after such date it shall take effect immediately and be deemed in effect as of July 1, 1991.

#### Annotations

### Note

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#### 1.Provisions of L.L. 52/2003:

§13.Any agency or officer to which is assigned by this local law any functions, powers and duties shall exercise such functions, powers and duties in continuation of their exercise by the agency or officer by which the same were heretofore exercised and shall have power to continue any business, proceeding or other matter commenced by the agency or officer by which such functions, owners and duties were heretofore exercised. Any provision in any law, rule, regulation, contract, grant or other document relating to the subject matter of such functions, powers or duties, and applicable to the agency or officer formerly exercising the same shall, so far as not inconsistent with the provisions of this local law, apply to the agency or officer to which such functions, powers and duties are assigned by this local law.

§14.Any rule in force on the effective date of this local law, promulgated by an agency or officer whose power to promulgate such rule is assigned by this local law to some other agency or officer shall continue in force as the rule of the agency or officer, to whom such power is assigned, and such agency or officer may hereafter duly amend, supersede, or repeal such rule.

NYC Charter 1301

§15. All records, property and equipment whatsoever of any agency, the functions, powers and duties of which are assigned to any other agency by this local law, shall be transferred and delivered to the agency to which such functions, powers and duties are so assigned.

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End of Document

## APPENDIX IV



# EMPLOYMENT & BENEFITS REPORT

For the Fiscal Year July 1, 2016 – June 30, 2017 (FY '17)

In order to comply with State and Local Law reporting requirements, the Company is required to complete and return this form to NYCEDC, 110 William Street, New York, NY 10038, Attention: Compliance, no later than **August 1, 2017**. PLEASE SEE THE ATTACHED 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, 2017..... \_\_\_\_\_
- 2. Number of Non-Permanent Full-Time Employees (including those of Tenants) as of June 30, 2017 ..... \_\_\_\_\_
- 3. Number of Permanent Part-Time Employees (including those of Tenants) as of June 30, 2017..... \_\_\_\_\_
- 4. Number of Non-Permanent Part-Time Employees (including those of Tenants) as of June 30, 2017..... \_\_\_\_\_
- 5a. Number of Contract Employees as of June 30, 2017..... \_\_\_\_\_
- 5b. Average number of Contract Construction Employees during Fiscal Year ending June 30, 2017..... \_\_\_\_\_
- 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 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, 2017.**

- 7. Number of employees included in item 6 above who reside in the City of New York..... \_\_\_\_\_
- 8. Do 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 question 9-13 and continue with questions 14-18**

- 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 16 that earn up to \$25,000 annually..... \_\_\_\_\_
- 12. Number of employees in item 16 that earn \$25,001 - \$40,000 annually..... \_\_\_\_\_
- 13. Number of employees in item 16 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 FY17.**

- 14. Does the Company and/or its Affiliates receive Commercial Expansion Program ("CEP") benefits? .....  Yes  No  
**If yes**, what was the value realized during FY17..... \$ \_\_\_\_\_
- 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 FY17..... \$ \_\_\_\_\_
- 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 Permanent Full-Time & Part-Time, Temporary Full-Time & Part-Time, Contract and Construction Employees as of June 30, 2017**

- 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 22-23, indicate the value of the benefits realized by the Company and its Affiliates at Project Locations during FY17.**

- 22. What was the value of **sales and use tax exemption** savings realized by the Company and its Affiliates as a result of the Company's receipt of NYCEDC Financial Assistance during the FY17. (Do not include any sales and use tax savings realized under the NYS Empire Zone Program or through a not-for-profit exemption) ..... \$ \_\_\_\_\_
- 23. What was the value of **BIR Energy Assistance** realized by the Company and its Affiliates during the FY17..... \$ \_\_\_\_\_

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 Charter Section 1301 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 \$150,000, 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 June 30, 2017 that is no less than the sum of \$10.50 per hour (paid in cash wages) and \$1.70 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, 2017 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 here only for the employees, of the Company and its Affiliates at all Project Locations. Do not report Contract Employees, Contract Construction Employees or employees of Tenants.

**9-10.** If applicable, 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 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. The sum for 21b should equal the sum of lines 17b-20b.

**22.** If applicable, report all sales and use tax exemption benefits realized at all Project Locations by the Company and its Affiliates and granted by virtue of the exemption authority of NYCIDA or NYCEDC. Do not include any savings realized under the NYS Empire Zone Program or through a not-for-profit exemption.

**23.** If applicable, and 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.

Please provide the information required below for the location or locations that are receiving benefits.

**Eligible Project Locations:**

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**Please provide the current Project Contact Information: (Please print CLEARLY)**

Project Name: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

Signature: \_\_\_\_\_

**Backup Contact Information:**

Name: \_\_\_\_\_ Title: \_\_\_\_\_ Phone: \_\_\_\_\_

**PLEASE MAIL TO:**  
**New York City Economic Development Corporation**  
**Attention: Compliance**  
**110 William Street**  
**New York, NY 10038**

**OR FAX YOUR RESPONSE TO: (212) 618-5738**

**QUESTIONS?** Please contact the Compliance Hotline at (212) 312-3963



In order to comply with State and Local Law reporting requirements, please complete and return this form no later than **August 1, 2017**. **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.**

1. Number of Permanent Full-Time Employees as of June 30, 2017 ..... \_\_\_\_\_
2. Number of Non-Permanent Full-Time Employees as of June 30, 2017..... \_\_\_\_\_
3. Number of Permanent Part-Time Employees as of June 30, 2017 ..... \_\_\_\_\_
4. Number of Non-Permanent Part-Time Employees as of June 30, 2017 ..... \_\_\_\_\_
- 5a. Number of Contract Employees as of June 30, 2017..... \_\_\_\_\_
- 5b. Average number of Contract Construction Employees during Fiscal Year ending June 30, 2017  
..... \_\_\_\_\_
6. Does the Company receive Commercial Expansion Program ("CEP") benefits?  Yes  No  
If yes, what was the value realized during FY17 ..... \$ \_\_\_\_\_
7. Does the Company receive Relocation and Employment Assistance Program ("REAP") benefits?  Yes  No  
If yes, what was the value realized during FY17 ..... \$ \_\_\_\_\_
- 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 Charter Section 1301 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 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 June 30, 2017 that is no less than the sum of \$10.50 per hour (paid in cash wages) and \$1.70 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 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 a tenant or subtenant 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, 2017 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, 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 12a should equal the sum of lines 8a-11a, which should also equal the sum of lines 1-5b. The sum for 12b should equal the sum of lines 8b-12b.