

Operations, Accomplishments, and Projects undertaken for the New York City Industrial Development Agency

Operations and Accomplishments

The New York City Industrial Development Agency (the “Agency” or “NYCIDA”) is a public benefit corporation of the State of New York organized under Article 18-A of the New York State General Municipal Law to serve the five boroughs of New York City.

The mission of the Agency 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 Agency programs are discretionary and provide companies with access to tax benefits to acquire or create capital assets, such as purchasing real estate, constructing or renovating facilities, and acquiring new equipment. All applicants must satisfy eligibility requirements and demonstrate a need for assistance.

NYCIDA programs provide incentives that may include:

- Sales and use tax exemptions – Providing exemptions on sales taxes on purchases and/or leases of machinery, equipment, and construction materials for renovations at approved locations.
- Mortgage recording tax (MRT) – The mortgage recording tax applicable to a project mortgage is reduced from 2.8% to 0.3%, lowering upfront costs.
- Property tax abatement for up to 25 years

As of June 30, 2026, NYCIDA has leveraged nearly \$38,036,120,346 billion in private investment across our active portfolio of 270 projects.

NYCIDA closed on 19 projects on FY26, continuing a trend of elevated project activity and marking one of the highest numbers of executed project agreements in many years. The scale of these closings underscores the strength of NYCIDA’s pipeline and the critical role the agency plays in driving forward to the City’s economic development goals.

In addition to these closings, the NYCIDA Board of Directors approved 19 new projects across the green energy, commercial office, food retail and supermarket sectors, reflecting the agency’s ongoing focus on catalyzing investment, supporting quality job creation, and strengthening key industries citywide. These approvals will help unlock future investment and economic activity, contributing to New York City’s long-term resilience and prosperity.

Among this year’s closings was our second Manhattan Commercial Revitalization (M-CORE) transaction at 460 Park Avenue. The project reflects the importance of modernizing

outdated office space to attract tenants, improve energy efficiency, and maintain the City's status as a premier global business destination.

We also closed a major clean energy transmission project: Champlain Hudson Power Express (CHPE). This transaction supported the construction of a converter station in Astoria, Queens, which will enable New York City to utilize hydroelectric power transmitted from Quebec through New York State. This project aligns with City and State energy priorities and represents a step forward in establishing New York as a national leader in the green economy.

Sustainability remained a central pillar of NYCIDA's work in FY26. We executed 12 project agreements for battery energy storage facilities that had previously been approved by our board. These projects are instrumental in supporting the City's climate goals by enhancing grid reliability, reducing emissions, and enabling the integration of renewable energy sources. As we build on the accomplishments of FY26, we look forward to continuing our work to support transformative projects, catalyze investment, and strengthen the future of New York City.

As we look ahead, NYCIDA remains dedicated to supporting New York City's economic vitality and sustainability.

Projects Undertaken during Fiscal Year 2026

NYCIDA closed 19 transactions in FY26. Together, these projects are expected to generate approximately \$1.7 billion in City tax revenue, nearly twice as much from FY25, approximately \$3.5 billion in private investment leveraged, a nearly 60% increase from FY25, and a projected three-year job growth of 2,753 full-time employees, more than double that of FY25. The results of this fiscal year can be attributed to closing several large transactions.

Green Economy

NYCIDA made key advancements in FY26 to advance New York City's green economy, supporting the development of critical infrastructure towards building a clean and resilient energy system.

During FY26, NYCIDA closed 12 battery energy storage projects with energy companies such as NineDot Energy and Convergent Energy and Power. These projects are located in Brooklyn, Queens, and the Bronx and total nearly 59.5 MW of energy storage capacity for the City. Battery storage systems work by storing electricity during off-peak hours and supplying

it to the grid during periods of high demand, such as on hot summer days. NYCIDA is a significant driver of battery storage development in the City, fulfilling one of the pledges in New York City's Green Economy Action Plan. A key commitment in the Action Plan is to promote and deploy NYCIDA tax incentives to support battery storage capacity projects and support other green economy uses throughout the five boroughs.

In FY26, NYCIDA induced approximately 73.5 MW of battery storage capacity in NYC, generating nearly \$262,995,127 of private investment and supporting progress toward New York State's 6-GW target for energy storage capacity by 2030. Batteries are a critical component in shifting New York City's aging grid to renewable energy, and they build grid resiliency by providing backup power and replacing highly pollutive peaker plants that negatively impact air quality, particularly in low-income areas.

NYCIDA also closed on its over \$300 million transaction with the Champlain Hudson Power Express, a major clean energy transmission project that will deliver renewable hydroelectric power from Canada to New York City. The project is expected to deliver 1,250 MW of clean electricity, enough to power more than one million homes, and is a key component of New York State and New York City's efforts to achieve ambitious climate and clean energy goals.

AXOS Designs

In January 2026, NYCIDA closed on a transaction with AXOS Designs Inc., a family-owned custom millwork manufacturer that has operated in Queens for more than 30 years and serves residential, commercial, and institutional clients throughout the New York metropolitan area. The transaction will support the acquisition and renovation of a 26,550 square foot facility in Long Island City that will serve as the company's new headquarters and manufacturing center. The expanded facility will more than double the company's production space, allowing AXOS Designs to increase manufacturing capacity, invest in new equipment, and support its continued growth.

Hudson Yards Commercial Construction Project

In December 2025, NYCIDA closed on a transaction with 517 West 35th LLC, a joint venture between affiliates of The Related Companies, L.P. and Oxford Properties Group, Inc., to support the construction of 70 Hudson Yards, a new approximately 1.4 million-square-foot Class-A office building in Hudson Yards. The project represents an approximately \$2.3 billion private investment and is expected to support more than 1,700 projected tenant jobs and more than 1,300 construction jobs.

The Bungalow Projects

In September 2026, NYCIDA supported the development of two new state-of-the-art film and television production facilities in Brooklyn, one in Red Hook and the other in Bushwick. Developed by joint ventures involving Bungalow Projects and an affiliate of Bain Capital Real Estate, the projects will add nearly 600,000 square feet of purpose-built production space, including 10 sound stages designed to support high-budget film, television, and digital media productions. Together, the facilities are expected to support nearly 800 permanent jobs and more than 1,600 construction jobs while strengthening New York City's position as a leading global production hub. The projects also include sustainable design features such as all-electric operations, rooftop solar panels, and LEED Gold certification targets.