

Annual Report for Glen Cove Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 04/01/2020
 Status: CERTIFIED
 Certified Date: 03/31/2020

Governance Information (Authority-Related)

Question	Response	URL (if Applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	http://glencoveida.org/disclosures/
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	http://glencoveida.org/disclosures/
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	http://glencoveida.org/disclosures/
6. Are any Authority staff also employed by another government agency?	Yes	Glen Cove Community Development Agency
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	http://glencoveida.org/disclosures/
9. Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		http://glencoveida.org/disclosures/



PARIS Public Authorities Reporting Information System

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Governance Information (Board-Related)

Question	Response	URL (if Applicable)
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established a Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		http://glencoveida.org/disclosures/
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		http://glencoveida.org/disclosures/
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	http://glencoveida.org/disclosures/
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	http://glencoveida.org/disclosures/
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	No	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	Yes	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	No	
17. Has the board adopted a Uniform Tax Exemption Policy (UTEPE) according to Section 874(4) of GML?	Yes	http://glencoveida.org/disclosures/



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Board of Directors Listing

Name	Cappiello, James J	Nominated By	Other
Chair of the Board	No	Appointed By	Other
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	2/28/2017	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2019	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Gioino, Joseph	Nominated By	Other
Chair of the Board	No	Appointed By	Other
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	1/1/2018	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2019	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	



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Name	HARTLEY, VINCENT	Nominated By	Other
Chair of the Board	No	Appointed By	Other
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	1/1/2007	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2019	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Tenke, Timothy	Nominated By	Local
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	Elected by Board	Confirmed by Senate?	N/A
Term Start Date	1/1/2018	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2019	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	



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Name	Tetta, John	Nominated By	Other
Chair of the Board	No	Appointed By	Other
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	1/1/2018	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2019	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

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Benefit Information

During the fiscal year, did the authority continue to pay for any of the above mentioned benefits for former staff or individuals affiliated with the authority after those individuals left the authority? No

Board Members

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Oth
Cappiello, James J	Board of Directors												X	
Gioino, Joseph	Board of Directors												X	
HARTLEY, VINCENT	Board of Directors												X	
Tenke, Timothy	Board of Directors												X	
Tetta, John	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Oth
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PARIS Public Authorities Reporting Information System

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Subsidiary/Component Unit Verification

is the list of subsidiaries, as assembled by the Office of the State Comptroller, correct?	Yes
Are there other subsidiaries or component units of the Authority that are active, not included in the PARIS reports submitted by this Authority and not independently filing reports in PARIS?	No

Name of Subsidiary/Component Unit	Status
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Request Subsidiary/Component Unit Change

Name of Subsidiary/Component Unit	Status	Requested Changes
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Request Add Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Establishment Date	Purpose of Subsidiary/Component Unit
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Request Delete Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
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Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$:
	Investments		\$:
	Receivables, net		
	Other assets		
	Total Current Assets		\$:
Noncurrent Assets			
	Restricted cash and investments		
	Long-term receivables, net		
	Other assets		
	Capital Assets		
		Land and other nondepreciable property	
		Buildings and equipment	
		Infrastructure	
		Accumulated depreciation	
		Net Capital Assets	
	Total Noncurrent Assets		\$:
Total Assets			\$:
Liabilities			
Current Liabilities			
	Accounts payable		
	Pension contribution payable		
	Other post-employment benefits		
	Accrued liabilities		
	Deferred revenues		
	Bonds and notes payable		
	Other long-term obligations due within one year		
	Total Current Liabilities		
Noncurrent Liabilities			



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	Pension contribution payable		
	Other post-employment benefits		\$1
	Bonds and notes payable		
	Long Term Leases		
	Other long-term obligations		\$1
	Total Noncurrent Liabilities		\$2
			\$2
Total Liabilities			
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		
	Restricted		
	Unrestricted		(\$1,1
	Total Net Assets		(\$1,1

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

	Amount
Operating Revenues	
Charges for services	
Rental & financing income	
Other operating revenues	\$
Total Operating Revenue	\$
Operating Expenses	
Salaries and wages	\$
Other employee benefits	\$
Professional services contracts	\$
Supplies and materials	
Depreciation & amortization	
Other operating expenses	
Total Operating Expenses	\$1
Operating Income (Loss)	(\$2
Nonoperating Revenues	
Investment earnings	
State subsidies/grants	
Federal subsidies/grants	

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	Municipal subsidies/grants	
	Public authority subsidies	
	Other nonoperating revenues	
	Total Nonoperating Revenue	
Nonoperating Expenses		
	Interest and other financing charges	
	Subsidies to other public authorities	
	Grants and donations	
	Other nonoperating expenses	
	Total Nonoperating Expenses	
	Income (Loss) Before Contributions	(\$2)
Capital Contributions		
Change in net assets		(\$2)
Net assets (deficit) beginning of year		(\$8)
Other net assets changes		
Net assets (deficit) at end of year		(\$1,1)



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Current Debt

Question	Response
1. Did the Authority have any outstanding debt, including conduit debt, at any point during the reporting period?	No
2. If yes, has the Authority issued any debt during the reporting period?	

New Debt Issuances

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Schedule of Authority Debt

Type of Debt	Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding Fiscal Year(\$)
State Obligation					
State Obligation	State Guaranteed				
State Obligation	State Supported				
State Obligation	State Contingent Obligation				
State Obligation	State Moral Obligation				
Other State-Funded	Other State-Funded				
Authority Debt - General Obligation	Authority Debt - General Obligation				
Authority Debt - Revenue	Authority Debt - Revenue				
Authority Debt - Other	Authority Debt - Other				
Conduit	Conduit				
Conduit	Conduit Debt				
	Conduit Debt - Pilot Increment Financing				
TOTALS					



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Real Property Acquisition/Disposal List

This Authority has indicated that it had no real property acquisitions or disposals during the reporting period.



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Personal Property

This Authority has indicated that it had no personal property disposals during the reporting period.



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Property Documents

Question	Response	URL (If Applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	http://glencoveida.org/disclosures/
2. Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	http://glencoveida.org/disclosures/
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	N/A

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IDA Projects

General Project Information		Project Code	2801-15-01	Project Tax Exemptions & PILOT	Payment Information
Project Type	Lease			State Sales Tax Exemption	\$0.00
Project Name	50 Glen Partners LLC			Local Sales Tax Exemption	\$0.00
				County Real Property Tax Exemption	\$10,613.00
Project Part of Another Phase or Multi Phase	No			Local Property Tax Exemption	\$44,930.00
Original Project Code				School Property Tax Exemption	\$106,377.00
Project Purpose Category	Finance, Insurance and Real Estate			Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$4,380,000.00			Total Exemptions	\$161,920.00
Benefited Project Amount	\$4,380,000.00			Total Exemptions Net of RPTL Section 485-b	
Bond/Note Amount				Pilot payment Information	
Annual Lease Payment	\$0.00			County PILOT	Actual Payment Made
Federal Tax Status of Bonds Not For Profit	No			Local PILOT	\$7,352.50
Date Project approved	12/1/2015			School District PILOT	\$29,937.50
Did IDA took Title to Property	Yes			Total PILOT	\$67,000.00
Date IDA Took Title to Property	12/1/2015			Net Exemptions	\$104,290.00
Year Financial Assistance is Planned to End	2023			Total Exemptions	\$57,630.00
Notes	The PILOT should have begun in the 2016/2017 tax year. Full taxes were paid of \$163,256. A credit of \$70,083 will be credited toward the 2018 PILOT.				
Location of Project					
Address Line1	50 Glen Street			# of FTEs before IDA Status	1.00
Address Line2				Original Estimate of Jobs to be Created	0.00
City	GLEN COVE			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	45,000.00
State	NY			Annualized Salary Range of Jobs to be Created	To: 55,000.00
Zip - Plus4	11542			Original Estimate of Jobs to be Retained	1.00
Province/Region	United States			Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	45,000.00
Country				# of FTE Construction Jobs during Fiscal Year	66.00
Applicant Information					
Applicant Name	Matt Probkevitiz			Net Employment Change	65.00
Address Line1	EquiShares Real Estate			Project Status	
Address Line2				Current Year Is Last Year for Reporting	
City	CEDARHURST			There is no Debt Outstanding for this Project	Yes
State	NY			IDA Does Not Hold Title to the Property	
Zip - Plus4	11516			The Project Receives No Tax Exemptions	
Province/Region					
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2801-06-1	State Sales Tax Exemption	\$0.00	Actual Payment Made	\$117,136.74
Project Type	Lease	Local Sales Tax Exemption	\$0.00	County PILOT	\$117,136.74
Project Name	AVALONBAY NORTH GLEN STREET	County Real Property Tax Exemption	\$71,608.00	Local PILOT	\$225,906.57
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$300,108.00	School District PILOT	\$493,647.69
Original Project Code		School Property Tax Exemption	\$710,537.00	Total PILOT	\$836,691.00
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	Net Exemptions	\$245,562.00
Total Project Amount	\$5,397,577.00	Total Exemptions	\$1,082,253.00	PILOT payment Information	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount					
Annual Lease Payment	\$0.00				
Federal Tax Status of Bonds					
Not For Profit	No				
Date Project approved	9/1/2005				
Did IDA took Title to Property	Yes				
Date IDA Took Title to Property	11/1/2003				
Year Financial Assistance is Planned to End	2020				
Notes	CONSTRUCTION OF APARTMENTS				
Location of Project					
Address Line1	1100 AVALON SQUARE	# of FTEs before IDA Status	0.00	Original Estimate of Jobs to be Created	14.00
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	45,000.00	Annualized Salary Range of Jobs to be Created	To: 85,000.00
City	GLEN COVE	Original Estimate of Jobs to be Retained	0.00	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	
State	NY	# of FTE Construction Jobs during Fiscal Year	7.00	Net Employment Change	7.00
Zip - Plus4	11542	Current # of FTEs	7.00		
Province/Region	United States				
Country	Glen Cove II Development, LLC				
Applicant Information	135 Pinelawn Road				
Applicant Name					
Address Line1					
Address Line2					
City	MELVILLE				
State	NY				
Zip - Plus4	11747				
Province/Region					
Country	USA				
		Project Status			
		Current Year is Last Year for Reporting			
		There is no Debt Outstanding for this Project	Yes		
		IDA Does Not Hold Title to the Property			
		The Project Receives No Tax Exemptions			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2801-01-1				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	AVALONBAY SOUTH PRATT STREET	Local Sales Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$175,996.00		
Original Project Code		Local Property Tax Exemption	\$860,628.00		
Project Purpose Category	Construction	School Property Tax Exemption	\$2,037,632.00		
Total Project Amount	\$67,836,474.00	Mortgage Recording Tax Exemption	\$0.00		
Benefited Project Amount	\$0.00	Total Exemptions	\$3,074,256.00		
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b			
Annual Lease Payment	\$0.00	Pilot payment Information			
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agr
Not For Profit	No	County PILOT		\$221,089.48	\$221,089.48
Date Project approved	11/1/2001	Local PILOT		\$442,178.97	\$442,178.97
Did IDA took Title to Property	Yes	School District PILOT		\$1,037,419.89	\$1,037,419.89
Date IDA Took Title to Property	8/23/2001	Total PILOT		\$1,700,688.34	\$1,700,688.34
Year Financial Assistance is Planned to End	2026	Net Exemptions		\$1,373,567.66	
Notes	CONSTRUCTION OF APARTMENTS				
Location of Project					
Address Line1	135 PINELAWN ROAD	# of FTEs before IDA Status	0.00		
Address Line2		Original Estimate of Jobs to be Created	20.00		
City	MELVILLE	Average Estimated Annual Salary of Jobs to be Created	45,000.00		
State	NY	Annualized Salary Range of Jobs to be Created		To: 85,000.00	
Zip - Plus4	11747	Original Estimate of Jobs to be Retained	0.00		
Province/Region	United States	Estimated Average Annual Salary of Jobs to be Retained	0.00		
Country		Current # of FTEs	12.00		
Applicant Information		# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Name	Glen Cove II Development, LLC	Net Employment Change	12.00		
Address Line1	135 PINELAWN ROAD	Project Status			
Address Line2		Current Year Is Last Year for Reporting			Yes
City	MELVILLE	There is no Debt Outstanding for this Project			
State	NY	IDA Does Not Hold Title to the Property			
Zip - Plus4	11747	The Project Receives No Tax Exemptions			
Province/Region					
Country	USA				



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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2801-16-1A	State Sales Tax Exemption	\$2,340,995.00	Actual Payment Made	\$5,387.00
Project Type	Lease	Local Sales Tax Exemption	\$0.00	Payment Due Per Agr	\$5,387.00
Project Name	Garvies Point	County Real Property Tax Exemption	\$125,904.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$1,137,400.00		
Original Project Code		School Property Tax Exemption	\$2,692,920.00		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$1,000,000,000.00	Total Exemptions	\$6,297,219.00		
Benefited Project Amount	\$600,000,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$8,000.00	County PILOT	\$5,387.00		
Federal Tax Status of Bonds	No	Local PILOT	\$470,170.00		
Not For Profit	5/14/2003	School District PILOT	\$587,853.00		
Date Project approved	Yes	Total PILOT	\$1,063,410.00		
Did IDA took Title to Property	11/22/2016	Net Exemptions	\$5,233,809.00		
Date IDA Took Title to Property	2057	Project Employment Information			
Year Financial Assistance is Planned to End		# of FTEs before IDA Status	0.00		
Notes	The Garvies Point Project is a mixed use project that began construction in Spring 2017 and will take 5 years. The PILOT also began in 2017.	Original Estimate of Jobs to be Created	222.00		
Location of Project	Herbhill Garvies Point Road	Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	45,500.00		
Address Line1		Annualized Salary Range of Jobs to be Retained		To: 85,000.00	
Address Line2		Original Estimate of Jobs to be Retained	0.00		
City	GLEN COVE	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	45,500.00		
State	NY	# of FTE Construction Jobs during Fiscal Year	891.00		
Zip - Plus4	11542	Net Employment Change	48.00		
Province/Region	United States	Project Status			
Country	RXR Glen Isle Partners LLC	Current Year is Last Year for Reporting	Yes		
Applicant Information	625 RXR Plaza	IDA Does Not Hold Title to the Property			
Applicant Name	UNIONDALE	The Project Receives No Tax Exemptions			
Address Line1	NY				
Address Line2	11556				
City	USA				
State					
Zip - Plus4					
Province/Region					
Country					



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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2801-13-01	State Sales Tax Exemption	\$0.00	Actual Payment Made	\$16,163.06
Project Type	Lease	Local Sales Tax Exemption	\$0.00		\$16,163.06
Project Name	PR Glen Cove Storage LLC	County Real Property Tax Exemption	\$33,579.00		\$69,497.16
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$70,990.00		\$7,442.22
Original Project Code		School Property Tax Exemption	\$168,076.00		\$93,102.44
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		\$179,542.56
Total Project Amount	\$7,553,000.00	Total Exemptions	\$272,645.00		
Benefited Project Amount	\$7,553,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00	County PILOT			
Federal Tax Status of Bonds Not For Profit	No	Local PILOT			
Date Project approved	12/12/2013	School District PILOT			
Did IDA took Title to Property	Yes	Total PILOT			
Date IDA Took Title to Property	12/12/2013	Net Exemptions			
Year Financial Assistance is Planned to End	2023	Project Employment Information			
Notes	PR Glen Cove Storage LLC purchased Men on the Move in December 2013 and also assumed their PILOT	# of FTEs before IDA Status	3.00		
Location of Project		Original Estimate of Jobs to be Created	3.00		
Address Line1	89-90 Hazel Avenue	Average Estimated Annual Salary of Jobs to be Created	35,000.00		
Address Line2		Created(at Current Market rates)			
City	GLEN COVE	Annualized Salary Range of Jobs to be Created	25,000.00	To: 55,000.00	
State	NY	Original Estimate of Jobs to be Retained	3.00		
Zip - Plus4	11542	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	55,000.00		
Province/Region		# of FTE Construction Jobs during Fiscal Year	3.00		
Country	United States	Net Employment Change	0.00		
Applicant Information		Project Status			
Applicant Name	PR Glen Cove Storage LLC	Current Year Is Last Year for Reporting			
Address Line1	7 Girakda Farms	There is no Debt Outstanding for this Project			
Address Line2		IDA Does Not Hold Title to the Property			
City	MADISON	The Project Receives No Tax Exemptions			
State	NJ				
Zip - Plus4	07940				
Province/Region					
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2801-01-2017				
Project Type	Lease	State Sales Tax Exemption		\$690,490.00	
Project Name	RXR Glen Cove Village Square	Local Sales Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$11,622.00	
Original Project Code		Local Property Tax Exemption		\$39,921.00	
Project Purpose Category	Finance, Insurance and Real Estate	School Property Tax Exemption		\$94,516.00	
Total Project Amount	\$48,831,467.00	Mortgage Recording Tax Exemption		\$0.00	
Benefited Project Amount	\$39,658,484.00	Total Exemptions		\$836,549.00	
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b			
Annual Lease Payment	\$1,000.00	Pilot payment Information			
Federal Tax Status of Bonds Not For Profit	No	County PILOT		Actual Payment Made \$11,283.62	
Date Project approved	8/22/2017	Local PILOT		\$52,592.27	
Did IDA took Title to Property	Yes	School District PILOT		\$119,186.11	
Date IDA Took Title to Property	12/28/2017	Total PILOT		\$183,062.00	
Year Financial Assistance is Planned to End	2036	Net Exemptions		\$653,487.00	
Notes	The Village Square project will start the PILOT in 2019. The project will create at least 10 FTE's in the first year after the completion of construction and maintain jobs for the term of the lease. 225 temporary construction jobs will also be created. The total sales tax exemption is \$1,823,580.				
Location of Project	100 Village Square	# of FTEs before IDA Status		0.00	
Address Line1		Original Estimate of Jobs to be Created		10.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created (at Current Market rates)		85,000.00	
City	GLEN COVE	Annualized Salary Range of Jobs to be Created		31,000.00 To: 250,000.00	
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	11542	Estimated Average Annual Salary of Jobs to be Retained (at Current Market rates)		85,000.00	
Province/Region	United States	Current # of FTEs		10.00	
Country		# of FTE Construction Jobs during Fiscal Year		134.00	
Applicant Information	RXR Glen Cove Village Square Owner LLC	Net Employment Change		10.00	
Address Line1	625 RXR Plaza	Project Status			
Address Line2		Current Year Is Last Year for Reporting		Yes	
City	UNIONDALE	There is no Debt Outstanding for this Project			
State	NY	IDA Does Not Hold Title to the Property			
Zip - Plus4	11556	The Project Receives No Tax Exemptions			
Province/Region					
Country	USA				



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General Project Information		Project Code	2801-16-02	Project Tax Exemptions & PILOT		Payment Information	
Project Type	Lease			State Sales Tax Exemption	\$0.00		
Project Name	Samuel Pierce			Local Sales Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase		No		County Real Property Tax Exemption	\$70,470.00		
Original Project Code				Local Property Tax Exemption	\$36,170.00		
Project Purpose Category		Finance, Insurance and Real Estate		School Property Tax Exemption	\$85,536.00		
Total Project Amount		\$347,301.00		Mortgage Recording Tax Exemption	\$0.00		
Benefited Project Amount		\$347,301.00		Total Exemptions	\$192,176.00		
Bond/Note Amount				Total Exemptions Net of RPTL Section 485-b			
Annual Lease Payment		\$0.00		Pilot payment Information			
Federal Tax Status of Bonds				County PILOT	\$3,966.34	Actual Payment Made	\$3,966.34
Not For Profit		No		Local PILOT	\$15,298.74		\$15,298.74
Date Project approved		12/20/2016		School District PILOT	\$37,396.92		\$37,396.92
Did IDA took Title to Property		Yes		Total PILOT	\$56,662.00		\$56,662.00
Date IDA Took Title to Property		12/20/2016		Net Exemptions	\$135,514.00		
Year Financial Assistance is Planned to End		2052		Project Employment Information			
Notes		PILOT began in 2017					
Location of Project				# of FTEs before IDA Status	1.00		
Address Line1		136 Glen Street		Original Estimate of Jobs to be Created	2.00		
Address Line2				Average Estimated Annual Salary of Jobs to be Created (at Current Market rates)	65,767.00		
City		GLEN COVE		Annualized Salary Range of Jobs to be Created		To: 68,000.00	
State		NY		Original Estimate of Jobs to be Retained	1.00		
Zip - Plus4		11542		Estimated Average Annual Salary of Jobs to be Retained (at Current Market rates)	65,000.00		
Province/Region		United States		# of FTE Construction Jobs during Fiscal Year	0.00		
Country		United States		Net Employment Change	4.00		
Applicant Information		Michael S Puntillo Development Company, LP		Project Status			
Applicant Name							
Address Line1		277 Northern Blvd.		Current Year Is Last Year for Reporting	Yes		
Address Line2				There is no Debt Outstanding for this Project			
City		GREAT NECK		IDA Does Not Hold Title to the Property			
State		NY		The Project Receives No Tax Exemptions			
Zip - Plus4		11021					
Province/Region							
Country		USA					

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General Project Information		2801-01-14	Project Tax Exemptions & PILOT		Payment Information
Project Code	2801-01-14		State Sales Tax Exemption	\$0.00	
Project Type	Lease		Local Sales Tax Exemption	\$0.00	
Project Name	Stanley Park-Janet Lane		County Real Property Tax Exemption	\$29,886.00	
Project Part of Another Phase or Multi Phase	No		Local Property Tax Exemption	\$49,320.00	
Original Project Code			School Property Tax Exemption	\$116,632.00	
Project Purpose Category	Retail Trade		Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$50,000.00		Total Exemptions	\$195,838.00	
Benefited Project Amount	\$50,000.00		Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount	\$0.00		Pilot payment information		
Annual Lease Payment			County PILOT	\$14,264.20	Actual Payment Made
Federal Tax Status of Bonds			Local PILOT	\$7,544.89	\$14,264.20
Not For Profit			School District PILOT	\$32,190.91	\$7,544.89
Date Project approved	12/1/2014		Total PILOT	\$54,000.00	\$32,190.91
Did IDA took Title to Property	Yes		Net Exemptions	\$141,838.00	\$54,000.00
Date IDA Took Title to Property	12/1/2014		Project Employment Information		
Year Financial Assistance is Planned to End	2021				
Notes	PILOT begins in 2016				
Location of Project					
Address Line1	Janet Lane		# of FTEs before IDA Status	1.00	
Address Line2			Original Estimate of Jobs to be Created	0.00	
			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	55,000.00	
City	GLEN COVE		Annualized Salary Range of Jobs to be Created	50,000.00	To: 75,000.00
State	NY		Original Estimate of Jobs to be Retained	1.00	
Zip - Plus4	11542		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	55,000.00	
Province/Region	United States		# of FTEs	2.00	
Country	Fair Housing Development Fund Corp.		Construction Jobs during Fiscal Year	0.00	
Applicant Information	22 Jericho Turnpike		Net Employment Change	1.00	
Address Line1			Project Status		
Address Line2			Current Year Is Last Year for Reporting		
City	MINEOLA		There is no Debt Outstanding for this Project		
State	NY		IDA Does Not Hold Title to the Property		Yes
Zip - Plus4	11501		The Project Receives No Tax Exemptions		
Province/Region					
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	2801-13-03		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name	TDG Glen Cove LLC	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$22,167.00
		Local Property Tax Exemption	\$42,374.00
Project Part of Another Phase or Multi Phase	No	School Property Tax Exemption	\$100,325.00
Original Project Code		Mortgage Recording Tax Exemption	\$0.00
Project Purpose Category	Finance, Insurance and Real Estate	Total Exemptions	\$164,866.00
Total Project Amount	\$5,523,135.00	Total Exemptions Net of RPTL Section 485-b	
Benefited Project Amount	\$5,523,135.00	Pilot payment Information	
Bond/Note Amount	\$0.00	County PILOT	Actual Payment Made \$6,290.34 Payment Due Per Agri \$6,290.34
Annual Lease Payment		Local PILOT	\$20,233.05
Federal Tax Status of Bonds Not For Profit	No	School District PILOT	\$44,711.40
Date Project approved	12/27/2013	Total PILOT	\$71,234.79
Did IDA took Title to Property	Yes	Net Exemptions	\$93,631.21
Date IDA Took Title to Property	12/27/2013		
Year Financial Assistance is Planned to End	2029		
Notes	The PILOT begins in 2014.		
Location of Project			
Address Line1	5 School Street	# of FTEs before IDA Status	8.00
Address Line2		Original Estimate of Jobs to be Created	8.00
		Average Estimated Annual Salary of Jobs to be Created	42,500.00
		Created(at Current Market rates)	
City	GLEN COVE	Annualized Salary Range of Jobs to be Created	To: 65,000.00
State	NY	Original Estimate of Jobs to be Retained	8.00
Zip - Plus4	11542	Estimated Average Annual Salary of Jobs to be Retained	42,500.00
Province/Region		Current # of FTEs	40.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	32.00
Applicant Name	TDG Glen Cove LLC		
Address Line1	217 Wall Street	Project Status	
Address Line2			
City	HUNTINGTON	Current Year Is Last Year for Reporting	Yes
State	NY	IDA Does Not Hold Title to the Property	
Zip - Plus4	11743	The Project Receives No Tax Exemptions	
Province/Region			
Country	USA		



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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2801-13-02	State Sales Tax Exemption	\$0.00	Actual Payment Made	\$44,146.52
Project Type	Lease	Local Sales Tax Exemption	\$0.00	Payment Due Per Agr	\$44,146.52
Project Name	The Regency at Glen Cove	County Real Property Tax Exemption	\$61,543.00		
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$140,845.00		
Original Project Code	2801-92-01	School Property Tax Exemption	\$333,467.00		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$15,500,000.00	Total Exemptions	\$535,855.00		
Benefited Project Amount	\$15,500,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00				
Federal Tax Status of Bonds		County PILOT			
Not For Profit	Yes	Local PILOT	\$104,346.32		\$104,346.32
Date Project approved	12/19/2013	School District PILOT	\$252,839.16		\$252,839.16
Did IDA took Title to Property	Yes	Total PILOT	\$401,332.00		\$401,332.00
Date IDA Took Title to Property	12/19/2013	Net Exemptions	\$134,523.00		
Year Financial Assistance is Planned to End	2053	Project Employment Information			
Notes	The Regency, National Healthplex, is expanding their 2nd floor. The expansion will create 22 Memory Care units and 3 Assisted Living units and will expand it from 96 units to 121 units. This project began in May 2016 and was completed at the end of 2019. The Grand Opening was held in January 2020.				
Location of Project	94 School Street	# of FTEs before IDA Status	0.00		
Address Line1		Original Estimate of Jobs to be Created	16.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created (at Current Market rates)	45,000.00		
City	GLEN COVE	Annualized Salary Range of Jobs to be Created	35,000.00	To: 75,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	11542	Estimated Average Annual Salary of Jobs to be Retained (at Current Market rates)	5,500.00		
Province/Region		# of FTE Construction Jobs during Fiscal Year	56.00		
Country	United States	Net Employment Change	0.00		
Applicant Information		Project Status			
Applicant Name	National Healthplex-The Regency	Current Year Is Last Year for Reporting			
Address Line1	94 School Street	There is no Debt Outstanding for this Project			
Address Line2		IDA Does Not Hold Title to the Property			
City	GLEN COVE	The Project Receives No Tax Exemptions			
State	NY				
Zip - Plus4	11542				
Province/Region					
Country	USA				

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IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
10	\$12,813,577.00	\$4,564,472.57	\$8,249,104.43	



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Additional Comments