



Department of Taxation and Finance

IDA Appointment of Project Operator or Agent For Sales Tax Purposes

ST-60
(1/18)

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

For IDA use only**IDA information**

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

Project operator or agent information

Name of IDA project operator or agent P&H Painting, Inc.	Mark an X in the box if directly appointed by the IDA: <input type="checkbox"/>	Employer identification or Social Security number [REDACTED]	
Street address 7 Purdy Street, Suite 201	Telephone number (914) 835-5522	Primary operator or agent? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
City Harrison	State NY	ZIP code 10528	Email address (optional) jose@pandhpainting.com

Project information

Name of project 2019 45-18 Court Square Owner, L.L.C. Project			
Street address of project site 45-18 Court Square			
City Long Island City	State NY	ZIP code 11101	Email address (optional) ejaram@ks-prop.com
Purpose of project The construction, renovation, furnishing and equipping of an approximately 266,791 RSF office building on an approximately 36,875 square foot parcel of land located at 45-18 Court Square, and the subleasing, occupancy, use and operation thereof, all for use as a commercial facility.			

Description of goods and services intended to be exempted from New York State and local sales and use taxes
painting & wallcovering work and materials

Date project operator or agent appointed (mmddyy) 032023	Date project operator or agent status ends (mmddyy) 121925	Mark an X in the box if this is an extension to an original project: <input checked="" type="checkbox"/>
Estimated value of goods and services that will be exempt from New York State and local sales and use tax: \$75,057,509	Estimated value of New York State and local sales and use tax exemption provided: \$6,661,354	

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

Print name of officer or employee signing on behalf of the IDA Noah Schumer	Print title Deputy Executive Director	
Signature 	Date 3/20/2025	Telephone number (212) 619-5000