



**Annual Investment Projects
Report Pursuant to**

**New York City
Administrative Code
§22-823**

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NYCEDC

New York City Economic Development Corporation

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Executive Summary

The following summarizes New York City Economic Development Corporation's (NYCEDC) Fiscal Year 2018 ("FY18") annual report on projects to support investment, job creation, job retention, and growth in New York City. This year's report includes information on 488 projects receiving Financial Assistance in the form of loans, grants, and tax or energy benefits. The report also includes information on 53 sales and 89 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 (77.0%) of active projects were located during FY18.
- 26 projects commenced in FY18, 12 of which were part of the Build NYC tax-exempt financing program and 14 of which were part of New York City Industrial Development Agency projects.
- Of the 26 projects that closed in FY18, eight were in the Educational Services sector, followed by five in Real Estate and Rental and Leasing, four in Retail, and four in Healthcare and Social Assistance. Of the \$15.9 million in assistance (net of recapture/penalties) provided to projects that began in FY18, the Real Estate and Rental and Leasing sector captured the largest share (46.1%), followed by Educational Services (19.5%), and Information (16.9%).
- Since the Food Retail Expansion to Support Health (FRESH) program began in FY10, 21 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 FY18 (20.5%), followed by companies in Educational Services (18.2%), and Healthcare and Social Assistance (16.2%). Wholesale Trade accounts for a further 10.0% of projects.
- FTE employment at project locations was 2.3 times employment prior to their start. Taking into account employees that may have been relocated to project sites from elsewhere in the City, employment growth was 94.4%.
- Financial assistance ended for 46 projects in FY18 because of natural expiration of the agreement, voluntary termination, or suspension as a result of default.
- Approximately \$4.9 million was recovered from projects during FY18, contributing to a total of more than \$115 million recovered from non-compliant projects since FY03.
- Seven of the 32 projects that are required to pay a living wage closed in FY18. The total number of jobs associated with these 32 projects is approximately 3,794.
- Of all the projects that submitted living wage information in FY18, 98% of employees were paid a living wage (a total of 149,775 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 2018 ("FY18")¹ annual report on its projects with businesses to support investment, job creation, job retention and growth ("Investment Projects"), pursuant to New York City Administrative Code §22-823.

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

This year's report has three volumes as well as data and documentation available online. Chapter One of this Volume includes a summary of results, the description of reporting requirements, and a summary of entities and programs included. Chapter Two presents the framework used to estimate City Benefits and a summary of results aggregated at the City level, by borough and by main program. Volume II includes the information on all projects receiving Financial Assistance. Volume III includes the information on sales and leases of City-owned land. The data in Volume II of each report from FY06 through FY17 are available for download at edc.nyc.

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

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

Section 2. FY18 Reporting Requirements and Summary of Results

In previous years, NYCEDC's Annual Investment Project Report was regulated by City Charter §1301(1)(b). In December 2017, City Charter §1301(1)(b) was repealed and a new City Charter §1301(1)(b) was enacted by Local Law 222 (2017) ("LL2017"). LL2017 became effective as of January 14, 2018. LL2017 essentially moved the requirements stipulated under former City Charter §1301(1)(b) to a new subchapter of New York City Administrative Code, §22-823 (the "Administrative Code §22-823").

NYCEDC's Annual Investment Projects Report, which is currently regulated by the Administrative Code §22-823, requires the City's Department of Small Business Services ("SBS") to include in its contracts with NYCEDC, by virtue of its status

¹ Fiscal years cover the period from July 1 of a given year to June 30 of the following year. FY18 refers to the fiscal year commencing on July 1, 2017 and ending on June 30, 2018.

² Estimates of City Costs and City Benefits are not required under New York City Administrative Code §22-823 for sales and leases of City-owned land. Reporting on leases of City-owned land is subject to the same job threshold as land sales. However, due to data availability, the report includes data on all contracts active in FY18.

as a not-for-profit entity engaged in providing or administering economic development benefits on behalf of the City and expending City capital appropriations in connection therewith, a requirement to prepare and submit this report for the prior fiscal year to the Mayor, the New York City Council, the City Comptroller, the Public Advocate, the Borough Presidents and Community Planning Boards by January 31 of each year. Accordingly, SBS has included such requirements in its annual contracts with NYCEDC for FY18. Table 1-1 below summarizes the reporting requirements of the Administrative Code §22-823, as in effect on the effective date of the annual contracts between SBS and NYCEDC for FY19. The text of the Administrative Code §22-823 as then in effect is included in Appendix III of this Volume. This Annual Investment Projects Report pertains only to FY18 and was prepared in accordance with the Administrative Code §22-823 as in effect on the effective date of the annual contracts between SBS and NYCEDC for FY19. Pursuant Administrative Code §22-823, the annual contracts between SBS and NYCEDC for FY19 require NYCEDC comply with the reporting requirements for the prior fiscal year (FY18).

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

Project Type	Criteria for Inclusion	Information to be Reported ³
Financial Assistance (Loans, grants and tax or energy benefits)	<ul style="list-style-type: none"> • All Investment Projects for which Financial Assistance was made available on any day during the prior fiscal year (or "Reporting Year"), regardless of the execution date of the projects' agreement (i.e., projects are included for the entire span of Financial Assistance) • Entities providing Financial Assistance: NYCEDC, NYC Industrial Development Agency (NYCIDA), and Build NYC Resource Corporation (Build NYC) • Types of Financial Assistance: NYCEDC loans, Business Incentive Rate (BIR) programs, tax-exempt bonds, sales tax waivers, mortgage reporting tax (MRT) waivers, Payments-In-Lieu-Of-Taxes (PILOT) real property tax exemptions, and incentives awarded as a part of the Applied Sciences NYC program, and New Market Tax Credit program 	<ul style="list-style-type: none"> • All information listed in clauses (a) through (o) of the Administrative Code §22-823(b)(2) and included in the project report tables (for an explanation, see Appendix I of this Volume) • Information on Investment Projects for which Financial Assistance in the Reporting Year was less than \$150,000 is aggregated, as stipulated in clauses under the Administrative Code §22-823(c) • Data are to be made available in a non-proprietary database format
Sales of City-owned Land	<ul style="list-style-type: none"> • All sales of City-owned land that are (i) estimated to retain or create at least 25 jobs and (ii) closed at any time within the 15-year period ending on the first day of the prior fiscal year, provided that such sale closed on or after 1/1/2005 	<ul style="list-style-type: none"> • As stipulated under the Administrative Code §22-823(d) • A list of sales and sale prices, to be made available in a non-proprietary database format • Terms or restrictions on the use or resale of the property
Leases of City-owned Land	<ul style="list-style-type: none"> • All leases of City-owned land (i) estimated to retain or create at least 25 jobs and (ii) was effective as of 6/30/2018, regardless of the commencement date of such lease 	<ul style="list-style-type: none"> • As stipulated under the Administrative Code §22-823(d) • A list of leases and rent payments in the reporting year, to be made available in a non-proprietary database format • Terms or restrictions on the use of the property

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

Section 2.1 Summary of Results

There are 488 Financial Assistance Investment Projects included in this year's report.⁴ In FY18, 26 projects started reporting, and Financial Assistance ended for 46 projects. These 488 projects accounted for:

- 5.2% percent of total private employment in New York City;
- \$34.9 billion in private investment;
- \$1.1 billion in City Costs (present value), net of recapture, cancellations, reductions and penalties;⁵
- \$60.2 billion in City Benefits (present value), net of the assistance provided and recapture/penalties.

There are 53 land sales satisfying the criteria for inclusion in this year's report. These sales account for \$652.9 million (in FY18 dollars).⁶ Total rent in FY18 from the 89 leases included in the report was \$134.3 million.⁷

Section 3: NYCEDC

NYCEDC is the City's primary agent for economic development. Acting under annual contracts with the City, NYCEDC is a not-for-profit corporation that serves as the catalyst for promoting economic development and business growth 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.

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

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

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

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

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/or programs and NYCIDA files annual reports on its activities with the New York State Comptroller and the New York State Authorities Budget Office.⁸ NYCIDA contracts with NYCEDC for staffing and administrative services. NYCEDC markets NYCIDA programs through a variety of initiatives, including providing a detailed description of NYCIDA services on its website, direct mailings, and informational seminars, often in partnership with local development corporations located Citywide.

NYCIDA Programs

NYCIDA 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. Currently, Build NYC Resource Corporation serves as the primary issuer of both taxable and tax-exempt bonds.
- 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.

⁸ These reports are available at edc.nyc

NYCIDA provides its Financial Assistance through programs established under its Uniform Tax Exemption Policy (UTEP), the current version of which is available at edc.nyc, or as otherwise permitted by the NYCIDA statute. During FY18, the UTEP was updated and currently includes the following programs:

Food Retail Expansion to Support Health (FRESH)

The FRESH program provides eligible companies with real property tax exemptions or abatements, and sales tax exemptions on purchases of materials used to construct, renovate or equip facilities, as well as MRT exemptions. Eligible companies include grocery store operators and developers seeking to acquire, construct or renovate facilities for their own use or to be leased to eligible businesses. Project must be located in a Highly Distressed⁹ area and/or in areas with a quantified deficiency of food retail space.

Industrial Program

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

Commercial Program

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

Hudson Yards Commercial Construction Projects

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.

⁹ Highly Distressed is defined in Section 854 of the New York State Industrial Development Agency Act, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended, together with Section 917 of Title 2 of Article 18-A of the General Municipal Law, as in effect at any given time.

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

Previous versions of the UTEP included the following programs:

Tax-Exempt Bond Programs:

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

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

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

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

Industrial Tax Incentive Programs:

The Industrial Incentive Program (IIP) and Food Retail Expansion to Support Health Program (FRESH) provide eligible companies with real property tax exemptions or abatements, and sales tax exemptions on purchases of materials used to construct, renovate or equip facilities, as well as MRT exemptions.¹¹ Eligible companies include manufacturers, distributors, warehouses, other industrial companies, and grocery store operators and developers seeking to acquire, construct or renovate facilities for their own use or to be leased to eligible businesses. Developers of such space in designated areas can seek MRT exemptions and sales tax exemptions on purchases of materials used to construct, renovate or equip facilities.

Commercial Growth Program:

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.

¹¹ Projects that were separately classified under the Small Industry Incentive program in previous Fiscal Years are now classified under the Industrial 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 Industrial or Commercial Program 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 were provided for projects involving substantial capital expenditures (including the construction, renovation, and equipping of real estate) in targeted locations, and the maintenance of existing employment and operations in targeted economic sectors, or the creation or relocation into the City of new jobs in these sectors. Commercial Growth agreements were structured so that most benefits were tied to future job growth. These growth benefits were made available on a per-job basis. The per-employee tax revenue to the City estimated for this type of projects usually far outweighs the value of the total per-employee incentive.

During the 1990s and early 2000s, the primary focus of Commercial Growth (previously known as "Commercial Retention") agreements was to provide incentives for the retention of existing jobs. Over time, incentives were increasingly focused on growth jobs, but those additional jobs previously were not required to be maintained in the City after the incentives were provided. More recent transactions included requirements that when benefits were provided for job growth, new jobs for which benefits were earned increase the required employment commitment.

Ongoing Monitoring of Performance

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

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

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

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

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

Build NYC Resource Corporation

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.

⁹ 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.

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 FY18 there were 6 New York City businesses enrolled in the NYCEDC's portion of the BIR program.¹²

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

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

- Have an electric account under service class 4 or 9;
- Apply for, and subsequently receive, a substantial comprehensive package of economic development incentives from State or City authorities. The net present value of the matching benefits needs to be greater or equal than the expected net present value of BIR benefits over the course of the program;
- Conduct an energy use survey of their premises; and
- Commit to increasing employment by 10% in three years and/or relocating to new premises within New York City.

Retail and residential projects are not eligible.

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

Section 6: Sales and Leases of City-Owned Land

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

Pursuant to its guidelines, NYCEDC conveys property at fair market value. Restrictions are imposed in the deed or lease agreement to ensure that the purchaser performs on the agreed economic development project. The purchase price or rent is based on an independent appraisal, with appropriate adjustments for site conditions, use restrictions, and other factors that affect value. In general, projects do not receive any discretionary tax benefits if the land sale or lease is the sole transaction with NYCEDC.

The business terms of each sale or lease by NYCEDC are approved by NYCEDC's Board of Directors and the Mayor, as well as through a community review process involving the local community board and borough board.

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

Chapter Two:

Overview of Public Benefit from Investment Projects

Section 1. Framework of NYCEDC's Public Benefit Analysis

The Administrative Code §22-823 requires NYCEDC to report on projects undertaken by NYCEDC for the purpose of the creation or retention of jobs if, in connection with such projects, Financial Assistance was provided in the form of loans, grants or tax benefits and/or a sale or lease of City-owned land took place.¹³

The analysis presented in this report reflects three basic steps: determining which Investment Projects are to be included, calculating City Costs, and estimating City Benefits

Included Projects

For each Financial Assistance Investment Project, the Administrative Code §22-823 requires that NYCEDC provide a variety of descriptive information, including project name (usually the name of the business receiving the benefits), the location, the time span over which the project is to receive assistance, the type of City assistance received, the maximum or estimated total amount of assistance, the number of employees at the start of the project, the number of jobs that the company must maintain during the reporting year in order to avoid any loss of allowable benefits, the actual number of employees in the reporting year, information about the residence, health benefits, the number and percentage of employees earning less than a living wage, and— for entities that employ at least 250 persons—compensation of workers, along with information on assistance provided in the reporting year under certain statutory tax abatement programs administered by the City's Department of Finance ("DOF"). The report also provides estimates of City Costs and City Benefits, except if City Costs are lower than \$150,000, in which case the information is aggregated.

The 488 currently-active Financial Assistance Investment Projects included in the report are distributed across program categories as follows:¹⁴

1. Manufacturing Facilities Bonds: 20 active projects in FY18; (3 terminated in FY18)
2. Not-for-Profit Bonds (through NYCIDA): 37 active projects in FY18; (7 terminated in FY18 – some refunded to Build NYC)
3. Build NYC Revenue Bonds: 101 active projects in FY18;¹⁵ (5 terminated in FY18)
4. Build NYC Tax Exempt Promissory Notes: 16 active projects in FY18;
5. NYCIDA Pooled Bonds: 28 active projects in FY18; (11 terminated in FY18 – some refunded to Build NYC)
6. NYCIDA Exempt Facilities Bonds: 4 active projects in FY18; (1 terminated in FY18)
7. Empowerment Zone Facilities Bonds: 1 active project in FY18;
8. Liberty Bonds: 1 active project in FY18;
9. Industrial Incentive: 210 active projects in FY18; (16 terminated in FY18)
10. FRESH: 21 active projects in FY18;
11. Commercial Growth: 17 active projects in FY18;

¹³ Some projects in this report are covered by the provision of the Administrative Code §22-823 stating that reports with regard to projects for which assistance was rendered prior to 7/1/2005 need only contain such information as is available to NYCEDC, can be reasonably derived from available sources, and can be reasonably obtained from the business entity to which assistance is provided. The remainder of this report reflects the application of this provision.

¹⁴ 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.

¹⁵ Build NYC bonds are also Not-for-Profit bonds, but are issued under a separate authority from the Not-for-Profit Bonds in Category #2. The proceeds from some Build NYC bond issuances refunded then-outstanding NYCIDA bonds (as refinancing of old debt—NYCIDA bonds—with the issuance of new debt—Build NYC financing) and terminated corresponding IDA projects during FY18. In this case, the Report counted both as a terminated project under NYCIDA and as a new, active project under Build NYC.

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

The Administrative Code §22-823 requires NYCEDC to provide information on sales of City-owned land closed on or after 1/1/2005 for 15 years after closing if such projects are estimated to retain or create at least 25 jobs. The Administrative Code §22-823 also requires the provision of a list of all active leases of City-owned land as of 6/30/2018, regardless of start year, if the same jobs thresholds are met. Volume III of this year's report contains data on 53 sales and on 89 leases. The Administrative Code §22-823 does not require estimates of City Costs and City Benefits associated with these projects.

Calculation of City Costs

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

Calculation of City Costs requires the collection of project-specific cost data on eligible projects. In general, the estimates of assistance reflect only those discretionary financial benefits provided by NYCEDC. PILOT savings (i.e., foregone taxes) figures are provided by DOF and the amount of discretionary assistance may overstate the cost to the city provided those projects may have received as-of-right property tax benefits such as the Industrial and Commercial Incentive Program ("ICIP") or the Industrial and Commercial Abatement Program ("ICAP"), both administered by DOF.¹⁶

City Costs include only the revenue lost by the New York City government, even though some of the costs of the assistance NYCEDC provides are borne by the State and Federal governments. For example, the figures include only the City portion of the MRT exemptions and sales tax exemptions, although the assistance provided by NYCEDC waives the State portions of these taxes as well. For projects that receive BIR benefits, the report 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 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 (FY18) 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 FY19 through the end of the project. Entries are also made to reflect any recapture, cancellation, or reduction of benefits made after the project start date and any penalties assessed.

¹⁶ Effective 7/1/2008, the ICIP program was replaced by ICAP. Grandfathering rules regulate eligibility of projects completed on or after FY09 for ICIP.

Calculation of City Benefits

The Administrative Code §22-823 requires estimates of the tax revenues realized by the City as a result of each project. There are two categories of City Benefits:

Company Direct Impacts. The City Benefits generated directly by a company included in this report are called 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.¹⁷ 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 FY18 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.

¹⁷ 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 - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES	Present Value Discounted to Project Start Date		
	FY 18	Through FY 18	FY 19 and After
(All dollar values in thousands. Italics denotes projections.)			
Real Property Related Taxes			
Company Direct: Land	\$449,792	\$5,898,541	\$4,549,459
Company Direct: Building	\$972,879	\$2,742,533	\$9,893,369
Mortgage Recording Tax	\$9,198	\$249,301	\$0
Pilot Savings	\$54,386	\$271,743	\$219,572
Mortgage Recording Tax Exemption	\$9,198	\$220,412	\$0
Indirect and Induced: Land	\$392,929	\$2,153,165	\$1,522,186
Indirect and Induced: Building	\$729,725	\$3,998,735	\$2,826,917
TOTAL Real Property Related Taxes	\$2,490,939	\$14,550,121	\$18,572,358
Income, Consumption & Use Taxes			
Company Direct	\$1,521,760	\$9,795,530	\$5,758,904
Sales Tax Exemption	\$5,688	\$97,809	\$204,713
Energy Tax Savings	\$156	\$2,415	\$299
Tax Exempt Bond Savings	\$4,718	\$28,749	\$36,732
Indirect and Induced	\$1,149,672	\$7,118,177	\$4,802,961
TOTAL Income, Consumption & Use Taxes	\$2,660,889	\$16,784,735	\$10,320,122
SUMMARY			
Assistance Provided	\$74,127	\$621,127	\$461,316
Recapture/cancellation/reduction amount	\$5,024	\$7,365	\$50
Penalty Paid	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$69,103	\$613,762	\$461,266
Company-Direct Tax Revenue (Before Assistance)	\$2,953,629	\$18,695,905	\$20,201,731
Indirect and Induced Tax Revenues	\$2,272,326	\$13,270,077	\$9,152,064
TOTAL Tax Revenues (Before Assistance)	\$5,225,955	\$31,955,982	\$29,353,795
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$5,156,852	\$31,342,220	\$28,892,529

FY 18 Amounts (thousands)		
Bond Issuance:	\$203,194	DOF Incentive Programs
		REAP: \$1,700
Value of Energy Benefit:	\$2,240	CEP: \$21

Total Projects:	488
Program:	All
Borough:	All
Sq. Ft Land:	292,290,360
Sq. Ft Building:	476,661,484
Project Amount (000s):	\$34,932,234
Type of Assistance:	Business Incentive Rate, Mortgage Recording Tax, NYC Public Utility Service, Payment in Lieu Of Taxes, Sales Tax, Sales Tax Growth Credits, Tax Exempt Bonds

EMPLOYMENT INFORMATION	
Current Project Jobs	
Part Time Perm. Jobs:	16,418
Part Time Temp. Jobs:	9,199
Full Time Perm. Jobs:	138,447
Full Time Temp. Jobs:	3,090
Contract Employees:	19,467
Jobs Total:	186,621
Jobs FTE:	202,423
Construction Jobs:	5875
Total Project Jobs at Application (FTE):	87,167

Following not required for companies with fewer than 250 employees		% Living in NYC:	66
Exempt:	57	% Employees	
Non-Exempt earning:		Health Benefit Full Time:	97 %
< \$25,000:	11	Health Benefit Part Time:	14 %
\$25,001 - \$40,000:	12		
\$40,001 - \$50,000:	6		
> \$50,000:	14		

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

The summary of the analysis for all 488 NYCEDC Financial Assistance Investment Projects is presented in Table 2-1. Similar results are presented by borough in Tables 2-2 through 2-6.¹⁸ Results for individual projects are included in Volume II.¹⁹

The projects include an important part of the City's economy. In FY18, jobs at project locations totaled approximately 202,407 or 5.2 percent of the City's private sector jobs.²⁰ The projects involved approximately \$34.9 billion in private investments.

For FY18, total City Costs net of recapture, cancellations, reductions and penalties ("recapture and penalties") on these projects were \$69.1 million. Recaptures, cancellations, and reductions totaled \$4.9 million in FY18. City Benefits (tax revenues generated directly and indirectly by the projects) net of assistance, recapture, and penalties were estimated at \$5.2 billion. About 56 percent of City Benefits in FY18 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 \$1.1 billion net of recapture and penalties.²¹ PILOT savings comprised the greatest share of total assistance (45.4%), followed by sales tax exemptions (27.9%), MRT exemptions (20.4%), tax-exempt bond interest savings (6.0%), and energy tax savings (0.3%). The present value of City Benefits over the lives of the projects is estimated to be \$60.2 billion net of assistance, recapture and penalty.

Total full-time equivalent ("FTE") employment was 202,407, which was 2.3 times the number of applicant jobs at the project site prior to project start. Taking into account employees that may have been relocated to project sites from elsewhere in the City, employment growth was 94.4 percent.²² In companies reporting information on earnings levels (i.e., those with at least 250 employees at project locations), 57 percent were exempt, as defined by the Federal Fair Labor Standards Act, 23 percent of employees were non-exempt and earned \$40,000 or less annually, and 20 percent were non-exempt and earned over \$40,000 annually.²³ 97 percent of full-time employees at project locations were offered health insurance, as were 14 percent of part-time employees. About 66 percent of employees at project locations live in New York City.²⁴

The Fair Wages for New Yorkers Act (the "Act"), constituting Section 6-134 of the New York City Administrative Code, is intended to ensure that New York City companies that receive financial assistance from the City of New York pay their employees a salary commensurate to a "living wage." Living Wage is defined as the sum of the "living wage rate" and the "health benefits supplement rate" for each hour worked. The living wage rate as of June 30, 2018 was \$10.95 per hour and the health benefits supplement rate as of such date was \$1.80 per hour.

Only projects that closed on or after June 28, 2012 and that received \$1 million or more in financial assistance are subject to the Act. For projects that closed prior to July 1, 2012, this report need only contain such information that is available to NYCEDC, can be reasonably derived from available sources, and can be reasonably obtained from the project companies.

¹⁸ 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.

¹⁹ 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.

²⁰ Except for certain programs, the total number of jobs reflects full-time, part-time, permanent and temporary positions as well as contract employees at the project site or sites, as of the end of the fiscal year. City-wide employment is the FY18 average private sector payroll employment from the NYS Department of Labor's Current Employment Survey (CES) data as of the January 17, 2019 data release. All data definitions can be found in Appendix I of this Volume.

²¹ Recapture and penalties include amounts through FY18.

²² Employment at the start of a project only includes jobs specifically at project locations. Jobs at application are reported as 0 for projects involving an acquisition, new construction or start-ups. Connected jobs reflect employment at a company prior to project start that were not necessarily located on the project site(s) but not necessarily covering all the company's establishments in the City. Such jobs total 17,016 in this year's report (where each full-time job is 1 job and each part-time job is 0.5 jobs).

²³ 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.

²⁴ 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 - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
(All dollar values in thousands. Italics denotes projections.)		FY 18	Through FY 18	FY 19 and After	Total
Real Property Related Taxes					
Company Direct: Land		\$15,258	\$96,464	\$88,750	\$185,214
Company Direct: Building		\$29,842	\$132,412	\$165,931	\$298,343
Mortgage Recording Tax		\$1,360	\$64,773	\$0	\$64,773
Pilot Savings		\$5,708	\$43,464	\$41,939	\$65,403
Mortgage Recording Tax Exemption		\$1,360	\$59,525	\$0	\$59,525
Indirect and Induced: Land		\$20,365	\$128,190	\$172,993	\$301,123
Indirect and Induced: Building		\$37,821	\$238,066	\$321,162	\$559,228
TOTAL Real Property Related Taxes		\$97,578	\$556,917	\$706,837	\$1,263,754
Income, Consumption & Use Taxes					
Company Direct		\$91,724	\$650,866	\$697,487	\$1,348,352
Sales Tax Exemption		\$656	\$14,228	\$11,153	\$25,381
Energy Tax Savings		\$0	\$230	\$0	\$230
Tax Exempt Bond Savings		\$1,676	\$11,337	\$13,080	\$24,417
Indirect and Induced		\$61,890	\$450,343	\$533,924	\$984,267
TOTAL Income, Consumption & Use Taxes		\$151,282	\$1,075,414	\$1,207,178	\$2,282,591
SUMMARY					
Assistance Provided		\$9,400	\$128,764	\$66,172	\$194,956
Recapture/cancellation/reduction amount		\$667	\$428	\$0	\$428
Penalty Paid		\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)		\$8,733	\$128,356	\$66,172	\$194,528
Company-Direct Tax Revenue (Before Assistance)		\$138,184	\$944,515	\$952,168	\$1,896,683
Indirect and Induced Tax Revenues		\$120,076	\$816,599	\$1,028,019	\$1,844,618
TOTAL Tax Revenues (Before Assistance)		\$258,260	\$1,761,114	\$1,980,187	\$3,741,301
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)		\$249,527	\$1,632,759	\$1,914,015	\$3,546,774

FY 18 Amounts (thousands)		
Bond Issuance:	\$43,832	DOE Incentive Programs
Value of Energy Benefit:	\$0	REAP: \$294
		CEP: \$0

EMPLOYMENT INFORMATION	
Current Project Jobs	
Part Time Perm. Jobs:	3,474
Part Time Temp. Jobs:	1,367
Full Time Perm. Jobs:	12,239
Full Time Temp. Jobs:	348
Contract Employees:	4,192
Jobs Total:	21,620
Jobs FTE:	20,606
Construction Jobs:	186
Total Project Jobs at Application (FTE):	7,727
Following not required for companies with fewer than 250 employees	
% Living in NYC:	75
% Employees	
Exempt:	29
Non-Exempt earning:	
< \$25,000:	21
\$25,001 - \$40,000:	28
\$40,001 - \$50,000:	11
> \$50,000:	10
Health Benefit Full Time:	91 %
Health Benefit Part Time:	5 %

Total Projects: 82

Program: All

Borough: Bronx

Sq. Ft-Land: 19,131,654

Sq. Ft-Building: 14,528,698

Project Amount (000s): \$4,027,636

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

EMPLOYMENT INFORMATION

Current Project Jobs

Part Time Perm. Jobs: 3,474
 Part Time Temp. Jobs: 1,367
 Full Time Perm. Jobs: 12,239
 Full Time Temp. Jobs: 348
 Contract Employees: 4,192
 Jobs Total: 21,620
 Jobs FTE: 20,606
 Construction Jobs: 186

Total Project Jobs at Application (FTE): 7,727

Following not required for companies with fewer than 250 employees

% Living in NYC: 75
 % Employees
 Exempt: 29
 Non-Exempt earning:
 < \$25,000: 21
 \$25,001 - \$40,000: 28
 \$40,001 - \$50,000: 11
 > \$50,000: 10
 Health Benefit Full Time: 91 %
 Health Benefit Part Time: 5 %

TABLE 2-3 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES	Present Value Discounted to Project Start Date		
	FY 18	Through FY 18	FY 19 and After
(All dollar values in thousands. Italics denotes projections.)			
Real Property Related Taxes			
Company Direct: Land	\$18,338	\$121,480	\$60,741
Company Direct: Building	\$44,531	\$190,077	\$134,664
Mortgage Recording Tax	\$688	\$27,717	\$0
Pilot Savings	\$12,851	\$72,475	\$63,057
Mortgage Recording Tax Exemption	\$688	\$14,323	\$0
Indirect and Induced: Land	\$52,566	\$299,134	\$221,710
Indirect and Induced: Building	\$97,622	\$555,535	\$411,747
TOTAL Real Property Related Taxes	\$200,206	\$1,107,144	\$765,824
Income, Consumption & Use Taxes			
Company Direct	\$224,238	\$1,859,374	\$921,900
Sales Tax Exemption	\$458	\$19,770	\$34,401
Energy Tax Savings	\$5	\$109	\$15
Tax Exempt Bond Savings	\$735	\$5,184	\$3,833
Indirect and Induced	\$176,019	\$1,113,714	\$753,506
TOTAL Income, Consumption & Use Taxes	\$399,059	\$2,948,025	\$1,637,157
SUMMARY			
Assistance Provided	\$14,738	\$111,861	\$101,305
Recapture/cancellation/reduction amount	\$1,458	\$1,332	\$0
Penalty Paid	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$13,280	\$110,528	\$101,305
Company-Direct Tax Revenue (Before Assistance)	\$287,796	\$2,198,648	\$1,117,324
Indirect and Induced Tax Revenues	\$326,207	\$1,988,383	\$1,386,963
TOTAL Tax Revenues (Before Assistance)	\$614,003	\$4,187,031	\$2,504,287
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$600,723	\$4,056,502	\$2,402,982

FY 18 Amounts (thousands)	
Bond Issuance:	\$32,830
DOE Incentive Programs	
REAP:	\$842
Value of Energy Benefit:	\$65
CEP:	\$21

Total Projects:	138
Program:	All
Borough:	Brooklyn
Sq. Ft-Land:	15,677,104
Sq. Ft-Building:	20,164,459
Project Amount (000s):	\$1,955,449
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:	4,216
Part Time Temp. Jobs:	2,866
Full Time Perm. Jobs:	24,875
Full Time Temp. Jobs:	321
Contract Employees:	2,836
Jobs Total:	35,114
Jobs FTE:	31,692
Construction Jobs:	306
Total Project Jobs at Application (FTE):	19,401
Following not required for companies with fewer than 250 employees	
% Employees	80
Exempt:	49
Non-Exempt earning:	
< \$25,000:	11
\$25,001 - \$40,000:	18
\$40,001 - \$50,000:	9
> \$50,000:	13
Health Benefit Full Time:	97 %
Health Benefit Part Time:	13 %
% Living in NYC:	80

TABLE 2-4 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES	Present Value Discounted to Project Start Date		
	FY 18	Through FY 18	FY 19 and After
(All dollar values in thousands. Italics denotes projections.)			
Real Property Related Taxes			
Company Direct: Land	\$160,198	\$5,278,897	\$459,918
Company Direct: Building	\$420,541	\$1,794,868	\$2,266,632
Mortgage Recording Tax	\$6,555	\$97,770	\$0
Pilot Savings	\$21,382	\$41,430	\$39,020
Mortgage Recording Tax Exemption	\$6,555	\$89,714	\$0
Indirect and Induced: Land	\$265,132	\$1,427,393	\$708,577
Indirect and Induced: Building	\$492,389	\$2,650,872	\$1,315,928
TOTAL Real Property Related Taxes	\$1,316,879	\$11,118,657	\$4,714,034
Income, Consumption & Use Taxes			
Company Direct	\$936,772	\$5,685,224	\$2,496,696
Sales Tax Exemption	\$2,755	\$44,983	\$124,733
Energy Tax Savings	\$152	\$1,954	\$284
Tax Exempt Bond Savings	\$1,297	\$4,535	\$12,614
Indirect and Induced	\$739,674	\$4,520,139	\$2,158,182
TOTAL Income, Consumption & Use Taxes	\$1,672,243	\$10,153,891	\$4,517,247
SUMMARY			
Assistance Provided	\$32,140	\$182,616	\$176,652
Recapture/cancellation/reduction amount	\$1,509	\$3,177	\$50
Penalty Paid	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$30,632	\$179,440	\$176,602
Company-Direct Tax Revenue (Before Assistance)	\$1,524,067	\$12,856,760	\$5,225,246
Indirect and Induced Tax Revenues	\$1,497,195	\$8,598,405	\$4,182,687
TOTAL Tax Revenues (Before Assistance)	\$3,021,262	\$21,455,164	\$9,407,933
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$2,990,630	\$21,275,725	\$9,231,331

FY 18 Amounts (thousands)	
Bond Issuance:	\$115,365
Value of Energy Benefit:	\$2,175
DOE Incentive Programs	
REAP:	\$0
CEP:	\$0

Total Projects:	112
Program:	All
Borough:	Manhattan
Sq. Ft-Land:	11,384,940
Sq. Ft-Building:	69,520,746
Project Amount (000s):	\$24,817,976
Type of Assistance:	Business Incentive Rate, Mortgage Recording Tax, NYC Public Utility Service, Payment In Lieu Of Taxes, Sales Tax, Sales Tax Growth Credits, Tax Exempt Bonds

EMPLOYMENT INFORMATION	
Current Project Jobs	47,898
Part Time Perm. Jobs:	3,825
Part Time Temp. Jobs:	1,990
Full Time Perm. Jobs:	68,181
Full Time Temp. Jobs:	2,014
Contract Employees:	10,863
Jobs Total:	86,873
Jobs FTE:	112,762
Construction Jobs:	3875
Total Project Jobs at Application (FTE):	47,898
Following not required for companies with fewer than 250 employees	
% Employees	53
Exempt:	75
Non-Exempt earning:	
< \$25,000:	7
\$25,001 - \$40,000:	3
\$40,001 - \$50,000:	3
> \$50,000:	12
% Living in NYC:	53
Health Benefit Full Time:	98 %
Health Benefit Part Time:	37 %

TABLE 2-5 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES	Present Value Discounted to Project Start Date		
	FY 18	Through FY 18	FY 19 and After
(All dollar values in thousands. Italics denotes projections.)			
Real Property Related Taxes			
Company Direct: Land	\$252,530	\$392,546	\$3,924,463
Company Direct: Building	\$471,781	\$612,094	\$7,298,287
Mortgage Recording Tax	\$505	\$52,971	\$0
Pilot Savings	\$13,890	\$112,397	\$70,227
Mortgage Recording Tax Exemption	\$505	\$50,780	\$0
Indirect and Induced: Land	\$51,517	\$286,070	\$399,472
Indirect and Induced: Building	\$95,674	\$531,273	\$741,877
TOTAL Real Property Related Taxes	\$857,611	\$1,711,777	\$12,293,892
Income, Consumption & Use Taxes			
Company Direct	\$250,534	\$1,545,548	\$1,540,965
Sales Tax Exemption	\$1,710	\$18,462	\$33,510
Energy Tax Savings	\$0	\$119	\$0
Tax Exempt Bond Savings	\$867	\$7,108	\$5,973
Indirect and Induced	\$160,837	\$987,271	\$1,265,099
TOTAL Income, Consumption & Use Taxes	\$408,795	\$2,517,130	\$5,283,711
SUMMARY			
Assistance Provided	\$16,972	\$188,865	\$109,711
Recapture/cancellation/reduction amount	\$1,390	\$2,427	\$0
Penalty Paid	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$15,581	\$186,438	\$109,711
Company-Direct Tax Revenue (Before Assistance)	\$975,350	\$2,603,159	\$12,763,736
Indirect and Induced Tax Revenues	\$308,028	\$1,814,614	\$2,406,448
TOTAL Tax Revenues (Before Assistance)	\$1,283,378	\$4,417,773	\$15,170,184
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$1,267,796	\$4,231,334	\$15,060,473

FY 18 Amounts (thousands)	
Bond Issuance:	DOE Incentive Programs
	REAP: \$564
Value of Energy Benefit:	CEP: \$0

Total Projects:	131
Program:	All
Borough:	Queens
Sq. Ft-Land:	229,312,924
Sq. Ft-Building:	29,877,723
Project Amount (000s):	\$3,414,766
Type of Assistance:	Business Incentive Rate, Mortgage Recording Tax, NYC Public Utility Service, Payment In Lieu Of Taxes, Sales Tax, Sales Tax Growth Credits, Tax Exempt Bonds

EMPLOYMENT INFORMATION	
Current Project Jobs	
Part Time Perm. Jobs:	4,247
Part Time Temp. Jobs:	2,970
Full Time Perm. Jobs:	30,989
Full Time Temp. Jobs:	383
Contract Employees:	1,360
Jobs Total:	39,949
Jobs FTE:	34,215
Construction Jobs:	611
Total Project Jobs at Application (FTE):	10,315
Following not required for companies with fewer than 250 employees	
% Employees	% Living in NYC: 73
Exempt:	33
Non-Exempt earning:	
< \$25,000:	16
\$25,001 - \$40,000:	19
\$40,001 - \$50,000:	10
> \$50,000:	21
Health Benefit Full Time:	95 %
Health Benefit Part Time:	5 %

TABLE 2-6 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
(All dollar values in thousands. Italics denotes projections.)		FY 18	Through FY 18	FY 19 and After	Total
Real Property Related Taxes					
Company Direct: Land		\$3,468	\$9,153	\$15,567	\$24,720
Company Direct: Building		\$6,183	\$13,081	\$25,835	\$38,916
Mortgage Recording Tax		\$90	\$6,070	\$0	\$6,070
Pilot Savings		\$555	\$1,976	\$5,328	\$7,304
Mortgage Recording Tax Exemption		\$90	\$6,070	\$0	\$6,070
Indirect and Induced: Land		\$3,349	\$10,246	\$19,494	\$29,740
Indirect and Induced: Building		\$6,219	\$19,029	\$36,203	\$55,231
TOTAL Real Property Related Taxes		\$18,664	\$49,533	\$91,770	\$141,303
Income, Consumption & Use Taxes					
Company Direct		\$18,491	\$54,519	\$101,856	\$156,375
Sales Tax Exemption		\$89	\$366	\$916	\$1,281
Energy Tax Savings		\$0	\$0	\$0	\$0
Tax Exempt Bond Savings		\$143	\$585	\$1,233	\$1,818
Indirect and Induced		\$11,252	\$36,710	\$92,251	\$128,961
TOTAL Income, Consumption & Use Taxes		\$29,511	\$90,278	\$191,958	\$282,236
SUMMARY					
Assistance Provided		\$877	\$8,997	\$7,476	\$16,473
Recapture/cancellation/reduction amount		\$0	\$0	\$0	\$0
Penalty Paid		\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)		\$877	\$8,997	\$7,476	\$16,473
Company-Direct Tax Revenue (Before Assistance)		\$28,232	\$82,823	\$143,257	\$226,080
Indirect and Induced Tax Revenues		\$20,820	\$65,985	\$147,947	\$213,892
TOTAL Tax Revenues (Before Assistance)		\$49,052	\$148,808	\$291,205	\$440,012
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)		\$48,175	\$139,811	\$283,728	\$423,539

FY 18 Amounts (thousands)		
Bond Issuance:	\$4,167	DOE Incentive Programs
REAP:	\$0	
Value of Energy Benefit:	\$0	CEP:
	\$0	

EMPLOYMENT INFORMATION	
Current Project Jobs	
Part Time Perm. Jobs:	656
Part Time Temp. Jobs:	6
Full Time Perm. Jobs:	2,093
Full Time Temp. Jobs:	24
Contract Employees:	215
Jobs Total:	2,994
Jobs FTE:	3,077
Construction Jobs:	897
Total Project Jobs at Application (FTE):	1,748
Following not required for companies with fewer than 250 employees	
% Employees	75
Exempt:	31
Non-Exempt earning:	
< \$25,000:	25
\$25,001 - \$40,000:	24
\$40,001 - \$50,000:	8
> \$50,000:	11
% Living in NYC:	91 %
Health Benefit Full Time:	
Health Benefit Part Time:	

Total Projects: 24
 Program: All
 Borough: Staten Island
 Sq. Ft. Land: 16,731,158
 Sq. Ft. Building: 342,522,583
 Project Amount (000s): \$716,408
 Type of Assistance: Mortgage Recording Tax, Payment In Lieu Of Taxes, Sales Tax, Tax Exempt Bonds

Table 2-7: Projects for which Financial Assistance ended in FY18

LL ID #	Project Name	Original Maturity Date	Termination Reason
91027	Korean Air Lines Co., Ltd.	11/1/2024	Terminated - Non Default
91039	Cupie Transportation Corp.	11/1/2021	Terminated - Default
91084	L.I.C. Restaurant Group Operation LLC	6/30/2024	Terminated - Non Default
92247	Linear Lighting Corporation	4/2/2024	Terminated - Default
92268	Steinway Van and Storage Corp.	6/30/2025	Terminated - Non Default
92373	National Center on Addiction & Substance Abuse at Columbia University	3/1/2020	Terminated - Non Default
92413	Herbert G. Birch Services, Inc #2 (1999)	8/1/2025	Terminated - Non Default
92451	Sahadi Fine Foods	6/30/2025	Terminated - Non Default
92506	Gracious Thyme Catering Inc.	6/30/2026	Terminated - Non Default
92547	Herbert G. Birch Services, Inc #3 (2000)	7/1/2019	Terminated - Non Default
92618	Mystic Display Co., Inc.	6/30/2027	Terminated - Non Default
92624	Queens Parent Resource Center, Inc. #1 (2002)	7/1/2017	Natural Maturity
92633	General Human Outreach in the Community, Inc.	7/1/2017	Natural Maturity
92639	Centro Social La Esperanza, Inc. #1 (2002)	7/1/2017	Natural Maturity
92671	Young Adult Institute, Inc. #4 (2002a)	7/1/2017	Natural Maturity
92713	Human Care Services for Families & Children, Inc. #1	7/1/2017	Natural Maturity
92717	Lifespire, Inc. #1 (2002)	1/17/2017	Natural Maturity
92742	Young Adult Institute, Inc. #5 (2002C)	7/1/2017	Natural Maturity
92748	Allen-Stevenson School, The	12/1/2034	Terminated - Non Default
92809	Sel's Swift Service, Inc.	6/30/2029	Terminated - Non Default
92853	Seamen's Society for Children & Families	12/1/2034	Terminated - Non Default
92857	Women's League Community Residences, Inc #1 (2001)	7/1/2016	Natural Maturity
92951	DLX Industries, Inc.	6/30/2031	Terminated - Non Default
92961	Family Support Systems Unlimited, Inc.	11/1/2034	Terminated - Default
92991	Highbridge - Woodycrest Center, Inc.	11/1/2025	Terminated - Non Default
93103	Katz Metal Fabricators, Inc.	6/30/2029	Terminated - Default
93170	New York Christmas Lights and Decorating Ltd. and John Cappelli Erectors, Inc.	6/30/2032	Terminated - Non Default
93181	Candid Litho Printing Ltd.	6/30/2032	Terminated - Default
93195	Auditory/Oral School of New York, The	12/1/2032	Terminated - Non Default
93196	Center for Nursing & Rehabilitation Inc.	8/1/2027	Terminated - Non Default
93314	Federation Employment and Guidance Service, Inc.	7/1/2033	Terminated - Non Default
93351	Gourmet Guru, Inc.	6/30/2034	Terminated - Non Default
93452	Arthur Management Corporation	8/1/2025	Terminated - Non Default
93847	ProAudioStar	6/30/2038	Terminated - Non Default
93855	Big Farm Corp.	6/30/2038	Terminated - Default
93861	Browning School, The	10/1/2032	Terminated - Non Default
93937	Soho Studio, Corp.	6/30/2038	Terminated - Non Default
93969	Mary McDowell Friends School ²⁵	12/1/2043	Terminated - Non Default
93971	Walsh Electrical Contracting, Inc.	6/30/2039	Terminated - Default
93986	Superflex Ltd.	6/30/2040	Terminated - Non Default
93991	Carnegie Mellon University	9/1/2025	Terminated - Non Default
94033	Mermaid Plaza Associates, Inc.	7/1/2107	Terminated - Non Default
94068	Talmud Torah Ohel Yochanan ²⁶	2/1/2039	Terminated - Non Default
94091	La Scuola D'Italia-Guglielmo Marconi	9/1/2045	Terminated - Default
94103	Gallant & Wein Corporation	6/30/2041	Terminated - Non Default
94107	Congregation Machna Shalva and 5815 CMS LLC	3/1/2041	Terminated - Non Default

²⁵ Bond deal that was refinanced in FY18 and continues to receive financial assistance.

²⁶ Bond deal that was refinanced in FY18 and continues to receive financial assistance.

For the purposes of this report, 175 projects have closed since the enactment of the Act. Of these, 143 projects are exempt, while the remaining 32 are required to pay a living wage. This report includes living wage information for all projects that submitted information regarding employment, benefits, and living wage. Of all the projects that submitted living wage information in FY18, 98% reported paying a living wage to an aggregate of 149,775 employees.

At the end of FY18, there were 46 projects no longer receiving assistance because of termination, default or suspension of benefits.²⁷ For these projects, the present value of City Costs through FY18 is estimated to be \$14.5 million net of recapture and penalties. Roughly 48.8 percent of the assistance gross of recapture and penalties was in the form of PILOT savings, while MRT exemptions, tax-exempt bond interest savings, sales tax abatements, and energy tax savings made up 37.6, 7.9, 5.6, and 0.0 percent, respectively. The present value of City Benefits through FY18 is estimated to be \$289.9 million net of assistance, recapture, and penalty. Table 2-7 below contains information on the 46 projects.

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

Of the 53 land sales included in the report, 17 took place in FY05 and FY06 for a total sale price of \$255.2 million (FY18 dollars) or 39.1 percent of the total. There were three FY18 transactions for a total sale price of \$11.7 million, or approximately 1.8% of the total. The most valuable properties were located in Manhattan, where eleven transactions totaled approximately \$414.0 million or 63.4 percent of the total. Of the 89 leases active at the end of FY18, 42 were in the Bronx and Brooklyn, and accounted for \$66.6 million or 49.6 percent of total collections. Manhattan's 31 leases contributed 42.6 percent of total lease revenue in FY18.

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

Section 3: Results by Financial Assistance

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

Manufacturing Facilities Bonds (Table 2-8)

20 projects are included for a total investment amount of \$209.5 million. The total of City Costs net of recapture and penalties in FY18 was \$1.8 million in the form of PILOT benefits and tax-exempt bond interest savings. In FY18, these projects generated about \$105.1 million in gross (before assistance) City Benefits. Of these tax revenues, 53.6 percent were Company Direct Impacts.

The present value of City Costs (net of recapture and penalties) is estimated at \$21.2 million. Before recapture and penalties, 87.9 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 \$695.4 million.

The Manufacturing Facilities Bond projects have current FTE employment of 4,219, over 6 times the number of jobs at project location and 2.4 times the number of jobs connected to the projects at time of application. 83 percent of the employees are New York City residents.

At the end of FY18, there were three Manufacturing Facilities Bond projects no longer receiving assistance. For these projects, the present value of City Costs through FY18 is estimated to be \$4.7 million net of recapture and penalties. PILOT savings comprise 92.6 percent of this total. The present value of gross City Benefits through FY18 is estimated to be \$43.0 million.

²⁷ 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 - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
(All dollar values in thousands. Italics denotes projections.)		FY 18	Through FY 18	FY 19 and After	Total
Real Property Related Taxes					
Company Direct: Land		\$4,050	\$14,374	\$3,530	\$17,903
Company Direct: Building		\$8,526	\$29,819	\$7,762	\$37,581
Mortgage Recording Tax		\$0	\$3,192	\$0	\$3,192
Pilot Savings		\$1,782	\$13,475	\$5,116	\$18,591
Mortgage Recording Tax Exemption		\$0	\$1,328	\$0	\$1,328
Indirect and Induced: Land		\$7,987	\$36,277	\$9,916	\$46,193
Indirect and Induced: Building		\$14,833	\$67,372	\$18,415	\$65,787
TOTAL Real Property Related Taxes		\$33,614	\$136,231	\$34,506	\$170,738
Income, Consumption & Use Taxes					
Company Direct		\$43,749	\$253,899	\$78,569	\$332,487
Sales Tax Exemption		\$0	\$693	\$0	\$693
Energy Tax Savings		\$0	\$33	\$0	\$33
Tax Exempt Bond Savings		\$21	\$431	\$60	\$511
Indirect and Induced		\$25,993	\$138,998	\$33,238	\$172,236
TOTAL Income, Consumption & Use Taxes		\$69,721	\$391,740	\$111,747	\$503,487
SUMMARY					
Assistance Provided		\$1,803	\$15,960	\$5,196	\$21,156
Recapture/cancellation/reduction amount		\$0	\$0	\$0	\$0
Penalty Paid		\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)		\$1,803	\$15,960	\$5,196	\$21,156
Company-Direct Tax Revenue (Before Assistance)		\$56,325	\$301,283	\$89,860	\$391,164
Indirect and Induced Tax Revenues		\$48,812	\$242,648	\$61,569	\$304,217
TOTAL Tax Revenues (Before Assistance)		\$105,138	\$543,931	\$151,449	\$695,380
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)		\$103,335	\$527,972	\$146,253	\$674,225

Total Projects:	20
Program:	Manufacturing Facilities Bond
Borough:	All
Sq. Ft-Land:	1,584,668
Sq. Ft-Building:	2,096,556
Project Amount (000s):	\$209,494
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:	75
Part Time Temp. Jobs:	92
Full Time Perm. Jobs:	3,885
Full Time Temp. Jobs:	188
Contract Employees:	4
Jobs Total:	4,244
Jobs FTE:	4,219
Construction Jobs:	80
	Total Project Jobs at Application (FTE): 661
Following not required for companies with fewer than 250 employees	
% Employees	% Living in NYC: 83
Exempt:	7
Non-Exempt earning:	
< \$25,000:	38
\$25,001 - \$40,000:	52
\$40,001 - \$50,000:	3
> \$50,000:	
	Health Benefit Full Time: 100 %
	Health Benefit Part Time:

FY 18 Amounts (thousands)	
Bond Issuance:	\$0
DOE Incentive Programs	
REAP:	\$0
Value of Energy Benefit:	\$0
CEP:	\$0

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

37 projects are included with a total investment amount of about \$801.6 million. The total City Costs net of recapture and penalties in FY18 were \$457,000, in the form of tax-exempt bond savings. In FY18, these projects generated about \$41.7 million in total revenues (before assistance). Of these tax revenues, about 31.8 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$13.7 million. 50.5 percent of gross City Costs are in the form of tax-exempt bond interest savings. The present value of gross City Benefits is estimated to be about \$609.5 million.

The Not-for-Profit Bond projects have current FTE employment of 7,427, 56.9 percent higher than the number of jobs at project location and 20.8 percent higher 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 FY18, there were 7 Not-for-Profit Bond projects no longer receiving assistance. For these projects, the present value of City Costs through FY18 is estimated to be \$1.4 million net of recapture and penalties. 76.7 percent of the total assistance is in the form of MRT exemptions, while costs related to tax-exempt bonds made up the remainder. The present value of gross City Benefits through FY18 is estimated to be \$51.2 million.

TABLE 2-9 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES	Present Value Discounted to Project Start Date		
	FY 18	Through FY 18	FY 19 and After
(All dollar values in thousands. Italics denotes projections.)			
Real Property Related Taxes			
Company Direct: Land	\$0	\$0	\$0
Company Direct: Building	\$0	\$0	\$0
Mortgage Recording Tax	\$0	\$11,101	\$0
Pilot Savings	\$0	\$0	\$0
Mortgage Recording Tax Exemption	\$0	\$6,773	\$0
Indirect and Induced: Land	\$4,700	\$45,792	\$16,852
Indirect and Induced: Building	\$8,729	\$85,043	\$31,297
TOTAL Real Property Related Taxes	\$13,430	\$135,163	\$48,149
Income, Consumption & Use Taxes			
Company Direct	\$13,249	\$146,207	\$47,011
Sales Tax Exemption	\$0	\$0	\$0
Energy Tax Savings	\$0	\$0	\$0
Tax Exempt Bond Savings	\$457	\$4,531	\$2,360
Indirect and Induced	\$15,021	\$172,076	\$54,113
TOTAL Income, Consumption & Use Taxes	\$27,813	\$313,752	\$98,743
SUMMARY			
Assistance Provided	\$457	\$11,304	\$2,360
Recapture/cancellation/reduction amount	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$457	\$11,304	\$2,360
Company-Direct Tax Revenue (Before Assistance)	\$13,249	\$157,308	\$47,011
Indirect and Induced Tax Revenues	\$28,451	\$302,911	\$102,262
TOTAL Tax Revenues (Before Assistance)	\$41,700	\$460,218	\$149,272
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$41,243	\$448,915	\$146,892

FY 18 Amounts (thousands)			
Bond Issuance:	\$0	DOE Incentive Programs	
Value of Energy Benefit:	\$0	REAP:	\$0
		CEP:	\$0

Total Projects: 37
 Program: Not For Profit Bond
 Borough: All
 Sq. Ft-Land: 7,692,072
 Sq. Ft-Building: 7,591,254
 Project Amount (000s): \$801,631
 Type of Assistance: Mortgage Recording Tax, Tax Exempt Bonds

EMPLOYMENT INFORMATION	
Current Project Jobs	
Part Time Perm. Jobs:	1,578
Part Time Temp. Jobs:	2,086
Full Time Perm. Jobs:	4,733
Full Time Temp. Jobs:	15
Contract Employees:	266
Jobs Total:	8,678
Jobs FTE:	7,427
Construction Jobs:	8
Total Project Jobs at Application (FTE):	4,735
Following not required for companies with fewer than 250 employees	
% Employees	78
Exempt:	47
Non-Exempt earning:	
< \$25,000:	12
\$25,001 - \$40,000:	29
\$40,001 - \$50,000:	9
> \$50,000:	3
% Living in NYC:	78
Health Benefit Full Time:	98 %
Health Benefit Part Time:	1 %

Build NYC Revenue Bonds (Table 2-10)

101 projects are included with a total investment amount of about \$2.7 billion. The total City Costs net of recapture and penalties in FY18 were \$4.9 million, in the form of MRT exemptions and tax-exempt bond interest savings. In FY18, these projects generated about \$1.1 billion in total revenues (before assistance). Of these tax revenues, about 75.9 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$58.6 million. 52.9 percent of gross City Costs are in the form of MRT exemptions. The present value of gross City Benefits is estimated to be about \$18.2 billion.

The Build NYC Revenue Bond projects have current FTE employment of 42,325, 89.8 percent greater than the number of jobs at project location, and 84.9 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 FY18, there were 5 Build NYC Revenue Bond projects no longer receiving assistance. For these projects, the present value of City Costs through FY18 is estimated to be \$3.8 million net of recapture and penalties. 94.3 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 FY18 is estimated to be \$14.0 million.

TABLE 2-10 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
(All dollar values in thousands. Italics denotes projections.)		FY 18	Through FY 18	FY 19 and After	Total
Real Property Related Taxes					
Company Direct: Land		\$243,191	\$308,093	\$3,897,035	\$4,205,128
Company Direct: Building		\$451,640	\$462,102	\$7,237,350	\$7,699,452
Mortgage Recording Tax		\$2,734	\$30,979	\$0	\$30,979
Pilot Savings		\$0	\$0	\$0	\$0
Mortgage Recording Tax Exemption		\$2,734	\$30,979	\$0	\$30,979
Indirect and Induced: Land		\$43,844	\$149,556	\$541,818	\$691,374
Indirect and Induced: Building		\$81,610	\$277,747	\$1,006,233	\$1,283,980
TOTAL Real Property Related Taxes		\$820,385	\$1,197,497	\$12,682,436	\$13,879,833
Income, Consumption & Use Taxes					
Company Direct		\$131,964	\$462,671	\$1,612,954	\$2,075,624
Sales Tax Exemption		\$0	\$0	\$0	\$0
Energy Tax Savings		\$0	\$0	\$0	\$0
Tax Exempt Bond Savings		\$2,123	\$6,394	\$21,183	\$27,577
Indirect and Induced		\$137,793	\$487,044	\$1,710,830	\$2,197,874
TOTAL Income, Consumption & Use Taxes		\$267,634	\$943,321	\$3,302,600	\$4,245,921
SUMMARY					
Assistance Provided		\$4,857	\$37,373	\$21,183	\$58,557
Recapture/cancellation/reduction amount		\$0	\$0	\$0	\$0
Penalty Paid		\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)		\$4,857	\$37,373	\$21,183	\$58,557
Company-Direct Tax Revenue (Before Assistance)		\$829,529	\$1,263,844	\$12,747,339	\$14,011,183
Indirect and Induced Tax Revenues		\$263,347	\$914,347	\$3,258,881	\$4,173,228
TOTAL Tax Revenues (Before Assistance)		\$1,092,876	\$2,178,191	\$16,006,220	\$18,184,411
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)		\$1,088,019	\$2,140,818	\$15,985,036	\$18,125,854

FY 18 Amounts (thousands)		
Bond Issuance:	\$190,485	DOE Incentive Programs
Value of Energy Benefit:	\$0	REAP: \$0
		CEP: \$0

EMPLOYMENT INFORMATION	
Current Project Jobs	
Part Time Perm. Jobs:	7,586
Part Time Temp. Jobs:	1,784
Full Time Perm. Jobs:	33,057
Full Time Temp. Jobs:	482
Contract Employees:	2,074
Jobs Total:	45,003
Jobs FTE:	42,341
Construction Jobs:	412
Total Project Jobs at Application (FTE):	22,358
Following not required for companies with fewer than 250 employees	
% Employees	78
Exempt:	35
Non-Exempt earning:	
< \$25,000:	18
\$25,001 - \$40,000:	17
\$40,001 - \$50,000:	13
> \$50,000:	17
% Living in NYC:	78
Health Benefit Full Time:	98 %
Health Benefit Part Time:	18 %

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

16 projects are included with a total investment amount of about \$345.6 million. The total City Costs net of recapture and penalties in FY18 were \$180,000, in the form of tax-exempt bond interest savings. In FY18, these projects generated about \$18.3 million in total revenues (before assistance). Of these tax revenues, roughly 30.4 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$25.1 million. 90.4 percent of gross City Costs are in the form of MRT exemptions. The present value of gross City Benefits is estimated to be about \$339.3 million.

The Build NYC Tax-Exempt Promissory Note projects have current FTE employment of 3,062, approximately 22.9 percent higher than the number of jobs at project location, and 21.9 percent higher than the number of jobs connected to the projects at time of application. 79 percent of the employees are New York City residents.

TABLE 2-11 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES	Present Value Discounted to Project Start Date		
	FY 18	Through FY 18	FY 19 and After
(All dollar values in thousands. Italics denotes projections.)			
Real Property Related Taxes			
Company Direct: Land	\$0	\$0	\$0
Company Direct: Building	\$0	\$0	\$0
Mortgage Recording Tax	\$0	\$22,666	\$0
Pilot Savings	\$0	\$0	\$0
Mortgage Recording Tax Exemption	\$0	\$22,666	\$0
Indirect and Induced: Land	\$2,215	\$6,702	\$29,098
Indirect and Induced: Building	\$4,114	\$16,161	\$54,039
TOTAL Real Property Related Taxes	\$6,329	\$24,864	\$83,137
Income, Consumption & Use Taxes			
Company Direct	\$5,560	\$22,250	\$72,496
Sales Tax Exemption	\$0	\$0	\$0
Energy Tax Savings	\$0	\$0	\$0
Tax Exempt Bond Savings	\$180	\$575	\$1,836
Indirect and Induced	\$6,414	\$26,008	\$87,838
TOTAL Income, Consumption & Use Taxes	\$11,794	\$47,662	\$158,498
SUMMARY			
Assistance Provided	\$180	\$23,241	\$1,836
Recapture/cancellation/reduction amount	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$180	\$23,241	\$1,836
Company-Direct Tax Revenue (Before Assistance)	\$5,560	\$44,916	\$72,496
Indirect and Induced Tax Revenues	\$12,742	\$50,871	\$170,975
TOTAL Tax Revenues (Before Assistance)	\$18,302	\$95,787	\$243,471
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$18,123	\$72,546	\$241,635

FY 18 Amounts (thousands)			
Bond Issuance:	\$12,709	DOE Incentive Programs	
Value of Energy Benefit:	\$0	REAP:	\$0
		CEP:	\$0

Total Projects: 16
 Program: Build NYC Tax-Exempt Promissory Note
 Borough: All
 Sq. Ft-Land: 1,712,647
 Sq. Ft-Building: 2,101,736
 Project Amount (000s): \$345,555
 Type of Assistance: Mortgage Recording Tax, Tax Exempt Bonds

EMPLOYMENT INFORMATION	
Current Project Jobs	
Part Time Perm. Jobs:	430
Part Time Temp. Jobs:	326
Full Time Perm. Jobs:	2,537
Full Time Temp. Jobs:	17
Contract Employees:	137
Jobs Total:	3,447
Jobs FTE:	3,062
Construction Jobs:	62
Total Project Jobs at Application (FTE):	2,491
Following not required for companies with fewer than 250 employees	
% Employees	79
Exempt:	61
Non-Exempt earning:	
< \$25,000:	10
\$25,001 - \$40,000:	10
\$40,001 - \$50,000:	8
> \$50,000:	12
Health Benefit Full Time:	100 %
Health Benefit Part Time:	17 %
% Living in NYC:	79

NYCIDA Pooled Bonds (Table 2-12)

28 projects are included with a total project amount of \$43.9 million. The total of City Costs net of recapture and penalties in FY18 was \$11,000 in the form of tax-exempt bond interest savings. In FY18, these projects generated about \$11.2 million in total revenues (before assistance). Of these tax revenues, about 31.9 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$1.2 million. 75.3 percent of gross City Costs are in the form of MRT exemptions. The present value of gross City Benefits are estimated to be \$112.2 million.

The Pooled Bond projects have current FTE employment of 2,054, over two times the number of jobs at project location and approximately 65.9% higher than the number of jobs related to the projects at time of application. 92 percent of the employees are New York City residents.

At the end of FY18, there were 11 Pooled Bond projects no longer receiving assistance. For these projects, the present value of City Costs through FY18 is estimated to be \$663,000 net of recapture and penalties. 84.0 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 FY18 is estimated to be \$17.3 million.

TABLE 2-12 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES	Present Value Discounted to Project Start Date		
	FY 18	Through FY 18	FY 19 and After
(All dollar values in thousands. Italics denotes projections.)			
Real Property Related Taxes			
Company Direct: Land	\$0	\$0	\$0
Company Direct: Building	\$0	\$0	\$0
Mortgage Recording Tax	\$1,084	\$1,084	\$0
Pilot Savings	\$0	\$0	\$0
Mortgage Recording Tax Exemption	\$0	\$916	\$0
Indirect and Induced: Land	\$1,266	\$6,098	\$3,669
Indirect and Induced: Building	\$2,350	\$15,039	\$6,814
TOTAL Real Property Related Taxes	\$3,616	\$23,305	\$33,789
Income, Consumption & Use Taxes			
Company Direct	\$3,567	\$25,774	\$10,230
Sales Tax Exemption	\$0	\$0	\$0
Energy Tax Savings	\$0	\$0	\$0
Tax Exempt Bond Savings	\$11	\$257	\$43
Indirect and Induced	\$3,981	\$30,110	\$11,414
TOTAL Income, Consumption & Use Taxes	\$7,536	\$55,627	\$21,601
SUMMARY			
Assistance Provided	\$11	\$1,173	\$43
Recapture/cancellation/reduction amount	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$11	\$1,173	\$43
Company-Direct Tax Revenue (Before Assistance)	\$3,567	\$26,858	\$10,230
Indirect and Induced Tax Revenues	\$7,597	\$53,247	\$21,897
TOTAL Tax Revenues (Before Assistance)	\$11,164	\$80,104	\$32,128
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$11,152	\$78,932	\$32,084

FY 18 Amounts (thousands)	
Bond Issuance:	\$0
Value of Energy Benefit:	\$0
DOE Incentive Programs	REAP: \$0
	CEP: \$0

Total Projects: 28
 Program: Pooled Bond
 Borough: All
 Sq. Ft-Land: 214,458
 Sq. Ft-Building: 304,982
 Project Amount (000s): \$44,027
 Type of Assistance: Mortgage Recording Tax, Tax Exempt Bonds

EMPLOYMENT INFORMATION	
Current Project Jobs	
Part Time Perm. Jobs:	572
Part Time Temp. Jobs:	54
Full Time Perm. Jobs:	1,201
Full Time Temp. Jobs:	
Contract Employees:	83
Jobs Total:	1,910
Jobs FTE:	2,054
Construction Jobs:	
Total Project Jobs at Application (FTE):	956

Following not required for companies with fewer than 250 employees	% Living in NYC:	92
Exempt:	% Employees	13
Non-Exempt earning:		
< \$25,000:	Health Benefit Full Time:	99 %
\$25,001 - \$40,000:	Health Benefit Part Time:	20 %
\$40,001 - \$50,000:		
> \$50,000:		

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 FY18 was \$401,000, in the form of tax-exempt bond interest savings. In FY18, these projects generated \$43.0 million in total revenues (before assistance). Of these tax revenues, 75.3 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$13.6 million. 40.2% of these gross City Costs took the form of PILOT savings. The present value of gross City Benefits is estimated to be about \$354.5 million.

The Exempt Facilities Bond projects have current FTE employment of 1,231, more than seven times the number of jobs connected to the projects at the time of application. 43 percent of the employees are New York City residents.

At the end of FY18, there was one NYCIDA Exempt Facilities Bond project no longer receiving assistance. For this project, the present value of City Costs through FY18 is estimated to be \$1.3 million net of recapture and penalties. 65.5 percent of total assistance was in the form of sales tax exemptions while costs associated with tax-exempt bonds made up the remainder. The present value of gross City Benefits through FY18 is estimated to be \$43.5 million.

TABLE 2-13 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date		
(All dollar values in thousands. Italics denotes projections.)		FY 18	Through FY 18 FY 19 and After	Total
Real Property Related Taxes				
Company Direct: Land		\$3,591	\$47,459	\$6,483
Company Direct: Building		\$16,146	\$47,859	\$29,150
Mortgage Recording Tax		\$0	\$9,329	\$0
Pilot Savings		\$0	\$5,483	\$0
Mortgage Recording Tax Exemption		\$0	\$2,444	\$0
Indirect and Induced: Land		\$1,768	\$10,189	\$6,194
Indirect and Induced: Building		\$3,283	\$18,923	\$11,503
TOTAL Real Property Related Taxes		\$24,787	\$125,833	\$53,329
Income, Consumption & Use Taxes				
Company Direct		\$12,636	\$70,944	\$41,464
Sales Tax Exemption		\$0	\$1,222	\$0
Energy Tax Savings		\$0	\$0	\$0
Tax Exempt Bond Savings		\$401	\$3,551	\$944
Indirect and Induced		\$5,557	\$35,535	\$19,429
TOTAL Income, Consumption & Use Taxes		\$17,792	\$101,707	\$59,948
SUMMARY				
Assistance Provided		\$401	\$12,700	\$944
Recapture/cancellation/reduction amount		\$0	\$0	\$0
Penalty Paid		\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)		\$401	\$12,700	\$944
Company-Direct Tax Revenue (Before Assistance)		\$32,372	\$175,591	\$77,096
Indirect and Induced Tax Revenues		\$10,608	\$64,648	\$37,125
TOTAL Tax Revenues (Before Assistance)		\$42,980	\$240,239	\$114,222
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)		\$42,579	\$227,540	\$113,278

FY 18 Amounts (thousands)		
Bond Issuance:	\$0	DOE Incentive Programs
Value of Energy Benefit:	\$0	REAP: \$0
		CEP: \$0

Total Projects: 4
 Program: Exempt Facilities Bond
 Borough: All
 Sq. Ft-Land: 222,364,840
 Sq. Ft-Building: 23,315,137
 Project Amount (000s): \$554,875
 Type of Assistance: Mortgage Recording Tax, Payment In Lieu Of Taxes, Sales Tax, Tax Exempt Bonds

EMPLOYMENT INFORMATION	
Current Project Jobs	
Part Time Perm. Jobs:	44
Part Time Temp. Jobs:	
Full Time Perm. Jobs:	740
Full Time Temp. Jobs:	
Contract Employees:	207
Jobs Total:	991
Jobs FTE:	1,231
Construction Jobs:	1
	Total Project Jobs at Application (FTE): 0

Following not required for companies with fewer than 250 employees	% Living in NYC:	43
Exempt:	% Employees	0
Non-Exempt earning:	Health Benefit Full Time:	78 %
< \$25,000:	Health Benefit Part Time:	
\$25,001 - \$40,000:		
\$40,001 - \$50,000:		
> \$50,000:		

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 FY18 was \$11,000, in the form of tax-exempt bond interest savings. In FY18, this project generated \$5.7 million in total revenues (before assistance). Of these tax revenues, 89.4 percent were Company Direct taxes.

The present value of City Costs net of recapture and penalties is estimated to be \$210,000, entirely in the form of tax-exempt bonds. The present value of gross City Benefits is estimated to be \$89.5 million.

The Liberty Bond project has current FTE employment of 137, entirely created by this project. 68 percent of the employees are New York City residents.

TABLE 2-14 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

Total Projects: 1 Program: Liberty Bond Borough: All Sq. Ft-Land: 0 Sq. Ft-Building: 274,672 Project Amount (000s): \$50,000 Type of Assistance: Tax Exempt Bonds		(All dollar values in thousands. Italics denotes projections.)		Present Value Discounted to Project Start Date	
				FY 18 Through FY 18 FY 19 and After Total	
ASSISTANCE AND TOTAL REVENUES					
Real Property Related Taxes					
Company Direct: Land		\$1,610	\$9,211	\$15,887	\$25,098
Company Direct: Building		\$2,989	\$12,177	\$29,505	\$41,682
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		\$106	\$963	\$1,051	\$2,013
Indirect and Induced: Building		\$198	\$1,768	\$1,951	\$3,739
TOTAL Real Property Related Taxes		\$4,903	\$25,407	\$48,394	\$73,801
Income, Consumption & Use Taxes					
Company Direct		\$479	\$4,839	\$4,725	\$9,564
Sales Tax Exemption		\$0	\$0	\$0	\$0
Energy Tax Savings		\$0	\$0	\$0	\$0
Tax Exempt Bond Savings		\$11	\$138	\$72	\$210
Indirect and Induced		\$297	\$3,228	\$2,931	\$6,159
TOTAL Income, Consumption & Use Taxes		\$765	\$7,929	\$7,564	\$15,513
SUMMARY					
Assistance Provided		\$11	\$138	\$72	\$210
Recapture/cancellation/reduction amount		\$0	\$0	\$0	\$0
Penalty Paid		\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)		\$11	\$138	\$72	\$210
Company-Direct Tax Revenue (Before Assistance)		\$5,078	\$27,495	\$50,118	\$77,613
Indirect and Induced Tax Revenues		\$601	\$5,979	\$5,992	\$11,911
TOTAL Tax Revenues (Before Assistance)		\$5,679	\$33,474	\$56,050	\$69,524
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)		\$5,668	\$33,336	\$55,978	\$69,314

FY 18 Amounts (thousands) Bond Issuance: \$0 DOE Incentive Programs REAP: \$0 Value of Energy Benefit: \$0 CEP: \$0	
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EMPLOYMENT INFORMATION Current Project Jobs Part Time Perm. Jobs: 3 Part Time Temp. Jobs: 3 Full Time Perm. Jobs: 133 Full Time Temp. Jobs: 2 Contract Employees: 141 Jobs Total: 137 Jobs FTE: 0 Construction Jobs: 0 Total Project Jobs at Application (FTE): 0		% Living in NYC: 68 % Employees: 0 Health Benefit Full Time: 100 % Health Benefit Part Time:
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 0 100 % 100 %

Industrial Incentive (Table 2-15)

In all, 210 projects are included with a total project amount of \$2.4 billion. The total of City Costs net of recapture and penalties in FY18 was \$32.1 million. PILOT savings represented 95.3 percent of gross City Costs, followed by MRT exemptions with 2.8 percent. In FY18, these projects generated about \$475.3 million in total revenues (before assistance). Of these tax revenues about 59.6 percent were Company Direct taxes.

The present value of City Costs net of recapture and penalties is estimated to be \$352.4 million. 84.4 percent of gross City Costs are in the form of PILOT savings. The present value of gross City Benefits is estimated to be \$5.7 billion.

The Industrial Incentive projects have current FTE employment of 22,570, about 2.9 times the number of jobs at project location and 36.7 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 FY18, there were 16 Industrial Incentive projects no longer receiving assistance. For these projects, the present value of City Costs through FY18 was estimated to be \$3.4 million net of recapture and penalties. 83.0 percent of gross City Costs are in the form of PILOT savings, with the balance in the form of MRT exemptions, sales tax exemptions, and tax-exempt bond interest savings. The present value of gross City Benefits through FY18 is estimated to be \$122.7 million.

TABLE 2-15 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
(All dollar values in thousands. Italics denotes projections.)		FY 18	Through FY 18	FY 19 and After	Total
Real Property Related Taxes					
Company Direct: Land		\$23,705	\$141,462	\$133,117	\$274,579
Company Direct: Building		\$49,679	\$222,774	\$264,955	\$487,729
Mortgage Recording Tax		\$922	\$30,891	\$0	\$30,891
Pilot Savings		\$31,843	\$146,436	\$151,769	\$298,225
Mortgage Recording Tax Exemption		\$922	\$30,477	\$0	\$30,477
Indirect and Induced: Land		\$31,870	\$196,621	\$168,444	\$365,065
Indirect and Induced: Building		\$59,187	\$365,154	\$312,824	\$677,977
TOTAL Real Property Related Taxes		\$132,597	\$779,969	\$727,551	\$1,507,639
Income, Consumption & Use Taxes					
Company Direct		\$208,947	\$1,483,149	\$1,091,698	\$2,574,847
Sales Tax Exemption		\$633	\$7,186	\$17,058	\$24,245
Energy Tax Savings		\$5	\$143	\$15	\$158
Tax Exempt Bond Savings		\$0	\$299	\$0	\$299
Indirect and Induced		\$100,973	\$712,966	\$549,955	\$1,262,920
TOTAL Income, Consumption & Use Taxes		\$309,282	\$2,188,487	\$1,624,560	\$3,813,066
SUMMARY					
Assistance Provided		\$33,402	\$184,541	\$168,862	\$353,402
Recapture/cancellation/reduction amount		\$1,291	\$1,045	\$0	\$1,045
Penalty Paid		\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)		\$32,111	\$183,496	\$168,862	\$352,357
Company-Direct Tax Revenue (Before Assistance)		\$283,252	\$1,878,275	\$1,489,770	\$3,368,045
Indirect and Induced Tax Revenues		\$192,029	\$1,274,741	\$1,031,222	\$2,305,963
TOTAL Tax Revenues (Before Assistance)		\$475,281	\$3,153,016	\$2,520,992	\$5,674,008
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)		\$443,169	\$2,969,520	\$2,352,130	\$5,321,651

FY 18 Amounts (thousands)

Bond Issuance: \$0 **DOE Incentive Programs**

REAP: \$1,700

Value of Energy Benefit: \$65 **CEP: \$21**

Total Projects: **210**
 Program: **Industrial Incentive**
 Borough: **All**
 Sq. Ft-Land: **27,751,179**
 Sq. Ft-Building: **14,637,016**
 Project Amount (000s): **\$2,420,948**
 Type of Assistance: **Business Incentive Rate, Mortgage Recording Tax, NYC Public Utility Service, Payment In Lieu Of Taxes, Sales Tax, Tax Exempt Bonds**

EMPLOYMENT INFORMATION

Current Project Jobs

Part Time Perm. Jobs: 3,205
 Part Time Temp. Jobs: 245
 Full Time Perm. Jobs: 19,260
 Full Time Temp. Jobs: 357
 Contract Employees: 383
 Jobs Total: 23,450
 Jobs FTE: 22,570
 Construction Jobs: 532

Total Project Jobs at Application (FTE): 7,852

Following not required for companies with fewer than 250 employees

% Employees	81
Exempt:	21
Non-Exempt earning:	
< \$25,000:	15
\$25,001 - \$40,000:	37
\$40,001 - \$50,000:	9
> \$50,000:	18

% Living in NYC:

Health Benefit Full Time: 87 %
 Health Benefit Part Time: 10 %

FRESH (Table 2-16)

21 projects are included with a total investment amount of about \$128.2 million. The total City Costs net of recapture and penalties in FY18 were \$2.5 million, in the form of PILOT savings, MRT exemptions, and sales tax exemptions. In FY18, these projects generated about \$16.8 million in total revenues (before assistance). Of these tax revenues, about 73.3 percent were Company Direct Impacts.

The present value of City Costs net of recapture and penalties is estimated to be \$31.4 million. 89.6 percent of gross City Costs are in the form of PILOT savings. The present value of gross City Benefits is estimated to be \$215.7 million.

The FRESH projects have current FTE employment of 1,554, over three times the number of jobs at project location, and 2.7 times the number of jobs connected to the projects at time of application. 98 percent of the employees are New York City residents.

TABLE 2-16 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
(All dollar values in thousands. Italics denotes projections.)		FY 18	Through FY 18	FY 19 and After	Total
Real Property Related Taxes					
Company Direct: Land		\$2,782	\$13,512	\$21,634	\$35,145
Company Direct: Building		\$5,251	\$18,374	\$40,027	\$58,401
Mortgage Recording Tax		\$360	\$896	\$0	\$896
Pilot Savings		\$1,952	\$4,552	\$23,604	\$28,156
Mortgage Recording Tax Exemption		\$360	\$896	\$0	\$896
Indirect and Induced: Land		\$744	\$3,237	\$7,360	\$10,597
Indirect and Induced: Building		\$1,381	\$6,011	\$13,669	\$19,679
TOTAL Real Property Related Taxes		\$8,205	\$36,581	\$59,085	\$95,666
Income, Consumption & Use Taxes					
Company Direct		\$3,940	\$18,109	\$38,646	\$56,755
Sales Tax Exemption		\$208	\$969	\$1,406	\$2,375
Energy Tax Savings		\$0	\$0	\$0	\$0
Tax Exempt Bond Savings		\$0	\$0	\$0	\$0
Indirect and Induced		\$2,375	\$10,933	\$23,298	\$34,231
TOTAL Income, Consumption & Use Taxes		\$6,107	\$28,073	\$60,538	\$88,611
SUMMARY					
Assistance Provided		\$2,520	\$6,417	\$25,070	\$31,427
Recapture/cancellation/reduction amount		\$0	\$0	\$0	\$0
Penalty Paid		\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)		\$2,520	\$6,417	\$25,070	\$31,427
Company-Direct Tax Revenue (Before Assistance)		\$12,332	\$50,891	\$100,306	\$151,197
Indirect and Induced Tax Revenues		\$4,500	\$20,180	\$44,327	\$64,507
TOTAL Tax Revenues (Before Assistance)		\$16,832	\$71,071	\$144,633	\$215,704
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)		\$14,312	\$64,654	\$119,623	\$184,277

FY 18 Amounts (thousands)

Bond Issuance: \$0 **DOE Incentive Programs**

REAP: \$0

Value of Energy Benefit: \$0 **CEP: \$0**

Total Projects: **21**
 Program: **FRESH**
 Borough: **All**
 Sq. Ft-Land: 1,473,656
 Sq. Ft-Building: 1,617,135
 Project Amount (000s): \$128,164
 Type of Assistance: Mortgage Recording Tax, Payment In Lieu Of Taxes, Sales Tax

EMPLOYMENT INFORMATION

Current Project Jobs

Part Time Perm. Jobs: 1,356
 Part Time Temp. Jobs:
 Full Time Perm. Jobs: 870
 Full Time Temp. Jobs: 10
 Contract Employees: 2,236
 Jobs Total: 1,554
 Construction Jobs: 486
 Total Project Jobs at Application (FTE): 486

Following not required for companies with fewer than 250 employees

% Employees
 Exempt: 1
 Non-Exempt earning:
 < \$25,000: 46
 \$25,001 - \$40,000: 4
 \$40,001 - \$50,000: 1
 > \$50,000: 47
 % Living in NYC: 98
 Health Benefit Full Time: 72 %
 Health Benefit Part Time: 62 %

Commercial Growth (Table 2-17)

In all, 17 projects are included with a total project amount of about \$5.6 billion. The total of City Costs net of recapture and penalties in FY18 was \$18.6 million. PILOT savings represented 85.9% of gross City Costs. In FY18, these projects generated about \$2.0 billion in total revenues (before assistance). Of these tax revenues, about 51.6 percent were Company Direct taxes.

The present value of City Costs net of recapture and penalties is estimated to be \$337.0 million. 72.8 percent of gross City Costs are in the form of sales tax exemptions. The present value of gross City Benefits is estimated to be \$21.2 billion.

The Commercial Growth projects have current FTE employment of 53,705, about 61.8 percent higher than the number of jobs at project location and 57.6 percent higher than the number of jobs related to the projects at the time project applications were received. 43 percent of the employees are New York City residents.

TABLE 2-17 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES	Present Value Discounted to Project Start Date		
	FY 18	Through FY 18	FY 19 and After
(All dollar values in thousands. Italics denotes projections.)			
Real Property Related Taxes			
Company Direct: Land	\$113,367	\$4,985,028	\$235,931
Company Direct: Building	\$241,449	\$1,210,191	\$455,285
Mortgage Recording Tax	\$0	\$34,900	\$0
Pilot Savings	\$18,240	\$55,634	\$13,896
Mortgage Recording Tax Exemption	\$0	\$22,415	\$0
Indirect and Induced: Land	\$166,104	\$1,090,885	\$250,646
Indirect and Induced: Building	\$308,479	\$2,025,930	\$465,466
TOTAL Real Property Related Taxes	\$811,160	\$9,268,885	\$1,393,452
Income, Consumption & Use Taxes			
Company Direct	\$661,621	\$5,059,136	\$1,002,482
Sales Tax Exemption	\$2,967	\$69,390	\$180,080
Energy Tax Savings	\$38	\$1,080	\$34
Tax Exempt Bond Savings	\$0	\$0	\$0
Indirect and Induced	\$479,586	\$3,620,313	\$734,479
TOTAL Income, Consumption & Use Taxes	\$1,138,201	\$8,608,979	\$1,556,848
SUMMARY			
Assistance Provided	\$21,245	\$148,519	\$194,009
Recapture/cancellation/reduction amount	\$2,614	\$5,441	\$50
Penalty Paid	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$18,631	\$143,078	\$193,960
Company-Direct Tax Revenue (Before Assistance)	\$1,016,437	\$11,289,255	\$1,693,698
Indirect and Induced Tax Revenues	\$954,169	\$6,737,129	\$1,450,612
TOTAL Tax Revenues (Before Assistance)	\$1,970,606	\$18,026,383	\$3,144,310
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$1,951,974	\$17,883,305	\$2,950,350

FY 18 Amounts (thousands)	
Bond Issuance:	\$0
DOE Incentive Programs	
REAP:	\$0
Value of Energy Benefit:	\$548
CEP:	\$0

Total Projects:	17
Program:	Commercial Growth Project
Borough:	All
Sq. Ft-Land:	4,275,109
Sq. Ft-Building:	17,981,231
Project Amount (000s):	\$5,566,206
Type of Assistance:	Business Incentive Rate, Mortgage Recording Tax, NYC Public Utility Service, Payment In Lieu Of Taxes, Sales Tax, Sales Tax Growth Credits

EMPLOYMENT INFORMATION	
Current Project Jobs	33,203
Part Time Perm. Jobs:	509
Part Time Temp. Jobs:	750
Full Time Perm. Jobs:	43,654
Full Time Temp. Jobs:	671
Contract Employees:	3,620
Jobs Total:	49,204
Jobs FTE:	53,705
Construction Jobs:	654
Total Project Jobs at Application (FTE):	33,203
Following not required for companies with fewer than 250 employees	
% Employees	% Living in NYC:
Exempt:	78
Non-Exempt earning:	
< \$25,000:	4
\$25,001 - \$40,000:	3
\$40,001 - \$50,000:	3
> \$50,000:	12
Health Benefit Full Time:	100 %
Health Benefit Part Time:	17 %

Commercial Project (Table 2-18)

In all, 12 projects are included with a total project amount of about \$21.5 billion. The total of City Costs net of recapture and penalties in FY18 was \$9.1 million. MRT exemptions represented 57.0% of gross City Costs. In FY18, these projects generated about \$312.0 million in total revenues (before assistance). Of these tax revenues, about 66.2 percent were Company Direct taxes.

The present value of City Costs net of recapture and penalties is estimated to be \$219.6 million. 46.2 percent of gross City Costs are in the form of MRT exemptions. The present value of gross City Benefits is estimated to be \$4.6 billion.

The Commercial Projects have current FTE employment of 14,243, over six times the number of jobs at project location and 2.3 times the number of jobs related to the projects at the time project applications were received. 55 percent of the employees are New York City residents.

TABLE 2-18 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES	Present Value Discounted to Project Start Date		
	FY 18	Through FY 18	FY 19 and After
(All dollar values in thousands. Italics denotes projections.)			
Real Property Related Taxes			
Company Direct: Land	\$7,226	\$43,125	\$96,512
Company Direct: Building	\$103,837	\$219,920	\$1,570,576
Mortgage Recording Tax	\$5,183	\$101,483	\$0
Pilot Savings	\$569	\$46,163	\$25,167
Mortgage Recording Tax Exemption	\$5,183	\$101,483	\$0
Indirect and Induced: Land	\$18,302	\$57,941	\$163,607
Indirect and Induced: Building	\$33,990	\$107,605	\$303,842
TOTAL Real Property Related Taxes	\$162,785	\$382,428	\$2,109,369
Income, Consumption & Use Taxes			
Company Direct	\$90,330	\$262,490	\$816,691
Sales Tax Exemption	\$1,861	\$18,349	\$6,169
Energy Tax Savings	\$0	\$0	\$0
Tax Exempt Bond Savings	\$1,475	\$12,276	\$9,974
Indirect and Induced	\$53,123	\$191,318	\$647,550
TOTAL Income, Consumption & Use Taxes	\$140,118	\$423,183	\$1,448,098
SUMMARY			
Assistance Provided	\$9,088	\$178,271	\$41,310
Recapture/cancellation/reduction amount	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$9,088	\$178,271	\$41,310
Company-Direct Tax Revenue (Before Assistance)	\$206,575	\$627,018	\$2,483,779
Indirect and Induced Tax Revenues	\$105,416	\$356,864	\$1,114,998
TOTAL Tax Revenues (Before Assistance)	\$311,991	\$983,882	\$3,598,778
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$302,903	\$805,611	\$3,557,467

FY 18 Amounts (thousands)	
Bond Issuance:	\$0
DOE Incentive Programs	REAP: \$0
CEP: \$0	
Value of Energy Benefit:	\$0

Total Projects:	12
Program:	Commercial Project
Borough:	All
Sq. Ft-Land:	5,026,749
Sq. Ft-Building:	353,267,712
Project Amount (000s):	\$21,474,506
Type of Assistance:	Mortgage Recording Tax, Payment In Lieu Of Taxes, Sales Tax, Tax Exempt Bonds

EMPLOYMENT INFORMATION	
Current Project Jobs	
Part Time Perm. Jobs:	138
Part Time Temp. Jobs:	3,632
Full Time Perm. Jobs:	6,251
Full Time Temp. Jobs:	374
Contract Employees:	5,795
Jobs Total:	16,130
Jobs FTE:	14,243
Construction Jobs:	3838
Total Project Jobs at Application (FTE):	2,338
Following not required for companies with fewer than 250 employees	
% Employees	55
Exempt:	9
Non-Exempt earning:	
< \$25,000:	77
\$25,001 - \$40,000:	5
\$40,001 - \$50,000:	3
> \$50,000:	5
% Living in NYC:	55
Health Benefit Full Time:	83 %
Health Benefit Part Time:	2 %

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 FY18 was \$30,000, in the form of tax-exempt bond interest savings. In FY18, these projects generated about \$4.3 million in total revenues (before assistance). Of these tax revenues, 61.0 percent were Company Direct taxes.

The present value of City Costs net of recapture and penalties is estimated to be \$394,000. 91.0 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 \$69.7 million.

The Recovery Zone Facility Bond projects have current FTE employment of 308, 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. 95 percent of the employees are New York City residents.

At the end of FY18, there was one Recovery Zone Facility Bond project no longer receiving assistance. For this project, the present value of City Costs through FY18 was estimated to be \$161,000 net of recapture and penalties. 78.0 percent of gross City Costs are in the form of tax-exempt bond interest savings, with the balance in the form of MRT exemptions. The present value of gross City Benefits through FY18 is estimated to be \$3.5 million.

TABLE 2-19 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
(All dollar values in thousands. Italics denotes projections.)		FY 18	Through FY 18	FY 19 and After	Total
Real Property Related Taxes					
Company Direct: Land		\$343	\$4,102	\$2,416	\$6,518
Company Direct: Building		\$637	\$3,449	\$4,487	\$7,937
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		\$274	\$1,252	\$3,285	\$4,538
Indirect and Induced: Building		\$509	\$2,326	\$6,101	\$8,427
TOTAL Real Property Related Taxes		\$1,764	\$11,129	\$16,290	\$27,419
Income, Consumption & Use Taxes					
Company Direct		\$1,635	\$7,538	\$19,795	\$27,333
Sales Tax Exemption		\$0	\$0	\$0	\$0
Energy Tax Savings		\$0	\$0	\$0	\$0
Tax Exempt Bond Savings		\$30	\$187	\$171	\$358
Indirect and Induced		\$888	\$4,296	\$10,606	\$14,902
TOTAL Income, Consumption & Use Taxes		\$2,492	\$11,646	\$30,290	\$41,876
SUMMARY					
Assistance Provided		\$30	\$223	\$171	\$394
Recapture/cancellation/reduction amount		\$0	\$0	\$0	\$0
Penalty Paid		\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)		\$30	\$223	\$171	\$394
Company-Direct Tax Revenue (Before Assistance)		\$2,615	\$15,124	\$26,698	\$41,823
Indirect and Induced Tax Revenues		\$1,671	\$7,874	\$19,993	\$27,867
TOTAL Tax Revenues (Before Assistance)		\$4,286	\$22,998	\$46,691	\$69,689
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)		\$4,256	\$22,776	\$46,520	\$69,295

Total Projects:	3
Program:	Recovery Zone Facility Bond
Borough:	All
Sq. Ft-Land:	317,684
Sq. Ft-Building:	347,200
Project Amount (000s):	\$45,900
Type of Assistance:	Mortgage Recording Tax, Tax Exempt Bonds

EMPLOYMENT INFORMATION	
Current Project Jobs	
Part Time Perm. Jobs:	132
Part Time Temp. Jobs:	2
Full Time Perm. Jobs:	237
Full Time Temp. Jobs:	5
Contract Employees:	376
Jobs Total:	308
Jobs FTE:	162
Construction Jobs:	Total Project Jobs at Application (FTE):
	162
Following not required for companies with fewer than 250 employees	% Living in NYC: 95
Exempt:	% Employees 0
Non-Exempt earning:	Health Benefit Full Time: 100 %
< \$25,000:	Health Benefit Part Time:
\$25,001 - \$40,000:	
\$40,001 - \$50,000:	
> \$50,000:	

FY 18 Amounts (thousands)	
Bond Issuance:	\$0
DOE Incentive Programs	
REAP:	\$0
Value of Energy Benefit:	\$0
CEP:	\$0

FY 18 Amounts (thousands)	
Bond Issuance:	\$0
DOE Incentive Programs	
REAP:	\$0
Value of Energy Benefit:	\$0
CEP:	\$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 gross City Costs in FY18 was \$19,000, all of which took the form of energy tax savings. In FY18, these projects generated about \$109.1 million in total revenues (before assistance). Of these tax revenues, 30.2 percent were Company Direct taxes.

The present value of gross City Costs is estimated to be \$384,000, all of which derived from energy tax savings. The present value of gross City Benefits is estimated to be \$1.4 billion.

The Applied Sciences NYC projects have current FTE employment of 19,294, only 56 of which were connected to the projects at the time of application. 74 percent of the employees are New York City residents.

At the end of FY18, there was one Applied Sciences NYC project no longer receiving assistance. The termination of this project resulted in a repayment of \$1.1 million.

TABLE 2-20 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date			
		FY 18	Through FY 18	FY 19 and After	Total
<i>(All dollar values in thousands. Italics denotes projections.)</i>					
Real Property Related Taxes					
Company Direct: Land		\$0	\$0	\$0	\$0
Company Direct: Building		\$0	\$0	\$0	\$0
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		\$13,383	\$53,689	\$119,089	\$172,778
Indirect and Induced: Building		\$24,854	\$99,708	\$221,165	\$320,873
TOTAL Real Property Related Taxes		\$38,237	\$153,397	\$340,254	\$493,651
Income, Consumption & Use Taxes					
Company Direct		\$32,980	\$135,709	\$295,615	\$431,324
Sales Tax Exemption		\$0	\$0	\$0	\$0
Energy Tax Savings		\$19	\$303	\$61	\$384
Tax Exempt Bond Savings		\$0	\$0	\$0	\$0
Indirect and Induced		\$37,865	\$158,323	\$346,132	\$504,455
TOTAL Income, Consumption & Use Taxes		\$70,826	\$293,730	\$641,665	\$935,395
SUMMARY					
Assistance Provided		\$19	\$303	\$61	\$384
Recapture/cancellation/reduction amount		\$1,119	\$878	\$0	\$878
Penalty Paid		\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)		\$(1,100)	\$(575)	\$61	\$(494)
Company-Direct Tax Revenue (Before Assistance)		\$32,980	\$135,709	\$295,615	\$431,324
Indirect and Induced Tax Revenues		\$76,103	\$311,720	\$686,366	\$998,106
TOTAL Tax Revenues (Before Assistance)		\$109,082	\$447,429	\$982,001	\$1,429,430
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)		\$110,183	\$448,005	\$981,919	\$1,429,924

FY 18 Amounts (thousands)

Bond Issuance: \$0 **DOE Incentive Programs**

REAP: \$0

CEP: \$0

Value of Energy Benefit: \$271

Total Projects: 5
 Program: Applied Sciences NYC
 Borough: All
 Sq. Ft-Land: 2,132,608
 Sq. Ft-Building: 4,654,563
 Project Amount (000s): \$463,500
 Type of Assistance: Business Incentive Rate

EMPLOYMENT INFORMATION

Current Project Jobs

Part Time Perm. Jobs:	21	
Part Time Temp. Jobs:	218	
Full Time Perm. Jobs:	1,622	
Full Time Temp. Jobs:	141	
Contract Employees:	89	
Jobs Total:	2,091	
Jobs FTE:	19,294	56
Construction Jobs:	59	
		Total Project Jobs at Application (FTE):

Following not required for companies with fewer than 250 employees

Exempt:	80	% Employees	74
Non-Exempt earning:			
< \$25,000:	1	Health Benefit Full Time:	100 %
\$25,001 - \$40,000:	3	Health Benefit Part Time:	84 %
\$40,001 - \$50,000:	4		
> \$50,000:	12		

New Markets Tax Credits Program (Table 2-21)

In all, one project is included with a total project amount of \$37.2 million. In FY18, this project generated \$1.8 million in total revenues (before assistance). Of these tax revenues, 30.7 percent were Company Direct taxes.

The project is under construction. The job creation estimate for the project is 38 FTE permanent jobs.

TABLE 2-21 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date		
		FY 18	Through FY 18	FY 19 and After
(All dollar values in thousands. Italics denotes projections.)				
Real Property Related Taxes				
Company Direct: Land	\$0	\$0	\$0	\$0
Company Direct: Building	\$0	\$0	\$0	\$0
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	\$216	\$204	\$1,376	\$1,581
Indirect and Induced: Building	\$402	\$379	\$2,556	\$2,935
TOTAL Real Property Related Taxes	\$618	\$584	\$3,932	\$4,516
Income, Consumption & Use Taxes				
Company Direct	\$542	\$512	\$0	\$512
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	\$603	\$570	\$12,610	\$13,180
TOTAL Income, Consumption & Use Taxes	\$1,145	\$1,082	\$12,610	\$13,692
SUMMARY				
Assistance Provided	\$0	\$0	\$0	\$0
Recapture/cancellation/reduction amount	\$0	\$0	\$0	\$0
Penalty Paid	\$0	\$0	\$0	\$0
TOTAL Assistance (Net of recapture/penalties)	\$0	\$0	\$0	\$0
Company-Direct Tax Revenue (Before Assistance)	\$542	\$512	\$0	\$512
Indirect and Induced Tax Revenues	\$1,221	\$1,153	\$16,542	\$17,696
TOTAL Tax Revenues (Before Assistance)	\$1,763	\$1,665	\$16,542	\$18,208
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	\$1,763	\$1,665	\$16,542	\$18,208

<p>Total Projects: 1</p> <p>Program: New Markets Tax Credits Program</p> <p>Borough: All</p> <p>Sq. Ft-Land: 14,450</p> <p>Sq. Ft-Building: 45,000</p> <p>Project Amount (000s): \$37,160</p> <p>Type of Assistance:</p>		<p>FY 18</p> <p>Through FY 18</p> <p>FY 19 and After</p> <p>Total</p>
<p>EMPLOYMENT INFORMATION</p> <p>Current Project Jobs</p> <p>Part Time Perm. Jobs:</p> <p>Part Time Temp. Jobs:</p> <p>Full Time Perm. Jobs:</p> <p>Full Time Temp. Jobs:</p> <p>Contract Employees:</p> <p>Jobs Total:</p> <p>Jobs FTE:</p> <p>Construction Jobs:</p>		<p>0</p> <p>142</p> <p>Total Project Jobs at Application (FTE):</p>
<p>Following not required for companies with fewer than 250 employees</p> <p>% Employees</p> <p>Exempt:</p> <p>Non-Exempt earning:</p> <p>< \$25,000:</p> <p>\$25,001 - \$40,000:</p> <p>\$40,001 - \$50,000:</p> <p>> \$50,000:</p>		<p>% Living in NYC:</p> <p>Health Benefit Full Time:</p> <p>Health Benefit Part Time:</p>

<p>FY 18 Amounts (thousands)</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>
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APPENDIX I

Appendix I.

Cost/Benefit Model and Project Report Tables

1. UNDERSTANDING THE ANALYSIS: THE ECONOMIC MODEL

In order to analyze the impact of NYCEDC's Investment Projects, NYCEDC created an economic model, which relies on data provided by the Bureau of Economic Analysis (BEA), a division of the United States Department of Commerce. This Appendix describes the economic theory behind the model and then explains the organization and content of the Project Report Tables (PRT), which present the data for each project.

The RIMS II Model as Applied to New York City Projects

The analytical tool used to estimate the economic impact of NYCEDC's economic development activities in order to derive estimates of City Benefits and City Costs is the Regional Input-Output Modeling System, otherwise known as RIMS II, prepared by the BEA. This report uses the 2002 version of the model for calculations relating to FY03 and years prior, the 2004 version for FY04, the 2005 version for FY05, the 2006 version for FY06, the 2007 version for FY07, the 2008 version for FY08 and FY09, the 2010 version for FY10 through FY12, the 2013 version for FY13 through FY14, the 2015 version for FY15, and the 2016 version for FY16 and years following.

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

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

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

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

- **Output multipliers** reflect the change in total regional economic output resulting from a dollar change in final demand in a specific industry sector in that region. "Final demand" changes refer to purchases of goods and services by businesses, consumers, investors and government. RIMS II output multipliers are adjusted for the fact that regional industries make some of their purchases from outside the region. In this report, the output of a business represents its effect on the final demand in that sector. Output multipliers measure the extent to which specific

industries are integrated with the rest of the regional economy: the higher the output multiplier of a given sector, the more integrated it is within the regional economy and the greater the extent to which it receives its inputs from that regional economy.

- **Earnings multipliers** measure the total earnings accruing to households generated by a dollar change in final demand.
- **Employment multipliers** measure the total number of jobs created by a million dollar change in final demand in a given sector.

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

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

2. MODEL BASICS AND PROJECT REPORT TABLE EXPLANATION

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

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

Project Information – Loans, Grants and Tax Benefit Projects

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

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

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

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

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

TABLE I-1 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION - NEW YORK CITY ADMINISTRATIVE CODE §22-823 PROJECT REPORT TABLE

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

EMPLOYMENT INFORMATION:	
Current/Project/Jobs	
Part Time Perm. Jobs:	17
Part Time Temp. Jobs:	19
Full Time Perm. Jobs:	16
Full Time Temp. Jobs:	18
Jobs Total:	22
% Living in NYC:	32
Health Benefit Full Time:	33
Health Benefit Part Time:	34
Following not required for companies with fewer than 250 employees	
Exempt:	27
Non-Exempt earning:	28 - 31
< \$25,000:	
\$25,001 - \$40,000:	
\$40,001 - \$50,000:	
> \$50,000:	

ASSISTANCE AND TOTAL REVENUES		Present Value Discounted to Project Start Date	
(All dollar values in thousands. Italics denotes projections.)	FY 18	Through FY 18	FY 19 and After
Rated Taxes			Total
Company Direct: Land	35		
Company Direct: Building	36		
Mortgage Recording Tax	37		
Pilot Savings	38		
Mortgage Recording Tax Exemption	39		
Indirect and Induced: Land	40		
Indirect and Induced: Building	41		
TOTAL Real Property Related Taxes	42		
Income, Consumption & Use Taxes			
Company Direct	43		
Sales Tax Exemption	44		
Energy Tax Savings	45		
Tax Exempt Bond Savings	46		
Indirect and Induced	47		
TOTAL Income, Consumption & Use Taxes	48		
SUMMARY			
Assistance Provided	49		
Recapture/cancellation/reduction amount	50		
Penalty Paid	51		
TOTAL Assistance (Net of recapture/penalties)	52		
Company-Direct Tax Revenue (Before Assistance)	53		
Indirect and Induced Tax Revenues	54		
TOTAL Tax Revenues (Before Assistance)	55		
TOTAL Tax Revenues (Net of Assistance, recapture and penalty)	56		
Living Wage Information: 61			
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			

COMMENTS: 62	
Bond Issuance:	57
Value of Energy Benefit:	58
DOF Incentive Programs	
REAP:	59
CEP:	60

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.²⁸

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.

²⁸ Efforts were made for the FY12 report to list square feet of land and building for all projects. Where it was not provided directly by the company, data was gathered internally from other surveys and/or DOF's Real Property Assessment Data master file. As a result, total land and building square footage for all projects is significantly higher since the FY12 report.

- 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 FY18 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.²⁹ For years after FY2017, 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 FY18 in the column "FY18."

The column "Through FY18" 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 FY18. 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 "FY19 and After" presents present values, as of the project start date, of estimated figures from FY19 through the date that assistance is scheduled to end. The bases of all taxes are assumed to increase from their FY18 level by 3.5 percent annually.

The column "Total" sums the "Through FY18" and "FY19 and After" columns. For Commercial Growth projects, a maximum assistance amount generally is provided in the project agreement and is included in the "Total" column; the column "FY19 and After" is the "Total" less the "Through FY18" 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.³⁰

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.

²⁹ Historic inflation is based on the NY Metro Area Consumer Price Index reported by Bureau of Labor Statistics.

³⁰ 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 median assessed value per square foot for the ZIP code in which the property is located. Square footage information is obtained from the company; when not reported, square footage is obtained from DOF's Real Property Assessment Data. Property taxes estimated based on square footage are split between land and building using an estimate of the median ratio of existing Land and Building assessed values for the ZIP code.

Item No. 37 – Mortgage Recording Tax: This item is an estimate of the City portion of MRT (without regard to any exemption) generated directly by the project.³¹ 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 FY19 and thereafter, PILOT savings is assumed to grow by 3.5 percent annually from its FY18 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.

³¹ 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 FY19 and after for projects other than Commercial Growth projects, the difference between the estimated total exemption and the amount through FY18 is assumed to be realized in FY19. (As noted above, for Commercial Growth projects, the “FY19 and After” column generally is computed by subtracting the amount in the “Through FY18” 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 FY18.

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

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

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

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

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

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

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

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

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

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

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

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

Living Wage Information

The Fair Wages for New Yorkers Act (the “Act”), constituting Section 6-134 of the New York City Administrative Code, is intended to ensure that New York City companies who receive financial assistance from the City of New York pay their employees a salary commensurate to a “Living Wage”. Living Wage is defined as the sum of the “living wage rate” and the “health benefits supplement rate” for each hour worked. The living wage rate as of June 30, 2018 was \$10.95 per hour and the health benefits supplement rate for such period was \$1.80 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, 2018. The Company must submit the number of employees (including All Permanent Full-Time Employees, Temporary Full-Time Employees, Permanent Part-Time Employees, Temporary Part-Time Employees and Contract Employees) earning less than a living wage categorized by industrial jobs, food service jobs, retail jobs, other jobs, and total jobs.

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

- i) whether the company participated in multiple projects that share the same employment;
- ii) whether the project is a non-profit organization and hence exempt from various taxes;
- iii) whether the project is located on land owned by the Port Authority or City and hence exempt from property taxes;
- iv) whether and how NYCEDC has estimated employment data in the current reporting year due to non-reporting of employment by the company;
- v) whether the project has multiple locations, and, if so, the council district and borough of the project locations not reported in items 2 and 3;
- vi) whether assistance has been terminated or reduced before the originally planned date and if benefits have been repaid;
- vii) whether the company has applied for ICIP/ICAP;

- viii) whether the employee information includes tenant information because the company leases property to tenants at the project location;
- ix) whether the Jobs at application represent Citywide employment;
- x) whether benefits authorized under the PILOT program have not commenced during the Fiscal Year;
- xi) whether the project acquisition/construction was not reported as complete as of the end of the reporting fiscal year;
- xii) whether the project and/or holding company has filed for bankruptcy;
- xiii) whether there was a post-closing amendment that changed total project amount;
- xiv) whether there were jobs connected to the project at the time of application (only in cases where jobs at the project location prior to project Start Date were 0);
- xvi) whether the company is subject to the Act, is exempt from paying a living wage, and provided an exemption certificate;
- xvii) whether the company is subject to the Act and certified that it pays a living wage;
- xviii) whether the company is not subject to the Act and did not submit data on living wage requested by NYCEDC;
- xix) other comments as needed.

APPENDIX II

Project Indexes: by Company

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<u>ID Number</u>	<u>Company Name</u>	<u>Program</u>	<u>Amount</u>	<u>Closing Date</u>	<u>Page</u>
94131	105 Rockaway Realty LLC	Industrial Incentive	\$23,750,000	04-Jan-17	1
93283	123 Washington LLC	Liberty Bond	\$50,000,000	18-Oct-07	2
94061	149 Street Food Corp.	FRESH	\$1,890,990	01-Sep-15	3
92687	16 Tons Inc.	Industrial Incentive	\$1,172,000	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	26-Jan-16	7
94153	50 HYMC Owner LLC	Commercial Project	\$3,835,000,000	31-Aug-17	8
94139	509 W 34, L.L.C.	Commercial Project	\$3,735,000,000	09-Apr-18	9
93281	88 Trading Corp.	Industrial Incentive	\$8,955,000	01-Aug-07	10
94145	A & J Supermarket Corp.	FRESH	\$10,814,113	28-Dec-17	11
93376	A & L Scientific Corp.	Industrial Incentive	\$1,850,000	05-Nov-09	12
93878	A Very Special Place, Inc. (2013 Adjustable)	Build NYC Revenue Bond	\$4,840,000	28-Feb-13	13
93886	A Very Special Place, Inc. (2013 Fixed)	Build NYC Revenue Bond	\$6,795,000	21-Mar-13	14
93180	A. Liss & Co., Inc.	Industrial Incentive	\$2,250,000	10-Oct-06	15
92673	A.F.C. Industries Inc. & Affiliates	Industrial Incentive	\$1,400,000	18-Dec-01	16
94041	A.K.S. International Inc.	Industrial Incentive	\$2,120,000	10-Sep-14	17
92745	Aabco Sheet Metal Co., Inc.	Manufacturing Facilities Bond	\$5,525,000	30-Jun-04	18
93933	Accurate Specialty Metal Fabricators, Inc.	Industrial Incentive	\$7,850,000	28-Feb-12	19
92691	Acme Smoked Fish Corp.	Industrial Incentive	\$5,200,000	27-Jun-03	20
91142	Adriatic Wood Products, Inc. #2 (1997)	Industrial Incentive	\$1,725,000	31-Dec-97	21
92979	Advocates for Services for the Blind Multihandicapped, Inc.	Pooled Bond	\$1,625,000	01-Mar-05	22
93862	Aero JFK, LLC	Exempt Facilities Bond	\$126,875,000	13-Sep-12	23
93319	Aesthetonics Inc. d/b/a Remains Lighting	Industrial Incentive	\$4,634,000	20-Jun-08	24
91136	Air Express International Corporation	Exempt Facilities Bond	\$19,000,000	16-Jul-97	25
92312	Air-Sea Packing Group, Inc.	Industrial Incentive	\$2,645,000	10-Jun-99	26
94052	Albee Retail Development LLC (2014)	Build NYC Revenue Bond	\$20,000,000	29-Oct-14	27
94090	Albert Einstein College of Medicine, Inc. (f/k/a Com Affiliation, Inc.)	Build NYC Revenue Bond	\$175,000,000	09-Sep-15	28
92355	Alcoa Inc.	Commercial Growth Project	\$18,200,000	28-Apr-00	29
93184	Aleta Industries Inc. and Aleta Group, Inc.	Industrial Incentive	\$4,640,000	25-Sep-06	30
92561	All City Switch Board Corporation	Manufacturing Facilities Bond	\$3,000,000	20-Dec-00	31
93871	All Stars Project, Inc.	Build NYC Tax-Exempt Promissory Note	\$10,720,000	29-Nov-12	32
92933	Alle Processing Corporation	Industrial Incentive	\$1,040,000	01-Dec-04	33
92748	Allen-Stevenson School, The	Not For Profit Bond	\$24,000,000	05-Mar-04	34
91140	Allied Metal Spinning Corp.	Manufacturing Facilities Bond	\$2,610,000	23-Dec-97	35
94133	Alphapointe	Build NYC Revenue Bond	\$18,850,000	16-Jun-17	36
92956	AM&G Waterproofing LLC	Industrial Incentive	\$11,895,000	01-Mar-05	37
92646	AMB Property, LP (lot 20)	Industrial Incentive	\$73,000,000	23-Aug-01	38
92893	AMB Property, LP (lot 21)	Industrial Incentive	\$19,500,000	23-Aug-01	39
92894	AMB Property, LP (lot 22)	Industrial Incentive	\$26,970,000	23-Aug-01	40
92895	AMB Property, LP (lot 23)	Industrial Incentive	\$26,970,000	23-Aug-01	41

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92843	Amboy Properties Corporation	Not For Profit Bond	\$13,660,000	01-Apr-90	42
94084	AMDA, Inc.	Build NYC Revenue Bond	\$21,000,000	02-Dec-15	43
94095	American Committee for the Weizmann Institute of Science Inc.	Build NYC Revenue Bond	\$8,830,000	30-Oct-15	44
93320	Approved Oil Co. of Brooklyn, Inc.	Industrial Incentive	\$5,200,000	01-May-08	45
93207	Apthorp Cleaners Inc.	Industrial Incentive	\$1,128,300	26-Apr-07	46
94116	ARK Development LLC	Build NYC Revenue Bond	\$35,000,000	14-Jun-17	47
92678	Aron's Manufacturing Corp.	Industrial Incentive	\$1,890,000	13-Jun-02	48
92753	Arrow Linen Supply Co., Inc.	Industrial Incentive	\$897,000	19-Aug-03	49
93948	Art to Frames Inc.	Industrial Incentive	\$6,000,000	10-Jul-13	50
93452	Arthur Management Corporation	Recovery Zone Facility Bond	\$19,800,000	21-Dec-10	51
94045	Arverne By The Sea & LLC & Benjamin Beechwood Retail LLC	Recovery Zone Facility Bond	\$11,100,000	12-Feb-15	52
94077	Asia Society, The	Build NYC Revenue Bond	\$16,795,000	01-Jul-15	53
93208	Association for Metroarea Autistic Children Inc. d/b/a AMAC	Pooled Bond	\$2,335,000	22-Feb-07	54
93214	Ateret Torah Center	Not For Profit Bond	\$13,200,000	29-Mar-07	55
91009	Atlantic Veal & Lamb	Industrial Incentive	\$1,995,000	13-Dec-96	56
93195	Auditory/Oral School of New York, The	Not For Profit Bond	\$7,135,000	22-Nov-06	57
93216	B.C.S. International Corporation d/b/a Royal Food International Corp.	Industrial Incentive	\$16,829,550	28-Feb-07	58
92564	Baco Enterprises, Inc. #1 (2001)	Industrial Incentive	\$2,470,000	29-Jun-01	59
94048	Bais Ruchel High School, Inc.	Build NYC Revenue Bond	\$18,100,000	23-Oct-14	60
92926	Bank of America, N.A	Commercial Growth Project	\$622,000,000	17-Nov-04	61
92313	Bark Frameworks, Inc.	Industrial Incentive	\$2,025,000	30-Apr-99	62
94106	Barkai Foundation, Inc.	Build NYC Revenue Bond	\$8,700,000	15-Oct-15	63
93282	Barone Steel Fabricators, Inc.	Industrial Incentive	\$5,700,000	29-Aug-07	64
92316	Bauerschmidt & Sons, Inc. #2 (1999)	Industrial Incentive	\$1,000,000	11-Feb-99	65
92364	Bedessee Imports, Inc.	Industrial Incentive	\$1,600,000	04-Jan-00	66
92527	Ben Hur Moving & Storage, Inc.	Industrial Incentive	\$6,000,000	29-Mar-01	67
93978	Berkeley Carroll School, The	Build NYC Revenue Bond	\$26,700,000	03-Jun-14	68
93362	Best Choice Trading Corporation	Industrial Incentive	\$2,625,000	11-Dec-08	69
93984	Big Brothers/Big Sisters of New York City, Inc.	Build NYC Revenue Bond	\$9,000,000	02-May-14	70
93855	Big Farm Corp.	Industrial Incentive	\$4,011,000	31-Jul-12	71
92366	Big Geyser, Inc.	Industrial Incentive	\$10,000,000	16-Nov-99	72
93988	Birch Wathen Lenox School, The	Build NYC Tax-Exempt Promissory Note	\$7,500,000	25-Mar-14	73
92941	Block Institute Inc.	Pooled Bond	\$1,145,000	19-Aug-04	74
94122	Blue School and Blue School Real Estate, LLC	Build NYC Revenue Bond	\$51,315,000	21-Dec-16	75
94096	BNOS Square of Williamsburg	Build NYC Revenue Bond	\$7,400,000	28-Jun-16	76
93952	Bogopa LIC, Inc.	FRESH	\$4,400,000	13-Aug-13	77
93977	Bogopa Washington, Inc.	FRESH	\$12,165,500	17-Dec-13	78
93927	Bogopa, Inc.	FRESH	\$3,500,000	06-Oct-11	79
93929	Bogopa-Concourse, Inc.	FRESH	\$1,066,000	06-Oct-11	80
93930	Bogopa-Junction, Inc.	FRESH	\$805,000	06-Oct-11	81
93928	Bogopa-Junius, Inc.	FRESH	\$910,000	06-Oct-11	82

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93920	Bogopa-Manhattan, Inc.	FRESH	\$980,000	06-Oct-11	83
94073	BOP NE Tower Lessee LLC	Commercial Project	\$2,180,000,000	14-Apr-15	84
94093	Boyce Technologies, Inc.	Industrial Incentive	\$26,250,000	12-Apr-16	85
93091	BP Air Conditioning Corp.	Industrial Incentive	\$5,523,500	06-Oct-05	86
94097	Brearley School, The	Build NYC Tax-Exempt Promissory Note	\$50,000,000	29-Sep-15	87
93877	Bronx Charter School for Excellence	Build NYC Revenue Bond	\$24,000,000	24-Apr-13	88
93284	Bronx Parking Development Company, LLC	Not For Profit Bond	\$237,635,000	01-Dec-07	89
93869	Brooklyn Heights Montessori School	Build NYC Tax-Exempt Promissory Note	\$10,000,000	03-Jun-13	90
90666	Brooklyn Navy Yard Cogeneration Partners, L.P.	Exempt Facilities Bond	\$307,000,000	22-Dec-95	91
93943	Brooklyn Union Gas Company	Industrial Incentive	\$14,400,000	23-May-14	92
94089	Brooklyn United Methodist Church Home	Build NYC Revenue Bond	\$6,295,000	09-Oct-15	93
92680	Brown Brothers Harriman & Co.	Commercial Growth Project	\$61,500,000	01-May-02	94
93861	Browning School, The	Build NYC Revenue Bond	\$10,000,000	20-Sep-12	95
93191	BTM Development Partners, LLC	Industrial Incentive	\$494,000,000	14-Sep-06	96
93962	Calhoun School, Inc., The	Build NYC Tax-Exempt Promissory Note	\$32,840,000	30-Sep-13	97
91108	Campbell & Dawes Ltd.	Industrial Incentive	\$475,000	09-Oct-97	98
93181	Candid Litho Printing Ltd.	Industrial Incentive	\$12,700,000	04-Jan-07	99
94057	Carlton House Restoration, Inc	Industrial Incentive	\$2,415,000	25-Nov-14	100
93991	Carnegie Mellon University	Applied Sciences NYC	\$13,500,000	14-Apr-14	101
94162	Cathedral School of St. John The Divine	Build NYC Revenue Bond	\$11,000,000	29-Dec-17	102
93388	CBS Inc.	Commercial Growth Project	\$401,322,000	01-Oct-93	103
94129	Center for Elimination of Violence in the Family, Inc.	Build NYC Revenue Bond	\$3,860,000	26-Jan-17	104
92372	Center for Family Support, Inc., The #1 (1999)	Pooled Bond	\$462,800	10-Dec-99	105
92757	Center for Family Support, Inc., The #2 (2004)	Pooled Bond	\$850,000	27-Feb-04	106
93313	Center for Family Support, Inc., The #3 (2008)	Pooled Bond	\$2,420,000	30-Jan-08	107
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	108
93196	Center for Nursing & Rehabilitation Inc.	Not For Profit Bond	\$23,150,000	14-Dec-06	109
94044	Center for Urban Community Services, Inc.	Build NYC Tax-Exempt Promissory Note	\$6,355,000	24-Jul-14	110
92639	Centro Social La Esperanza, Inc. #1 (2002)	Pooled Bond	\$1,182,800	27-Jun-02	111
93369	Centro Social La Esperanza, Inc. #2 (2008)	Pooled Bond	\$1,000,000	30-Jan-08	112
94119	Chapin School, The LTD.	Build NYC Revenue Bond	\$75,000,000	24-Aug-16	113
93389	Chase Manhattan Bank, NA	Commercial Growth Project	\$0	03-Nov-89	114
92697	Child School, The	Not For Profit Bond	\$18,250,000	22-Apr-03	115
94076	Children's Aid Society, The	Build NYC Revenue Bond	\$37,205,000	23-Jul-15	116
92377	Churchill School & Center For Learning Inc., The	Not For Profit Bond	\$22,000,000	16-Dec-99	117
92891	City Merchandise, Inc. (2002)	Industrial Incentive	\$2,430,000	03-Jan-02	118
92658	Citywide Mobile Response Corporation	Industrial Incentive	\$2,200,000	22-May-02	119
93286	Cobble Hill Health Center, Inc.	Build NYC Revenue Bond	\$48,190,000	31-Jan-08	120
93140	College of Mount Saint Vincent #3	Not For Profit Bond	\$22,787,000	29-Jun-06	121
94113	Collegiate School, Inc.	Build NYC Tax-Exempt Promissory Note	\$40,000,000	30-Jun-16	122
93892	Columbia University	Applied Sciences NYC	\$95,000,000	01-Jul-12	123
92989	Comfort Bedding Inc.	Industrial Incentive	\$1,900,000	15-Jun-05	124

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92255	Commercial Electrical Contractors, Inc.	Industrial Incentive	\$545,000	19-Aug-98	126
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	127
93391	Comprehensive Care Management Corporation #1 (1996)	Not For Profit Bond	\$6,525,000	20-Jun-96	128
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	129
93910	Comprehensive Care Management Corporation #3 (1998)	Not For Profit Bond	\$4,760,000	14-Jul-98	130
93101	Cong. Machne Chaim Inc. d/b/a Bais Sarah Educational Center for Girls	Not For Profit Bond	\$9,000,000	26-May-06	131
93300	Congregation Darchei Torah	Not For Profit Bond	\$32,000,000	24-Jan-08	132
94107	Congregation Machna Shalva and 5815 CMS LLC	Build NYC Revenue Bond	\$3,300,000	26-Feb-16	133
94035	Congregation Yeshiva Beis Chaya Mushka, Inc.	Build NYC Revenue Bond	\$4,500,000	28-Aug-14	134
92642	Contractors SM, LLC	Manufacturing Facilities Bond	\$2,100,000	27-Dec-01	135
92699	Convent of the Sacred Heart School of New York	Not For Profit Bond	\$15,115,000	20-Nov-02	136
94158	Cooke School and Institute	Build NYC Revenue Bond	\$44,000,000	20-Dec-17	137
93280	Cool Wind Ventilation Corp.	Manufacturing Facilities Bond	\$9,000,000	31-Aug-07	138
93851	Corlears School	Build NYC Revenue Bond	\$10,000,000	18-Jul-12	139
93992	Cornell University	Applied Sciences NYC	\$0	19-Dec-13	140
93093	Coronet Parts Manufacturing Company, Inc.	Industrial Incentive	\$2,732,000	08-Dec-05	141
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	142
92382	Crystal Window & Door Systems, Ltd.	Industrial Incentive	\$15,000,000	28-Oct-99	143
94046	Cubit Power One Inc.	Industrial Incentive	\$23,089,000	19-Aug-15	144
91039	Cupie Transportation Corp.	Industrial Incentive	\$1,500,000	06-Nov-96	145
94156	Cypress Pitkin Berriman, L.P.	FRESH	\$3,736,876	04-Jan-18	146
94114	D'Onofrio General Contractors Corp.	Industrial Incentive	\$5,000,000	24-Jun-16	147
93202	D.C. Center Corp	Industrial Incentive	\$4,955,000	23-May-07	148
93455	DASNY Mechanical Inc.	Industrial Incentive	\$5,016,000	06-Apr-11	149
93288	DCD Marketing Ltd.	Industrial Incentive	\$5,500,000	25-Sep-07	150
94050	Dealer Storage Corp.	Industrial Incentive	\$7,516,000	06-Aug-14	151
93377	Dinas Distribution	Industrial Incentive	\$3,825,000	29-Dec-09	152
92951	DLX Industries, Inc.	Industrial Incentive	\$7,412,500	10-Feb-05	153
94160	DMFYD LIC LLC	Industrial Incentive	\$32,096,773	29-Dec-17	154
92940	Down Right Ltd.	Industrial Incentive	\$4,120,000	30-Jul-04	155
93974	E. Gluck Corporation	Industrial Incentive	\$20,775,000	27-Mar-14	156
93858	East Gun Hill Road Food, LLC	FRESH	\$4,825,000	03-Jan-13	157
94066	Eastern Effects, Inc.	Industrial Incentive	\$3,550,000	17-Apr-15	158
93951	Eclectic/Encore Properties, Inc.	Industrial Incentive	\$11,350,000	26-Jul-13	159
92771	Economy Pump & Motor Repair, Inc.	Industrial Incentive	\$840,000	07-Aug-03	160
93879	Eden II School for Autistic Children, Inc. (2013)	Build NYC Revenue Bond	\$3,305,000	17-Apr-13	161
92449	Elite Airline Laundry Services Corp	Industrial Incentive	\$3,500,000	20-Jun-00	162
92245	Empire Erectors & Electrical Co., Inc.	Industrial Incentive	\$850,000	18-Dec-98	163
93989	Empire LLC	Manufacturing Facilities Bond	\$0	27-Jun-96	164
92950	Empire Merchants LLC/Charmer Industries, Inc.	Industrial Incentive	\$1,800,000	04-Jan-05	165
92670	Empire Metal Finishing, Inc.	Industrial Incentive	\$1,501,000	06-Dec-01	166

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93946	ERY Retail Podium LLC	Commercial Project	\$1,948,000,000	17-Mar-14	168
94072	Ethical Culture Fieldston School	Build NYC Revenue Bond	\$49,355,000	21-May-15	169
93289	Excellent Poly, Inc.	Industrial Incentive	\$1,900,000	03-Dec-07	170
93312	Extech Building Materials, Inc.	Industrial Incentive	\$8,600,000	01-Apr-08	171
93944	Extell GT LLC	Commercial Project	\$745,793,000	30-Jul-13	172
93865	Fairway Bakery LLC	Industrial Incentive	\$12,600,000	22-May-13	173
93976	Falcon Builder Inc.	Industrial Incentive	\$1,550,000	17-Apr-14	174
92961	Family Support Systems Unlimited, Inc.	Not For Profit Bond	\$7,240,000	04-Jan-05	175
94094	Faviana International Inc.	Industrial Incentive	\$4,575,000	02-Nov-15	176
94123	Favorite Plastic Corp.	Industrial Incentive	\$1,675,000	30-Dec-16	177
93096	Faztec Industries, Inc.	Industrial Incentive	\$1,488,800	14-Nov-05	178
94070	FC Hanson Office Associates, LLC	Build NYC Revenue Bond	\$105,000,000	17-Jun-15	179
93973	Fedcap Rehabilitation Services, Inc.	Build NYC Revenue Bond	\$28,450,000	11-Dec-13	180
94161	Fedcap Rehabilitation Services, Inc. #2	Build NYC Revenue Bond	\$9,280,000	28-Dec-17	181
92669	Federal Express Corporation #1 (2001)	Industrial Incentive	\$90,758,100	26-Dec-01	182
93185	Federal Express Corporation #2 (2006)	Industrial Incentive	\$5,000,000	10-Oct-06	183
93174	Federal Express Corporation Harlem River Yards #3 (2006)	Industrial Incentive	\$25,788,500	28-Dec-06	184
92398	Federal Jeans, Inc.	Industrial Incentive	\$4,400,000	07-Dec-99	185
93314	Federation Employment and Guidance Service, Inc.	Pooled Bond	\$2,925,000	30-Jan-08	186
94053	Federation of Protestant Welfare Agencies, Inc.	Build NYC Revenue Bond	\$12,345,000	12-Nov-14	187
92229	Felix Storch, Inc.	Industrial Incentive	\$2,060,000	18-Dec-98	188
93866	Foodfest Depot LLC	Industrial Incentive	\$10,775,000	20-Dec-12	189
94083	Foodsaver New York, Inc.	Industrial Incentive	\$5,317,306	05-Jan-16	190
93397	Forest City Pierrepont Associates	Manufacturing Facilities Bond	\$107,409,000	07-May-86	191
92654	Foto Electric Supply Co., Inc.	Industrial Incentive	\$4,150,000	19-Jul-01	192
93945	Fresh Direct, LLC & U.T.F. Trucking, Inc.	Industrial Incentive	\$142,454,000	19-Dec-13	193
94042	G&G Electric Supply Co, Inc. #2 (2014)	Industrial Incentive	\$3,800,000	28-Aug-14	194
92990	G&G Electric Supply Company, Inc. #1	Industrial Incentive	\$1,475,000	12-May-05	195
91024	Gabrielli Truck Sales, Ltd.	Industrial Incentive	\$5,100,000	19-Dec-96	196
94102	Gabrielli Truck Sales, Ltd. #2	Industrial Incentive	\$23,381,549	14-Jan-16	197
94136	Gabrielli Truck Sales, Ltd. #3	Industrial Incentive	\$22,517,713	28-Jun-17	198
94103	Gallant & Wein Corporation	Industrial Incentive	\$5,425,000	01-Jan-16	199
92232	Gary Plastic Packaging Corp.	Manufacturing Facilities Bond	\$6,400,000	09-Oct-98	200
93975	Gateway ShopRite Associates, LLC	FRESH	\$12,500,000	07-May-14	201
94128	GCT New York LP	Industrial Incentive	\$25,000,000	28-Jul-16	202
92633	General Human Outreach in the Community, Inc.	Pooled Bond	\$672,300	27-Jun-02	203
93967	GMDC Atlantic Avenue LLC	Industrial Incentive	\$13,983,527	12-Dec-13	204
94147	GMDC OP LLC	Industrial Incentive	\$40,807,113	16-Nov-17	205
92505	Goldfeder/Kahan Framing Group, Ltd.	Industrial Incentive	\$1,910,000	07-Jun-01	206
93238	Goldman Sachs Group, Inc.	BIR Energy Incentive		02-Oct-06	207
92648	Goldstone Hosiery Co., Inc.	Industrial Incentive	\$3,000,000	22-Oct-01	208

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93186	Gourmet Boutique, L.L.C.	Manufacturing Facilities Bond	\$6,000,000	06-Dec-06	210
93351	Gourmet Guru, Inc.	Industrial Incentive	\$4,900,000	24-Sep-08	211
93954	Grace Church School	Build NYC Revenue Bond	\$40,000,000	01-Jul-13	212
92506	Gracious Thyme Catering Inc.	Industrial Incentive	\$2,900,000	21-Jul-00	213
93278	Grand Meridian Printing, Inc.	Industrial Incentive	\$3,390,500	18-Jul-07	214
92708	Great Wall Corp.	Industrial Incentive	\$2,500,000	03-Jan-03	215
93218	Greenpoint Manufacturing and Design Center #2 (2007)	Industrial Incentive	\$11,006,000	29-Jun-07	216
94142	Grimm Ales LLC	Industrial Incentive	\$4,200,000	06-Feb-18	217
93856	GSNY Properties, Inc.	Build NYC Revenue Bond	\$16,925,000	09-Aug-12	218
92500	Guild for Exceptional Children, Inc., The	Pooled Bond	\$1,182,300	01-Jan-99	219
93194	Guttmacher Institute, Inc.	Not For Profit Bond	\$11,000,000	02-May-07	220
93860	Halmark Architectural Finishing Corp.	Industrial Incentive	\$1,125,000	23-Aug-12	221
94062	Handy Tool & MFG. Co., Inc.,The	Industrial Incentive	\$2,525,000	05-Jan-15	222
94098	Hannah Senesh Community Day School	Build NYC Revenue Bond	\$4,785,000	30-Sep-15	223
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	224
94075	Hebrew Home for the Aged at Riverdale, The	Build NYC Revenue Bond	\$55,000,000	13-Feb-15	225
92412	Hephaistos Building Supplies, Inc.	Industrial Incentive	\$2,118,000	30-Sep-99	226
92413	Herbert G. Birch Services, Inc #2 (1999)	Pooled Bond	\$416,100	01-Nov-99	227
92547	Herbert G. Birch Services, Inc #3 (2000)	Pooled Bond	\$607,000	16-Aug-00	228
93890	Hewitt School, The	Build NYC Tax-Exempt Promissory Note	\$23,620,000	27-Jun-13	229
92991	Highbridge - Woodycrest Center, Inc.	Not For Profit Bond	\$6,420,000	29-Jun-05	230
93381	Hindustan Granites, Inc.	Industrial Incentive	\$6,736,000	07-Apr-10	231
92508	Home Box Office	Commercial Growth Project	\$99,000,000	31-Jan-01	232
94064	Horace Mann School	Build NYC Revenue Bond	\$33,525,000	20-Nov-14	233
93970	House of Spices (India), Inc.	Industrial Incentive	\$6,429,938	18-Jun-14	234
93914	Hudson Moving and Storage Co., Inc.	Industrial Incentive	\$6,200,000	14-Jul-11	235
94036	Hudson Yards North Tower Tenant LLC	Commercial Project	\$2,674,000,000	11-Dec-15	236
92713	Human Care Services for Families & Children, Inc. #1	Pooled Bond	\$1,270,000	10-Jan-03	237
94155	Hyde Leadership Charter School	Build NYC Revenue Bond	\$15,250,000	15-Dec-17	238
93987	Icahn School of Medicine at Mount Sinai	Applied Sciences NYC	\$5,000,000	24-Feb-14	239
93819	Idlewild 228th Street, LLC	Industrial Incentive	\$19,741,250	20-Jul-12	240
93003	Independent Living Association, Inc.	Not For Profit Bond	\$2,484,000	24-Jun-05	241
93876	Institute for Community Living, Inc. (2013)	Build NYC Revenue Bond	\$2,600,000	17-Apr-13	242
94065	Institute of International Education, Inc.,	Build NYC Revenue Bond	\$12,480,000	26-Nov-14	243
94071	International Center of Photography	Build NYC Tax-Exempt Promissory Note	\$15,000,000	21-Apr-15	244
93885	International Leadership Charter School	Build NYC Revenue Bond	\$21,050,000	21-Mar-13	245
94166	Inwood Academy for Leadership Charter School	Build NYC Revenue Bond	\$0	15-May-18	246
93870	Iron Mountain Information Management	Industrial Incentive	\$20,550,000	21-Dec-12	247
92715	Isamu Noguchi Foundation, Inc., The	Not For Profit Bond	\$9,000,000	26-Feb-03	248
92417	Island Computer Products, Inc.	Industrial Incentive	\$2,700,000	25-Aug-99	249

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94135	Manhattan College #3 (2017)	Build NYC Revenue Bond	\$90,575,000	14-Jun-17	293
94104	Manhattan Country School, Inc. and West 85th Street Owner LLC	Build NYC Revenue Bond	\$22,000,000	07-Apr-16	294
94140	Marathon Energy Corporation	Industrial Incentive	\$11,200,000	11-Jul-17	295
93302	Margaret Tietz Nursing and Rehabilitation Center	Not For Profit Bond	\$18,965,000	23-Jan-08	296
93875	Maric Mechanical, Inc.	Industrial Incentive	\$1,195,565	04-Jan-13	297
92971	Marjam Supply of Rewe Street, LLC	Industrial Incentive	\$5,200,000	04-Jan-05	298
93969	Mary McDowell Friends School	Build NYC Revenue Bond	\$7,500,000	31-Dec-13	299
94152	Mary McDowell Friends School (2017)	Build NYC Revenue Bond	\$20,800,000	29-Sep-17	300
93873	Marymount School of New York	Build NYC Revenue Bond	\$19,480,000	20-Dec-12	301
92427	McGraw-Hill Companies, Inc.	Commercial Growth Project	\$700,000,000	19-Nov-98	302
92833	Medisys Health Network Inc.	Not For Profit Bond	\$20,190,000	30-Jun-99	303
93450	Mediterranean Gyros Products, Inc.	Industrial Incentive	\$2,425,000	17-Dec-10	304
92899	Mercy College	Not For Profit Bond	\$16,220,000	02-May-05	305
92292	Mercy Home for Children, Inc. #1 (1999)	Pooled Bond	\$560,000	01-Jan-99	306
94033	Mermaid Plaza Associates, Inc.	EDC Loan	\$641,773	06-Jun-95	307
92429	Mesorah Publications, Ltd. #2 (1999) and Sefercraft	Industrial Incentive	\$9,000,000	17-Dec-99	308
94054	Metropolitan College of New York	Build NYC Revenue Bond	\$67,440,000	10-Dec-14	309
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	310
94150	Metropolitan Lighthouse Charter School	Build NYC Revenue Bond	\$24,895,000	22-Dec-17	311
94092	Metropolitan Montessori School #2	Build NYC Revenue Bond	\$17,000,000	25-Sep-15	312
93171	Meurice Garment Care of Manhasset Inc.	Industrial Incentive	\$2,600,000	06-Sep-06	313
93290	Mind, Hand and Company & J.V. Woodworking & Oh-Show Woodworking Studio	Industrial Incentive	\$2,450,000	03-Jan-08	314
92790	ML Design, Inc.	Industrial Incentive	\$2,150,000	30-Jul-03	315
93102	MMC Corporation	Not For Profit Bond	\$37,180,000	22-Dec-05	316
93017	Modell's Sporting Goods, Inc.	Industrial Incentive	\$18,050,000	28-Dec-05	317
94120	Modern Window & Door, Inc.	Industrial Incentive	\$8,300,720	29-Nov-16	318
93917	Moisha's Kosher Discount Supermarket, Inc.	FRESH	\$3,100,000	18-Sep-11	319
93198	Mondial Automotive, Inc and Kal-Bros, Inc	Industrial Incentive	\$5,400,000	08-Feb-07	320
93172	Montebello Food Corporation	Industrial Incentive	\$11,441,000	16-Nov-06	321
93881	Montefiore Medical Center	Build NYC Revenue Bond	\$93,000,000	01-Apr-13	322
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	323
92295	Morrisons Pastry Corp.	Industrial Incentive	\$3,200,000	16-Apr-99	324
93966	Mount Sinai Hospital, The	Build NYC Revenue Bond	\$112,000,000	19-Dec-13	325
92432	Moving Right Along Service, Inc.	Industrial Incentive	\$1,400,000	20-Dec-99	326
92720	Musco Food Corporation	Industrial Incentive	\$6,375,000	06-May-03	327
92618	Mystic Display Co., Inc.	Industrial Incentive	\$1,000,000	26-Sep-01	328
92976	NASDAQ Stock Market, Inc., The	Commercial Growth Project	\$20,766,666	19-Dec-00	329
93880	National Acoustics, Inc.	Industrial Incentive	\$1,579,850	02-May-13	330
92975	National Association of Securities Dealers, Inc.	Commercial Growth Project	\$20,766,666	30-Jun-04	331
92373	National Center on Addiction & Substance Abuse at Columbia University	Not For Profit Bond	\$14,000,000	09-Mar-00	332

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93305	Natural Resources Defense Council	Build NYC Revenue Bond	\$12,730,000	01-Jan-08	334
92519	NBC Universal, Inc.	Commercial Growth Project	\$1,500,300,000	20-Dec-88	335
93170	New York Christmas Lights and Decorating Ltd. and John Cappelli Erectors, Inc.	Industrial Incentive	\$2,850,000	26-Sep-06	336
93178	New York Congregational Nursing Center	Not For Profit Bond	\$17,420,000	27-Jul-06	337
93939	New York Foundling Charitable Corporation	Build NYC Revenue Bond	\$15,205,000	27-Jun-12	338
93874	New York Genome Center, Inc.	EDC Loan	\$5,000,000	16-Nov-12	339
94110	New York Law School (2016)	Build NYC Revenue Bond	\$140,210,000	29-Jan-16	340
94049	New York Methodist Hospital, The	Build NYC Revenue Bond	\$29,720,000	15-Oct-14	341
92664	New York Post	Commercial Growth Project	\$168,915,000	25-Mar-02	342
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	343
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	344
93950	Nightingale-Bamford School, The	Build NYC Tax-Exempt Promissory Note	\$35,000,000	04-Dec-13	345
92792	Novelty Crystal Corp.	Manufacturing Facilities Bond	\$7,500,000	22-Dec-03	346
93359	O. & I. Realty, Inc. / Peralta Metal Works, Inc.	Industrial Incentive	\$2,100,000	05-Sep-08	347
94148	Octopus Garden Inc.	Industrial Incentive	\$2,477,000	27-Oct-17	348
94105	ODA Primary Health Care Network, Inc.	Build NYC Revenue Bond	\$5,000,000	12-Feb-16	349
93922	Oh Nuts Warehousing Inc. and Online Express Manufacturers and Distributors Inc.	Industrial Incentive	\$3,230,000	09-Nov-11	350
94038	One Hudson Yards Owner LLC	Commercial Project	\$1,434,114,029	05-Dec-14	351
92795	Otsar Early Childhood Center Project	Pooled Bond	\$2,415,000	27-Feb-04	352
92796	Otsar Family Services, Inc.	Pooled Bond	\$725,000	27-Feb-04	353
92503	P. S. Pibbs, Inc.	Manufacturing Facilities Bond	\$2,000,000	07-Jun-01	354
94087	Packer Collegiate Institute, The	Build NYC Revenue Bond	\$22,000,000	07-Apr-15	355
93919	Pain D'Avignon III Ltd.	Industrial Incentive	\$2,958,403	28-Sep-11	356
91044	Panorama Windows Ltd.	Industrial Incentive	\$1,169,400	03-Jan-97	357
92797	Park View Realty Associates LLC	Industrial Incentive	\$4,300,000	21-Aug-03	358
93204	Peerless Equities LLC/Empire Merchants LLC	Industrial Incentive	\$7,805,000	04-Jan-07	359
93173	Pepsi-Cola Bottling Company of New York, Inc.	Industrial Incentive	\$53,000,000	17-Oct-06	360
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	361
94112	Picture Car Services, LTD	Industrial Incentive	\$47,450,000	24-Jun-16	362
93964	Poly Prep Country Day School	Build NYC Revenue Bond	\$10,000,000	10-Sep-13	363
92277	Port Morris Tile & Marble, Corp. #1 (1998)	Industrial Incentive	\$718,000	30-Oct-98	364
94055	Pratt Paper (NY), Inc.	Build NYC Revenue Bond	\$96,300,000	18-Dec-14	365
93094	Prestone Press, LLC	Industrial Incentive	\$10,120,000	25-Oct-05	366
93847	ProAudioStar	Industrial Incentive	\$4,500,000	26-Jul-12	367
94134	Professional Children's School, Inc. (2017)	Build NYC Tax-Exempt Promissory Note	\$6,856,000	01-May-17	368
93317	Program Development Services, Inc. #2 (2008)	Pooled Bond	\$2,200,000	30-Jan-08	369
92962	Prompt Apparel, Inc.	Industrial Incentive	\$7,529,000	05-Nov-04	370
93287	Proxima, Inc.	Industrial Incentive	\$7,633,000	20-Nov-07	371
94059	Q Student Residences, LLC	Build NYC Revenue Bond	\$65,230,000	05-Sep-14	372
91047	Q.T. Minibus of the Bronx, Inc. / GVC, LTD.	Industrial Incentive	\$1,500,500	25-Sep-96	373

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93179	J & J Farms Creamery, Inc. and Fisher Foods of Queens Corp.	Industrial Incentive	\$450,000	20-Nov-06	250
93448	J & J Johnson General Contracting Co., Inc.	Industrial Incentive	\$4,050,000	10-Nov-10	251
92533	Jamaica First Parking, LLC #1 (2001)	Not For Profit Bond	\$4,730,000	28-Mar-01	252
92783	Jamaica First Parking, LLC #2 (2004)	Not For Profit Bond	\$9,525,000	23-Mar-04	253
92784	James Carpenter Design Associates, Inc.	Industrial Incentive	\$1,700,000	05-Jan-04	254
91176	James F. Volpe Electrical Contracting Corp.	Industrial Incentive	\$880,000	11-Feb-98	255
93863	Japanese Food Depot LLC	Industrial Incentive	\$10,514,000	26-Sep-12	256
93449	JetBlue Airways Corporation #2 (2010)	Commercial Growth Project	\$52,800,000	18-Nov-10	257
92914	Jetro Cash & Carry Enterprises, Inc. #2 (2005)	Industrial Incentive	\$2,400,000	27-Apr-05	258
93451	Jetro Cash & Carry Enterprises, LLC #3 (2010)	Industrial Incentive	\$50,000,000	17-Dec-10	259
93859	Jetro Cash & Carry Enterprises, LLC #4 (2012)	Industrial Incentive	\$30,100,000	24-Aug-12	260
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	261
94125	Jewish Community Center of Manhattan, Inc.	Build NYC Revenue Bond	\$27,270,000	29-Sep-16	262
92545	Just Bagels Manufacturing, Inc.	Industrial Incentive	\$2,070,000	20-Dec-00	263
93103	Katz Metal Fabricators, Inc.	Manufacturing Facilities Bond	\$1,850,000	29-Dec-05	264
92520	Kaylim Supplies, Inc.	Industrial Incentive	\$1,450,000	21-Dec-00	265
92672	Kew Forest Plumbing & Heating, Inc.	Industrial Incentive	\$472,500	16-May-02	266
93934	Kingdom Castle Food Corp.	FRESH	\$5,270,000	12-Mar-12	267
92421	Klein's Naturals, Ltd.	Industrial Incentive	\$2,850,000	22-Mar-00	268
91027	Korean Air Lines Co., Ltd.	Exempt Facilities Bond	\$102,000,000	12-Feb-97	269
94088	Krasnyi Oktyabr Inc.	Industrial Incentive	\$5,140,000	10-Dec-15	270
93867	Krinos Foods LLC	Industrial Incentive	\$23,355,000	02-May-13	271
91084	L.I.C. Restaurant Group Operation LLC	Industrial Incentive	\$750,000	11-Mar-98	272
94091	La Scuola D'Italia-Guglielmo Marconi	Build NYC Revenue Bond	\$75,405,000	01-Sep-15	273
93953	Lebanese American University	Build NYC Revenue Bond	\$16,420,000	15-Aug-13	274
93888	Legacy Yards Tenant LLC	Commercial Project	\$1,386,000,000	01-Apr-13	275
92674	Leo International, Inc.	Industrial Incentive	\$1,239,375	19-Dec-01	276
94115	LIC Site B-1 Owner, LLC	Commercial Project	\$706,743,996	30-Jun-16	277
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	278
92717	Lifespire, Inc. #1 (2002)	Pooled Bond	\$4,810,000	10-Jan-03	279
92963	Lighting & Supplies, Inc. a/k/a Sunlight Clinton Realty LLC	Industrial Incentive	\$10,800,000	17-Mar-05	280
92247	Linear Lighting Corporation	Manufacturing Facilities Bond	\$7,000,000	14-May-99	281
93965	Little Red School House and Elisabeth Irwin High School	Build NYC Revenue Bond	\$9,650,000	10-Oct-13	282
94069	Lobster Place Inc., The	Industrial Incentive	\$7,350,000	13-Mar-15	283
94078	Lower East Side Tenement Museum	Build NYC Revenue Bond	\$10,700,000	24-Nov-15	284
93958	Lycee Francais de New York	Build NYC Revenue Bond	\$81,650,000	01-Aug-13	285
92845	M & V Provision Co., Inc.	Industrial Incentive	\$6,065,000	04-Apr-01	286
91095	Madelaine Chocolate Novelties #3 (1997)	Industrial Incentive	\$3,408,000	17-Nov-97	287
94137	Madison Square Boys and Girls Club: Harlem Clubhouse	New Markets Tax Credits Program	\$37,160,000	05-May-17	288
92634	Magen David Yeshivah	Not For Profit Bond	\$38,500,000	26-Jun-02	289
92838	Mana Products, Inc. #1 (1997)	Industrial Incentive	\$18,796,322	19-Dec-97	290
92788	Mana Products, Inc. #2 (1998)	Industrial Incentive	\$6,300,000	29-Jul-98	291

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92944	QSAC, Inc. #3 (2004)	Pooled Bond	\$419,000	19-Aug-04	374
93176	Queens Ballpark Company, L.L.C.	Commercial Project	\$896,932,088	22-Aug-06	375
92624	Queens Parent Resource Center, Inc. #1 (2002)	Pooled Bond	\$823,100	27-Jun-02	376
93143	Queens Parent Resource Center, Inc. #2 (2006)	Pooled Bond	\$940,000	01-Mar-06	377
92928	Rapid Processing, LLC	Industrial Incentive	\$3,250,000	03-Mar-05	378
93246	Related Retail Hub LLC	EDC Loan	\$4,000,000	24-Mar-06	379
93848	ReyCo Supermarkets LLC	FRESH	\$2,650,000	25-Jun-13	380
93841	Richards Plumbing and Heating Co., Inc.	Industrial Incentive	\$4,696,526	17-May-13	381
92448	Rite Lite Ltd.	Industrial Incentive	\$3,500,000	05-Jan-00	382
93212	Rivendell School	Pooled Bond	\$5,260,000	22-Feb-07	383
94081	Riverdale Country School, Inc.	Build NYC Tax-Exempt Promissory Note	\$51,800,000	15-Jul-15	384
94127	Rogers Surveying, PLLC	Industrial Incentive	\$4,500,000	05-Jan-17	385
92589	Rosco, Inc.	Manufacturing Facilities Bond	\$4,200,000	27-Jun-02	386
93940	Royal Charter Properties, Inc.	Build NYC Revenue Bond	\$24,660,000	29-Jun-12	387
93382	Royal Recycling Services, Inc.	Industrial Incentive	\$6,975,000	12-Apr-10	388
92955	S. DiFazio and Sons Construction, Inc. & Faztec Industries, Inc.	Industrial Incentive	\$1,295,000	30-Dec-04	389
93349	Safe Art SAT, Inc.	Industrial Incentive	\$11,100,000	17-Dec-08	390
92451	Sahadi Fine Foods	Manufacturing Facilities Bond	\$6,255,000	20-Aug-99	391
94085	Saint Ann's School	Build NYC Tax-Exempt Promissory Note	\$30,000,000	10-Sep-15	392
94099	Saint David's School	Build NYC Revenue Bond	\$35,000,000	24-Nov-15	393
93918	Salmar Properties, LLC	Industrial Incentive	\$44,429,433	22-Sep-11	394
92452	Sarad, Inc. #1 (1999)	Industrial Incentive	\$1,000,000	31-Aug-99	395
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	396
92853	Seamen's Society for Children & Families	Not For Profit Bond	\$5,355,000	20-Dec-04	397
94146	Seamen's Society for Children and Families (2017)	Build NYC Revenue Bond	\$4,298,000	27-Sep-17	398
93882	Seaview Senior Living Housing Development Fund Corporation	Build NYC Revenue Bond	\$36,000,000	23-Jan-13	399
92809	Sel's Swift Service, Inc.	Industrial Incentive	\$1,602,000	24-Nov-03	400
93147	Sephardic Community Youth Center, Inc.	Not For Profit Bond	\$40,000,000	15-Jun-06	401
94132	Services and Advocacy for Gay, Lesbian, Bisexual and Transgender Elder, Inc.	Build NYC Revenue Bond	\$7,799,000	22-Feb-17	402
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	403
94159	Siach Yitzchok	Build NYC Revenue Bond	\$7,000,000	29-Mar-18	404
93961	Simon Liu, Inc.	Industrial Incentive	\$2,850,000	19-Sep-13	405
93190	Simon's Hardware & Bath, LLC	Industrial Incentive	\$4,700,000	01-Aug-06	406
94047	Skyline Restoration Inc.	Industrial Incentive	\$16,700,000	14-Nov-14	407
93937	Soho Studio, Corp.	Industrial Incentive	\$4,317,000	15-Jun-12	408
92274	Solco Plumbing Supply, Inc.	Industrial Incentive	\$1,060,000	12-May-99	409
93889	South Bronx Charter School for International Cultures and the Arts	Build NYC Revenue Bond	\$22,270,000	11-Jun-13	410
93038	Spence- Chapin, Services to Families and Children	Not For Profit Bond	\$9,875,000	22-Jun-06	411
94039	St. George Outlet Development LLC	Commercial Project	\$298,955,299	07-Nov-14	412
93217	Stallion Inc. #1 (2007)	Industrial Incentive	\$8,530,000	02-Mar-07	413
92947	State Narrow Fabrics, Inc.	Industrial Incentive	\$2,585,000	25-Aug-04	414

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92268	Steinway Van and Storage Corp.	Industrial Incentive	\$1,077,000	23-Feb-99	415
92275	Steinway, Inc.	Industrial Incentive	\$1,400,000	18-Jun-99	416
94037	Stephen Gaynor School	Build NYC Revenue Bond	\$28,900,000	17-Jul-14	417
93199	Studio School, The	Not For Profit Bond	\$8,830,000	28-Dec-06	418
92934	Super-Tek Products	Manufacturing Facilities Bond	\$5,900,000	29-Dec-04	419
93986	Superflex Ltd.	Industrial Incentive	\$5,000,000	18-Mar-14	420
92930	Sweet Sams Baking Company, LLC	Industrial Incentive	\$8,000,000	10-Aug-04	421
92587	T & G Industries, Inc.	Industrial Incentive	\$2,450,000	15-Nov-01	422
94068	Talmud Torah Ohel Yochanan	Build NYC Revenue Bond	\$10,491,000	27-Jan-16	423
94144	Talmud Torah Ohel Yochanan & The Bnei Torah Trust	Build NYC Revenue Bond	\$15,700,000	20-Jul-17	424
93348	Technical Library Service, Inc.	Industrial Incentive	\$4,875,000	19-Dec-08	425
94118	The Rogosin Institute, Inc.	Build NYC Revenue Bond	\$12,000,000	21-Jul-16	426
92628	Therapy and Learning Center, Inc.	Not For Profit Bond	\$4,200,000	26-Oct-02	427
93175	Tiago Holdings LLC #1	Empowerment Zone Facility Bond	\$40,000,000	31-Jan-07	428
92279	Titan Machine Corporation	Industrial Incentive	\$2,758,000	16-Jul-98	429
94121	Transcontinental Ultra Flex Inc.	Industrial Incentive	\$16,427,341	16-Dec-16	430
94043	Treasure Asset Storage LLC	Industrial Incentive	\$21,000,000	28-Jul-14	431
94063	Trey Whitfield School	Build NYC Revenue Bond	\$3,975,000	05-Feb-15	432
93019	Tri-State Camera Exchange Inc.	Industrial Incentive	\$4,365,000	08-Sep-05	433
92590	Tri-State Surgical Supply & Equipment Ltd. and H & H Laboratories, Inc.	Industrial Incentive	\$3,400,000	20-Sep-01	434
93979	Trinity Episcopal School Corporation	Build NYC Tax-Exempt Promissory Note	\$6,784,000	11-Apr-14	435
94149	Tristate Plumbing Services Corp.	Industrial Incentive	\$5,498,000	14-Nov-17	436
93963	Trustees of The Spence School, Inc.	Build NYC Tax-Exempt Promissory Note	\$14,080,000	26-Sep-13	437
92735	UB Distributors, LLC	Industrial Incentive	\$4,575,000	12-Sep-02	438
93456	Ulano Corporation f/k/a The Utah Company of New York, Inc.	Industrial Incentive	\$5,910,000	01-Sep-10	439
93350	United Airconditioning Corp. II	Manufacturing Facilities Bond	\$5,000,000	02-Jul-08	440
94111	United Cerebral Palsy of New York City #2 (2016)	Build NYC Revenue Bond	\$35,253,130	30-Jun-16	441
93883	United Cerebral Palsy of New York City, Inc.	Build NYC Revenue Bond	\$5,995,000	25-Apr-13	442
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	443
94051	United Jewish Appeal- Federation of Jewish Philanthropies of New York, Inc.	Build NYC Revenue Bond	\$27,335,000	14-Aug-14	444
93959	United Nations International School	Build NYC Tax-Exempt Promissory Note	\$5,000,000	28-Aug-13	445
94060	United New York Sandy Hook Pilots' Association and United New Jersey Sandy Hook Pilots' Association	Industrial Incentive	\$5,500,000	22-Sep-14	446
94126	United States Fund for UNICEF	Build NYC Revenue Bond	\$39,100,000	22-Sep-16	447
94100	Urban Resource Institute	Build NYC Revenue Bond	\$11,283,000	17-Dec-15	448
91147	USA Waste Services of NYC, Inc.	Manufacturing Facilities Bond	\$20,000,000	23-Dec-97	449
91126	Victory FoodService Distributors Corp.	Industrial Incentive	\$3,700,000	24-Jul-97	450
93968	Village Center for Care	Build NYC Revenue Bond	\$15,805,000	01-Oct-13	451
92629	Village Community School	Not For Profit Bond	\$6,500,000	26-Oct-01	452
94141	Village Super Market, Inc.	FRESH	\$14,000,000	29-Dec-17	453
94101	Volunteers of America - Greater New York, Inc #2	Build NYC Revenue Bond	\$5,515,000	17-Nov-15	454
94165	Volunteers of America - Greater New York, Inc #3	Build NYC Revenue Bond	\$5,553,000	28-Dec-17	455

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93980	Volunteers of America - Greater New York, Inc.	Build NYC Revenue Bond	\$9,520,000	21-Mar-14	456
93803	Wagner College	Build NYC Revenue Bond	\$12,705,000	25-Sep-12	457
93971	Walsh Electrical Contracting, Inc.	Industrial Incentive	\$1,575,000	28-Oct-13	458
93183	Watermark Designs, LLC	Manufacturing Facilities Bond	\$5,500,000	29-Sep-06	459
92469	Watkins Poultry Merchants of New York, Inc.	Industrial Incentive	\$1,600,000	19-Oct-99	460
92935	Way Fong, LLC	Industrial Incentive	\$2,775,000	21-Sep-04	461
93981	Weapons Specialists Ltd.	Industrial Incentive	\$9,610,000	28-Mar-14	462
93380	Western Beef Retail, Inc. #1	FRESH	\$11,450,000	01-Mar-10	463
94040	Western Beef Retail, Inc. #2 (2014)	FRESH	\$5,525,000	23-Dec-14	464
94143	Western Beef Retail, Inc. #3 (2017)	FRESH	\$3,180,000	04-Jan-18	465
94157	Western Beef Retail, Inc. #4 (2017)	FRESH	\$23,345,079	04-Jan-18	466
92471	Wipe-Tex International Corp.	Industrial Incentive	\$2,675,000	09-Sep-99	467
92857	Women's League Community Residences, Inc #1 (2001)	Pooled Bond	\$3,347,700	18-Dec-01	468
92472	World Casing Corp.	Manufacturing Facilities Bond	\$2,245,000	18-Nov-99	469
93453	WytheHotel LLC	Recovery Zone Facility Bond	\$15,000,000	15-Dec-10	470
94109	Xaverian High School/Ryken Educational Center, Inc.	Build NYC Revenue Bond	\$15,000,000	03-May-16	471
93177	Yankee Stadium LLC	Commercial Project	\$1,633,968,000	22-Aug-06	472
93221	Yeled V'Yalda Early Childhood Center, Inc.	Not For Profit Bond	\$32,790,000	28-Jun-07	473
93942	Yeshiva Har Torah	Build NYC Revenue Bond	\$3,600,000	28-Jun-12	474
94117	Yeshivah of Flatbush	Build NYC Revenue Bond	\$29,000,000	08-Sep-16	475
94056	Yeshivat Beth Hillel of Krasna, Inc.	Build NYC Revenue Bond	\$10,000,000	20-Feb-15	476
94130	Yeshivat Darche Eres, Inc.	Build NYC Revenue Bond	\$11,040,000	20-Dec-16	477
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	478
94154	York Studios - Michaelangelo Campus LLC	Industrial Incentive	\$45,630,977	05-Mar-18	479
92671	Young Adult Institute, Inc. #4 (2002a)	Pooled Bond	\$1,054,000	01-Jun-02	480
92742	Young Adult Institute, Inc. #5 (2002C)	Pooled Bond	\$675,000	10-Jan-03	481
92556	Zalmen Reiss and Associates, Inc. and Digital Distributors Inc. (2001)	Industrial Incentive	\$7,664,222	05-Apr-01	482

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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
94090	Albert Einstein College of Medicine, Inc. (f/k/a Com Affiliation, Inc.)	Build NYC Revenue Bond	\$175,000,000	09-Sep-15	28
91140	Allied Metal Spinning Corp.	Manufacturing Facilities Bond	\$2,610,000	23-Dec-97	35
93207	Apthorp Cleaners Inc.	Industrial Incentive	\$1,128,300	26-Apr-07	46
93452	Arthur Management Corporation	Recovery Zone Facility Bond	\$19,800,000	21-Dec-10	51
92564	Baco Enterprises, Inc. #1 (2001)	Industrial Incentive	\$2,470,000	29-Jun-01	59
92527	Ben Hur Moving & Storage, Inc.	Industrial Incentive	\$6,000,000	29-Mar-01	67
93855	Big Farm Corp.	Industrial Incentive	\$4,011,000	31-Jul-12	71
93977	Bogopa Washington, Inc.	FRESH	\$12,165,500	17-Dec-13	78
93929	Bogopa-Concourse, Inc.	FRESH	\$1,066,000	06-Oct-11	80
93877	Bronx Charter School for Excellence	Build NYC Revenue Bond	\$24,000,000	24-Apr-13	88
93284	Bronx Parking Development Company, LLC	Not For Profit Bond	\$237,635,000	01-Dec-07	89
93191	BTM Development Partners, LLC	Industrial Incentive	\$494,000,000	14-Sep-06	96
92372	Center for Family Support, Inc., The #1 (1999)	Pooled Bond	\$462,800	10-Dec-99	105
92757	Center for Family Support, Inc., The #2 (2004)	Pooled Bond	\$850,000	27-Feb-04	106
92639	Centro Social La Esperanza, Inc. #1 (2002)	Pooled Bond	\$1,182,800	27-Jun-02	111
94076	Children's Aid Society, The	Build NYC Revenue Bond	\$37,205,000	23-Jul-15	116
92658	Citywide Mobile Response Corporation	Industrial Incentive	\$2,200,000	22-May-02	119
93140	College of Mount Saint Vincent #3	Not For Profit Bond	\$22,787,000	29-Jun-06	121
93391	Comprehensive Care Management Corporation #1 (1996)	Not For Profit Bond	\$6,525,000	20-Jun-96	128
93910	Comprehensive Care Management Corporation #3 (1998)	Not For Profit Bond	\$4,760,000	14-Jul-98	130
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	142
93858	East Gun Hill Road Food, LLC	FRESH	\$4,825,000	03-Jan-13	157
92245	Empire Erectors & Electrical Co., Inc.	Industrial Incentive	\$850,000	18-Dec-98	163
94072	Ethical Culture Fieldston School	Build NYC Revenue Bond	\$49,355,000	21-May-15	169
93865	Fairway Bakery LLC	Industrial Incentive	\$12,600,000	22-May-13	173
92961	Family Support Systems Unlimited, Inc.	Not For Profit Bond	\$7,240,000	04-Jan-05	175
93174	Federal Express Corporation Harlem River Yards #3 (2006)	Industrial Incentive	\$25,788,500	28-Dec-06	184
93314	Federation Employment and Guidance Service, Inc.	Pooled Bond	\$2,925,000	30-Jan-08	186
92229	Felix Storch, Inc.	Industrial Incentive	\$2,060,000	18-Dec-98	188
93866	Foodfest Depot LLC	Industrial Incentive	\$10,775,000	20-Dec-12	189
93945	Fresh Direct, LLC & U.T.F. Trucking, Inc.	Industrial Incentive	\$142,454,000	19-Dec-13	193
94042	G&G Electric Supply Co, Inc. #2 (2014)	Industrial Incentive	\$3,800,000	28-Aug-14	194
94136	Gabrielli Truck Sales, Ltd. #3	Industrial Incentive	\$22,517,713	28-Jun-17	198
92232	Gary Plastic Packaging Corp.	Manufacturing Facilities Bond	\$6,400,000	09-Oct-98	200
94058	Gotham Seafood Corp.	Industrial Incentive	\$4,225,000	05-Jan-16	209
93351	Gourmet Guru, Inc.	Industrial Incentive	\$4,900,000	24-Sep-08	211
94075	Hebrew Home for the Aged at Riverdale, The	Build NYC Revenue Bond	\$55,000,000	13-Feb-15	225
92991	Highbridge - Woodycrest Center, Inc.	Not For Profit Bond	\$6,420,000	29-Jun-05	230
94064	Horace Mann School	Build NYC Revenue Bond	\$33,525,000	20-Nov-14	233

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94155	Hyde Leadership Charter School	Build NYC Revenue Bond	\$15,250,000	15-Dec-17	238
93885	International Leadership Charter School	Build NYC Revenue Bond	\$21,050,000	21-Mar-13	245
93451	Jetro Cash & Carry Enterprises, LLC #3 (2010)	Industrial Incentive	\$50,000,000	17-Dec-10	259
92545	Just Bagels Manufacturing, Inc.	Industrial Incentive	\$2,070,000	20-Dec-00	263
93103	Katz Metal Fabricators, Inc.	Manufacturing Facilities Bond	\$1,850,000	29-Dec-05	264
92520	Kaylim Supplies, Inc.	Industrial Incentive	\$1,450,000	21-Dec-00	265
93867	Krinos Foods LLC	Industrial Incentive	\$23,355,000	02-May-13	271
94069	Lobster Place Inc., The	Industrial Incentive	\$7,350,000	13-Mar-15	283
93949	Manhattan Beer Distributors LLC #2	Industrial Incentive	\$68,407,000	12-Dec-13	292
94135	Manhattan College #3 (2017)	Build NYC Revenue Bond	\$90,575,000	14-Jun-17	293
94150	Metropolitan Lighthouse Charter School	Build NYC Revenue Bond	\$24,895,000	22-Dec-17	311
93171	Meurice Garment Care of Manhasset Inc.	Industrial Incentive	\$2,600,000	06-Sep-06	313
93102	MMC Corporation	Not For Profit Bond	\$37,180,000	22-Dec-05	316
93017	Modell's Sporting Goods, Inc.	Industrial Incentive	\$18,050,000	28-Dec-05	317
94120	Modern Window & Door, Inc.	Industrial Incentive	\$8,300,720	29-Nov-16	318
93881	Montefiore Medical Center	Build NYC Revenue Bond	\$93,000,000	01-Apr-13	322
93170	New York Christmas Lights and Decorating Ltd. and John Cappelli Erectors, Inc.	Industrial Incentive	\$2,850,000	26-Sep-06	336
93939	New York Foundling Charitable Corporation	Build NYC Revenue Bond	\$15,205,000	27-Jun-12	338
92664	New York Post	Commercial Growth Project	\$168,915,000	25-Mar-02	342
91044	Panorama Windows Ltd.	Industrial Incentive	\$1,169,400	03-Jan-97	357
93173	Pepsi-Cola Bottling Company of New York, Inc.	Industrial Incentive	\$53,000,000	17-Oct-06	360
92277	Port Morris Tile & Marble, Corp. #1 (1998)	Industrial Incentive	\$718,000	30-Oct-98	364
91047	Q.T. Minibus of the Bronx, Inc. / GVC, LTD.	Industrial Incentive	\$1,500,500	25-Sep-96	373
93246	Related Retail Hub LLC	EDC Loan	\$4,000,000	24-Mar-06	379
94081	Riverdale Country School, Inc.	Build NYC Tax-Exempt Promissory Note	\$51,800,000	15-Jul-15	384
93889	South Bronx Charter School for International Cultures and the Arts	Build NYC Revenue Bond	\$22,270,000	11-Jun-13	410
92930	Sweet Sams Baking Company, LLC	Industrial Incentive	\$8,000,000	10-Aug-04	421
94149	Tristate Plumbing Services Corp.	Industrial Incentive	\$5,498,000	14-Nov-17	436
91147	USA Waste Services of NYC, Inc.	Manufacturing Facilities Bond	\$20,000,000	23-Dec-97	449
91126	Victory FoodService Distributors Corp.	Industrial Incentive	\$3,700,000	24-Jul-97	450
94141	Village Super Market, Inc.	FRESH	\$14,000,000	29-Dec-17	453
93980	Volunteers of America - Greater New York, Inc.	Build NYC Revenue Bond	\$9,520,000	21-Mar-14	456
93380	Western Beef Retail, Inc. #1	FRESH	\$11,450,000	01-Mar-10	463
94040	Western Beef Retail, Inc. #2 (2014)	FRESH	\$5,525,000	23-Dec-14	464
94157	Western Beef Retail, Inc. #4 (2017)	FRESH	\$23,345,079	04-Jan-18	466
92471	Wipe-Tex International Corp.	Industrial Incentive	\$2,675,000	09-Sep-99	467
93177	Yankee Stadium LLC	Commercial Project	\$1,633,968,000	22-Aug-06	472
94154	York Studios - Michaelangelo Campus LLC	Industrial Incentive	\$45,630,977	05-Mar-18	479
92671	Young Adult Institute, Inc. #4 (2002a)	Pooled Bond	\$1,054,000	01-Jun-02	480

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Brooklyn					
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	20
91142	Adriatic Wood Products, Inc. #2 (1997)	Industrial Incentive	\$1,725,000	31-Dec-97	21
92979	Advocates for Services for the Blind Multihandicapped, Inc.	Pooled Bond	\$1,625,000	01-Mar-05	22
93319	Aesthetonics Inc. d/b/a Remains Lighting	Industrial Incentive	\$4,634,000	20-Jun-08	24
94052	Albee Retail Development LLC (2014)	Build NYC Revenue Bond	\$20,000,000	29-Oct-14	27
93184	Aleta Industries Inc. and Aleta Group, Inc.	Industrial Incentive	\$4,640,000	25-Sep-06	30
92956	AM&G Waterproofing LLC	Industrial Incentive	\$11,895,000	01-Mar-05	37
92843	Amboy Properties Corporation	Not For Profit Bond	\$13,660,000	01-Apr-90	42
93320	Approved Oil Co. of Brooklyn, Inc.	Industrial Incentive	\$5,200,000	01-May-08	45
92678	Aron's Manufacturing Corp.	Industrial Incentive	\$1,890,000	13-Jun-02	48
92753	Arrow Linen Supply Co., Inc.	Industrial Incentive	\$897,000	19-Aug-03	49
93948	Art to Frames Inc.	Industrial Incentive	\$6,000,000	10-Jul-13	50
93214	Ateret Torah Center	Not For Profit Bond	\$13,200,000	29-Mar-07	55
91009	Atlantic Veal & Lamb	Industrial Incentive	\$1,995,000	13-Dec-96	56
93195	Auditory/Oral School of New York, The	Not For Profit Bond	\$7,135,000	22-Nov-06	57
94048	Bais Ruchel High School, Inc.	Build NYC Revenue Bond	\$18,100,000	23-Oct-14	60
94106	Barkai Foundation, Inc.	Build NYC Revenue Bond	\$8,700,000	15-Oct-15	63
93282	Barone Steel Fabricators, Inc.	Industrial Incentive	\$5,700,000	29-Aug-07	64
92364	Bedessee Imports, Inc.	Industrial Incentive	\$1,600,000	04-Jan-00	66
93978	Berkeley Carroll School, The	Build NYC Revenue Bond	\$26,700,000	03-Jun-14	68
93362	Best Choice Trading Corporation	Industrial Incentive	\$2,625,000	11-Dec-08	69
92941	Block Institute Inc.	Pooled Bond	\$1,145,000	19-Aug-04	74
94096	BNOS Square of Williamsburg	Build NYC Revenue Bond	\$7,400,000	28-Jun-16	76
93927	Bogopa, Inc.	FRESH	\$3,500,000	06-Oct-11	79
93928	Bogopa-Junius, Inc.	FRESH	\$910,000	06-Oct-11	82
93920	Bogopa-Manhattan, Inc.	FRESH	\$980,000	06-Oct-11	83
93869	Brooklyn Heights Montessori School	Build NYC Tax-Exempt Promissory Note	\$10,000,000	03-Jun-13	90
90666	Brooklyn Navy Yard Cogeneration Partners, L.P.	Exempt Facilities Bond	\$307,000,000	22-Dec-95	91
93943	Brooklyn Union Gas Company	Industrial Incentive	\$14,400,000	23-May-14	92
94089	Brooklyn United Methodist Church Home	Build NYC Revenue Bond	\$6,295,000	09-Oct-15	93
93991	Carnegie Mellon University	Applied Sciences NYC	\$13,500,000	14-Apr-14	101
93196	Center for Nursing & Rehabilitation Inc.	Not For Profit Bond	\$23,150,000	14-Dec-06	109
93389	Chase Manhattan Bank, NA	Commercial Growth Project	\$0	03-Nov-89	114
92891	City Merchandise, Inc. (2002)	Industrial Incentive	\$2,430,000	03-Jan-02	118
93286	Cobble Hill Health Center, Inc.	Build NYC Revenue Bond	\$48,190,000	31-Jan-08	120
92989	Comfort Bedding Inc.	Industrial Incentive	\$1,900,000	15-Jun-05	124
92765	Commercial Cooling Service, Inc.	Industrial Incentive	\$2,075,000	31-Mar-04	125
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	129
93101	Cong. Machne Chaim Inc. d/b/a Bais Sarah Educational Center for Girls	Not For Profit Bond	\$9,000,000	26-May-06	131
94107	Congregation Machna Shalva and 5815 CMS LLC	Build NYC Revenue Bond	\$3,300,000	26-Feb-16	133

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94035	Congregation Yeshiva Beis Chaya Mushka, Inc.	Build NYC Revenue Bond	\$4,500,000	28-Aug-14	134
93093	Coronet Parts Manufacturing Company, Inc.	Industrial Incentive	\$2,732,000	08-Dec-05	141
91039	Cupie Transportation Corp.	Industrial Incentive	\$1,500,000	06-Nov-96	145
94156	Cypress Pitkin Berriman, L.P.	FRESH	\$3,736,876	04-Jan-18	146
93288	DCD Marketing Ltd.	Industrial Incentive	\$5,500,000	25-Sep-07	150
92951	DLX Industries, Inc.	Industrial Incentive	\$7,412,500	10-Feb-05	153
92940	Down Right Ltd.	Industrial Incentive	\$4,120,000	30-Jul-04	155
94066	Eastern Effects, Inc.	Industrial Incentive	\$3,550,000	17-Apr-15	158
93989	Empire LLC	Manufacturing Facilities Bond	\$0	27-Jun-96	164
93289	Excellent Poly, Inc.	Industrial Incentive	\$1,900,000	03-Dec-07	170
93312	Extech Building Materials, Inc.	Industrial Incentive	\$8,600,000	01-Apr-08	171
93976	Falcon Builder Inc.	Industrial Incentive	\$1,550,000	17-Apr-14	174
94123	Favorite Plastic Corp.	Industrial Incentive	\$1,675,000	30-Dec-16	177
94070	FC Hanson Office Associates, LLC	Build NYC Revenue Bond	\$105,000,000	17-Jun-15	179
92398	Federal Jeans, Inc.	Industrial Incentive	\$4,400,000	07-Dec-99	185
94083	Foodsaver New York, Inc.	Industrial Incentive	\$5,317,306	05-Jan-16	190
93397	Forest City Pierrepont Associates	Manufacturing Facilities Bond	\$107,409,000	07-May-86	191
92654	Foto Electric Supply Co., Inc.	Industrial Incentive	\$4,150,000	19-Jul-01	192
93975	Gateway ShopRite Associates, LLC	FRESH	\$12,500,000	07-May-14	201
93967	GMDC Atlantic Avenue LLC	Industrial Incentive	\$13,983,527	12-Dec-13	204
93218	Greenpoint Manufacturing and Design Center #2 (2007)	Industrial Incentive	\$11,006,000	29-Jun-07	216
94142	Grimm Ales LLC	Industrial Incentive	\$4,200,000	06-Feb-18	217
92500	Guild for Exceptional Children, Inc., The	Pooled Bond	\$1,182,300	01-Jan-99	219
93860	Halmark Architectural Finishing Corp.	Industrial Incentive	\$1,125,000	23-Aug-12	221
94062	Handy Tool & MFG. Co., Inc.,The	Industrial Incentive	\$2,525,000	05-Jan-15	222
94098	Hannah Senesh Community Day School	Build NYC Revenue Bond	\$4,785,000	30-Sep-15	223
92413	Herbert G. Birch Services, Inc #2 (1999)	Pooled Bond	\$416,100	01-Nov-99	227
92547	Herbert G. Birch Services, Inc #3 (2000)	Pooled Bond	\$607,000	16-Aug-00	228
93381	Hindustan Granites, Inc.	Industrial Incentive	\$6,736,000	07-Apr-10	231
92713	Human Care Services for Families & Children, Inc. #1	Pooled Bond	\$1,270,000	10-Jan-03	237
91176	James F. Volpe Electrical Contracting Corp.	Industrial Incentive	\$880,000	11-Feb-98	255
92914	Jetro Cash & Carry Enterprises, Inc. #2 (2005)	Industrial Incentive	\$2,400,000	27-Apr-05	258
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	261
92421	Klein's Naturals, Ltd.	Industrial Incentive	\$2,850,000	22-Mar-00	268
94088	Krasnyi Oktyabr Inc.	Industrial Incentive	\$5,140,000	10-Dec-15	270
92674	Leo International, Inc.	Industrial Incentive	\$1,239,375	19-Dec-01	276
92963	Lighting & Supplies, Inc. a/k/a Sunlight Clinton Realty LLC	Industrial Incentive	\$10,800,000	17-Mar-05	280
92634	Magen David Yeshivah	Not For Profit Bond	\$38,500,000	26-Jun-02	289
92971	Marjam Supply of Rewe Street, LLC	Industrial Incentive	\$5,200,000	04-Jan-05	298
93969	Mary McDowell Friends School	Build NYC Revenue Bond	\$7,500,000	31-Dec-13	299
94152	Mary McDowell Friends School (2017)	Build NYC Revenue Bond	\$20,800,000	29-Sep-17	300
92292	Mercy Home for Children, Inc. #1 (1999)	Pooled Bond	\$560,000	01-Jan-99	306

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94033	Mermaid Plaza Associates, Inc.	EDC Loan	\$641,773	06-Jun-95	307
92429	Mesorah Publications, Ltd. #2 (1999) and Sefercraft	Industrial Incentive	\$9,000,000	17-Dec-99	308
93917	Moisha's Kosher Discount Supermarket, Inc.	FRESH	\$3,100,000	18-Sep-11	319
93172	Montebello Food Corporation	Industrial Incentive	\$11,441,000	16-Nov-06	321
92618	Mystic Display Co., Inc.	Industrial Incentive	\$1,000,000	26-Sep-01	328
93178	New York Congregational Nursing Center	Not For Profit Bond	\$17,420,000	27-Jul-06	337
94049	New York Methodist Hospital, The	Build NYC Revenue Bond	\$29,720,000	15-Oct-14	341
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	344
93359	O. & I. Realty, Inc. / Peralta Metal Works, Inc.	Industrial Incentive	\$2,100,000	05-Sep-08	347
94105	ODA Primary Health Care Network, Inc.	Build NYC Revenue Bond	\$5,000,000	12-Feb-16	349
92795	Otsar Early Childhood Center Project	Pooled Bond	\$2,415,000	27-Feb-04	352
92796	Otsar Family Services, Inc.	Pooled Bond	\$725,000	27-Feb-04	353
94087	Packer Collegiate Institute, The	Build NYC Revenue Bond	\$22,000,000	07-Apr-15	355
93204	Peerless Equities LLC/Empire Merchants LLC	Industrial Incentive	\$7,805,000	04-Jan-07	359
93964	Poly Prep Country Day School	Build NYC Revenue Bond	\$10,000,000	10-Sep-13	363
93847	ProAudioStar	Industrial Incentive	\$4,500,000	26-Jul-12	367
93317	Program Development Services, Inc. #2 (2008)	Pooled Bond	\$2,200,000	30-Jan-08	369
92962	Prompt Apparel, Inc.	Industrial Incentive	\$7,529,000	05-Nov-04	370
93841	Richards Plumbing and Heating Co., Inc.	Industrial Incentive	\$4,696,526	17-May-13	381
92448	Rite Lite Ltd.	Industrial Incentive	\$3,500,000	05-Jan-00	382
93212	Rivendell School	Pooled Bond	\$5,260,000	22-Feb-07	383
92451	Sahadi Fine Foods	Manufacturing Facilities Bond	\$6,255,000	20-Aug-99	391
94085	Saint Ann's School	Build NYC Tax-Exempt Promissory Note	\$30,000,000	10-Sep-15	392
93918	Salmar Properties, LLC	Industrial Incentive	\$44,429,433	22-Sep-11	394
92452	Sarad, Inc. #1 (1999)	Industrial Incentive	\$1,000,000	31-Aug-99	395
93147	Sephardic Community Youth Center, Inc.	Not For Profit Bond	\$40,000,000	15-Jun-06	401
93961	Simon Liu, Inc.	Industrial Incentive	\$2,850,000	19-Sep-13	405
93937	Soho Studio, Corp.	Industrial Incentive	\$4,317,000	15-Jun-12	408
92274	Solco Plumbing Supply, Inc.	Industrial Incentive	\$1,060,000	12-May-99	409
93986	Superflex Ltd.	Industrial Incentive	\$5,000,000	18-Mar-14	420
92587	T & G Industries, Inc.	Industrial Incentive	\$2,450,000	15-Nov-01	422
94068	Talmud Torah Ohel Yochanan	Build NYC Revenue Bond	\$10,491,000	27-Jan-16	423
94144	Talmud Torah Ohel Yochanan & The Bnei Torah Trust	Build NYC Revenue Bond	\$15,700,000	20-Jul-17	424
93348	Technical Library Service, Inc.	Industrial Incentive	\$4,875,000	19-Dec-08	425
94118	The Rogosin Institute, Inc.	Build NYC Revenue Bond	\$12,000,000	21-Jul-16	426
92628	Therapy and Learning Center, Inc.	Not For Profit Bond	\$4,200,000	26-Oct-02	427
94121	Transcontinental Ultra Flex Inc.	Industrial Incentive	\$16,427,341	16-Dec-16	430
94063	Trey Whitfield School	Build NYC Revenue Bond	\$3,975,000	05-Feb-15	432
93019	Tri-State Camera Exchange Inc.	Industrial Incentive	\$4,365,000	08-Sep-05	433
92590	Tri-State Surgical Supply & Equipment Ltd. and H & H Laboratories, Inc.	Industrial Incentive	\$3,400,000	20-Sep-01	434
92735	UB Distributors, LLC	Industrial Incentive	\$4,575,000	12-Sep-02	438

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93456	Ulano Corporation f/k/a The Utah Company of New York, Inc.	Industrial Incentive	\$5,910,000	01-Sep-10	439
93883	United Cerebral Palsy of New York City, Inc.	Build NYC Revenue Bond	\$5,995,000	25-Apr-13	442
94100	Urban Resource Institute	Build NYC Revenue Bond	\$11,283,000	17-Dec-15	448
93183	Watermark Designs, LLC	Manufacturing Facilities Bond	\$5,500,000	29-Sep-06	459
92469	Watkins Poultry Merchants of New York, Inc.	Industrial Incentive	\$1,600,000	19-Oct-99	460
94143	Western Beef Retail, Inc. #3 (2017)	FRESH	\$3,180,000	04-Jan-18	465
92857	Women's League Community Residences, Inc #1 (2001)	Pooled Bond	\$3,347,700	18-Dec-01	468
93453	WytheHotel LLC	Recovery Zone Facility Bond	\$15,000,000	15-Dec-10	470
94109	Xaverian High School/Ryken Educational Center, Inc.	Build NYC Revenue Bond	\$15,000,000	03-May-16	471
93221	Yeled V'Yalda Early Childhood Center, Inc.	Not For Profit Bond	\$32,790,000	28-Jun-07	473
94117	Yeshivah of Flatbush	Build NYC Revenue Bond	\$29,000,000	08-Sep-16	475
94056	Yeshivat Beth Hillel of Krasna, Inc.	Build NYC Revenue Bond	\$10,000,000	20-Feb-15	476
94130	Yeshivat Darche Eres, Inc.	Build NYC Revenue Bond	\$11,040,000	20-Dec-16	477
92556	Zalmen Reiss and Associates, Inc. and Digital Distributors Inc. (2001)	Industrial Incentive	\$7,664,222	05-Apr-01	482

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Manhattan					
93283	123 Washington LLC	Liberty Bond	\$50,000,000	18-Oct-07	2
94153	50 HYMC Owner LLC	Commercial Project	\$3,835,000,000	31-Aug-17	8
94139	509 W 34, L.L.C.	Commercial Project	\$3,735,000,000	09-Apr-18	9
94145	A & J Supermarket Corp.	FRESH	\$10,814,113	28-Dec-17	11
92355	Alcoa Inc.	Commercial Growth Project	\$18,200,000	28-Apr-00	29
93871	All Stars Project, Inc.	Build NYC Tax-Exempt Promissory Note	\$10,720,000	29-Nov-12	32
92748	Allen-Stevenson School, The	Not For Profit Bond	\$24,000,000	05-Mar-04	34
94084	AMDA, Inc.	Build NYC Revenue Bond	\$21,000,000	02-Dec-15	43
94095	American Committee for the Weizmann Institute of Science Inc.	Build NYC Revenue Bond	\$8,830,000	30-Oct-15	44
94077	Asia Society, The	Build NYC Revenue Bond	\$16,795,000	01-Jul-15	53
93208	Association for Metroarea Autistic Children Inc. d/b/a AMAC	Pooled Bond	\$2,335,000	22-Feb-07	54
92926	Bank of America, N.A	Commercial Growth Project	\$622,000,000	17-Nov-04	61
93984	Big Brothers/Big Sisters of New York City, Inc.	Build NYC Revenue Bond	\$9,000,000	02-May-14	70
93988	Birch Wathen Lenox School, The	Build NYC Tax-Exempt Promissory Note	\$7,500,000	25-Mar-14	73
94122	Blue School and Blue School Real Estate, LLC	Build NYC Revenue Bond	\$51,315,000	21-Dec-16	75
94073	BOP NE Tower Lessee LLC	Commercial Project	\$2,180,000,000	14-Apr-15	84
94097	Brearley School, The	Build NYC Tax-Exempt Promissory Note	\$50,000,000	29-Sep-15	87
92680	Brown Brothers Harriman & Co.	Commercial Growth Project	\$61,500,000	01-May-02	94
93861	Browning School, The	Build NYC Revenue Bond	\$10,000,000	20-Sep-12	95
93962	Calhoun School, Inc., The	Build NYC Tax-Exempt Promissory Note	\$32,840,000	30-Sep-13	97
94162	Cathedral School of St. John The Divine	Build NYC Revenue Bond	\$11,000,000	29-Dec-17	102
93388	CBS Inc.	Commercial Growth Project	\$401,322,000	01-Oct-93	103
94129	Center for Elimination of Violence in the Family, Inc.	Build NYC Revenue Bond	\$3,860,000	26-Jan-17	104
94044	Center for Urban Community Services, Inc.	Build NYC Tax-Exempt Promissory Note	\$6,355,000	24-Jul-14	110
93369	Centro Social La Esperanza, Inc. #2 (2008)	Pooled Bond	\$1,000,000	30-Jan-08	112
94119	Chapin School, The LTD.	Build NYC Revenue Bond	\$75,000,000	24-Aug-16	113
92697	Child School, The	Not For Profit Bond	\$18,250,000	22-Apr-03	115
92377	Churchill School & Center For Learning Inc., The	Not For Profit Bond	\$22,000,000	16-Dec-99	117
94113	Collegiate School, Inc.	Build NYC Tax-Exempt Promissory Note	\$40,000,000	30-Jun-16	122
93892	Columbia University	Applied Sciences NYC	\$95,000,000	01-Jul-12	123
92699	Convent of the Sacred Heart School of New York	Not For Profit Bond	\$15,115,000	20-Nov-02	136
94158	Cooke School and Institute	Build NYC Revenue Bond	\$44,000,000	20-Dec-17	137
93851	Corlears School	Build NYC Revenue Bond	\$10,000,000	18-Jul-12	139
93992	Cornell University	Applied Sciences NYC	\$0	19-Dec-13	140
92846	Ernst & Young US LLP	Commercial Growth Project	\$159,900,000	15-Jul-04	167
93946	ERY Retail Podium LLC	Commercial Project	\$1,948,000,000	17-Mar-14	168
93944	Extell GT LLC	Commercial Project	\$745,793,000	30-Jul-13	172
93973	Fedcap Rehabilitation Services, Inc.	Build NYC Revenue Bond	\$28,450,000	11-Dec-13	180
94161	Fedcap Rehabilitation Services, Inc. #2	Build NYC Revenue Bond	\$9,280,000	28-Dec-17	181
92669	Federal Express Corporation #1 (2001)	Industrial Incentive	\$90,758,100	26-Dec-01	182
93185	Federal Express Corporation #2 (2006)	Industrial Incentive	\$5,000,000	10-Oct-06	183

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94053	Federation of Protestant Welfare Agencies, Inc.	Build NYC Revenue Bond	\$12,345,000	12-Nov-14	187
92990	G&G Electric Supply Company, Inc. #1	Industrial Incentive	\$1,475,000	12-May-05	195
92505	Goldfeder/Kahan Framing Group, Ltd.	Industrial Incentive	\$1,910,000	07-Jun-01	206
93238	Goldman Sachs Group, Inc.	BIR Energy Incentive		02-Oct-06	207
93954	Grace Church School	Build NYC Revenue Bond	\$40,000,000	01-Jul-13	212
92506	Gracious Thyme Catering Inc.	Industrial Incentive	\$2,900,000	21-Jul-00	213
93856	GSNY Properties, Inc.	Build NYC Revenue Bond	\$16,925,000	09-Aug-12	218
93194	Guttmacher Institute, Inc.	Not For Profit Bond	\$11,000,000	02-May-07	220
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	224
93890	Hewitt School, The	Build NYC Tax-Exempt Promissory Note	\$23,620,000	27-Jun-13	229
92508	Home Box Office	Commercial Growth Project	\$99,000,000	31-Jan-01	232
93914	Hudson Moving and Storage Co., Inc.	Industrial Incentive	\$6,200,000	14-Jul-11	235
94036	Hudson Yards North Tower Tenant LLC	Commercial Project	\$2,674,000,000	11-Dec-15	236
93987	Icahn School of Medicine at Mount Sinai	Applied Sciences NYC	\$5,000,000	24-Feb-14	239
93876	Institute for Community Living, Inc. (2013)	Build NYC Revenue Bond	\$2,600,000	17-Apr-13	242
94065	Institute of International Education, Inc.,	Build NYC Revenue Bond	\$12,480,000	26-Nov-14	243
94071	International Center of Photography	Build NYC Tax-Exempt Promissory Note	\$15,000,000	21-Apr-15	244
94166	Inwood Academy for Leadership Charter School	Build NYC Revenue Bond	\$0	15-May-18	246
92784	James Carpenter Design Associates, Inc.	Industrial Incentive	\$1,700,000	05-Jan-04	254
94125	Jewish Community Center of Manhattan, Inc.	Build NYC Revenue Bond	\$27,270,000	29-Sep-16	262
94091	La Scuola D'Italia-Guglielmo Marconi	Build NYC Revenue Bond	\$75,405,000	01-Sep-15	273
93953	Lebanese American University	Build NYC Revenue Bond	\$16,420,000	15-Aug-13	274
93888	Legacy Yards Tenant LLC	Commercial Project	\$1,386,000,000	01-Apr-13	275
92717	Lifespire, Inc. #1 (2002)	Pooled Bond	\$4,810,000	10-Jan-03	279
93965	Little Red School House and Elisabeth Irwin High School	Build NYC Revenue Bond	\$9,650,000	10-Oct-13	282
94078	Lower East Side Tenement Museum	Build NYC Revenue Bond	\$10,700,000	24-Nov-15	284
93958	Lycee Francais de New York	Build NYC Revenue Bond	\$81,650,000	01-Aug-13	285
94137	Madison Square Boys and Girls Club: Harlem Clubhouse	New Markets Tax Credits Program	\$37,160,000	05-May-17	288
94104	Manhattan Country School, Inc. and West 85th Street Owner LLC	Build NYC Revenue Bond	\$22,000,000	07-Apr-16	294
93873	Marymount School of New York	Build NYC Revenue Bond	\$19,480,000	20-Dec-12	301
92427	McGraw-Hill Companies, Inc.	Commercial Growth Project	\$700,000,000	19-Nov-98	302
92899	Mercy College	Not For Profit Bond	\$16,220,000	02-May-05	305
94054	Metropolitan College of New York	Build NYC Revenue Bond	\$67,440,000	10-Dec-14	309
94092	Metropolitan Montessori School #2	Build NYC Revenue Bond	\$17,000,000	25-Sep-15	312
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	323
92976	NASDAQ Stock Market, Inc., The	Commercial Growth Project	\$20,766,666	19-Dec-00	329
92975	National Association of Securities Dealers, Inc.	Commercial Growth Project	\$20,766,666	30-Jun-04	331
92373	National Center on Addiction & Substance Abuse at Columbia University	Not For Profit Bond	\$14,000,000	09-Mar-00	332
93305	Natural Resources Defense Council	Build NYC Revenue Bond	\$12,730,000	01-Jan-08	334
92519	NBC Universal, Inc.	Commercial Growth Project	\$1,500,300,000	20-Dec-88	335
93874	New York Genome Center, Inc.	EDC Loan	\$5,000,000	16-Nov-12	339

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Manhattan					
94110	New York Law School (2016)	Build NYC Revenue Bond	\$140,210,000	29-Jan-16	340
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	343
93950	Nightingale-Bamford School, The	Build NYC Tax-Exempt Promissory Note	\$35,000,000	04-Dec-13	345
94038	One Hudson Yards Owner LLC	Commercial Project	\$1,434,114,029	05-Dec-14	351
92797	Park View Realty Associates LLC	Industrial Incentive	\$4,300,000	21-Aug-03	358
94134	Professional Children's School, Inc. (2017)	Build NYC Tax-Exempt Promissory Note	\$6,856,000	01-May-17	368
93848	ReyCo Supermarkets LLC	FRESH	\$2,650,000	25-Jun-13	380
93940	Royal Charter Properties, Inc.	Build NYC Revenue Bond	\$24,660,000	29-Jun-12	387
94099	Saint David's School	Build NYC Revenue Bond	\$35,000,000	24-Nov-15	393
94132	Services and Advocacy for Gay, Lesbian, Bisexual and Transgender Elder, Inc.	Build NYC Revenue Bond	\$7,799,000	22-Feb-17	402
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	403
93038	Spence- Chapin, Services to Families and Children	Not For Profit Bond	\$9,875,000	22-Jun-06	411
94037	Stephen Gaynor School	Build NYC Revenue Bond	\$28,900,000	17-Jul-14	417
93199	Studio School, The	Not For Profit Bond	\$8,830,000	28-Dec-06	418
93175	Tiago Holdings LLC #1	Empowerment Zone Facility Bond	\$40,000,000	31-Jan-07	428
94043	Treasure Asset Storage LLC	Industrial Incentive	\$21,000,000	28-Jul-14	431
93979	Trinity Episcopal School Corporation	Build NYC Tax-Exempt Promissory Note	\$6,784,000	11-Apr-14	435
93963	Trustees of The Spence School, Inc.	Build NYC Tax-Exempt Promissory Note	\$14,080,000	26-Sep-13	437
94111	United Cerebral Palsy of New York City #2 (2016)	Build NYC Revenue Bond	\$35,253,130	30-Jun-16	441
94051	United Jewish Appeal- Federation of Jewish Philanthropies of New York, Inc.	Build NYC Revenue Bond	\$27,335,000	14-Aug-14	444
93959	United Nations International School	Build NYC Tax-Exempt Promissory Note	\$5,000,000	28-Aug-13	445
94126	United States Fund for UNICEF	Build NYC Revenue Bond	\$39,100,000	22-Sep-16	447
93968	Village Center for Care	Build NYC Revenue Bond	\$15,805,000	01-Oct-13	451
92629	Village Community School	Not For Profit Bond	\$6,500,000	26-Oct-01	452
94101	Volunteers of America - Greater New York, Inc #2	Build NYC Revenue Bond	\$5,515,000	17-Nov-15	454
94165	Volunteers of America - Greater New York, Inc #3	Build NYC Revenue Bond	\$5,553,000	28-Dec-17	455
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	478

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Queens					
94131	105 Rockaway Realty LLC	Industrial Incentive	\$23,750,000	04-Jan-17	1
92844	2011 Precision Gear, Inc.	Industrial Incentive	\$6,560,000	23-Dec-98	5
93281	88 Trading Corp.	Industrial Incentive	\$8,955,000	01-Aug-07	10
93376	A & L Scientific Corp.	Industrial Incentive	\$1,850,000	05-Nov-09	12
93180	A. Liss & Co., Inc.	Industrial Incentive	\$2,250,000	10-Oct-06	15
92673	A.F.C. Industries Inc. & Affiliates	Industrial Incentive	\$1,400,000	18-Dec-01	16
94041	A.K.S. International Inc.	Industrial Incentive	\$2,120,000	10-Sep-14	17
92745	Aabco Sheet Metal Co., Inc.	Manufacturing Facilities Bond	\$5,525,000	30-Jun-04	18
93933	Accurate Specialty Metal Fabricators, Inc.	Industrial Incentive	\$7,850,000	28-Feb-12	19
93862	Aero JFK, LLC	Exempt Facilities Bond	\$126,875,000	13-Sep-12	23
91136	Air Express International Corporation	Exempt Facilities Bond	\$19,000,000	16-Jul-97	25
92312	Air-Sea Packing Group, Inc.	Industrial Incentive	\$2,645,000	10-Jun-99	26
92561	All City Switch Board Corporation	Manufacturing Facilities Bond	\$3,000,000	20-Dec-00	31
92933	Alle Processing Corporation	Industrial Incentive	\$1,040,000	01-Dec-04	33
94133	Alphapointe	Build NYC Revenue Bond	\$18,850,000	16-Jun-17	36
92646	AMB Property, LP (lot 20)	Industrial Incentive	\$73,000,000	23-Aug-01	38
92893	AMB Property, LP (lot 21)	Industrial Incentive	\$19,500,000	23-Aug-01	39
92894	AMB Property, LP (lot 22)	Industrial Incentive	\$26,970,000	23-Aug-01	40
92895	AMB Property, LP (lot 23)	Industrial Incentive	\$26,970,000	23-Aug-01	41
94116	ARK Development LLC	Build NYC Revenue Bond	\$35,000,000	14-Jun-17	47
94045	Arverne By The Sea & LLC & Benjamin Beechwood Retail LLC	Recovery Zone Facility Bond	\$11,100,000	12-Feb-15	52
93216	B.C.S. International Corporation d/b/a Royal Food International Corp.	Industrial Incentive	\$16,829,550	28-Feb-07	58
92313	Bark Frameworks, Inc.	Industrial Incentive	\$2,025,000	30-Apr-99	62
92316	Bauerschmidt & Sons, Inc. #2 (1999)	Industrial Incentive	\$1,000,000	11-Feb-99	65
92366	Big Geyser, Inc.	Industrial Incentive	\$10,000,000	16-Nov-99	72
93952	Bogopa LIC, Inc.	FRESH	\$4,400,000	13-Aug-13	77
93930	Bogopa-Junction, Inc.	FRESH	\$805,000	06-Oct-11	81
94093	Boyce Technologies, Inc.	Industrial Incentive	\$26,250,000	12-Apr-16	85
93091	BP Air Conditioning Corp.	Industrial Incentive	\$5,523,500	06-Oct-05	86
91108	Campbell & Dawes Ltd.	Industrial Incentive	\$475,000	09-Oct-97	98
93181	Candid Litho Printing Ltd.	Industrial Incentive	\$12,700,000	04-Jan-07	99
94057	Carlton House Restoration, Inc	Industrial Incentive	\$2,415,000	25-Nov-14	100
93313	Center for Family Support, Inc., The #3 (2008)	Pooled Bond	\$2,420,000	30-Jan-08	107
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	108
92255	Commercial Electrical Contractors, Inc.	Industrial Incentive	\$545,000	19-Aug-98	126
93300	Congregation Darchei Torah	Not For Profit Bond	\$32,000,000	24-Jan-08	132
92642	Contractors SM, LLC	Manufacturing Facilities Bond	\$2,100,000	27-Dec-01	135
93280	Cool Wind Ventilation Corp.	Manufacturing Facilities Bond	\$9,000,000	31-Aug-07	138
92382	Crystal Window & Door Systems, Ltd.	Industrial Incentive	\$15,000,000	28-Oct-99	143
93202	D.C. Center Corp	Industrial Incentive	\$4,955,000	23-May-07	148
93455	DASNY Mechanical Inc.	Industrial Incentive	\$5,016,000	06-Apr-11	149

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93377	Dinas Distribution	Industrial Incentive	\$3,825,000	29-Dec-09	152
94160	DMFYD LIC LLC	Industrial Incentive	\$32,096,773	29-Dec-17	154
93974	E. Gluck Corporation	Industrial Incentive	\$20,775,000	27-Mar-14	156
93951	Eclectic/Encore Properties, Inc.	Industrial Incentive	\$11,350,000	26-Jul-13	159
92771	Economy Pump & Motor Repair, Inc.	Industrial Incentive	\$840,000	07-Aug-03	160
92449	Elite Airline Laundry Services Corp	Industrial Incentive	\$3,500,000	20-Jun-00	162
92950	Empire Merchants LLC/Charmer Industries, Inc.	Industrial Incentive	\$1,800,000	04-Jan-05	165
92670	Empire Metal Finishing, Inc.	Industrial Incentive	\$1,501,000	06-Dec-01	166
94094	Faviana International Inc.	Industrial Incentive	\$4,575,000	02-Nov-15	176
91024	Gabrielli Truck Sales, Ltd.	Industrial Incentive	\$5,100,000	19-Dec-96	196
94102	Gabrielli Truck Sales, Ltd. #2	Industrial Incentive	\$23,381,549	14-Jan-16	197
94103	Gallant & Wein Corporation	Industrial Incentive	\$5,425,000	01-Jan-16	199
92633	General Human Outreach in the Community, Inc.	Pooled Bond	\$672,300	27-Jun-02	203
94147	GMDC OP LLC	Industrial Incentive	\$40,807,113	16-Nov-17	205
92648	Goldstone Hosiery Co., Inc.	Industrial Incentive	\$3,000,000	22-Oct-01	208
93186	Gourmet Boutique, L.L.C.	Manufacturing Facilities Bond	\$6,000,000	06-Dec-06	210
93278	Grand Meridian Printing, Inc.	Industrial Incentive	\$3,390,500	18-Jul-07	214
92708	Great Wall Corp.	Industrial Incentive	\$2,500,000	03-Jan-03	215
92412	Hephaistos Building Supplies, Inc.	Industrial Incentive	\$2,118,000	30-Sep-99	226
93970	House of Spices (India), Inc.	Industrial Incentive	\$6,429,938	18-Jun-14	234
93819	Idlewild 228th Street, LLC	Industrial Incentive	\$19,741,250	20-Jul-12	240
93870	Iron Mountain Information Management	Industrial Incentive	\$20,550,000	21-Dec-12	247
92715	Isamu Noguchi Foundation, Inc., The	Not For Profit Bond	\$9,000,000	26-Feb-03	248
93179	J & J Farms Creamery, Inc. and Fisher Foods of Queens Corp.	Industrial Incentive	\$450,000	20-Nov-06	250
93448	J & J Johnson General Contracting Co., Inc.	Industrial Incentive	\$4,050,000	10-Nov-10	251
92533	Jamaica First Parking, LLC #1 (2001)	Not For Profit Bond	\$4,730,000	28-Mar-01	252
92783	Jamaica First Parking, LLC #2 (2004)	Not For Profit Bond	\$9,525,000	23-Mar-04	253
93863	Japanese Food Depot LLC	Industrial Incentive	\$10,514,000	26-Sep-12	256
93449	JetBlue Airways Corporation #2 (2010)	Commercial Growth Project	\$52,800,000	18-Nov-10	257
93859	Jetro Cash & Carry Enterprises, LLC #4 (2012)	Industrial Incentive	\$30,100,000	24-Aug-12	260
92672	Kew Forest Plumbing & Heating, Inc.	Industrial Incentive	\$472,500	16-May-02	266
91027	Korean Air Lines Co., Ltd.	Exempt Facilities Bond	\$102,000,000	12-Feb-97	269
91084	L.I.C. Restaurant Group Operation LLC	Industrial Incentive	\$750,000	11-Mar-98	272
94115	LIC Site B-1 Owner, LLC	Commercial Project	\$706,743,996	30-Jun-16	277
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	278
92247	Linear Lighting Corporation	Manufacturing Facilities Bond	\$7,000,000	14-May-99	281
92845	M & V Provision Co., Inc.	Industrial Incentive	\$6,065,000	04-Apr-01	286
91095	Madelaine Chocolate Novelties #3 (1997)	Industrial Incentive	\$3,408,000	17-Nov-97	287
92838	Mana Products, Inc. #1 (1997)	Industrial Incentive	\$18,796,322	19-Dec-97	290
92788	Mana Products, Inc. #2 (1998)	Industrial Incentive	\$6,300,000	29-Jul-98	291
94140	Marathon Energy Corporation	Industrial Incentive	\$11,200,000	11-Jul-17	295
93302	Margaret Tietz Nursing and Rehabilitation Center	Not For Profit Bond	\$18,965,000	23-Jan-08	296

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93875	Maric Mechanical, Inc.	Industrial Incentive	\$1,195,565	04-Jan-13	297
92833	Medisys Health Network Inc.	Not For Profit Bond	\$20,190,000	30-Jun-99	303
93450	Mediterranean Gyros Products, Inc.	Industrial Incentive	\$2,425,000	17-Dec-10	304
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	310
93290	Mind, Hand and Company & J.V. Woodworking & Oh-Show Woodworking Studio	Industrial Incentive	\$2,450,000	03-Jan-08	314
92790	ML Design, Inc.	Industrial Incentive	\$2,150,000	30-Jul-03	315
93198	Mondial Automotive, Inc and Kal-Bros, Inc	Industrial Incentive	\$5,400,000	08-Feb-07	320
92295	Morrisons Pastry Corp.	Industrial Incentive	\$3,200,000	16-Apr-99	324
93966	Mount Sinai Hospital, The	Build NYC Revenue Bond	\$112,000,000	19-Dec-13	325
92432	Moving Right Along Service, Inc.	Industrial Incentive	\$1,400,000	20-Dec-99	326
92720	Musco Food Corporation	Industrial Incentive	\$6,375,000	06-May-03	327
93880	National Acoustics, Inc.	Industrial Incentive	\$1,579,850	02-May-13	330
92721	National Compressor Exchange of N.Y., Inc.	Industrial Incentive	\$5,211,211	11-Sep-02	333
92792	Novelty Crystal Corp.	Manufacturing Facilities Bond	\$7,500,000	22-Dec-03	346
93922	Oh Nuts Warehousing Inc. and Online Express Manufacturers and Distributors Inc.	Industrial Incentive	\$3,230,000	09-Nov-11	350
92503	P. S. Pibbs, Inc.	Manufacturing Facilities Bond	\$2,000,000	07-Jun-01	354
93919	Pain D'Avignon III Ltd.	Industrial Incentive	\$2,958,403	28-Sep-11	356
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	361
94112	Picture Car Services, LTD	Industrial Incentive	\$47,450,000	24-Jun-16	362
93094	Prestone Press, LLC	Industrial Incentive	\$10,120,000	25-Oct-05	366
93287	Proxima, Inc.	Industrial Incentive	\$7,633,000	20-Nov-07	371
94059	Q Student Residences, LLC	Build NYC Revenue Bond	\$65,230,000	05-Sep-14	372
92944	QSAC, Inc. #3 (2004)	Pooled Bond	\$419,000	19-Aug-04	374
93176	Queens Ballpark Company, L.L.C.	Commercial Project	\$896,932,088	22-Aug-06	375
92624	Queens Parent Resource Center, Inc. #1 (2002)	Pooled Bond	\$823,100	27-Jun-02	376
93143	Queens Parent Resource Center, Inc. #2 (2006)	Pooled Bond	\$940,000	01-Mar-06	377
92928	Rapid Processing, LLC	Industrial Incentive	\$3,250,000	03-Mar-05	378
92589	Rosco, Inc.	Manufacturing Facilities Bond	\$4,200,000	27-Jun-02	386
93382	Royal Recycling Services, Inc.	Industrial Incentive	\$6,975,000	12-Apr-10	388
93349	Safe Art SAT, Inc.	Industrial Incentive	\$11,100,000	17-Dec-08	390
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	396
92809	Sel's Swift Service, Inc.	Industrial Incentive	\$1,602,000	24-Nov-03	400
94159	Siach Yitzchok	Build NYC Revenue Bond	\$7,000,000	29-Mar-18	404
93190	Simon's Hardware & Bath, LLC	Industrial Incentive	\$4,700,000	01-Aug-06	406
94047	Skyline Restoration Inc.	Industrial Incentive	\$16,700,000	14-Nov-14	407
93217	Stallion Inc. #1 (2007)	Industrial Incentive	\$8,530,000	02-Mar-07	413
92947	State Narrow Fabrics, Inc.	Industrial Incentive	\$2,585,000	25-Aug-04	414
92268	Steinway Van and Storage Corp.	Industrial Incentive	\$1,077,000	23-Feb-99	415
92275	Steinway, Inc.	Industrial Incentive	\$1,400,000	18-Jun-99	416
92934	Super-Tek Products	Manufacturing Facilities Bond	\$5,900,000	29-Dec-04	419
92279	Titan Machine Corporation	Industrial Incentive	\$2,758,000	16-Jul-98	429

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Queens					
93350	United Airconditioning Corp. II	Manufacturing Facilities Bond	\$5,000,000	02-Jul-08	440
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	443
92935	Way Fong, LLC	Industrial Incentive	\$2,775,000	21-Sep-04	461
93981	Weapons Specialists Ltd.	Industrial Incentive	\$9,610,000	28-Mar-14	462
92472	World Casing Corp.	Manufacturing Facilities Bond	\$2,245,000	18-Nov-99	469
93942	Yeshiva Har Torah	Build NYC Revenue Bond	\$3,600,000	28-Jun-12	474
92742	Young Adult Institute, Inc. #5 (2002C)	Pooled Bond	\$675,000	10-Jan-03	481

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Staten Island					
94034	5 Bay Street Phase 1, LLC	Commercial Growth Project	\$150,049,053	26-Jan-16	7
93878	A Very Special Place, Inc. (2013 Adjustable)	Build NYC Revenue Bond	\$4,840,000	28-Feb-13	13
93886	A Very Special Place, Inc. (2013 Fixed)	Build NYC Revenue Bond	\$6,795,000	21-Mar-13	14
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	127
94046	Cubit Power One Inc.	Industrial Incentive	\$23,089,000	19-Aug-15	144
94114	D'Onofrio General Contractors Corp.	Industrial Incentive	\$5,000,000	24-Jun-16	147
94050	Dealer Storage Corp.	Industrial Incentive	\$7,516,000	06-Aug-14	151
93879	Eden II School for Autistic Children, Inc. (2013)	Build NYC Revenue Bond	\$3,305,000	17-Apr-13	161
93096	Faztec Industries, Inc.	Industrial Incentive	\$1,488,800	14-Nov-05	178
94128	GCT New York LP	Industrial Incentive	\$25,000,000	28-Jul-16	202
93003	Independent Living Association, Inc.	Not For Profit Bond	\$2,484,000	24-Jun-05	241
92417	Island Computer Products, Inc.	Industrial Incentive	\$2,700,000	25-Aug-99	249
93934	Kingdom Castle Food Corp.	FRESH	\$5,270,000	12-Mar-12	267
94148	Octopus Garden Inc.	Industrial Incentive	\$2,477,000	27-Oct-17	348
94055	Pratt Paper (NY), Inc.	Build NYC Revenue Bond	\$96,300,000	18-Dec-14	365
94127	Rogers Surveying, PLLC	Industrial Incentive	\$4,500,000	05-Jan-17	385
92955	S. DiFazio and Sons Construction, Inc. & Faztec Industries, Inc.	Industrial Incentive	\$1,295,000	30-Dec-04	389
92853	Seamen's Society for Children & Families	Not For Profit Bond	\$5,355,000	20-Dec-04	397
94146	Seamen's Society for Children and Families (2017)	Build NYC Revenue Bond	\$4,298,000	27-Sep-17	398
93882	Seaview Senior Living Housing Development Fund Corporation	Build NYC Revenue Bond	\$36,000,000	23-Jan-13	399
94039	St. George Outlet Development LLC	Commercial Project	\$298,955,299	07-Nov-14	412
94060	United New York Sandy Hook Pilots' Association and United New Jersey Sandy Hook Pilots' Association	Industrial Incentive	\$5,500,000	22-Sep-14	446
93803	Wagner College	Build NYC Revenue Bond	\$12,705,000	25-Sep-12	457
93971	Walsh Electrical Contracting, Inc.	Industrial Incentive	\$1,575,000	28-Oct-13	458

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93283	123 Washington LLC	Liberty Bond	\$50,000,000	18-Oct-07	2
93984	Big Brothers/Big Sisters of New York City, Inc.	Build NYC Revenue Bond	\$9,000,000	02-May-14	70
94122	Blue School and Blue School Real Estate, LLC	Build NYC Revenue Bond	\$51,315,000	21-Dec-16	75
92680	Brown Brothers Harriman & Co.	Commercial Growth Project	\$61,500,000	01-May-02	94
93388	CBS Inc.	Commercial Growth Project	\$401,322,000	01-Oct-93	103
93391	Comprehensive Care Management Corporation #1 (1996)	Not For Profit Bond	\$6,525,000	20-Jun-96	128
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	129
94053	Federation of Protestant Welfare Agencies, Inc.	Build NYC Revenue Bond	\$12,345,000	12-Nov-14	187
92505	Goldfeder/Kahan Framing Group, Ltd.	Industrial Incentive	\$1,910,000	07-Jun-01	206
93238	Goldman Sachs Group, Inc.	BIR Energy Incentive		02-Oct-06	207
93194	Guttmacher Institute, Inc.	Not For Profit Bond	\$11,000,000	02-May-07	220
92508	Home Box Office	Commercial Growth Project	\$99,000,000	31-Jan-01	232
93876	Institute for Community Living, Inc. (2013)	Build NYC Revenue Bond	\$2,600,000	17-Apr-13	242
94071	International Center of Photography	Build NYC Tax-Exempt Promissory Note	\$15,000,000	21-Apr-15	244
92784	James Carpenter Design Associates, Inc.	Industrial Incentive	\$1,700,000	05-Jan-04	254
94078	Lower East Side Tenement Museum	Build NYC Revenue Bond	\$10,700,000	24-Nov-15	284
92427	McGraw-Hill Companies, Inc.	Commercial Growth Project	\$700,000,000	19-Nov-98	302
94054	Metropolitan College of New York	Build NYC Revenue Bond	\$67,440,000	10-Dec-14	309
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	310
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	323
92976	NASDAQ Stock Market, Inc., The	Commercial Growth Project	\$20,766,666	19-Dec-00	329
92975	National Association of Securities Dealers, Inc.	Commercial Growth Project	\$20,766,666	30-Jun-04	331
93874	New York Genome Center, Inc.	EDC Loan	\$5,000,000	16-Nov-12	339
94110	New York Law School (2016)	Build NYC Revenue Bond	\$140,210,000	29-Jan-16	340
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	344
94126	United States Fund for UNICEF	Build NYC Revenue Bond	\$39,100,000	22-Sep-16	447

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93388	CBS Inc.	Commercial Growth Project	\$401,322,000	01-Oct-93	103
92377	Churchill School & Center For Learning Inc., The	Not For Profit Bond	\$22,000,000	16-Dec-99	117
93954	Grace Church School	Build NYC Revenue Bond	\$40,000,000	01-Jul-13	212
92508	Home Box Office	Commercial Growth Project	\$99,000,000	31-Jan-01	232
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	261
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	310
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	343
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	344

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3					
94153	50 HYMC Owner LLC	Commercial Project	\$3,835,000,000	31-Aug-17	8
94139	509 W 34, L.L.C.	Commercial Project	\$3,735,000,000	09-Apr-18	9
93871	All Stars Project, Inc.	Build NYC Tax-Exempt Promissory Note	\$10,720,000	29-Nov-12	32
93208	Association for Metroarea Autistic Children Inc. d/b/a AMAC	Pooled Bond	\$2,335,000	22-Feb-07	54
92926	Bank of America, N.A	Commercial Growth Project	\$622,000,000	17-Nov-04	61
94073	BOP NE Tower Lessee LLC	Commercial Project	\$2,180,000,000	14-Apr-15	84
93388	CBS Inc.	Commercial Growth Project	\$401,322,000	01-Oct-93	103
93851	Corlears School	Build NYC Revenue Bond	\$10,000,000	18-Jul-12	139
92846	Ernst & Young US LLP	Commercial Growth Project	\$159,900,000	15-Jul-04	167
93946	ERY Retail Podium LLC	Commercial Project	\$1,948,000,000	17-Mar-14	168
92669	Federal Express Corporation #1 (2001)	Industrial Incentive	\$90,758,100	26-Dec-01	182
93185	Federal Express Corporation #2 (2006)	Industrial Incentive	\$5,000,000	10-Oct-06	183
92990	G&G Electric Supply Company, Inc. #1	Industrial Incentive	\$1,475,000	12-May-05	195
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	224
92508	Home Box Office	Commercial Growth Project	\$99,000,000	31-Jan-01	232
94036	Hudson Yards North Tower Tenant LLC	Commercial Project	\$2,674,000,000	11-Dec-15	236
94091	La Scuola D'Italia-Guglielmo Marconi	Build NYC Revenue Bond	\$75,405,000	01-Sep-15	273
93888	Legacy Yards Tenant LLC	Commercial Project	\$1,386,000,000	01-Apr-13	275
93965	Little Red School House and Elisabeth Irwin High School	Build NYC Revenue Bond	\$9,650,000	10-Oct-13	282
92427	McGraw-Hill Companies, Inc.	Commercial Growth Project	\$700,000,000	19-Nov-98	302
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	323
93305	Natural Resources Defense Council	Build NYC Revenue Bond	\$12,730,000	01-Jan-08	334
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	343
94038	One Hudson Yards Owner LLC	Commercial Project	\$1,434,114,029	05-Dec-14	351
92797	Park View Realty Associates LLC	Industrial Incentive	\$4,300,000	21-Aug-03	358
94134	Professional Children's School, Inc. (2017)	Build NYC Tax-Exempt Promissory Note	\$6,856,000	01-May-17	368
94132	Services and Advocacy for Gay, Lesbian, Bisexual and Transgender Elder, Inc.	Build NYC Revenue Bond	\$7,799,000	22-Feb-17	402
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	403
93968	Village Center for Care	Build NYC Revenue Bond	\$15,805,000	01-Oct-13	451
92629	Village Community School	Not For Profit Bond	\$6,500,000	26-Oct-01	452
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	478

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92355	Alcoa Inc.	Commercial Growth Project	\$18,200,000	28-Apr-00	29
92748	Allen-Stevenson School, The	Not For Profit Bond	\$24,000,000	05-Mar-04	34
94095	American Committee for the Weizmann Institute of Science Inc.	Build NYC Revenue Bond	\$8,830,000	30-Oct-15	44
94077	Asia Society, The	Build NYC Revenue Bond	\$16,795,000	01-Jul-15	53
92926	Bank of America, N.A	Commercial Growth Project	\$622,000,000	17-Nov-04	61
93988	Birch Wathen Lenox School, The	Build NYC Tax-Exempt Promissory Note	\$7,500,000	25-Mar-14	73
93861	Browning School, The	Build NYC Revenue Bond	\$10,000,000	20-Sep-12	95
93388	CBS Inc.	Commercial Growth Project	\$401,322,000	01-Oct-93	103
92699	Convent of the Sacred Heart School of New York	Not For Profit Bond	\$15,115,000	20-Nov-02	136
93944	Extell GT LLC	Commercial Project	\$745,793,000	30-Jul-13	172
93973	Fedcap Rehabilitation Services, Inc.	Build NYC Revenue Bond	\$28,450,000	11-Dec-13	180
94161	Fedcap Rehabilitation Services, Inc. #2	Build NYC Revenue Bond	\$9,280,000	28-Dec-17	181
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	224
93890	Hewitt School, The	Build NYC Tax-Exempt Promissory Note	\$23,620,000	27-Jun-13	229
92508	Home Box Office	Commercial Growth Project	\$99,000,000	31-Jan-01	232
94065	Institute of International Education, Inc.,	Build NYC Revenue Bond	\$12,480,000	26-Nov-14	243
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	261
93953	Lebanese American University	Build NYC Revenue Bond	\$16,420,000	15-Aug-13	274
93873	Marymount School of New York	Build NYC Revenue Bond	\$19,480,000	20-Dec-12	301
92427	McGraw-Hill Companies, Inc.	Commercial Growth Project	\$700,000,000	19-Nov-98	302
92899	Mercy College	Not For Profit Bond	\$16,220,000	02-May-05	305
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	310
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	323
92373	National Center on Addiction & Substance Abuse at Columbia University	Not For Profit Bond	\$14,000,000	09-Mar-00	332
92519	NBC Universal, Inc.	Commercial Growth Project	\$1,500,300,000	20-Dec-88	335
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	343
93950	Nightingale-Bamford School, The	Build NYC Tax-Exempt Promissory Note	\$35,000,000	04-Dec-13	345
94099	Saint David's School	Build NYC Revenue Bond	\$35,000,000	24-Nov-15	393
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	403
93963	Trustees of The Spence School, Inc.	Build NYC Tax-Exempt Promissory Note	\$14,080,000	26-Sep-13	437
94051	United Jewish Appeal- Federation of Jewish Philanthropies of New York, Inc.	Build NYC Revenue Bond	\$27,335,000	14-Aug-14	444
93959	United Nations International School	Build NYC Tax-Exempt Promissory Note	\$5,000,000	28-Aug-13	445
94165	Volunteers of America - Greater New York, Inc #3	Build NYC Revenue Bond	\$5,553,000	28-Dec-17	455
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	478

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94097	Brearley School, The	Build NYC Tax-Exempt Promissory Note	\$50,000,000	29-Sep-15	87
94119	Chapin School, The LTD.	Build NYC Revenue Bond	\$75,000,000	24-Aug-16	113
92697	Child School, The	Not For Profit Bond	\$18,250,000	22-Apr-03	115
93992	Cornell University	Applied Sciences NYC	\$0	19-Dec-13	140
93958	Lycee Francais de New York	Build NYC Revenue Bond	\$81,650,000	01-Aug-13	285
93873	Marymount School of New York	Build NYC Revenue Bond	\$19,480,000	20-Dec-12	301
93038	Spence- Chapin, Services to Families and Children	Not For Profit Bond	\$9,875,000	22-Jun-06	411

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94084	AMDA, Inc.	Build NYC Revenue Bond	\$21,000,000	02-Dec-15	43
93962	Calhoun School, Inc., The	Build NYC Tax-Exempt Promissory Note	\$32,840,000	30-Sep-13	97
93388	CBS Inc.	Commercial Growth Project	\$401,322,000	01-Oct-93	103
94113	Collegiate School, Inc.	Build NYC Tax-Exempt Promissory Note	\$40,000,000	30-Jun-16	122
94072	Ethical Culture Fieldston School	Build NYC Revenue Bond	\$49,355,000	21-May-15	169
93856	GSNY Properties, Inc.	Build NYC Revenue Bond	\$16,925,000	09-Aug-12	218
94125	Jewish Community Center of Manhattan, Inc.	Build NYC Revenue Bond	\$27,270,000	29-Sep-16	262
94104	Manhattan Country School, Inc. and West 85th Street Owner LLC	Build NYC Revenue Bond	\$22,000,000	07-Apr-16	294
94092	Metropolitan Montessori School #2	Build NYC Revenue Bond	\$17,000,000	25-Sep-15	312
94037	Stephen Gaynor School	Build NYC Revenue Bond	\$28,900,000	17-Jul-14	417
93199	Studio School, The	Not For Profit Bond	\$8,830,000	28-Dec-06	418
93979	Trinity Episcopal School Corporation	Build NYC Tax-Exempt Promissory Note	\$6,784,000	11-Apr-14	435
94111	United Cerebral Palsy of New York City #2 (2016)	Build NYC Revenue Bond	\$35,253,130	30-Jun-16	441
93941	YMCA of Greater New York (B NYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	478

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94162	Cathedral School of St. John The Divine	Build NYC Revenue Bond	\$11,000,000	29-Dec-17	102
93892	Columbia University	Applied Sciences NYC	\$95,000,000	01-Jul-12	123
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	129
93914	Hudson Moving and Storage Co., Inc.	Industrial Incentive	\$6,200,000	14-Jul-11	235
92717	Lifespire, Inc. #1 (2002)	Pooled Bond	\$4,810,000	10-Jan-03	279
93940	Royal Charter Properties, Inc.	Build NYC Revenue Bond	\$24,660,000	29-Jun-12	387
94100	Urban Resource Institute	Build NYC Revenue Bond	\$11,283,000	17-Dec-15	448

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94145	A & J Supermarket Corp.	FRESH	\$10,814,113	28-Dec-17	11
93207	Apthorp Cleaners Inc.	Industrial Incentive	\$1,128,300	26-Apr-07	46
93284	Bronx Parking Development Company, LLC	Not For Profit Bond	\$237,635,000	01-Dec-07	89
93191	BTM Development Partners, LLC	Industrial Incentive	\$494,000,000	14-Sep-06	96
94044	Center for Urban Community Services, Inc.	Build NYC Tax-Exempt Promissory Note	\$6,355,000	24-Jul-14	110
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	129
94158	Cooke School and Institute	Build NYC Revenue Bond	\$44,000,000	20-Dec-17	137
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	142
93174	Federal Express Corporation Harlem River Yards #3 (2006)	Industrial Incentive	\$25,788,500	28-Dec-06	184
93866	Foodfest Depot LLC	Industrial Incentive	\$10,775,000	20-Dec-12	189
93945	Fresh Direct, LLC & U.T.F. Trucking, Inc.	Industrial Incentive	\$142,454,000	19-Dec-13	193
94042	G&G Electric Supply Co, Inc. #2 (2014)	Industrial Incentive	\$3,800,000	28-Aug-14	194
92506	Gracious Thyme Catering Inc.	Industrial Incentive	\$2,900,000	21-Jul-00	213
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	224
92991	Highbridge - Woodycrest Center, Inc.	Not For Profit Bond	\$6,420,000	29-Jun-05	230
93987	Icahn School of Medicine at Mount Sinai	Applied Sciences NYC	\$5,000,000	24-Feb-14	239
92520	Kaylim Supplies, Inc.	Industrial Incentive	\$1,450,000	21-Dec-00	265
94150	Metropolitan Lighthouse Charter School	Build NYC Revenue Bond	\$24,895,000	22-Dec-17	311
93939	New York Foundling Charitable Corporation	Build NYC Revenue Bond	\$15,205,000	27-Jun-12	338
93848	ReyCo Supermarkets LLC	FRESH	\$2,650,000	25-Jun-13	380
93889	South Bronx Charter School for International Cultures and the Arts	Build NYC Revenue Bond	\$22,270,000	11-Jun-13	410
93175	Tiago Holdings LLC #1	Empowerment Zone Facility Bond	\$40,000,000	31-Jan-07	428
91147	USA Waste Services of NYC, Inc.	Manufacturing Facilities Bond	\$20,000,000	23-Dec-97	449
94101	Volunteers of America - Greater New York, Inc #2	Build NYC Revenue Bond	\$5,515,000	17-Nov-15	454
92471	Wipe-Tex International Corp.	Industrial Incentive	\$2,675,000	09-Sep-99	467

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94129	Center for Elimination of Violence in the Family, Inc.	Build NYC Revenue Bond	\$3,860,000	26-Jan-17	104
93987	Icahn School of Medicine at Mount Sinai	Applied Sciences NYC	\$5,000,000	24-Feb-14	239
94137	Madison Square Boys and Girls Club: Harlem Clubhouse	New Markets Tax Credits Program	\$37,160,000	05-May-17	288
94043	Treasure Asset Storage LLC	Industrial Incentive	\$21,000,000	28-Jul-14	431
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	478

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93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	108
93369	Centro Social La Esperanza, Inc. #2 (2008)	Pooled Bond	\$1,000,000	30-Jan-08	112
93892	Columbia University	Applied Sciences NYC	\$95,000,000	01-Jul-12	123
94166	Inwood Academy for Leadership Charter School	Build NYC Revenue Bond	\$0	15-May-18	246

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92639	Centro Social La Esperanza, Inc. #1 (2002)	Pooled Bond	\$1,182,800	27-Jun-02	111
93140	College of Mount Saint Vincent #3	Not For Profit Bond	\$22,787,000	29-Jun-06	121
94072	Ethical Culture Fieldston School	Build NYC Revenue Bond	\$49,355,000	21-May-15	169
93314	Federation Employment and Guidance Service, Inc.	Pooled Bond	\$2,925,000	30-Jan-08	186
94075	Hebrew Home for the Aged at Riverdale, The	Build NYC Revenue Bond	\$55,000,000	13-Feb-15	225
94064	Horace Mann School	Build NYC Revenue Bond	\$33,525,000	20-Nov-14	233
93885	International Leadership Charter School	Build NYC Revenue Bond	\$21,050,000	21-Mar-13	245
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	261
92717	Lifespire, Inc. #1 (2002)	Pooled Bond	\$4,810,000	10-Jan-03	279
94135	Manhattan College #3 (2017)	Build NYC Revenue Bond	\$90,575,000	14-Jun-17	293
94081	Riverdale Country School, Inc.	Build NYC Tax-Exempt Promissory Note	\$51,800,000	15-Jul-15	384
92671	Young Adult Institute, Inc. #4 (2002a)	Pooled Bond	\$1,054,000	01-Jun-02	480

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93858	East Gun Hill Road Food, LLC	FRESH	\$4,825,000	03-Jan-13	157
94136	Gabrielli Truck Sales, Ltd. #3	Industrial Incentive	\$22,517,713	28-Jun-17	198
92717	Lifespire, Inc. #1 (2002)	Pooled Bond	\$4,810,000	10-Jan-03	279
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	396

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94090	Albert Einstein College of Medicine, Inc. (f/k/a Com Affiliation, Inc.)	Build NYC Revenue Bond	\$175,000,000	09-Sep-15	28
93388	CBS Inc.	Commercial Growth Project	\$401,322,000	01-Oct-93	103
92658	Citywide Mobile Response Corporation	Industrial Incentive	\$2,200,000	22-May-02	119
93314	Federation Employment and Guidance Service, Inc.	Pooled Bond	\$2,925,000	30-Jan-08	186
92899	Mercy College	Not For Profit Bond	\$16,220,000	02-May-05	305
93102	MMC Corporation	Not For Profit Bond	\$37,180,000	22-Dec-05	316
93017	Modell's Sporting Goods, Inc.	Industrial Incentive	\$18,050,000	28-Dec-05	317
94120	Modern Window & Door, Inc.	Industrial Incentive	\$8,300,720	29-Nov-16	318
93881	Montefiore Medical Center	Build NYC Revenue Bond	\$93,000,000	01-Apr-13	322
93173	Pepsi-Cola Bottling Company of New York, Inc.	Industrial Incentive	\$53,000,000	17-Oct-06	360
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	403
92930	Sweet Sams Baking Company, LLC	Industrial Incentive	\$8,000,000	10-Aug-04	421

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92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	142
92717	Lifespire, Inc. #1 (2002)	Pooled Bond	\$4,810,000	10-Jan-03	279

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93452	Arthur Management Corporation	Recovery Zone Facility Bond	\$19,800,000	21-Dec-10	51
93391	Comprehensive Care Management Corporation #1 (1996)	Not For Profit Bond	\$6,525,000	20-Jun-96	128
93910	Comprehensive Care Management Corporation #3 (1998)	Not For Profit Bond	\$4,760,000	14-Jul-98	130
92961	Family Support Systems Unlimited, Inc.	Not For Profit Bond	\$7,240,000	04-Jan-05	175
93867	Krinos Foods LLC	Industrial Incentive	\$23,355,000	02-May-13	271
93980	Volunteers of America - Greater New York, Inc.	Build NYC Revenue Bond	\$9,520,000	21-Mar-14	456
93380	Western Beef Retail, Inc. #1	FRESH	\$11,450,000	01-Mar-10	463
94157	Western Beef Retail, Inc. #4 (2017)	FRESH	\$23,345,079	04-Jan-18	466

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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	80
93284	Bronx Parking Development Company, LLC	Not For Profit Bond	\$237,635,000	01-Dec-07	89
94149	Tristate Plumbing Services Corp.	Industrial Incentive	\$5,498,000	14-Nov-17	436
93177	Yankee Stadium LLC	Commercial Project	\$1,633,968,000	22-Aug-06	472

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17					
94061	149 Street Food Corp.	FRESH	\$1,890,990	01-Sep-15	3
91140	Allied Metal Spinning Corp.	Manufacturing Facilities Bond	\$2,610,000	23-Dec-97	35
92564	Baco Enterprises, Inc. #1 (2001)	Industrial Incentive	\$2,470,000	29-Jun-01	59
92527	Ben Hur Moving & Storage, Inc.	Industrial Incentive	\$6,000,000	29-Mar-01	67
93855	Big Farm Corp.	Industrial Incentive	\$4,011,000	31-Jul-12	71
93977	Bogopa Washington, Inc.	FRESH	\$12,165,500	17-Dec-13	78
92757	Center for Family Support, Inc., The #2 (2004)	Pooled Bond	\$850,000	27-Feb-04	106
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	108
92639	Centro Social La Esperanza, Inc. #1 (2002)	Pooled Bond	\$1,182,800	27-Jun-02	111
94076	Children's Aid Society, The	Build NYC Revenue Bond	\$37,205,000	23-Jul-15	116
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	142
92245	Empire Erectors & Electrical Co., Inc.	Industrial Incentive	\$850,000	18-Dec-98	163
93865	Fairway Bakery LLC	Industrial Incentive	\$12,600,000	22-May-13	173
93174	Federal Express Corporation Harlem River Yards #3 (2006)	Industrial Incentive	\$25,788,500	28-Dec-06	184
92229	Felix Storch, Inc.	Industrial Incentive	\$2,060,000	18-Dec-98	188
92232	Gary Plastic Packaging Corp.	Manufacturing Facilities Bond	\$6,400,000	09-Oct-98	200
94058	Gotham Seafood Corp.	Industrial Incentive	\$4,225,000	05-Jan-16	209
93351	Gourmet Guru, Inc.	Industrial Incentive	\$4,900,000	24-Sep-08	211
94155	Hyde Leadership Charter School	Build NYC Revenue Bond	\$15,250,000	15-Dec-17	238
93451	Jetro Cash & Carry Enterprises, LLC #3 (2010)	Industrial Incentive	\$50,000,000	17-Dec-10	259
92545	Just Bagels Manufacturing, Inc.	Industrial Incentive	\$2,070,000	20-Dec-00	263
93103	Katz Metal Fabricators, Inc.	Manufacturing Facilities Bond	\$1,850,000	29-Dec-05	264
94069	Lobster Place Inc., The	Industrial Incentive	\$7,350,000	13-Mar-15	283
93949	Manhattan Beer Distributors LLC #2	Industrial Incentive	\$68,407,000	12-Dec-13	292
93171	Meurice Garment Care of Manhasset Inc.	Industrial Incentive	\$2,600,000	06-Sep-06	313
93170	New York Christmas Lights and Decorating Ltd. and John Cappelli Erectors, Inc.	Industrial Incentive	\$2,850,000	26-Sep-06	336
92664	New York Post	Commercial Growth Project	\$168,915,000	25-Mar-02	342
91044	Panorama Windows Ltd.	Industrial Incentive	\$1,169,400	03-Jan-97	357
92277	Port Morris Tile & Marble, Corp. #1 (1998)	Industrial Incentive	\$718,000	30-Oct-98	364
93246	Related Retail Hub LLC	EDC Loan	\$4,000,000	24-Mar-06	379
91126	Victory FoodService Distributors Corp.	Industrial Incentive	\$3,700,000	24-Jul-97	450
94154	York Studios - Michaelangelo Campus LLC	Industrial Incentive	\$45,630,977	05-Mar-18	479

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18					
93877	Bronx Charter School for Excellence	Build NYC Revenue Bond	\$24,000,000	24-Apr-13	88
92372	Center for Family Support, Inc., The #1 (1999)	Pooled Bond	\$462,800	10-Dec-99	105
91047	Q.T. Minibus of the Bronx, Inc. / GVC, LTD.	Industrial Incentive	\$1,500,500	25-Sep-96	373
94141	Village Super Market, Inc.	FRESH	\$14,000,000	29-Dec-17	453
94040	Western Beef Retail, Inc. #2 (2014)	FRESH	\$5,525,000	23-Dec-14	464

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19					
92844	2011 Precision Gear, Inc.	Industrial Incentive	\$6,560,000	23-Dec-98	5
92673	A.F.C. Industries Inc. & Affiliates	Industrial Incentive	\$1,400,000	18-Dec-01	16
92382	Crystal Window & Door Systems, Ltd.	Industrial Incentive	\$15,000,000	28-Oct-99	143
93455	DASNY Mechanical Inc.	Industrial Incentive	\$5,016,000	06-Apr-11	149
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	278
93198	Mondial Automotive, Inc and Kal-Bros, Inc	Industrial Incentive	\$5,400,000	08-Feb-07	320
92944	QSAC, Inc. #3 (2004)	Pooled Bond	\$419,000	19-Aug-04	374

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20					
93863	Japanese Food Depot LLC	Industrial Incentive	\$10,514,000	26-Sep-12	256
92503	P. S. Pibbs, Inc.	Manufacturing Facilities Bond	\$2,000,000	07-Jun-01	354

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21					
93930	Bogopa-Junction, Inc.	FRESH	\$805,000	06-Oct-11	81
93176	Queens Ballpark Company, L.L.C.	Commercial Project	\$896,932,088	22-Aug-06	375

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22					
94041	A.K.S. International Inc.	Industrial Incentive	\$2,120,000	10-Sep-14	17
92950	Empire Merchants LLC/Charmer Industries, Inc.	Industrial Incentive	\$1,800,000	04-Jan-05	165
92670	Empire Metal Finishing, Inc.	Industrial Incentive	\$1,501,000	06-Dec-01	166
92715	Isamu Noguchi Foundation, Inc., The	Not For Profit Bond	\$9,000,000	26-Feb-03	248
93875	Maric Mechanical, Inc.	Industrial Incentive	\$1,195,565	04-Jan-13	297
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	310
93966	Mount Sinai Hospital, The	Build NYC Revenue Bond	\$112,000,000	19-Dec-13	325
93349	Safe Art SAT, Inc.	Industrial Incentive	\$11,100,000	17-Dec-08	390
92275	Steinway, Inc.	Industrial Incentive	\$1,400,000	18-Jun-99	416
92934	Super-Tek Products	Manufacturing Facilities Bond	\$5,900,000	29-Dec-04	419

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23					
93974	E. Gluck Corporation	Industrial Incentive	\$20,775,000	27-Mar-14	156
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	278
92717	Lifespire, Inc. #1 (2002)	Pooled Bond	\$4,810,000	10-Jan-03	279
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	396
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	443
93942	Yeshiva Har Torah	Build NYC Revenue Bond	\$3,600,000	28-Jun-12	474

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24					
92783	Jamaica First Parking, LLC #2 (2004)	Not For Profit Bond	\$9,525,000	23-Mar-04	253
93302	Margaret Tietz Nursing and Rehabilitation Center	Not For Profit Bond	\$18,965,000	23-Jan-08	296
94059	Q Student Residences, LLC	Build NYC Revenue Bond	\$65,230,000	05-Sep-14	372
92589	Rosco, Inc.	Manufacturing Facilities Bond	\$4,200,000	27-Jun-02	386
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	396
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	443
93959	United Nations International School	Build NYC Tax-Exempt Promissory Note	\$5,000,000	28-Aug-13	445

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25					
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	443

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26					
92312	Air-Sea Packing Group, Inc.	Industrial Incentive	\$2,645,000	10-Jun-99	26
92561	All City Switch Board Corporation	Manufacturing Facilities Bond	\$3,000,000	20-Dec-00	31
93216	B.C.S. International Corporation d/b/a Royal Food International Corp.	Industrial Incentive	\$16,829,550	28-Feb-07	58
92313	Bark Frameworks, Inc.	Industrial Incentive	\$2,025,000	30-Apr-99	62
93952	Bogopa LIC, Inc.	FRESH	\$4,400,000	13-Aug-13	77
94093	Boyce Technologies, Inc.	Industrial Incentive	\$26,250,000	12-Apr-16	85
93181	Candid Litho Printing Ltd.	Industrial Incentive	\$12,700,000	04-Jan-07	99
93388	CBS Inc.	Commercial Growth Project	\$401,322,000	01-Oct-93	103
92255	Commercial Electrical Contractors, Inc.	Industrial Incentive	\$545,000	19-Aug-98	126
92642	Contractors SM, LLC	Manufacturing Facilities Bond	\$2,100,000	27-Dec-01	135
93202	D.C. Center Corp	Industrial Incentive	\$4,955,000	23-May-07	148
94160	DMFYD LIC LLC	Industrial Incentive	\$32,096,773	29-Dec-17	154
93951	Eclectic/Encore Properties, Inc.	Industrial Incentive	\$11,350,000	26-Jul-13	159
92771	Economy Pump & Motor Repair, Inc.	Industrial Incentive	\$840,000	07-Aug-03	160
94094	Faviana International Inc.	Industrial Incentive	\$4,575,000	02-Nov-15	176
94103	Gallant & Wein Corporation	Industrial Incentive	\$5,425,000	01-Jan-16	199
93278	Grand Meridian Printing, Inc.	Industrial Incentive	\$3,390,500	18-Jul-07	214
92708	Great Wall Corp.	Industrial Incentive	\$2,500,000	03-Jan-03	215
92412	Hephaistos Building Supplies, Inc.	Industrial Incentive	\$2,118,000	30-Sep-99	226
93870	Iron Mountain Information Management	Industrial Incentive	\$20,550,000	21-Dec-12	247
92715	Isamu Noguchi Foundation, Inc., The	Not For Profit Bond	\$9,000,000	26-Feb-03	248
93448	J & J Johnson General Contracting Co., Inc.	Industrial Incentive	\$4,050,000	10-Nov-10	251
93449	JetBlue Airways Corporation #2 (2010)	Commercial Growth Project	\$52,800,000	18-Nov-10	257
91084	L.I.C. Restaurant Group Operation LLC	Industrial Incentive	\$750,000	11-Mar-98	272
94115	LIC Site B-1 Owner, LLC	Commercial Project	\$706,743,996	30-Jun-16	277
92247	Linear Lighting Corporation	Manufacturing Facilities Bond	\$7,000,000	14-May-99	281
92838	Mana Products, Inc. #1 (1997)	Industrial Incentive	\$18,796,322	19-Dec-97	290
92788	Mana Products, Inc. #2 (1998)	Industrial Incentive	\$6,300,000	29-Jul-98	291
94140	Marathon Energy Corporation	Industrial Incentive	\$11,200,000	11-Jul-17	295
93450	Mediterranean Gyros Products, Inc.	Industrial Incentive	\$2,425,000	17-Dec-10	304
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	310
92790	ML Design, Inc.	Industrial Incentive	\$2,150,000	30-Jul-03	315
93880	National Acoustics, Inc.	Industrial Incentive	\$1,579,850	02-May-13	330
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	343
92792	Novelty Crystal Corp.	Manufacturing Facilities Bond	\$7,500,000	22-Dec-03	346
93919	Pain D'Avignon III Ltd.	Industrial Incentive	\$2,958,403	28-Sep-11	356
93094	Prestone Press, LLC	Industrial Incentive	\$10,120,000	25-Oct-05	366
93190	Simon's Hardware & Bath, LLC	Industrial Incentive	\$4,700,000	01-Aug-06	406
94047	Skyline Restoration Inc.	Industrial Incentive	\$16,700,000	14-Nov-14	407
93217	Stallion Inc. #1 (2007)	Industrial Incentive	\$8,530,000	02-Mar-07	413
92947	State Narrow Fabrics, Inc.	Industrial Incentive	\$2,585,000	25-Aug-04	414
92268	Steinway Van and Storage Corp.	Industrial Incentive	\$1,077,000	23-Feb-99	415

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92279	Titan Machine Corporation	Industrial Incentive	\$2,758,000	16-Jul-98	429
93350	United Airconditioning Corp. II	Manufacturing Facilities Bond	\$5,000,000	02-Jul-08	440
92472	World Casing Corp.	Manufacturing Facilities Bond	\$2,245,000	18-Nov-99	469
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	478

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94133	Alphapointe	Build NYC Revenue Bond	\$18,850,000	16-Jun-17	36
92316	Bauerschmidt & Sons, Inc. #2 (1999)	Industrial Incentive	\$1,000,000	11-Feb-99	65
93377	Dinas Distribution	Industrial Incentive	\$3,825,000	29-Dec-09	152
92533	Jamaica First Parking, LLC #1 (2001)	Not For Profit Bond	\$4,730,000	28-Mar-01	252
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	278
93922	Oh Nuts Warehousing Inc. and Online Express Manufacturers and Distributors Inc.	Industrial Incentive	\$3,230,000	09-Nov-11	350
93287	Proxima, Inc.	Industrial Incentive	\$7,633,000	20-Nov-07	371
92624	Queens Parent Resource Center, Inc. #1 (2002)	Pooled Bond	\$823,100	27-Jun-02	376
93143	Queens Parent Resource Center, Inc. #2 (2006)	Pooled Bond	\$940,000	01-Mar-06	377
93382	Royal Recycling Services, Inc.	Industrial Incentive	\$6,975,000	12-Apr-10	388
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	396

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93862	Aero JFK, LLC	Exempt Facilities Bond	\$126,875,000	13-Sep-12	23
91136	Air Express International Corporation	Exempt Facilities Bond	\$19,000,000	16-Jul-97	25
94116	ARK Development LLC	Build NYC Revenue Bond	\$35,000,000	14-Jun-17	47
93313	Center for Family Support, Inc., The #3 (2008)	Pooled Bond	\$2,420,000	30-Jan-08	107
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	108
92633	General Human Outreach in the Community, Inc.	Pooled Bond	\$672,300	27-Jun-02	203
94147	GMDC OP LLC	Industrial Incentive	\$40,807,113	16-Nov-17	205
91027	Korean Air Lines Co., Ltd.	Exempt Facilities Bond	\$102,000,000	12-Feb-97	269
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	396
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	403

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91108	Campbell & Dawes Ltd.	Industrial Incentive	\$475,000	09-Oct-97	98
92833	Medisys Health Network Inc.	Not For Profit Bond	\$20,190,000	30-Jun-99	303
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	396
92742	Young Adult Institute, Inc. #5 (2002C)	Pooled Bond	\$675,000	10-Jan-03	481

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93281	88 Trading Corp.	Industrial Incentive	\$8,955,000	01-Aug-07	10
93376	A & L Scientific Corp.	Industrial Incentive	\$1,850,000	05-Nov-09	12
93180	A. Liss & Co., Inc.	Industrial Incentive	\$2,250,000	10-Oct-06	15
93933	Accurate Specialty Metal Fabricators, Inc.	Industrial Incentive	\$7,850,000	28-Feb-12	19
92933	Alle Processing Corporation	Industrial Incentive	\$1,040,000	01-Dec-04	33
92366	Big Geyser, Inc.	Industrial Incentive	\$10,000,000	16-Nov-99	72
93091	BP Air Conditioning Corp.	Industrial Incentive	\$5,523,500	06-Oct-05	86
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	129
93280	Cool Wind Ventilation Corp.	Manufacturing Facilities Bond	\$9,000,000	31-Aug-07	138
92648	Goldstone Hosiery Co., Inc.	Industrial Incentive	\$3,000,000	22-Oct-01	208
93970	House of Spices (India), Inc.	Industrial Incentive	\$6,429,938	18-Jun-14	234
93179	J & J Farms Creamery, Inc. and Fisher Foods of Queens Corp.	Industrial Incentive	\$450,000	20-Nov-06	250
93859	Jetro Cash & Carry Enterprises, LLC #4 (2012)	Industrial Incentive	\$30,100,000	24-Aug-12	260
92672	Kew Forest Plumbing & Heating, Inc.	Industrial Incentive	\$472,500	16-May-02	266
92295	Morrisons Pastry Corp.	Industrial Incentive	\$3,200,000	16-Apr-99	324
92720	Musco Food Corporation	Industrial Incentive	\$6,375,000	06-May-03	327
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	361
94112	Picture Car Services, LTD	Industrial Incentive	\$47,450,000	24-Jun-16	362
93143	Queens Parent Resource Center, Inc. #2 (2006)	Pooled Bond	\$940,000	01-Mar-06	377
92928	Rapid Processing, LLC	Industrial Incentive	\$3,250,000	03-Mar-05	378
92935	Way Fong, LLC	Industrial Incentive	\$2,775,000	21-Sep-04	461
92472	World Casing Corp.	Manufacturing Facilities Bond	\$2,245,000	18-Nov-99	469
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	478

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92646	AMB Property, LP (lot 20)	Industrial Incentive	\$73,000,000	23-Aug-01	38
92893	AMB Property, LP (lot 21)	Industrial Incentive	\$19,500,000	23-Aug-01	39
92894	AMB Property, LP (lot 22)	Industrial Incentive	\$26,970,000	23-Aug-01	40
92895	AMB Property, LP (lot 23)	Industrial Incentive	\$26,970,000	23-Aug-01	41
94045	Arverne By The Sea & LLC & Benjamin Beechwood Retail LLC	Recovery Zone Facility Bond	\$11,100,000	12-Feb-15	52
93300	Congregation Darchei Torah	Not For Profit Bond	\$32,000,000	24-Jan-08	132
92449	Elite Airline Laundry Services Corp	Industrial Incentive	\$3,500,000	20-Jun-00	162
91024	Gabrielli Truck Sales, Ltd.	Industrial Incentive	\$5,100,000	19-Dec-96	196
94102	Gabrielli Truck Sales, Ltd. #2	Industrial Incentive	\$23,381,549	14-Jan-16	197
93186	Gourmet Boutique, L.L.C.	Manufacturing Facilities Bond	\$6,000,000	06-Dec-06	210
93819	Idlewild 228th Street, LLC	Industrial Incentive	\$19,741,250	20-Jul-12	240
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	278
92717	Lifespire, Inc. #1 (2002)	Pooled Bond	\$4,810,000	10-Jan-03	279
92809	Sel's Swift Service, Inc.	Industrial Incentive	\$1,602,000	24-Nov-03	400
94159	Siach Yitzchok	Build NYC Revenue Bond	\$7,000,000	29-Mar-18	404

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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	278
91095	Madelaine Chocolate Novelties #3 (1997)	Industrial Incentive	\$3,408,000	17-Nov-97	287
92432	Moving Right Along Service, Inc.	Industrial Incentive	\$1,400,000	20-Dec-99	326

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92691	Acme Smoked Fish Corp.	Industrial Incentive	\$5,200,000	27-Jun-03	20
94052	Albee Retail Development LLC (2014)	Build NYC Revenue Bond	\$20,000,000	29-Oct-14	27
93184	Aleta Industries Inc. and Aleta Group, Inc.	Industrial Incentive	\$4,640,000	25-Sep-06	30
94048	Bais Ruchel High School, Inc.	Build NYC Revenue Bond	\$18,100,000	23-Oct-14	60
94096	BNOS Square of Williamsburg	Build NYC Revenue Bond	\$7,400,000	28-Jun-16	76
93869	Brooklyn Heights Montessori School	Build NYC Tax-Exempt Promissory Note	\$10,000,000	03-Jun-13	90
90666	Brooklyn Navy Yard Cogeneration Partners, L.P.	Exempt Facilities Bond	\$307,000,000	22-Dec-95	91
93943	Brooklyn Union Gas Company	Industrial Incentive	\$14,400,000	23-May-14	92
93991	Carnegie Mellon University	Applied Sciences NYC	\$13,500,000	14-Apr-14	101
93389	Chase Manhattan Bank, NA	Commercial Growth Project	\$0	03-Nov-89	114
93989	Empire LLC	Manufacturing Facilities Bond	\$0	27-Jun-96	164
93397	Forest City Pierrepont Associates	Manufacturing Facilities Bond	\$107,409,000	07-May-86	191
93238	Goldman Sachs Group, Inc.	BIR Energy Incentive		02-Oct-06	207
93969	Mary McDowell Friends School	Build NYC Revenue Bond	\$7,500,000	31-Dec-13	299
94152	Mary McDowell Friends School (2017)	Build NYC Revenue Bond	\$20,800,000	29-Sep-17	300
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	323
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	344
94105	ODA Primary Health Care Network, Inc.	Build NYC Revenue Bond	\$5,000,000	12-Feb-16	349
94087	Packer Collegiate Institute, The	Build NYC Revenue Bond	\$22,000,000	07-Apr-15	355
93204	Peerless Equities LLC/Empire Merchants LLC	Industrial Incentive	\$7,805,000	04-Jan-07	359
93847	ProAudioStar	Industrial Incentive	\$4,500,000	26-Jul-12	367
93841	Richards Plumbing and Heating Co., Inc.	Industrial Incentive	\$4,696,526	17-May-13	381
94085	Saint Ann's School	Build NYC Tax-Exempt Promissory Note	\$30,000,000	10-Sep-15	392
93456	Ulano Corporation f/k/a The Utah Company of New York, Inc.	Industrial Incentive	\$5,910,000	01-Sep-10	439
93453	WytheHotel LLC	Recovery Zone Facility Bond	\$15,000,000	15-Dec-10	470

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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	18
93319	Aesthetonics Inc. d/b/a Remains Lighting	Industrial Incentive	\$4,634,000	20-Jun-08	24
92678	Aron's Manufacturing Corp.	Industrial Incentive	\$1,890,000	13-Jun-02	48
91009	Atlantic Veal & Lamb	Industrial Incentive	\$1,995,000	13-Dec-96	56
93362	Best Choice Trading Corporation	Industrial Incentive	\$2,625,000	11-Dec-08	69
93920	Bogopa-Manhattan, Inc.	FRESH	\$980,000	06-Oct-11	83
94057	Carlton House Restoration, Inc	Industrial Incentive	\$2,415,000	25-Nov-14	100
92654	Foto Electric Supply Co., Inc.	Industrial Incentive	\$4,150,000	19-Jul-01	192
93218	Greenpoint Manufacturing and Design Center #2 (2007)	Industrial Incentive	\$11,006,000	29-Jun-07	216
94142	Grimm Ales LLC	Industrial Incentive	\$4,200,000	06-Feb-18	217
93381	Hindustan Granites, Inc.	Industrial Incentive	\$6,736,000	07-Apr-10	231
92845	M & V Provision Co., Inc.	Industrial Incentive	\$6,065,000	04-Apr-01	286
92971	Marjam Supply of Rewe Street, LLC	Industrial Incentive	\$5,200,000	04-Jan-05	298
93290	Mind, Hand and Company & J.V. Woodworking & Oh-Show Woodworking Studio	Industrial Incentive	\$2,450,000	03-Jan-08	314
93172	Montebello Food Corporation	Industrial Incentive	\$11,441,000	16-Nov-06	321
92721	National Compressor Exchange of N.Y., Inc.	Industrial Incentive	\$5,211,211	11-Sep-02	333
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	396
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	403
93348	Technical Library Service, Inc.	Industrial Incentive	\$4,875,000	19-Dec-08	425
92735	UB Distributors, LLC	Industrial Incentive	\$4,575,000	12-Sep-02	438
93981	Weapons Specialists Ltd.	Industrial Incentive	\$9,610,000	28-Mar-14	462

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93196	Center for Nursing & Rehabilitation Inc.	Not For Profit Bond	\$23,150,000	14-Dec-06	109
94035	Congregation Yeshiva Beis Chaya Mushka, Inc.	Build NYC Revenue Bond	\$4,500,000	28-Aug-14	134
94070	FC Hanson Office Associates, LLC	Build NYC Revenue Bond	\$105,000,000	17-Jun-15	179
93967	GMDC Atlantic Avenue LLC	Industrial Incentive	\$13,983,527	12-Dec-13	204
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	396
93456	Ulano Corporation f/k/a The Utah Company of New York, Inc.	Industrial Incentive	\$5,910,000	01-Sep-10	439

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36					
94048	Bais Ruchel High School, Inc.	Build NYC Revenue Bond	\$18,100,000	23-Oct-14	60
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	478

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37					
93927	Bogopa, Inc.	FRESH	\$3,500,000	06-Oct-11	79
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	108
92989	Comfort Bedding Inc.	Industrial Incentive	\$1,900,000	15-Jun-05	124
94156	Cypress Pitkin Berriman, L.P.	FRESH	\$3,736,876	04-Jan-18	146
92618	Mystic Display Co., Inc.	Industrial Incentive	\$1,000,000	26-Sep-01	328
92452	Sarad, Inc. #1 (1999)	Industrial Incentive	\$1,000,000	31-Aug-99	395
92274	Solco Plumbing Supply, Inc.	Industrial Incentive	\$1,060,000	12-May-99	409
94063	Trey Whitfield School	Build NYC Revenue Bond	\$3,975,000	05-Feb-15	432
92469	Watkins Poultry Merchants of New York, Inc.	Industrial Incentive	\$1,600,000	19-Oct-99	460
94143	Western Beef Retail, Inc. #3 (2017)	FRESH	\$3,180,000	04-Jan-18	465
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	478

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38					
93320	Approved Oil Co. of Brooklyn, Inc.	Industrial Incentive	\$5,200,000	01-May-08	45
93948	Art to Frames Inc.	Industrial Incentive	\$6,000,000	10-Jul-13	50
93282	Barone Steel Fabricators, Inc.	Industrial Incentive	\$5,700,000	29-Aug-07	64
92891	City Merchandise, Inc. (2002)	Industrial Incentive	\$2,430,000	03-Jan-02	118
92765	Commercial Cooling Service, Inc.	Industrial Incentive	\$2,075,000	31-Mar-04	125
91039	Cupie Transportation Corp.	Industrial Incentive	\$1,500,000	06-Nov-96	145
92940	Down Right Ltd.	Industrial Incentive	\$4,120,000	30-Jul-04	155
93289	Excellent Poly, Inc.	Industrial Incentive	\$1,900,000	03-Dec-07	170
93312	Extech Building Materials, Inc.	Industrial Incentive	\$8,600,000	01-Apr-08	171
93976	Falcon Builder Inc.	Industrial Incentive	\$1,550,000	17-Apr-14	174
92914	Jetro Cash & Carry Enterprises, Inc. #2 (2005)	Industrial Incentive	\$2,400,000	27-Apr-05	258
92421	Klein's Naturals, Ltd.	Industrial Incentive	\$2,850,000	22-Mar-00	268
94088	Krasnyi Oktyabr Inc.	Industrial Incentive	\$5,140,000	10-Dec-15	270
92963	Lighting & Supplies, Inc. a/k/a Sunlight Clinton Realty LLC	Industrial Incentive	\$10,800,000	17-Mar-05	280
92429	Mesorah Publications, Ltd. #2 (1999) and Sefercraft	Industrial Incentive	\$9,000,000	17-Dec-99	308
92451	Sahadi Fine Foods	Manufacturing Facilities Bond	\$6,255,000	20-Aug-99	391
93918	Salmar Properties, LLC	Industrial Incentive	\$44,429,433	22-Sep-11	394
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	396
93961	Simon Liu, Inc.	Industrial Incentive	\$2,850,000	19-Sep-13	405
93986	Superflex Ltd.	Industrial Incentive	\$5,000,000	18-Mar-14	420
92628	Therapy and Learning Center, Inc.	Not For Profit Bond	\$4,200,000	26-Oct-02	427
93019	Tri-State Camera Exchange Inc.	Industrial Incentive	\$4,365,000	08-Sep-05	433
92556	Zalmen Reiss and Associates, Inc. and Digital Distributors Inc. (2001)	Industrial Incentive	\$7,664,222	05-Apr-01	482

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92753	Arrow Linen Supply Co., Inc.	Industrial Incentive	\$897,000	19-Aug-03	49
93978	Berkeley Carroll School, The	Build NYC Revenue Bond	\$26,700,000	03-Jun-14	68
93286	Cobble Hill Health Center, Inc.	Build NYC Revenue Bond	\$48,190,000	31-Jan-08	120
94066	Eastern Effects, Inc.	Industrial Incentive	\$3,550,000	17-Apr-15	158
94098	Hannah Senesh Community Day School	Build NYC Revenue Bond	\$4,785,000	30-Sep-15	223
91176	James F. Volpe Electrical Contracting Corp.	Industrial Incentive	\$880,000	11-Feb-98	255
92292	Mercy Home for Children, Inc. #1 (1999)	Pooled Bond	\$560,000	01-Jan-99	306
94049	New York Methodist Hospital, The	Build NYC Revenue Bond	\$29,720,000	15-Oct-14	341
93964	Poly Prep Country Day School	Build NYC Revenue Bond	\$10,000,000	10-Sep-13	363
93212	Rivendell School	Pooled Bond	\$5,260,000	22-Feb-07	383
92587	T & G Industries, Inc.	Industrial Incentive	\$2,450,000	15-Nov-01	422
94068	Talmud Torah Ohel Yochanan	Build NYC Revenue Bond	\$10,491,000	27-Jan-16	423
94144	Talmud Torah Ohel Yochanan & The Bnei Torah Trust	Build NYC Revenue Bond	\$15,700,000	20-Jul-17	424
92590	Tri-State Surgical Supply & Equipment Ltd. and H & H Laboratories, Inc.	Industrial Incentive	\$3,400,000	20-Sep-01	434
92857	Women's League Community Residences, Inc #1 (2001)	Pooled Bond	\$3,347,700	18-Dec-01	468
93221	Yeled V'Yalda Early Childhood Center, Inc.	Not For Profit Bond	\$32,790,000	28-Jun-07	473
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	478

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40					
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	261
93178	New York Congregational Nursing Center	Not For Profit Bond	\$17,420,000	27-Jul-06	337
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	396
94100	Urban Resource Institute	Build NYC Revenue Bond	\$11,283,000	17-Dec-15	448

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41					
92956	AM&G Waterproofing LLC	Industrial Incentive	\$11,895,000	01-Mar-05	37
93286	Cobble Hill Health Center, Inc.	Build NYC Revenue Bond	\$48,190,000	31-Jan-08	120
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	261
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	403

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91142	Adriatic Wood Products, Inc. #2 (1997)	Industrial Incentive	\$1,725,000	31-Dec-97	21
92843	Amboy Properties Corporation	Not For Profit Bond	\$13,660,000	01-Apr-90	42
92364	Bedessee Imports, Inc.	Industrial Incentive	\$1,600,000	04-Jan-00	66
93928	Bogopa-Junius, Inc.	FRESH	\$910,000	06-Oct-11	82
94089	Brooklyn United Methodist Church Home	Build NYC Revenue Bond	\$6,295,000	09-Oct-15	93
93093	Coronet Parts Manufacturing Company, Inc.	Industrial Incentive	\$2,732,000	08-Dec-05	141
93288	DCD Marketing Ltd.	Industrial Incentive	\$5,500,000	25-Sep-07	150
92951	DLX Industries, Inc.	Industrial Incentive	\$7,412,500	10-Feb-05	153
94066	Eastern Effects, Inc.	Industrial Incentive	\$3,550,000	17-Apr-15	158
92398	Federal Jeans, Inc.	Industrial Incentive	\$4,400,000	07-Dec-99	185
93975	Gateway ShopRite Associates, LLC	FRESH	\$12,500,000	07-May-14	201
93860	Halmark Architectural Finishing Corp.	Industrial Incentive	\$1,125,000	23-Aug-12	221
94062	Handy Tool & MFG. Co., Inc.,The	Industrial Incentive	\$2,525,000	05-Jan-15	222
92674	Leo International, Inc.	Industrial Incentive	\$1,239,375	19-Dec-01	276
93359	O. & I. Realty, Inc. / Peralta Metal Works, Inc.	Industrial Incentive	\$2,100,000	05-Sep-08	347
92962	Prompt Apparel, Inc.	Industrial Incentive	\$7,529,000	05-Nov-04	370
92448	Rite Lite Ltd.	Industrial Incentive	\$3,500,000	05-Jan-00	382
93937	Soho Studio, Corp.	Industrial Incentive	\$4,317,000	15-Jun-12	408
94118	The Rogosin Institute, Inc.	Build NYC Revenue Bond	\$12,000,000	21-Jul-16	426
94121	Transcontinental Ultra Flex Inc.	Industrial Incentive	\$16,427,341	16-Dec-16	430
93183	Watermark Designs, LLC	Manufacturing Facilities Bond	\$5,500,000	29-Sep-06	459

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92979	Advocates for Services for the Blind Multihandicapped, Inc.	Pooled Bond	\$1,625,000	01-Mar-05	22
92941	Block Institute Inc.	Pooled Bond	\$1,145,000	19-Aug-04	74
92500	Guild for Exceptional Children, Inc., The	Pooled Bond	\$1,182,300	01-Jan-99	219
93964	Poly Prep Country Day School	Build NYC Revenue Bond	\$10,000,000	10-Sep-13	363
93317	Program Development Services, Inc. #2 (2008)	Pooled Bond	\$2,200,000	30-Jan-08	369
94109	Xaverian High School/Ryken Educational Center, Inc.	Build NYC Revenue Bond	\$15,000,000	03-May-16	471

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94106	Barkai Foundation, Inc.	Build NYC Revenue Bond	\$8,700,000	15-Oct-15	63
93101	Cong. Machne Chaim Inc. d/b/a Bais Sarah Educational Center for Girls	Not For Profit Bond	\$9,000,000	26-May-06	131
94107	Congregation Machna Shalva and 5815 CMS LLC	Build NYC Revenue Bond	\$3,300,000	26-Feb-16	133
92713	Human Care Services for Families & Children, Inc. #1	Pooled Bond	\$1,270,000	10-Jan-03	237
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	261
93917	Moisha's Kosher Discount Supermarket, Inc.	FRESH	\$3,100,000	18-Sep-11	319
93317	Program Development Services, Inc. #2 (2008)	Pooled Bond	\$2,200,000	30-Jan-08	369
94118	The Rogosin Institute, Inc.	Build NYC Revenue Bond	\$12,000,000	21-Jul-16	426
93883	United Cerebral Palsy of New York City, Inc.	Build NYC Revenue Bond	\$5,995,000	25-Apr-13	442
92857	Women's League Community Residences, Inc #1 (2001)	Pooled Bond	\$3,347,700	18-Dec-01	468
94117	Yeshivah of Flatbush	Build NYC Revenue Bond	\$29,000,000	08-Sep-16	475
94056	Yeshivat Beth Hillel of Krasna, Inc.	Build NYC Revenue Bond	\$10,000,000	20-Feb-15	476

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93195	Auditory/Oral School of New York, The	Not For Profit Bond	\$7,135,000	22-Nov-06	57
94123	Favorite Plastic Corp.	Industrial Incentive	\$1,675,000	30-Dec-16	177
94083	Food saver New York, Inc.	Industrial Incentive	\$5,317,306	05-Jan-16	190
92413	Herbert G. Birch Services, Inc #2 (1999)	Pooled Bond	\$416,100	01-Nov-99	227
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	261
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	403

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92547	Herbert G. Birch Services, Inc #3 (2000)	Pooled Bond	\$607,000	16-Aug-00	228
93221	Yeled V'Yalda Early Childhood Center, Inc.	Not For Profit Bond	\$32,790,000	28-Jun-07	473

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93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	129
92717	Lifespire, Inc. #1 (2002)	Pooled Bond	\$4,810,000	10-Jan-03	279
92634	Magen David Yeshivah	Not For Profit Bond	\$38,500,000	26-Jun-02	289
94033	Mermaid Plaza Associates, Inc.	EDC Loan	\$641,773	06-Jun-95	307
92795	Otsar Early Childhood Center Project	Pooled Bond	\$2,415,000	27-Feb-04	352
92796	Otsar Family Services, Inc.	Pooled Bond	\$725,000	27-Feb-04	353
93147	Sephardic Community Youth Center, Inc.	Not For Profit Bond	\$40,000,000	15-Jun-06	401

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93214	Ateret Torah Center	Not For Profit Bond	\$13,200,000	29-Mar-07	55
94130	Yeshivat Darche Eres, Inc.	Build NYC Revenue Bond	\$11,040,000	20-Dec-16	477

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94034	5 Bay Street Phase 1, LLC	Commercial Growth Project	\$150,049,053	26-Jan-16	7
93313	Center for Family Support, Inc., The #3 (2008)	Pooled Bond	\$2,420,000	30-Jan-08	107
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	127
94114	D'Onofrio General Contractors Corp.	Industrial Incentive	\$5,000,000	24-Jun-16	147
93879	Eden II School for Autistic Children, Inc. (2013)	Build NYC Revenue Bond	\$3,305,000	17-Apr-13	161
93096	Faztec Industries, Inc.	Industrial Incentive	\$1,488,800	14-Nov-05	178
94128	GCT New York LP	Industrial Incentive	\$25,000,000	28-Jul-16	202
93003	Independent Living Association, Inc.	Not For Profit Bond	\$2,484,000	24-Jun-05	241
92417	Island Computer Products, Inc.	Industrial Incentive	\$2,700,000	25-Aug-99	249
94148	Octopus Garden Inc.	Industrial Incentive	\$2,477,000	27-Oct-17	348
92853	Seamen's Society for Children & Families	Not For Profit Bond	\$5,355,000	20-Dec-04	397
94146	Seamen's Society for Children and Families (2017)	Build NYC Revenue Bond	\$4,298,000	27-Sep-17	398
94039	St. George Outlet Development LLC	Commercial Project	\$298,955,299	07-Nov-14	412
93883	United Cerebral Palsy of New York City, Inc.	Build NYC Revenue Bond	\$5,995,000	25-Apr-13	442
94060	United New York Sandy Hook Pilots' Association and United New Jersey Sandy Hook Pilots' Association	Industrial Incentive	\$5,500,000	22-Sep-14	446
93803	Wagner College	Build NYC Revenue Bond	\$12,705,000	25-Sep-12	457
93971	Walsh Electrical Contracting, Inc.	Industrial Incentive	\$1,575,000	28-Oct-13	458
93221	Yeled V'Yalda Early Childhood Center, Inc.	Not For Profit Bond	\$32,790,000	28-Jun-07	473

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93878	A Very Special Place, Inc. (2013 Adjustable)	Build NYC Revenue Bond	\$4,840,000	28-Feb-13	13
93886	A Very Special Place, Inc. (2013 Fixed)	Build NYC Revenue Bond	\$6,795,000	21-Mar-13	14
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	127
94046	Cubit Power One Inc.	Industrial Incentive	\$23,089,000	19-Aug-15	144
94050	Dealer Storage Corp.	Industrial Incentive	\$7,516,000	06-Aug-14	151
93003	Independent Living Association, Inc.	Not For Profit Bond	\$2,484,000	24-Jun-05	241
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	261
93934	Kingdom Castle Food Corp.	FRESH	\$5,270,000	12-Mar-12	267
92717	Lifespire, Inc. #1 (2002)	Pooled Bond	\$4,810,000	10-Jan-03	279
94055	Pratt Paper (NY), Inc.	Build NYC Revenue Bond	\$96,300,000	18-Dec-14	365
92955	S. DiFazio and Sons Construction, Inc. & Faztec Industries, Inc.	Industrial Incentive	\$1,295,000	30-Dec-04	389
93882	Seaview Senior Living Housing Development Fund Corporation	Build NYC Revenue Bond	\$36,000,000	23-Jan-13	399

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51					
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	127
93003	Independent Living Association, Inc.	Not For Profit Bond	\$2,484,000	24-Jun-05	241
94127	Rogers Surveying, PLLC	Industrial Incentive	\$4,500,000	05-Jan-17	385
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	478

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Applied Sciences NYC					
93991	Carnegie Mellon University	Applied Sciences NYC	\$13,500,000	14-Apr-14	101
93892	Columbia University	Applied Sciences NYC	\$95,000,000	01-Jul-12	123
93992	Cornell University	Applied Sciences NYC	\$0	19-Dec-13	140
93987	Icahn School of Medicine at Mount Sinai	Applied Sciences NYC	\$5,000,000	24-Feb-14	239
93960	New York University	Applied Sciences NYC	\$350,000,000	25-Apr-12	344

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BIR Energy Incentive					
93238	Goldman Sachs Group, Inc.	BIR Energy Incentive		02-Oct-06	207
93255	Morgan Stanley a/k/a HINES INTEREST LP	BIR Energy Incentive		22-Aug-06	323

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Build NYC Revenue Bond					
93878	A Very Special Place, Inc. (2013 Adjustable)	Build NYC Revenue Bond	\$4,840,000	28-Feb-13	13
93886	A Very Special Place, Inc. (2013 Fixed)	Build NYC Revenue Bond	\$6,795,000	21-Mar-13	14
94052	Albee Retail Development LLC (2014)	Build NYC Revenue Bond	\$20,000,000	29-Oct-14	27
94090	Albert Einstein College of Medicine, Inc. (f/k/a Com Affiliation, Inc.)	Build NYC Revenue Bond	\$175,000,000	09-Sep-15	28
94133	Alphapointe	Build NYC Revenue Bond	\$18,850,000	16-Jun-17	36
94084	AMDA, Inc.	Build NYC Revenue Bond	\$21,000,000	02-Dec-15	43
94095	American Committee for the Weizmann Institute of Science Inc.	Build NYC Revenue Bond	\$8,830,000	30-Oct-15	44
94116	ARK Development LLC	Build NYC Revenue Bond	\$35,000,000	14-Jun-17	47
94077	Asia Society, The	Build NYC Revenue Bond	\$16,795,000	01-Jul-15	53
94048	Bais Ruchel High School, Inc.	Build NYC Revenue Bond	\$18,100,000	23-Oct-14	60
94106	Barkai Foundation, Inc.	Build NYC Revenue Bond	\$8,700,000	15-Oct-15	63
93978	Berkeley Carroll School, The	Build NYC Revenue Bond	\$26,700,000	03-Jun-14	68
93984	Big Brothers/Big Sisters of New York City, Inc.	Build NYC Revenue Bond	\$9,000,000	02-May-14	70
94122	Blue School and Blue School Real Estate, LLC	Build NYC Revenue Bond	\$51,315,000	21-Dec-16	75
94096	BNOS Square of Williamsburg	Build NYC Revenue Bond	\$7,400,000	28-Jun-16	76
93877	Bronx Charter School for Excellence	Build NYC Revenue Bond	\$24,000,000	24-Apr-13	88
94089	Brooklyn United Methodist Church Home	Build NYC Revenue Bond	\$6,295,000	09-Oct-15	93
93861	Browning School, The	Build NYC Revenue Bond	\$10,000,000	20-Sep-12	95
94162	Cathedral School of St. John The Divine	Build NYC Revenue Bond	\$11,000,000	29-Dec-17	102
94129	Center for Elimination of Violence in the Family, Inc.	Build NYC Revenue Bond	\$3,860,000	26-Jan-17	104
93868	Center for Family Support, The Inc.	Build NYC Revenue Bond	\$4,700,000	24-Oct-12	108
94119	Chapin School, The LTD.	Build NYC Revenue Bond	\$75,000,000	24-Aug-16	113
94076	Children's Aid Society, The	Build NYC Revenue Bond	\$37,205,000	23-Jul-15	116
93286	Cobble Hill Health Center, Inc.	Build NYC Revenue Bond	\$48,190,000	31-Jan-08	120
94067	Community Resources	Build NYC Revenue Bond	\$9,911,000	13-Mar-15	127
94107	Congregation Machna Shalva and 5815 CMS LLC	Build NYC Revenue Bond	\$3,300,000	26-Feb-16	133
94035	Congregation Yeshiva Beis Chaya Mushka, Inc.	Build NYC Revenue Bond	\$4,500,000	28-Aug-14	134
94158	Cooke School and Institute	Build NYC Revenue Bond	\$44,000,000	20-Dec-17	137
93851	Corlears School	Build NYC Revenue Bond	\$10,000,000	18-Jul-12	139
93879	Eden II School for Autistic Children, Inc. (2013)	Build NYC Revenue Bond	\$3,305,000	17-Apr-13	161
94072	Ethical Culture Fieldston School	Build NYC Revenue Bond	\$49,355,000	21-May-15	169
94070	FC Hanson Office Associates, LLC	Build NYC Revenue Bond	\$105,000,000	17-Jun-15	179
93973	Fedcap Rehabilitation Services, Inc.	Build NYC Revenue Bond	\$28,450,000	11-Dec-13	180
94161	Fedcap Rehabilitation Services, Inc. #2	Build NYC Revenue Bond	\$9,280,000	28-Dec-17	181
94053	Federation of Protestant Welfare Agencies, Inc.	Build NYC Revenue Bond	\$12,345,000	12-Nov-14	187
93954	Grace Church School	Build NYC Revenue Bond	\$40,000,000	01-Jul-13	212
93856	GSNY Properties, Inc.	Build NYC Revenue Bond	\$16,925,000	09-Aug-12	218
94098	Hannah Senesh Community Day School	Build NYC Revenue Bond	\$4,785,000	30-Sep-15	223
94075	Hebrew Home for the Aged at Riverdale, The	Build NYC Revenue Bond	\$55,000,000	13-Feb-15	225
94064	Horace Mann School	Build NYC Revenue Bond	\$33,525,000	20-Nov-14	233
94155	Hyde Leadership Charter School	Build NYC Revenue Bond	\$15,250,000	15-Dec-17	238

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Build NYC Revenue Bond					
93876	Institute for Community Living, Inc. (2013)	Build NYC Revenue Bond	\$2,600,000	17-Apr-13	242
94065	Institute of International Education, Inc.,	Build NYC Revenue Bond	\$12,480,000	26-Nov-14	243
93885	International Leadership Charter School	Build NYC Revenue Bond	\$21,050,000	21-Mar-13	245
94166	Inwood Academy for Leadership Charter School	Build NYC Revenue Bond	\$0	15-May-18	246
94125	Jewish Community Center of Manhattan, Inc.	Build NYC Revenue Bond	\$27,270,000	29-Sep-16	262
94091	La Scuola D'Italia-Guglielmo Marconi	Build NYC Revenue Bond	\$75,405,000	01-Sep-15	273
93953	Lebanese American University	Build NYC Revenue Bond	\$16,420,000	15-Aug-13	274
93853	Life's W.O.R.C., Inc.	Build NYC Revenue Bond	\$2,400,000	26-Jul-12	278
93965	Little Red School House and Elisabeth Irwin High School	Build NYC Revenue Bond	\$9,650,000	10-Oct-13	282
94078	Lower East Side Tenement Museum	Build NYC Revenue Bond	\$10,700,000	24-Nov-15	284
93958	Lycee Francais de New York	Build NYC Revenue Bond	\$81,650,000	01-Aug-13	285
94135	Manhattan College #3 (2017)	Build NYC Revenue Bond	\$90,575,000	14-Jun-17	293
94104	Manhattan Country School, Inc. and West 85th Street Owner LLC	Build NYC Revenue Bond	\$22,000,000	07-Apr-16	294
93969	Mary McDowell Friends School	Build NYC Revenue Bond	\$7,500,000	31-Dec-13	299
94152	Mary McDowell Friends School (2017)	Build NYC Revenue Bond	\$20,800,000	29-Sep-17	300
93873	Marymount School of New York	Build NYC Revenue Bond	\$19,480,000	20-Dec-12	301
94054	Metropolitan College of New York	Build NYC Revenue Bond	\$67,440,000	10-Dec-14	309
94150	Metropolitan Lighthouse Charter School	Build NYC Revenue Bond	\$24,895,000	22-Dec-17	311
94092	Metropolitan Montessori School #2	Build NYC Revenue Bond	\$17,000,000	25-Sep-15	312
93881	Montefiore Medical Center	Build NYC Revenue Bond	\$93,000,000	01-Apr-13	322
93966	Mount Sinai Hospital, The	Build NYC Revenue Bond	\$112,000,000	19-Dec-13	325
93305	Natural Resources Defense Council	Build NYC Revenue Bond	\$12,730,000	01-Jan-08	334
93939	New York Foundling Charitable Corporation	Build NYC Revenue Bond	\$15,205,000	27-Jun-12	338
94110	New York Law School (2016)	Build NYC Revenue Bond	\$140,210,000	29-Jan-16	340
94049	New York Methodist Hospital, The	Build NYC Revenue Bond	\$29,720,000	15-Oct-14	341
94105	ODA Primary Health Care Network, Inc.	Build NYC Revenue Bond	\$5,000,000	12-Feb-16	349
94087	Packer Collegiate Institute, The	Build NYC Revenue Bond	\$22,000,000	07-Apr-15	355
93964	Poly Prep Country Day School	Build NYC Revenue Bond	\$10,000,000	10-Sep-13	363
94055	Pratt Paper (NY), Inc.	Build NYC Revenue Bond	\$96,300,000	18-Dec-14	365
94059	Q Student Residences, LLC	Build NYC Revenue Bond	\$65,230,000	05-Sep-14	372
93940	Royal Charter Properties, Inc.	Build NYC Revenue Bond	\$24,660,000	29-Jun-12	387
94099	Saint David's School	Build NYC Revenue Bond	\$35,000,000	24-Nov-15	393
93884	SCO Family of Services	Build NYC Revenue Bond	\$9,408,000	27-Jun-13	396
94146	Seamen's Society for Children and Families (2017)	Build NYC Revenue Bond	\$4,298,000	27-Sep-17	398
93882	Seaview Senior Living Housing Development Fund Corporation	Build NYC Revenue Bond	\$36,000,000	23-Jan-13	399
94132	Services and Advocacy for Gay, Lesbian, Bisexual and Transgender Elder, Inc.	Build NYC Revenue Bond	\$7,799,000	22-Feb-17	402
94167	Services for the Underserved, Inc. #4 (2018)	Build NYC Revenue Bond	\$11,990,000	21-Jun-18	403
94159	Siach Yitzchok	Build NYC Revenue Bond	\$7,000,000	29-Mar-18	404
93889	South Bronx Charter School for International Cultures and the Arts	Build NYC Revenue Bond	\$22,270,000	11-Jun-13	410
94037	Stephen Gaynor School	Build NYC Revenue Bond	\$28,900,000	17-Jul-14	417
94068	Talmud Torah Ohel Yochanan	Build NYC Revenue Bond	\$10,491,000	27-Jan-16	423

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94144	Talmud Torah Ohel Yochanan & The Bnei Torah Trust	Build NYC Revenue Bond	\$15,700,000	20-Jul-17	424
94118	The Rogosin Institute, Inc.	Build NYC Revenue Bond	\$12,000,000	21-Jul-16	426
94063	Trey Whitfield School	Build NYC Revenue Bond	\$3,975,000	05-Feb-15	432
94111	United Cerebral Palsy of New York City #2 (2016)	Build NYC Revenue Bond	\$35,253,130	30-Jun-16	441
93883	United Cerebral Palsy of New York City, Inc.	Build NYC Revenue Bond	\$5,995,000	25-Apr-13	442
94051	United Jewish Appeal- Federation of Jewish Philanthropies of New York, Inc.	Build NYC Revenue Bond	\$27,335,000	14-Aug-14	444
94126	United States Fund for UNICEF	Build NYC Revenue Bond	\$39,100,000	22-Sep-16	447
94100	Urban Resource Institute	Build NYC Revenue Bond	\$11,283,000	17-Dec-15	448
93968	Village Center for Care	Build NYC Revenue Bond	\$15,805,000	01-Oct-13	451
94101	Volunteers of America - Greater New York, Inc #2	Build NYC Revenue Bond	\$5,515,000	17-Nov-15	454
94165	Volunteers of America - Greater New York, Inc #3	Build NYC Revenue Bond	\$5,553,000	28-Dec-17	455
93980	Volunteers of America - Greater New York, Inc.	Build NYC Revenue Bond	\$9,520,000	21-Mar-14	456
93803	Wagner College	Build NYC Revenue Bond	\$12,705,000	25-Sep-12	457
94109	Xaverian High School/Ryken Educational Center, Inc.	Build NYC Revenue Bond	\$15,000,000	03-May-16	471
93942	Yeshiva Har Torah	Build NYC Revenue Bond	\$3,600,000	28-Jun-12	474
94117	Yeshivah of Flatbush	Build NYC Revenue Bond	\$29,000,000	08-Sep-16	475
94056	Yeshivat Beth Hillel of Krasna, Inc.	Build NYC Revenue Bond	\$10,000,000	20-Feb-15	476
94130	Yeshivat Darche Eres, Inc.	Build NYC Revenue Bond	\$11,040,000	20-Dec-16	477
93941	YMCA of Greater New York (BNYC)	Build NYC Revenue Bond	\$49,995,000	28-Jun-12	478

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Build NYC Tax-Exempt Promissory Note					
93871	All Stars Project, Inc.	Build NYC Tax-Exempt Promissory Note	\$10,720,000	29-Nov-12	32
93988	Birch Wathen Lenox School, The	Build NYC Tax-Exempt Promissory Note	\$7,500,000	25-Mar-14	73
94097	Brearley School, The	Build NYC Tax-Exempt Promissory Note	\$50,000,000	29-Sep-15	87
93869	Brooklyn Heights Montessori School	Build NYC Tax-Exempt Promissory Note	\$10,000,000	03-Jun-13	90
93962	Calhoun School, Inc., The	Build NYC Tax-Exempt Promissory Note	\$32,840,000	30-Sep-13	97
94044	Center for Urban Community Services, Inc.	Build NYC Tax-Exempt Promissory Note	\$6,355,000	24-Jul-14	110
94113	Collegiate School, Inc.	Build NYC Tax-Exempt Promissory Note	\$40,000,000	30-Jun-16	122
93890	Hewitt School, The	Build NYC Tax-Exempt Promissory Note	\$23,620,000	27-Jun-13	229
94071	International Center of Photography	Build NYC Tax-Exempt Promissory Note	\$15,000,000	21-Apr-15	244
93950	Nightingale-Bamford School, The	Build NYC Tax-Exempt Promissory Note	\$35,000,000	04-Dec-13	345
94134	Professional Children's School, Inc. (2017)	Build NYC Tax-Exempt Promissory Note	\$6,856,000	01-May-17	368
94081	Riverdale Country School, Inc.	Build NYC Tax-Exempt Promissory Note	\$51,800,000	15-Jul-15	384
94085	Saint Ann's School	Build NYC Tax-Exempt Promissory Note	\$30,000,000	10-Sep-15	392
93979	Trinity Episcopal School Corporation	Build NYC Tax-Exempt Promissory Note	\$6,784,000	11-Apr-14	435
93963	Trustees of The Spence School, Inc.	Build NYC Tax-Exempt Promissory Note	\$14,080,000	26-Sep-13	437
93959	United Nations International School	Build NYC Tax-Exempt Promissory Note	\$5,000,000	28-Aug-13	445

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Commercial Growth Project					
94034	5 Bay Street Phase 1, LLC	Commercial Growth Project	\$150,049,053	26-Jan-16	7
92355	Alcoa Inc.	Commercial Growth Project	\$18,200,000	28-Apr-00	29
92926	Bank of America, N.A	Commercial Growth Project	\$622,000,000	17-Nov-04	61
92680	Brown Brothers Harriman & Co.	Commercial Growth Project	\$61,500,000	01-May-02	94
93388	CBS Inc.	Commercial Growth Project	\$401,322,000	01-Oct-93	103
93389	Chase Manhattan Bank, NA	Commercial Growth Project	\$0	03-Nov-89	114
92846	Ernst & Young US LLP	Commercial Growth Project	\$159,900,000	15-Jul-04	167
92709	Hearst Corporation, The	Commercial Growth Project	\$779,600,000	12-Jun-03	224
92508	Home Box Office	Commercial Growth Project	\$99,000,000	31-Jan-01	232
93449	JetBlue Airways Corporation #2 (2010)	Commercial Growth Project	\$52,800,000	18-Nov-10	257
92427	McGraw-Hill Companies, Inc.	Commercial Growth Project	\$700,000,000	19-Nov-98	302
92663	Metropolitan Life Insurance Company	Commercial Growth Project	\$272,671,000	02-Jan-02	310
92976	NASDAQ Stock Market, Inc., The	Commercial Growth Project	\$20,766,666	19-Dec-00	329
92975	National Association of Securities Dealers, Inc.	Commercial Growth Project	\$20,766,666	30-Jun-04	331
92519	NBC Universal, Inc.	Commercial Growth Project	\$1,500,300,000	20-Dec-88	335
92664	New York Post	Commercial Growth Project	\$168,915,000	25-Mar-02	342
92665	New York Times Company, The	Commercial Growth Project	\$538,416,000	21-Dec-01	343

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Commercial Project					
94153	50 HYMC Owner LLC	Commercial Project	\$3,835,000,000	31-Aug-17	8
94139	509 W 34, L.L.C.	Commercial Project	\$3,735,000,000	09-Apr-18	9
94073	BOP NE Tower Lessee LLC	Commercial Project	\$2,180,000,000	14-Apr-15	84
93946	ERY Retail Podium LLC	Commercial Project	\$1,948,000,000	17-Mar-14	168
93944	Extell GT LLC	Commercial Project	\$745,793,000	30-Jul-13	172
94036	Hudson Yards North Tower Tenant LLC	Commercial Project	\$2,674,000,000	11-Dec-15	236
93888	Legacy Yards Tenant LLC	Commercial Project	\$1,386,000,000	01-Apr-13	275
94115	LIC Site B-1 Owner, LLC	Commercial Project	\$706,743,996	30-Jun-16	277
94038	One Hudson Yards Owner LLC	Commercial Project	\$1,434,114,029	05-Dec-14	351
93176	Queens Ballpark Company, L.L.C.	Commercial Project	\$896,932,088	22-Aug-06	375
94039	St. George Outlet Development LLC	Commercial Project	\$298,955,299	07-Nov-14	412
93177	Yankee Stadium LLC	Commercial Project	\$1,633,968,000	22-Aug-06	472

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EDC Loan					
94033	Mermaid Plaza Associates, Inc.	EDC Loan	\$641,773	06-Jun-95	307
93874	New York Genome Center, Inc.	EDC Loan	\$5,000,000	16-Nov-12	339
93246	Related Retail Hub LLC	EDC Loan	\$4,000,000	24-Mar-06	379

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Empowerment Zone Facility Bond					
93175	Tiago Holdings LLC #1	Empowerment Zone Facility Bond	\$40,000,000	31-Jan-07	428

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Exempt Facilities Bond					
93862	Aero JFK, LLC	Exempt Facilities Bond	\$126,875,000	13-Sep-12	23
91136	Air Express International Corporation	Exempt Facilities Bond	\$19,000,000	16-Jul-97	25
90666	Brooklyn Navy Yard Cogeneration Partners, L.P.	Exempt Facilities Bond	\$307,000,000	22-Dec-95	91
91027	Korean Air Lines Co., Ltd.	Exempt Facilities Bond	\$102,000,000	12-Feb-97	269

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FRESH					
94061	149 Street Food Corp.	FRESH	\$1,890,990	01-Sep-15	3
93931	3462 Third Avenue Food Corp. d/b/a Associated Supermarket	FRESH	\$2,050,000	20-Dec-11	6
94145	A & J Supermarket Corp.	FRESH	\$10,814,113	28-Dec-17	11
93952	Bogopa LIC, Inc.	FRESH	\$4,400,000	13-Aug-13	77
93977	Bogopa Washington, Inc.	FRESH	\$12,165,500	17-Dec-13	78
93927	Bogopa, Inc.	FRESH	\$3,500,000	06-Oct-11	79
93929	Bogopa-Concourse, Inc.	FRESH	\$1,066,000	06-Oct-11	80
93930	Bogopa-Junction, Inc.	FRESH	\$805,000	06-Oct-11	81
93928	Bogopa-Junius, Inc.	FRESH	\$910,000	06-Oct-11	82
93920	Bogopa-Manhattan, Inc.	FRESH	\$980,000	06-Oct-11	83
94156	Cypress Pitkin Berriman, L.P.	FRESH	\$3,736,876	04-Jan-18	146
93858	East Gun Hill Road Food, LLC	FRESH	\$4,825,000	03-Jan-13	157
93975	Gateway ShopRite Associates, LLC	FRESH	\$12,500,000	07-May-14	201
93934	Kingdom Castle Food Corp.	FRESH	\$5,270,000	12-Mar-12	267
93917	Moisha's Kosher Discount Supermarket, Inc.	FRESH	\$3,100,000	18-Sep-11	319
93848	ReyCo Supermarkets LLC	FRESH	\$2,650,000	25-Jun-13	380
94141	Village Super Market, Inc.	FRESH	\$14,000,000	29-Dec-17	453
93380	Western Beef Retail, Inc. #1	FRESH	\$11,450,000	01-Mar-10	463
94040	Western Beef Retail, Inc. #2 (2014)	FRESH	\$5,525,000	23-Dec-14	464
94143	Western Beef Retail, Inc. #3 (2017)	FRESH	\$3,180,000	04-Jan-18	465
94157	Western Beef Retail, Inc. #4 (2017)	FRESH	\$23,345,079	04-Jan-18	466

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Industrial Incentive					
94131	105 Rockaway Realty LLC	Industrial Incentive	\$23,750,000	04-Jan-17	1
92687	16 Tons Inc.	Industrial Incentive	\$1,172,000	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	10
93376	A & L Scientific Corp.	Industrial Incentive	\$1,850,000	05-Nov-09	12
93180	A. Liss & Co., Inc.	Industrial Incentive	\$2,250,000	10-Oct-06	15
92673	A.F.C. Industries Inc. & Affiliates	Industrial Incentive	\$1,400,000	18-Dec-01	16
94041	A.K.S. International Inc.	Industrial Incentive	\$2,120,000	10-Sep-14	17
93933	Accurate Specialty Metal Fabricators, Inc.	Industrial Incentive	\$7,850,000	28-Feb-12	19
92691	Acme Smoked Fish Corp.	Industrial Incentive	\$5,200,000	27-Jun-03	20
91142	Adriatic Wood Products, Inc. #2 (1997)	Industrial Incentive	\$1,725,000	31-Dec-97	21
93319	Aesthetonics Inc. d/b/a Remains Lighting	Industrial Incentive	\$4,634,000	20-Jun-08	24
92312	Air-Sea Packing Group, Inc.	Industrial Incentive	\$2,645,000	10-Jun-99	26
93184	Aleta Industries Inc. and Aleta Group, Inc.	Industrial Incentive	\$4,640,000	25-Sep-06	30
92933	Alle Processing Corporation	Industrial Incentive	\$1,040,000	01-Dec-04	33
92956	AM&G Waterproofing LLC	Industrial Incentive	\$11,895,000	01-Mar-05	37
92646	AMB Property, LP (lot 20)	Industrial Incentive	\$73,000,000	23-Aug-01	38
92893	AMB Property, LP (lot 21)	Industrial Incentive	\$19,500,000	23-Aug-01	39
92894	AMB Property, LP (lot 22)	Industrial Incentive	\$26,970,000	23-Aug-01	40
92895	AMB Property, LP (lot 23)	Industrial Incentive	\$26,970,000	23-Aug-01	41
93320	Approved Oil Co. of Brooklyn, Inc.	Industrial Incentive	\$5,200,000	01-May-08	45
93207	Apthorp Cleaners Inc.	Industrial Incentive	\$1,128,300	26-Apr-07	46
92678	Aron's Manufacturing Corp.	Industrial Incentive	\$1,890,000	13-Jun-02	48
92753	Arrow Linen Supply Co., Inc.	Industrial Incentive	\$897,000	19-Aug-03	49
93948	Art to Frames Inc.	Industrial Incentive	\$6,000,000	10-Jul-13	50
91009	Atlantic Veal & Lamb	Industrial Incentive	\$1,995,000	13-Dec-96	56
93216	B.C.S. International Corporation d/b/a Royal Food International Corp.	Industrial Incentive	\$16,829,550	28-Feb-07	58
92564	Baco Enterprises, Inc. #1 (2001)	Industrial Incentive	\$2,470,000	29-Jun-01	59
92313	Bark Frameworks, Inc.	Industrial Incentive	\$2,025,000	30-Apr-99	62
93282	Barone Steel Fabricators, Inc.	Industrial Incentive	\$5,700,000	29-Aug-07	64
92316	Bauerschmidt & Sons, Inc. #2 (1999)	Industrial Incentive	\$1,000,000	11-Feb-99	65
92364	Bedessee Imports, Inc.	Industrial Incentive	\$1,600,000	04-Jan-00	66
92527	Ben Hur Moving & Storage, Inc.	Industrial Incentive	\$6,000,000	29-Mar-01	67
93362	Best Choice Trading Corporation	Industrial Incentive	\$2,625,000	11-Dec-08	69
93855	Big Farm Corp.	Industrial Incentive	\$4,011,000	31-Jul-12	71
92366	Big Geyser, Inc.	Industrial Incentive	\$10,000,000	16-Nov-99	72
94093	Boyce Technologies, Inc.	Industrial Incentive	\$26,250,000	12-Apr-16	85
93091	BP Air Conditioning Corp.	Industrial Incentive	\$5,523,500	06-Oct-05	86
93943	Brooklyn Union Gas Company	Industrial Incentive	\$14,400,000	23-May-14	92
93191	BTM Development Partners, LLC	Industrial Incentive	\$494,000,000	14-Sep-06	96
91108	Campbell & Dawes Ltd.	Industrial Incentive	\$475,000	09-Oct-97	98
93181	Candid Litho Printing Ltd.	Industrial Incentive	\$12,700,000	04-Jan-07	99

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Industrial Incentive					
94057	Carlton House Restoration, Inc	Industrial Incentive	\$2,415,000	25-Nov-14	100
92891	City Merchandise, Inc. (2002)	Industrial Incentive	\$2,430,000	03-Jan-02	118
92658	Citywide Mobile Response Corporation	Industrial Incentive	\$2,200,000	22-May-02	119
92989	Comfort Bedding Inc.	Industrial Incentive	\$1,900,000	15-Jun-05	124
92765	Commercial Cooling Service, Inc.	Industrial Incentive	\$2,075,000	31-Mar-04	125
92255	Commercial Electrical Contractors, Inc.	Industrial Incentive	\$545,000	19-Aug-98	126
93093	Coronet Parts Manufacturing Company, Inc.	Industrial Incentive	\$2,732,000	08-Dec-05	141
92382	Crystal Window & Door Systems, Ltd.	Industrial Incentive	\$15,000,000	28-Oct-99	143
94046	Cubit Power One Inc.	Industrial Incentive	\$23,089,000	19-Aug-15	144
91039	Cupie Transportation Corp.	Industrial Incentive	\$1,500,000	06-Nov-96	145
94114	D'Onofrio General Contractors Corp.	Industrial Incentive	\$5,000,000	24-Jun-16	147
93202	D.C. Center Corp	Industrial Incentive	\$4,955,000	23-May-07	148
93455	DASNY Mechanical Inc.	Industrial Incentive	\$5,016,000	06-Apr-11	149
93288	DCD Marketing Ltd.	Industrial Incentive	\$5,500,000	25-Sep-07	150
94050	Dealer Storage Corp.	Industrial Incentive	\$7,516,000	06-Aug-14	151
93377	Dinas Distribution	Industrial Incentive	\$3,825,000	29-Dec-09	152
92951	DLX Industries, Inc.	Industrial Incentive	\$7,412,500	10-Feb-05	153
94160	DMFYD LIC LLC	Industrial Incentive	\$32,096,773	29-Dec-17	154
92940	Down Right Ltd.	Industrial Incentive	\$4,120,000	30-Jul-04	155
93974	E. Gluck Corporation	Industrial Incentive	\$20,775,000	27-Mar-14	156
94066	Eastern Effects, Inc.	Industrial Incentive	\$3,550,000	17-Apr-15	158
93951	Eclectic/Encore Properties, Inc.	Industrial Incentive	\$11,350,000	26-Jul-13	159
92771	Economy Pump & Motor Repair, Inc.	Industrial Incentive	\$840,000	07-Aug-03	160
92449	Elite Airline Laundry Services Corp	Industrial Incentive	\$3,500,000	20-Jun-00	162
92245	Empire Erectors & Electrical Co., Inc.	Industrial Incentive	\$850,000	18-Dec-98	163
92950	Empire Merchants LLC/Charmer Industries, Inc.	Industrial Incentive	\$1,800,000	04-Jan-05	165
92670	Empire Metal Finishing, Inc.	Industrial Incentive	\$1,501,000	06-Dec-01	166
93289	Excellent Poly, Inc.	Industrial Incentive	\$1,900,000	03-Dec-07	170
93312	Extech Building Materials, Inc.	Industrial Incentive	\$8,600,000	01-Apr-08	171
93865	Fairway Bakery LLC	Industrial Incentive	\$12,600,000	22-May-13	173
93976	Falcon Builder Inc.	Industrial Incentive	\$1,550,000	17-Apr-14	174
94094	Faviana International Inc.	Industrial Incentive	\$4,575,000	02-Nov-15	176
94123	Favorite Plastic Corp.	Industrial Incentive	\$1,675,000	30-Dec-16	177
93096	Faztec Industries, Inc.	Industrial Incentive	\$1,488,800	14-Nov-05	178
92669	Federal Express Corporation #1 (2001)	Industrial Incentive	\$90,758,100	26-Dec-01	182
93185	Federal Express Corporation #2 (2006)	Industrial Incentive	\$5,000,000	10-Oct-06	183
93174	Federal Express Corporation Harlem River Yards #3 (2006)	Industrial Incentive	\$25,788,500	28-Dec-06	184
92398	Federal Jeans, Inc.	Industrial Incentive	\$4,400,000	07-Dec-99	185
92229	Felix Storch, Inc.	Industrial Incentive	\$2,060,000	18-Dec-98	188
93866	Foodfest Depot LLC	Industrial Incentive	\$10,775,000	20-Dec-12	189
94083	Foodsaver New York, Inc.	Industrial Incentive	\$5,317,306	05-Jan-16	190
92654	Foto Electric Supply Co., Inc.	Industrial Incentive	\$4,150,000	19-Jul-01	192

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Industrial Incentive					
93945	Fresh Direct, LLC & U.T.F. Trucking, Inc.	Industrial Incentive	\$142,454,000	19-Dec-13	193
94042	G&G Electric Supply Co, Inc. #2 (2014)	Industrial Incentive	\$3,800,000	28-Aug-14	194
92990	G&G Electric Supply Company, Inc. #1	Industrial Incentive	\$1,475,000	12-May-05	195
91024	Gabrielli Truck Sales, Ltd.	Industrial Incentive	\$5,100,000	19-Dec-96	196
94102	Gabrielli Truck Sales, Ltd. #2	Industrial Incentive	\$23,381,549	14-Jan-16	197
94136	Gabrielli Truck Sales, Ltd. #3	Industrial Incentive	\$22,517,713	28-Jun-17	198
94103	Gallant & Wein Corporation	Industrial Incentive	\$5,425,000	01-Jan-16	199
94128	GCT New York LP	Industrial Incentive	\$25,000,000	28-Jul-16	202
93967	GMDC Atlantic Avenue LLC	Industrial Incentive	\$13,983,527	12-Dec-13	204
94147	GMDC OP LLC	Industrial Incentive	\$40,807,113	16-Nov-17	205
92505	Goldfeder/Kahan Framing Group, Ltd.	Industrial Incentive	\$1,910,000	07-Jun-01	206
92648	Goldstone Hosiery Co., Inc.	Industrial Incentive	\$3,000,000	22-Oct-01	208
94058	Gotham Seafood Corp.	Industrial Incentive	\$4,225,000	05-Jan-16	209
93351	Gourmet Guru, Inc.	Industrial Incentive	\$4,900,000	24-Sep-08	211
92506	Gracious Thyme Catering Inc.	Industrial Incentive	\$2,900,000	21-Jul-00	213
93278	Grand Meridian Printing, Inc.	Industrial Incentive	\$3,390,500	18-Jul-07	214
92708	Great Wall Corp.	Industrial Incentive	\$2,500,000	03-Jan-03	215
93218	Greenpoint Manufacturing and Design Center #2 (2007)	Industrial Incentive	\$11,006,000	29-Jun-07	216
94142	Grimm Ales LLC	Industrial Incentive	\$4,200,000	06-Feb-18	217
93860	Halmark Architectural Finishing Corp.	Industrial Incentive	\$1,125,000	23-Aug-12	221
94062	Handy Tool & MFG. Co., Inc.,The	Industrial Incentive	\$2,525,000	05-Jan-15	222
92412	Hephaistos Building Supplies, Inc.	Industrial Incentive	\$2,118,000	30-Sep-99	226
93381	Hindustan Granites, Inc.	Industrial Incentive	\$6,736,000	07-Apr-10	231
93970	House of Spices (India), Inc.	Industrial Incentive	\$6,429,938	18-Jun-14	234
93914	Hudson Moving and Storage Co., Inc.	Industrial Incentive	\$6,200,000	14-Jul-11	235
93819	Idlewild 228th Street, LLC	Industrial Incentive	\$19,741,250	20-Jul-12	240
93870	Iron Mountain Information Management	Industrial Incentive	\$20,550,000	21-Dec-12	247
92417	Island Computer Products, Inc.	Industrial Incentive	\$2,700,000	25-Aug-99	249
93179	J & J Farms Creamery, Inc. and Fisher Foods of Queens Corp.	Industrial Incentive	\$450,000	20-Nov-06	250
93448	J & J Johnson General Contracting Co., Inc.	Industrial Incentive	\$4,050,000	10-Nov-10	251
92784	James Carpenter Design Associates, Inc.	Industrial Incentive	\$1,700,000	05-Jan-04	254
91176	James F. Volpe Electrical Contracting Corp.	Industrial Incentive	\$880,000	11-Feb-98	255
93863	Japanese Food Depot LLC	Industrial Incentive	\$10,514,000	26-Sep-12	256
92914	Jetro Cash & Carry Enterprises, Inc. #2 (2005)	Industrial Incentive	\$2,400,000	27-Apr-05	258
93451	Jetro Cash & Carry Enterprises, LLC #3 (2010)	Industrial Incentive	\$50,000,000	17-Dec-10	259
93859	Jetro Cash & Carry Enterprises, LLC #4 (2012)	Industrial Incentive	\$30,100,000	24-Aug-12	260
92545	Just Bagels Manufacturing, Inc.	Industrial Incentive	\$2,070,000	20-Dec-00	263
92520	Kaylim Supplies, Inc.	Industrial Incentive	\$1,450,000	21-Dec-00	265
92672	Kew Forest Plumbing & Heating, Inc.	Industrial Incentive	\$472,500	16-May-02	266
92421	Klein's Naturals, Ltd.	Industrial Incentive	\$2,850,000	22-Mar-00	268
94088	Krasnyi Oktyabr Inc.	Industrial Incentive	\$5,140,000	10-Dec-15	270
93867	Krinos Foods LLC	Industrial Incentive	\$23,355,000	02-May-13	271

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91084	L.I.C. Restaurant Group Operation LLC	Industrial Incentive	\$750,000	11-Mar-98	272
92674	Leo International, Inc.	Industrial Incentive	\$1,239,375	19-Dec-01	276
92963	Lighting & Supplies, Inc. a/k/a Sunlight Clinton Realty LLC	Industrial Incentive	\$10,800,000	17-Mar-05	280
94069	Lobster Place Inc., The	Industrial Incentive	\$7,350,000	13-Mar-15	283
92845	M & V Provision Co., Inc.	Industrial Incentive	\$6,065,000	04-Apr-01	286
91095	Madelaine Chocolate Novelties #3 (1997)	Industrial Incentive	\$3,408,000	17-Nov-97	287
92838	Mana Products, Inc. #1 (1997)	Industrial Incentive	\$18,796,322	19-Dec-97	290
92788	Mana Products, Inc. #2 (1998)	Industrial Incentive	\$6,300,000	29-Jul-98	291
93949	Manhattan Beer Distributors LLC #2	Industrial Incentive	\$68,407,000	12-Dec-13	292
94140	Marathon Energy Corporation	Industrial Incentive	\$11,200,000	11-Jul-17	295
93875	Maric Mechanical, Inc.	Industrial Incentive	\$1,195,565	04-Jan-13	297
92971	Marjam Supply of Rewe Street, LLC	Industrial Incentive	\$5,200,000	04-Jan-05	298
93450	Mediterranean Gyros Products, Inc.	Industrial Incentive	\$2,425,000	17-Dec-10	304
92429	Mesorah Publications, Ltd. #2 (1999) and Sefercraft	Industrial Incentive	\$9,000,000	17-Dec-99	308
93171	Meurice Garment Care of Manhasset Inc.	Industrial Incentive	\$2,600,000	06-Sep-06	313
93290	Mind, Hand and Company & J.V. Woodworking & Oh-Show Woodworking Studio	Industrial Incentive	\$2,450,000	03-Jan-08	314
92790	ML Design, Inc.	Industrial Incentive	\$2,150,000	30-Jul-03	315
93017	Modell's Sporting Goods, Inc.	Industrial Incentive	\$18,050,000	28-Dec-05	317
94120	Modern Window & Door, Inc.	Industrial Incentive	\$8,300,720	29-Nov-16	318
93198	Mondial Automotive, Inc and Kal-Bros, Inc	Industrial Incentive	\$5,400,000	08-Feb-07	320
93172	Montebello Food Corporation	Industrial Incentive	\$11,441,000	16-Nov-06	321
92295	Morrisons Pastry Corp.	Industrial Incentive	\$3,200,000	16-Apr-99	324
92432	Moving Right Along Service, Inc.	Industrial Incentive	\$1,400,000	20-Dec-99	326
92720	Musco Food Corporation	Industrial Incentive	\$6,375,000	06-May-03	327
92618	Mystic Display Co., Inc.	Industrial Incentive	\$1,000,000	26-Sep-01	328
93880	National Acoustics, Inc.	Industrial Incentive	\$1,579,850	02-May-13	330
92721	National Compressor Exchange of N.Y., Inc.	Industrial Incentive	\$5,211,211	11-Sep-02	333
93170	New York Christmas Lights and Decorating Ltd. and John Cappelli Erectors, Inc.	Industrial Incentive	\$2,850,000	26-Sep-06	336
93359	O. & I. Realty, Inc. / Peralta Metal Works, Inc.	Industrial Incentive	\$2,100,000	05-Sep-08	347
94148	Octopus Garden Inc.	Industrial Incentive	\$2,477,000	27-Oct-17	348
93922	Oh Nuts Warehousing Inc. and Online Express Manufacturers and Distributors Inc.	Industrial Incentive	\$3,230,000	09-Nov-11	350
93919	Pain D'Avignon III Ltd.	Industrial Incentive	\$2,958,403	28-Sep-11	356
91044	Panorama Windows Ltd.	Industrial Incentive	\$1,169,400	03-Jan-97	357
92797	Park View Realty Associates LLC	Industrial Incentive	\$4,300,000	21-Aug-03	358
93204	Peerless Equities LLC/Empire Merchants LLC	Industrial Incentive	\$7,805,000	04-Jan-07	359
93173	Pepsi-Cola Bottling Company of New York, Inc.	Industrial Incentive	\$53,000,000	17-Oct-06	360
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	361
94112	Picture Car Services, LTD	Industrial Incentive	\$47,450,000	24-Jun-16	362
92277	Port Morris Tile & Marble, Corp. #1 (1998)	Industrial Incentive	\$718,000	30-Oct-98	364
93094	Prestone Press, LLC	Industrial Incentive	\$10,120,000	25-Oct-05	366
93847	ProAudioStar	Industrial Incentive	\$4,500,000	26-Jul-12	367

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92962	Prompt Apparel, Inc.	Industrial Incentive	\$7,529,000	05-Nov-04	370
93287	Proxima, Inc.	Industrial Incentive	\$7,633,000	20-Nov-07	371
91047	Q.T. Minibus of the Bronx, Inc. / GVC, LTD.	Industrial Incentive	\$1,500,500	25-Sep-96	373
92928	Rapid Processing, LLC	Industrial Incentive	\$3,250,000	03-Mar-05	378
93841	Richards Plumbing and Heating Co., Inc.	Industrial Incentive	\$4,696,526	17-May-13	381
92448	Rite Lite Ltd.	Industrial Incentive	\$3,500,000	05-Jan-00	382
94127	Rogers Surveying, PLLC	Industrial Incentive	\$4,500,000	05-Jan-17	385
93382	Royal Recycling Services, Inc.	Industrial Incentive	\$6,975,000	12-Apr-10	388
92955	S. DiFazio and Sons Construction, Inc. & Faztec Industries, Inc.	Industrial Incentive	\$1,295,000	30-Dec-04	389
93349	Safe Art SAT, Inc.	Industrial Incentive	\$11,100,000	17-Dec-08	390
93918	Salmar Properties, LLC	Industrial Incentive	\$44,429,433	22-Sep-11	394
92452	Sarad, Inc. #1 (1999)	Industrial Incentive	\$1,000,000	31-Aug-99	395
92809	Sel's Swift Service, Inc.	Industrial Incentive	\$1,602,000	24-Nov-03	400
93961	Simon Liu, Inc.	Industrial Incentive	\$2,850,000	19-Sep-13	405
93190	Simon's Hardware & Bath, LLC	Industrial Incentive	\$4,700,000	01-Aug-06	406
94047	Skyline Restoration Inc.	Industrial Incentive	\$16,700,000	14-Nov-14	407
93937	Soho Studio, Corp.	Industrial Incentive	\$4,317,000	15-Jun-12	408
92274	Solco Plumbing Supply, Inc.	Industrial Incentive	\$1,060,000	12-May-99	409
93217	Stallion Inc. #1 (2007)	Industrial Incentive	\$8,530,000	02-Mar-07	413
92947	State Narrow Fabrics, Inc.	Industrial Incentive	\$2,585,000	25-Aug-04	414
92268	Steinway Van and Storage Corp.	Industrial Incentive	\$1,077,000	23-Feb-99	415
92275	Steinway, Inc.	Industrial Incentive	\$1,400,000	18-Jun-99	416
93986	Superflex Ltd.	Industrial Incentive	\$5,000,000	18-Mar-14	420
92930	Sweet Sams Baking Company, LLC	Industrial Incentive	\$8,000,000	10-Aug-04	421
92587	T & G Industries, Inc.	Industrial Incentive	\$2,450,000	15-Nov-01	422
93348	Technical Library Service, Inc.	Industrial Incentive	\$4,875,000	19-Dec-08	425
92279	Titan Machine Corporation	Industrial Incentive	\$2,758,000	16-Jul-98	429
94121	Transcontinental Ultra Flex Inc.	Industrial Incentive	\$16,427,341	16-Dec-16	430
94043	Treasure Asset Storage LLC	Industrial Incentive	\$21,000,000	28-Jul-14	431
93019	Tri-State Camera Exchange Inc.	Industrial Incentive	\$4,365,000	08-Sep-05	433
92590	Tri-State Surgical Supply & Equipment Ltd. and H & H Laboratories, Inc.	Industrial Incentive	\$3,400,000	20-Sep-01	434
94149	Tristate Plumbing Services Corp.	Industrial Incentive	\$5,498,000	14-Nov-17	436
92735	UB Distributors, LLC	Industrial Incentive	\$4,575,000	12-Sep-02	438
93456	Ulano Corporation f/k/a The Utah Company of New York, Inc.	Industrial Incentive	\$5,910,000	01-Sep-10	439
94060	United New York Sandy Hook Pilots' Association and United New Jersey Sandy Hook Pilots' Association	Industrial Incentive	\$5,500,000	22-Sep-14	446
91126	Victory FoodService Distributors Corp.	Industrial Incentive	\$3,700,000	24-Jul-97	450
93971	Walsh Electrical Contracting, Inc.	Industrial Incentive	\$1,575,000	28-Oct-13	458
92469	Watkins Poultry Merchants of New York, Inc.	Industrial Incentive	\$1,600,000	19-Oct-99	460
92935	Way Fong, LLC	Industrial Incentive	\$2,775,000	21-Sep-04	461
93981	Weapons Specialists Ltd.	Industrial Incentive	\$9,610,000	28-Mar-14	462
92471	Wipe-Tex International Corp.	Industrial Incentive	\$2,675,000	09-Sep-99	467

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Industrial Incentive					
94154	York Studios - Michaelangelo Campus LLC	Industrial Incentive	\$45,630,977	05-Mar-18	479
92556	Zalmen Reiss and Associates, Inc. and Digital Distributors Inc. (2001)	Industrial Incentive	\$7,664,222	05-Apr-01	482

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

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Manufacturing Facilities Bond					
92745	Aabco Sheet Metal Co., Inc.	Manufacturing Facilities Bond	\$5,525,000	30-Jun-04	18
92561	All City Switch Board Corporation	Manufacturing Facilities Bond	\$3,000,000	20-Dec-00	31
91140	Allied Metal Spinning Corp.	Manufacturing Facilities Bond	\$2,610,000	23-Dec-97	35
92642	Contractors SM, LLC	Manufacturing Facilities Bond	\$2,100,000	27-Dec-01	135
93280	Cool Wind Ventilation Corp.	Manufacturing Facilities Bond	\$9,000,000	31-Aug-07	138
93989	Empire LLC	Manufacturing Facilities Bond	\$0	27-Jun-96	164
93397	Forest City Pierrepont Associates	Manufacturing Facilities Bond	\$107,409,000	07-May-86	191
92232	Gary Plastic Packaging Corp.	Manufacturing Facilities Bond	\$6,400,000	09-Oct-98	200
93186	Gourmet Boutique, L.L.C.	Manufacturing Facilities Bond	\$6,000,000	06-Dec-06	210
93103	Katz Metal Fabricators, Inc.	Manufacturing Facilities Bond	\$1,850,000	29-Dec-05	264
92247	Linear Lighting Corporation	Manufacturing Facilities Bond	\$7,000,000	14-May-99	281
92792	Novelty Crystal Corp.	Manufacturing Facilities Bond	\$7,500,000	22-Dec-03	346
92503	P. S. Pibbs, Inc.	Manufacturing Facilities Bond	\$2,000,000	07-Jun-01	354
92589	Rosco, Inc.	Manufacturing Facilities Bond	\$4,200,000	27-Jun-02	386
92451	Sahadi Fine Foods	Manufacturing Facilities Bond	\$6,255,000	20-Aug-99	391
92934	Super-Tek Products	Manufacturing Facilities Bond	\$5,900,000	29-Dec-04	419
93350	United Airconditioning Corp. II	Manufacturing Facilities Bond	\$5,000,000	02-Jul-08	440
91147	USA Waste Services of NYC, Inc.	Manufacturing Facilities Bond	\$20,000,000	23-Dec-97	449
93183	Watermark Designs, LLC	Manufacturing Facilities Bond	\$5,500,000	29-Sep-06	459
92472	World Casing Corp.	Manufacturing Facilities Bond	\$2,245,000	18-Nov-99	469

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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>
New Markets Tax Credits Program					
94137	Madison Square Boys and Girls Club: Harlem Clubhouse	New Markets Tax Credits Program	\$37,160,000	05-May-17	288

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<u>ID Number</u>	<u>Company Name</u>	<u>Program</u>	<u>Amount</u>	<u>Closing Date</u>	<u>Page</u>
Not For Profit Bond					
92748	Allen-Stevenson School, The	Not For Profit Bond	\$24,000,000	05-Mar-04	34
92843	Amboy Properties Corporation	Not For Profit Bond	\$13,660,000	01-Apr-90	42
93214	Ateret Torah Center	Not For Profit Bond	\$13,200,000	29-Mar-07	55
93195	Auditory/Oral School of New York, The	Not For Profit Bond	\$7,135,000	22-Nov-06	57
93284	Bronx Parking Development Company, LLC	Not For Profit Bond	\$237,635,000	01-Dec-07	89
93196	Center for Nursing & Rehabilitation Inc.	Not For Profit Bond	\$23,150,000	14-Dec-06	109
92697	Child School, The	Not For Profit Bond	\$18,250,000	22-Apr-03	115
92377	Churchill School & Center For Learning Inc., The	Not For Profit Bond	\$22,000,000	16-Dec-99	117
93140	College of Mount Saint Vincent #3	Not For Profit Bond	\$22,787,000	29-Jun-06	121
93391	Comprehensive Care Management Corporation #1 (1996)	Not For Profit Bond	\$6,525,000	20-Jun-96	128
93104	Comprehensive Care Management Corporation #2 (2005)	Not For Profit Bond	\$16,170,000	22-Dec-05	129
93910	Comprehensive Care Management Corporation #3 (1998)	Not For Profit Bond	\$4,760,000	14-Jul-98	130
93101	Cong. Machne Chaim Inc. d/b/a Bais Sarah Educational Center for Girls	Not For Profit Bond	\$9,000,000	26-May-06	131
93300	Congregation Darchei Torah	Not For Profit Bond	\$32,000,000	24-Jan-08	132
92699	Convent of the Sacred Heart School of New York	Not For Profit Bond	\$15,115,000	20-Nov-02	136
92961	Family Support Systems Unlimited, Inc.	Not For Profit Bond	\$7,240,000	04-Jan-05	175
93194	Guttmacher Institute, Inc.	Not For Profit Bond	\$11,000,000	02-May-07	220
92991	Highbridge - Woodycrest Center, Inc.	Not For Profit Bond	\$6,420,000	29-Jun-05	230
93003	Independent Living Association, Inc.	Not For Profit Bond	\$2,484,000	24-Jun-05	241
92715	Isamu Noguchi Foundation, Inc., The	Not For Profit Bond	\$9,000,000	26-Feb-03	248
92533	Jamaica First Parking, LLC #1 (2001)	Not For Profit Bond	\$4,730,000	28-Mar-01	252
92783	Jamaica First Parking, LLC #2 (2004)	Not For Profit Bond	\$9,525,000	23-Mar-04	253
92560	Jewish Board of Family & Children's Services, Inc. #2 (2000)	Not For Profit Bond	\$15,820,000	30-Aug-00	261
92634	Magen David Yeshivah	Not For Profit Bond	\$38,500,000	26-Jun-02	289
93302	Margaret Tietz Nursing and Rehabilitation Center	Not For Profit Bond	\$18,965,000	23-Jan-08	296
92833	Medisys Health Network Inc.	Not For Profit Bond	\$20,190,000	30-Jun-99	303
92899	Mercy College	Not For Profit Bond	\$16,220,000	02-May-05	305
93102	MMC Corporation	Not For Profit Bond	\$37,180,000	22-Dec-05	316
92373	National Center on Addiction & Substance Abuse at Columbia University	Not For Profit Bond	\$14,000,000	09-Mar-00	332
93178	New York Congregational Nursing Center	Not For Profit Bond	\$17,420,000	27-Jul-06	337
92853	Seamen's Society for Children & Families	Not For Profit Bond	\$5,355,000	20-Dec-04	397
93147	Sephardic Community Youth Center, Inc.	Not For Profit Bond	\$40,000,000	15-Jun-06	401
93038	Spence- Chapin, Services to Families and Children	Not For Profit Bond	\$9,875,000	22-Jun-06	411
93199	Studio School, The	Not For Profit Bond	\$8,830,000	28-Dec-06	418
92628	Therapy and Learning Center, Inc.	Not For Profit Bond	\$4,200,000	26-Oct-02	427
92629	Village Community School	Not For Profit Bond	\$6,500,000	26-Oct-01	452
93221	Yeled V'Yalda Early Childhood Center, Inc.	Not For Profit Bond	\$32,790,000	28-Jun-07	473

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<u>ID Number</u>	<u>Company Name</u>	<u>Program</u>	<u>Amount</u>	<u>Closing Date</u>	<u>Page</u>
Pooled Bond					
92979	Advocates for Services for the Blind Multihandicapped, Inc.	Pooled Bond	\$1,625,000	01-Mar-05	22
93208	Association for Metroarea Autistic Children Inc. d/b/a AMAC	Pooled Bond	\$2,335,000	22-Feb-07	54
92941	Block Institute Inc.	Pooled Bond	\$1,145,000	19-Aug-04	74
92372	Center for Family Support, Inc., The #1 (1999)	Pooled Bond	\$462,800	10-Dec-99	105
92757	Center for Family Support, Inc., The #2 (2004)	Pooled Bond	\$850,000	27-Feb-04	106
93313	Center for Family Support, Inc., The #3 (2008)	Pooled Bond	\$2,420,000	30-Jan-08	107
92639	Centro Social La Esperanza, Inc. #1 (2002)	Pooled Bond	\$1,182,800	27-Jun-02	111
93369	Centro Social La Esperanza, Inc. #2 (2008)	Pooled Bond	\$1,000,000	30-Jan-08	112
92768	Creative Lifestyles, Inc.	Pooled Bond	\$780,000	27-Feb-04	142
93314	Federation Employment and Guidance Service, Inc.	Pooled Bond	\$2,925,000	30-Jan-08	186
92633	General Human Outreach in the Community, Inc.	Pooled Bond	\$672,300	27-Jun-02	203
92500	Guild for Exceptional Children, Inc., The	Pooled Bond	\$1,182,300	01-Jan-99	219
92413	Herbert G. Birch Services, Inc #2 (1999)	Pooled Bond	\$416,100	01-Nov-99	227
92547	Herbert G. Birch Services, Inc #3 (2000)	Pooled Bond	\$607,000	16-Aug-00	228
92713	Human Care Services for Families & Children, Inc. #1	Pooled Bond	\$1,270,000	10-Jan-03	237
92717	Lifespire, Inc. #1 (2002)	Pooled Bond	\$4,810,000	10-Jan-03	279
92292	Mercy Home for Children, Inc. #1 (1999)	Pooled Bond	\$560,000	01-Jan-99	306
92795	Otsar Early Childhood Center Project	Pooled Bond	\$2,415,000	27-Feb-04	352
92796	Otsar Family Services, Inc.	Pooled Bond	\$725,000	27-Feb-04	353
93317	Program Development Services, Inc. #2 (2008)	Pooled Bond	\$2,200,000	30-Jan-08	369
92944	QSAC, Inc. #3 (2004)	Pooled Bond	\$419,000	19-Aug-04	374
92624	Queens Parent Resource Center, Inc. #1 (2002)	Pooled Bond	\$823,100	27-Jun-02	376
93143	Queens Parent Resource Center, Inc. #2 (2006)	Pooled Bond	\$940,000	01-Mar-06	377
93212	Rivendell School	Pooled Bond	\$5,260,000	22-Feb-07	383
93318	United Cerebral Palsy of Queens, Inc.	Pooled Bond	\$1,925,000	30-Jan-08	443
92857	Women's League Community Residences, Inc #1 (2001)	Pooled Bond	\$3,347,700	18-Dec-01	468
92671	Young Adult Institute, Inc. #4 (2002a)	Pooled Bond	\$1,054,000	01-Jun-02	480
92742	Young Adult Institute, Inc. #5 (2002C)	Pooled Bond	\$675,000	10-Jan-03	481

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<u>ID Number</u>	<u>Company Name</u>	<u>Program</u>	<u>Amount</u>	<u>Closing Date</u>	<u>Page</u>
Recovery Zone Facility Bond					
93452	Arthur Management Corporation	Recovery Zone Facility Bond	\$19,800,000	21-Dec-10	51
94045	Arverne By The Sea & LLC & Benjamin Beechwood Retail LLC	Recovery Zone Facility Bond	\$11,100,000	12-Feb-15	52
93453	WytheHotel LLC	Recovery Zone Facility Bond	\$15,000,000	15-Dec-10	470

APPENDIX III

NYC Administrative Code 22-823

**** Current through January 18, 2019 ****

New York City Municipal Code, Charter and Rules > New York City Administrative Code > Administrative Code of the City of New York > Title 22 Economic Affairs > CHAPTER 8 ENTITIES CONTRACTED TO PROVIDE ECONOMIC DEVELOPMENT BENEFITS ON BEHALF OF THE CITY*

§ 22-823 Annual report.

- a. Report required. In each covered contract executed on or after the effective date of this section, the commissioner shall require the contracted entity to submit each year to the mayor, the council, the city comptroller, the public advocate, the borough presidents and community planning boards a report for the prior fiscal year about projected and actual jobs created and retained in connection with projects described by this section.
- b. Projects receiving financial assistance in excess of \$150,000. 1. (a) This subdivision applies to projects undertaken by a contracted entity for the purpose of creating or retaining jobs and in connection with which a person was provided project assistance in the form of a loan, grant or tax benefit valued in excess of \$150,000, regardless of whether such project involves the expenditure of city capital appropriations.
(b) For purposes of this subdivision, "assistance" to be reported includes (i) a loan, grant or tax benefit, (ii) savings due to payments in lieu of taxes, calculated as the difference between such payments and the property tax that would have been owed without an agreement to make such payments, (iii) waived mortgage recording fees, (iv) related property tax abatements, (v) sales tax abatements, (vi) energy benefits and (vii) an estimated range of costs to the city of forgone income tax revenues due to the issuance of tax exempt bonds;
2. Except as otherwise provided in this section, the annual report required by this section shall contain for each such project the following information for the prior fiscal year, including an indication of the sources of all data relating to numbers of jobs:
 - (a) The project's name;
 - (b) The project's location;
 - (c) The time period during which such project is to receive any assistance from the contracted entity;
 - (d) The type of such assistance provided, including, where applicable, the name of any program through which such assistance is provided;
 - (e)
 - (1) For projects that involve a specified limit on cumulative assistance available over the duration of the project agreement, a statement of such limit; and
 - (2) For projects that do not involve such a specified limit, the estimated amount of assistance over the duration of such project agreement, the amount of tax exempt bonds issued during the reporting year and the range of potential costs of such bonds;
 - (f) The amount of assistance received for the project during the reporting year, the amount of such assistance received since execution of the project agreement, and the present value of future assistance estimated to be given for the duration of the project agreement;

- (g) The total number of employees at all sites covered by the project on the date of execution of the project agreement, including the number of permanent full-time jobs, the number of permanent part-time jobs, the number of full-time equivalents, and the number of contract employees if, pursuant to the project agreement, contract employees may be included in determining compliance with job creation or retention requirements;
- (h)
 - (1) The number of jobs that each person receiving assistance from such contracted entity is contractually obligated to retain and create over the duration of the project agreement or, in the case of a project agreement that contains annual job retention or creation requirements, the annual job retention or creation requirement for the reporting year;
 - (2) The base employment level such entity agrees to retain over the duration of the project agreement;
 - (3) Any job creation scheduled to take place as a result of such project; and
 - (4) Where applicable, any job creation targets for the reporting year;
- (i) For the reporting year:
 - (1) The total number of employees at all sites covered by the project, including the number of permanent full-time jobs, the number of permanent part-time jobs, and the number of contract jobs; and
 - (2) For each person that receives assistance from the contracted entity in connection with such project and employs 250 or more persons, (i) the percentage of total employees within the "exempt" and "non-exempt" categories, respectively, as those terms are defined under the United States fair labor standards act, and (ii) for employees within the "non-exempt" category, the percentage of employees earning \$25,000 per year or less, the percentage of employees earning more than \$25,000 per year but less than or equal to \$40,000 per year and the percentage of employees earning more than \$40,000 per year but less than or equal to \$50,000 per year;
- (j) The estimated amount of retained or additional tax revenue derived from the project, excluding real property tax revenue other than revenue generated by property tax improvements,
 - (1) Cumulatively to the date that the annual report is prepared;
 - (2) For the reporting year, and
 - (3) Projected to be derived over the duration of the project agreement;
- (k) A statement of whether, throughout the reporting year, each person that received assistance from the contracted entity in connection with the project offered health benefits to (i) all full-time employees of such person; (ii) all part-time employees of such person; or (iii) all full-time and part-time employees of such person at all sites covered by the project;
- (l) For the reporting year, for employees at each site covered by the project, including all permanent and temporary full-time employees, permanent and temporary part-time employees, and contract employees, the number and percentage of employees earning less than a living wage, as that term is defined in section 6-134, disaggregated by job category, including industrial jobs, food service jobs, retail jobs and other jobs; except that, for projects for which assistance was received prior to July 1, 2012, the information required by this subparagraph need only be provided to the extent it can be reasonably obtained from available sources, including the city and the person to which such assistance was provided;
- (m) For the reporting year, with respect to the persons receiving assistance for such project and their affiliates, the number and percentage of employees at all sites covered by the project agreement who reside in the city;

- (n) A list of all commercial expansion program benefits, industrial and commercial incentive program benefits, and industrial and commercial abatement program benefits received by persons receiving assistance or their affiliates through the project agreement and relocation and employment assistance program benefits such persons and affiliates received and the estimated total value of each such benefit for the reporting year;
 - (o) A statement of compliance indicating whether, during the reporting year, the contracted entity has reduced, cancelled or recaptured assistance provided to a person in connection with such project, and, if so, the total amount of such reductions, cancellations or recaptures, and any penalty assessed and the reasons therefor.
- c. Projects receiving financial assistance of \$150,000 or less. For projects undertaken by a contracted entity for the purpose of creating or retaining jobs that do not meet the financial threshold in subparagraph (a) of paragraph 1 of subdivision b, such report shall include, at a minimum:
 - 1. For such projects in aggregate, the information required by subparagraphs (g), (h), (i), (j), (l), (m) and (n) of paragraph 2 of subdivision b; and
 - 2. The number of persons that received a loan, grant or tax benefit from such contracted entity in connection with such a project and that offered health benefits to (i) all full-time employees of such person; (ii) all part-time employees of such person; or (iii) all full-time and part-time employees of such person employed at any project site throughout the prior fiscal reporting year.
- d. Sales or leases of city-owned land. For projects undertaken by a contracted entity for the purpose of creating or retaining jobs (i) for which a contracted entity sold or leased city-owned land to a person, and (ii) that are estimated to create or retain at least 25 jobs, regardless of whether such project involves the expenditure of city capital appropriations, the annual report shall include the following information:
 - 1. A list of each lease that has not terminated before the reporting year commences, regardless of when such lease commenced, and for each such lease, any terms or restrictions on the use of the leased land, including the rent received for such land in the reporting year;
 - 2. A list of each sale of city-owned land that closed within 15 years of the report, and for each such sale, any terms or restrictions on the use of the sold land, including the price for which such land was sold and any terms or restrictions on the resale of such land; except that such list need not include sales that closed before January 1, 2005.
- e. Years covered. Except as provided in subdivision d, the report shall include each project from the date the project agreement is executed and any other documents applicable to such project through and including the final year that the contracted entity provides assistance for such project.
- f. Job-creation projects under prior rules.
 - 1. For projects undertaken by a contracted entity for the purpose of creating or retaining jobs and for which the contracted entity provided a loan, grant or tax or other benefit before July 1, 2005, the information required by this section need only be provided to the extent it can be reasonably derived from available sources, including the city and persons who received such assistance.
 - 2. For projects that such contracted entity undertakes for the purpose of creating or retaining jobs and for which the project agreement was executed before June 6, 2011, the annual report need not contain information that persons were not required to report to the contracted entity at the time that the project agreement and any other documents applicable to the project were executed.
- g. Submission and publication.
 - 1. The report required by this section shall be submitted by January 31 of each year and shall bear the date that such report was submitted. Such report shall include a statement explaining any delay in its submission past the required due date.
 - 2. Upon its submission, the report shall simultaneously be made available in electronic form on the website of the contracted entity or, if no such website is maintained, on the website of the city. The report shall

simultaneously be made available in a non-proprietary format that permits automated processing on the website of the contracted entity or, if no such website is maintained, on the website of the city. Such non-proprietary database format need not include terms and restrictions on the use or resale of city-owned land.

- h. Methodology study. By March 1, 2007, and by March 1 of every second year thereafter, the contracted entity, upon receipt of recommendations from the speaker of the council and other persons selected jointly by the mayor and the speaker of the council who have extensive experience and knowledge in the fields of finance, economics, and public policy analysis, shall evaluate the methodology employed for making the determinations required for the report and shall generate recommendations, where appropriate, on the methodology for evaluating projects receiving economic development subsidies. The commissioner shall present to the mayor and the speaker of the council a report containing such recommendations no later than October 1 of every year in which such evaluation is required.

HISTORICAL NOTE

Section added L.L. 222/2017 § 4, eff. Jan. 15, 2018.

NYCCDE

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APPENDIX IV



EMPLOYMENT & BENEFITS REPORT

For the Fiscal Year July 1, 2017 – June 30, 2018 (FY '18)

In order to comply with State and Local Law reporting requirements, the Company is required to complete and return this form to the New York City Economic Development Corporation at 110 William Street, New York, NY 10038, Attention: Compliance. **PLEASE SEE BELOW FOR THE INSTRUCTIONS AND DEFINITIONS OF CAPITALIZED TERMS USED ON THIS PAGE.**

1. Number of Permanent Full-Time Employees (including those of Tenants) as of June 30, 2018..... _____
2. Number of Non-Permanent Full-Time Employees (including those of Tenants) as of June 30, 2018..... _____
3. Number of Permanent Part-Time Employees (including those of Tenants) as of June 30, 2018..... _____
4. Number of Non-Permanent Part-Time Employees (including those of Tenants) as of June 30, 2018..... _____
- 5a. Number of Contract Employees as of June 30, 2018..... _____
- 5b. Average number of Contract Construction Employees during Fiscal Year ending June 30, 2018..... _____
6. Total Number of employees of the Company and its Affiliates included in Items 1, 2, 3 and 4 _____
(Excluding Tenants)

For each employee included in this item 6, attach the Summary Page of the NYS-45 Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance Return for the period including June 30, 2018.

7. Number of employees included in item 6 above who reside in the City of New York..... _____
8. Does the Company and its Affiliates offer health benefits to all Full-Time Employees? Yes No All Part-Time Employees? Yes No

If the answer to item 6 above is fewer than 250 employees, please skip questions 9-13 and continue with questions 14-16

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

For Items 14-16, indicate the value of the benefits realized by the Company and its Affiliates at Project Locations during FY'18.

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

Include all Permanent Full-Time & Part-Time, Temporary Full-Time & Part-Time, Contract and Construction Employees as of June 30, 2018

- | | |
|---|---|
| 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 FY'18.

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 NYCIDA or NYCEDC Financial Assistance during the FY'18. (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 FY'18..... \$ _____

Certification: I, the undersigned, an authorized officer or principal owner of the Company/Affiliate/Tenant, hereby certify to the best of my knowledge and belief that all information contained in this report is true and complete. This form and information provided pursuant hereto may be disclosed to the New York City Economic Development Corporation ("NYCEDC"), New York City Industrial Development Agency ("NYCIDA"), Build NYC Resource Corporation ("BUILD NYC") and/or New York City Neighborhood Capital Corporation ("NYCNCC") and may be disclosed by NYCEDC, NYCIDA, BUILD NYC and/or NYCNCC in connection with the administration of the programs of NYCEDC, NYCIDA, BUILD NYC and/or NYCNCC and/or the City of New York; and, without limiting the foregoing, such information may be included in (x) reports prepared by NYCEDC pursuant to New York City Administrative Code §22-823 et. seq., (y) other reports required of NYCIDA, NYCEDC, BUILD NYC and/or NYCNCC, and (z) any other reports or disclosure required by law.

Project Name: _____

Signature: _____ Date: _____

Name: _____ Title: _____

DEFINITIONS

"Affiliate" is (i) a business entity in which more than fifty percent is owned by, or is subject to a power or right of control of, or is managed by, an entity which is a party to a Project Agreement, or (ii) a business entity that owns more than fifty percent of an entity which is a party to a Project Agreement or that exercises a power or right of control of such entity.

"Company" includes any entity that is a party to a Project Agreement.

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

"Contract Employee" is a person, other than a Contract Construction Employee, who is an independent contractor (i.e., a person who is not an "employee"), or is employed by an independent contractor, who provides services at a Project Location.

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

"Living Wage" is an hourly compensation package as of April 1, 2018 that is no less than the sum of \$10.95 per hour (paid in cash wages) and \$1.80 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, 2018 and must include Permanent Full-Time Employees, Permanent Part-Time Employees, Non-Permanent Full-Time Employees and Non-Permanent Part-Time Employees at all Project Locations, including those employed by the Company or its Affiliates and by Tenants. **Do not include Contract Employees or Contract Construction Employees in Items 1, 2, 3 and 4.**

5.(a) Report all Contract Employees providing services to the Company and its Affiliates and Tenants at all Project Locations. Do not include Contract Construction Employees in question 5a. **(b)** Report the 12 month average of Contract Construction Employees providing services to the Company and its Affiliates and Subtenants at all Project Locations for the previous fiscal year. Use the number of Contract Construction Employees on the last payroll date of each month to compute this average.

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

9-10. Indicate the number of employees included in item 6 who are classified as "Exempt" or "Non Exempt", as defined in the federal Fair Labor Standards Act. Generally, an Exempt employee is not eligible for overtime compensation and a Non-Exempt employee is eligible for overtime compensation.

14-15. Report all CEP and/or REAP benefits received by the Company and its Affiliates and any Tenants at all Project Locations. CEP is a package of tax benefits, administered by the New York City Department of Finance, designed to help qualified businesses to relocate or expand in designated relocation areas in New York City. REAP is designed to encourage qualified businesses to relocate employees to targeted areas within NYC. For more information regarding CEP or REAP, please visit <http://www.nyc.gov/dof>.

16. If you have applied for ICAP list your application number. ICAP provides abatements for real property taxes to Companies or Companies that build modernize, expand or otherwise physically improve eligible industrial and commercial buildings. ICAP is administered through the Department of Finance. Visit <http://www.nyc.gov/dof> to confirm if you are a recipient of ICAP.

17-21. Include Permanent Full-Time Employees, Non-Permanent Full-Time Employees, Permanent Part-Time Employees, Non-Permanent Part-Time Employees, Contract Employees and Construction Contract Employees (including, in each case, those of Tenants). The sum for 21a should equal the sum of lines 17a-20a, which should also equal the sum of lines 1-5a plus the total number of contract construction employees as of June 30, 2018. The sum for 21b should equal the sum of lines 17b-20b.

22. 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 NYCEDC. Do not include any savings realized under the NYS Empire Zone Program or through a not-for-profit exemption.

23. For purposes of this form, "BIR Energy Assistance" is any reduction in energy delivery charges or other benefits or energy discounts provided pursuant to the Business Incentive Rate (BIR) program administered by Consolidated Edison Company of New York, Inc.



TENANT'S EMPLOYMENT & BENEFITS REPORT

For the Fiscal Year July 1, 2017 – June 30, 2018 (FY '18)

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

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

- 1. Number of permanent Full-Time Employees as of June 30, 2018 _____
- 2. Number of non-permanent Full-Time Employees as of June 30, 2018 _____
- 3. Number of permanent Part-Time Employees as of June 30, 2018 _____
- 4. Number of non-permanent Part-Time Employees as of June 30, 2018 _____
- 5a. Number of "non-Construction" Contract Employees as of June 30, 2018 _____
- 5b. Average number of Construction Employees during Fiscal Year ending June 30, 2018 _____
- 6. Does the Company receive Commercial Expansion Program ("CEP") benefits? Yes No
If yes, what was the value realized during FY' 18 \$ _____
- 7. Does the Company receive Relocation and Employment Assistance Program ("REAP") benefits? Yes No
If yes, what was the value realized during FY' 18 \$ _____

Include all Permanent Full-Time & Part time, Temporary Full-Time& Part-Time, Contract and Construction Employees as of June 30, 2018

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

Certification: I, the undersigned, an authorized officer or principal owner of the Company/Affiliate/Tenant, hereby certify to the best of my knowledge and belief that all information contained in this report is true and complete. This form and information provided pursuant hereto may be disclosed to the New York City Economic Development Corporation ("NYCEDC"), New York City Industrial Development Agency ("NYCIDA"), Build NYC Resource Corporation ("BUILD NYC") and/or New York City Neighborhood Capital Corporation ("NYCNCC") and may be disclosed by NYCEDC, NYCIDA, BUILD NYC and/or NYCNCC in connection with the administration of the programs of NYCEDC, NYCIDA, BUILD NYC and/or NYCNCC and/or the City of New York; and, without limiting the foregoing, such information may be included in (x) reports prepared by NYCEDC pursuant to New York City Administrative Code §22-823 et. seq., (y) other reports required of NYCIDA, NYCEDC, BUILD NYC and/or NYCNCC, and (z) any other reports or disclosure required by law.

LANDLORD NAME _____

TENANT NAME _____

NAME/TITLE _____

SIGNATURE _____

DATE _____

DEFINITIONS:

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

“Contract Employee” is a person, other than a Contract Construction Employee, who is an independent contractor (i.e., a person who is not an “employee”), or is employed by an independent contractor, who provides services to the Tenant at a Project Location.

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

“Living Wage” is an hourly compensation package as of April 1, 2018 that is no less than the sum of \$10.95 per hour (paid in cash wages) and \$1.80 per hour (paid in health benefits, cash, or any combination of the two). The value of any health benefits received shall be determined based on the prorated hourly cost to the employer of the health benefits received by the employee. For employees who customarily and regularly receive tips, any tips received and retained by the employee may be credited towards the living wage rate.

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

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

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

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

“Project Agreement” is any agreement pursuant to which Build NYC provides Financial Assistance in connection with a project.

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

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

INSTRUCTIONS:

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

1- 4. Items 1, 2, 3 and 4 must be determined as of June 30, 2018 and must include all of Tenant’s Permanent Full-Time Employees, Permanent Part-Time Employees, Non-Permanent Full-Time Employees and Non-Permanent Part-Time Employees at all Project Locations. Do not include Tenant’s Contract Employees or Contract Construction Employees in 1-4.

5. (a) Report all Contract Employees providing services to the Tenant at all Project Locations. Do not include Contract Construction Employees in question 5a. **(b)** Report the 12 month average of Contract Construction Employees providing services to the Tenants at all Project Locations for the previous fiscal year. Use the number of Contract Construction Employees on the last payroll date of each month to compute this average.

6. & 7. Report all CEP and/or REAP benefits received by the Tenant at all Project Locations. CEP is a package of tax benefits, administered by the New York City Department of Finance, designed to help qualified businesses to relocate or expand in designated relocation areas in NYC. REAP is designed to encourage qualified businesses to relocate employees to targeted areas within NYC. For more information regarding CEP or REAP, please visit <http://www.nyc.gov/dof>.

8-12. Include Permanent Full-Time Employees (including those of Tenants), Non-Permanent Full-Time Employees (including those of Tenants), Permanent Part-Time Employees (including those of Tenants), Non-Permanent Part-Time Employees (including those of Tenants), and Contract Employees. The sum for 12a should equal the sum of lines 8a-11a, which should also equal the sum of lines 1-5a plus the total number of contract construction employees as of June 30, 2018. The sum for 12b should equal the sum of lines 8b-12b.