

# 2024 ANNUAL FINANCIAL REPORT

Industrial Development Agency	Project Code	Fund Type	Project Name	Project Address	Project City	Project State	Project Zip Code	Purpose	Total Project Amount	Benefitted Project Amount	Bond or Lease Amount	Federal Tax Status	New Tax Revenues if Not for Profit?	Exemptions Granted	State Sales Tax Exemption	Local Sales Tax Exemption	County Real Property Tax Exemption	Local Real Property Tax Exemption	Total Exemptions Net of RPTL Section 485-b Exemptions	County Payments in Lieu of Taxes	Local Payments in Lieu of Taxes	School Payments in Lieu of Taxes	Total Payments in Lieu of Taxes (PILOTS)	PILOT Code	Number of Full Time Equivalent Employees at Project Location	Original Estimate of Jobs To Be Created	Original Estimate of Jobs To Be Retained	Number of Current FTE Employees	Number of Construction Jobs Created During Fiscal Year	
																														No
Hempstead IDA	28021403A	LD	1 Serv Realty	2677 GRAND AVE	BELLMORE	NY	11710	9	1,225,000.00	1,225,000.00	1,225,000.00	1	No	31,812.00	0.00	0.00	26,372.00	0.00	0.00	0.00	0.00	24,317.00	45,593.00	1	5.0	9.0	5.0	16.0	0	
Hempstead IDA	28022212B	LD	110 Graham Realty LLC	110 W GRAHAM AVE	HEMPSTEAD	NY	11550	11	1,500,000.00	1,500,000.00	1,500,000.00	1	No	422,437.00	0.00	0.00	97,852.00	72,659.00	0.00	0.00	0.00	0.00	0.00	0.00	1	96.0	5.0	96.0	101.0	0
Hempstead IDA	28022099A	LD	111 Hempstead Tpk., LLC	111 HEMPSTEAD TPKE	WEST HEMPSTEAD	NY	11552	8	212,256,260.00	212,256,260.00	212,256,260.00	1	No	769,368.00	356,808.00	412,560.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1	0.0	7.0	0.0	0.0	194
Hempstead IDA	28022209A	LD	159 Hanse Development LLC	159 HANSE AVE	FREEPORT	NY	11520	5	10,000,000.00	10,000,000.00	10,000,000.00	1	No	129,651.00	60,128.00	69,523.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1	50.0	50.0	50.0	0.0	30
Hempstead IDA	28022302C	LD	2 Endo Boulevard LLC	2 ENDO BLVD	GARDEN CITY	NY	11530	7	875,000.00	875,000.00	875,000.00	1	No	143,842.00	0.00	0.00	160,239.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1	102.5	3.5	102.5	111.0	0
Hempstead IDA	28022108A	LD	206 Smith LLC/Regan Development Corp.	206 SMITH STREET	FREEPORT	NY	11520	3	17,041,084.00	17,041,084.00	17,041,084.00	1	No	-244.00	0.00	0.00	2,944.00	13,055.00	0.00	0.00	0.00	0.00	0.00	0.00	1	0.0	1.5	0.0	0.0	0
Hempstead IDA	28022109A	LD	25 Wanser LLC	25 WANSER AVE	INWOOD	NY	11096	3	154,040,350.00	154,040,350.00	154,040,350.00	1	No	-61,623.00	0.00	0.00	90,741.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1	0.0	6.0	0.0	0.0	0
Hempstead IDA	28022101B	LD	3235 Hempstead LLC Mid Rockland Levittown	3235 HEMPSTEAD TPKE	LEVITTOWN	NY	11756	2	15,350,051.00	15,350,051.00	15,350,051.00	1	No	943.00	0.00	0.00	85,239.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1	30.0	0.0	30.0	0.0	0
Hempstead IDA	28022104A	LD	43-47 Broadway Realty LLC	47 BROADWAY	LYNBROOK	NY	11593	6	108,049,907.00	108,049,907.00	108,049,907.00	1	No	727,964.00	228,287.00	263,957.00	18,229.00	249,470.00	0.00	0.00	0.00	0.00	0.00	0.00	1	0.0	8.5	0.0	0.0	53
Hempstead IDA	28022210A	LD	875 Merrick LLC	875 MERRICK AVE	WESTBURY	NY	11590	6	3,064,000.00	3,064,000.00	3,064,000.00	1	No	3,207.00	1,487.00	1,720.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1	0.0	110.0	0.0	0.0	0
Hempstead IDA	28021903A	LD	900 Stewart Avenue Holdings	900 STEWART AVE	GARDEN CITY	NY	11530	6	54,635,000.00	54,635,000.00	54,635,000.00	1	No	802,196.00	0.00	0.00	917,148.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1	850.0	0.0	850.0	896.0	0
Hempstead IDA	28021902A	LD	990 Stewart Avenue Holdings	990 STEWART AVE	GARDEN CITY	NY	11530	6	44,065,000.00	44,065,000.00	44,065,000.00	1	No	773,182.00	0.00	0.00	702,322.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1	650.0	0.0	650.0	725.0	0
Hempstead IDA	28021208A	LD	Arrow Linen Supply Company Inc.	138 SOUTH ST	GARDEN CITY	NY	11530	2	19,564,760.00	19,564,760.00	19,564,760.00	1	No	138,762.00	0.00	0.00	233,515.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1	0.0	140.0	0.0	147.0	0
Hempstead IDA	28020706A	LD	Avalon Bay Communities, Inc.	80 BANKS AVE	ROCKVILLE CENTRE	NY	11570	3	99,775,722.00	99,775,722.00	99,775,722.00	1	No	2,738,938.00	0.00	0.00	61,794.00	624,057.00	0.00	0.00	0.00	0.00	0.00	0.00	1	0.0	6.0	0.0	3.0	0
Hempstead IDA	28021501B	LD	Avalon Rockville Centre II	80 N CENTRE AVE	ROCKVILLE CTR	NY	11570	6	51,576,949.00	51,576,949.00	51,576,949.00	1	No	1,533,703.00	0.00	0.00	30,942.00	336,973.00	0.00	0.00	0.00	0.00	0.00	0.00	1	0.0	6.0	0.0	3.0	0
Hempstead IDA	28021805A	LD	Avon Harbor Isle LLC	SHERIDAN PLACE	ISLAND PARK	NY	11558	3	71,200,000.00	71,200,000.00	71,200,000.00	1	No	-65,166.00	0.00	0.00	108,349.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1	0.0	6.0	0.0	6.0	0
Hempstead IDA	28021901A	LD	Beechwood Merrick LLC	695 MERRICK AVE	WESTBURY	NY	11590	6	126,750,000.00	126,750,000.00	126,750,000.00	1	No	2,222,793.00	34,942.00	40,402.00	1,279,772.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1	0.0	27.5	0.0	74.5	0
Hempstead IDA	28021508A	LD	Beechwood Portofino LLC	990 CORPORATE DRIVE	WESTBURY	NY	11590	6	78,868,391.00	78,868,391.00	78,868,391.00	1	No	1,225,552.00	0.00	0.00	810,775.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1	0.0	10.0	0.0	24.0	0
Hempstead IDA	28021306A	LD	Brooke Points LLC	94158 GIBSON BLVD	VALLEY STREAM	NY	11561	6	15,918,624.00	15,918,624.00	15,918,624.00	1	No	244,761.00	0.00	0.00	24,033.00	49,917.00	0.00	0.00	0.00	0.00	0.00	0.00	1	0.0	1.5	0.0	2.5	0
Hempstead IDA	28022103A	LD	BSREF III 107 Charles Lindbergh Boulevard LLC	107 CHARLES LINDBERGH BLVD	GARDEN CITY	NY	11530	3	33,792,500.00	33,792,500.00	0.00	1	No	71,454.00	0.00	0.00	120,276.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1	0.0	50.0	0.0	0.0	0
Hempstead IDA	28022119B	LD	Carman Place Apartments Commercial	122 BEDELL ST	HEMPSTEAD	NY	11550	11	5,719,548.00	5,719,548.00	5,719,548.00	1	No	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1	0.0	62.0	0.0	0.0	0
Hempstead IDA	28022119A	LD	Carman Place Apartments Residential	155 MAIN ST	HEMPSTEAD	NY	11550	8	149,358,241.00	149,358,241.00	149,358,241.00	1	No	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1	0.0	5.0	0.0	0.0	100
Hempstead IDA	28020307A	LD	Centennial Holdings LLC	1 Carnation Avenue	Floral Park	NY	11001	3	11,905,506.00	11,905,506.00	11,905,506.00	1	No	188,194.00	54,583.00	63,111.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1	0.0	0.5	0.0	0.0	30
Hempstead IDA	28022208A	LD	CenterPoint Inwood LLC	45 RASON RD	INWOOD	NY	11096	3	89,000,000.00	89,000,000.00	89,000,000.00	1	No	353,568.00	163,974.00	199,994.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1	0.0	25.0	0.0	0.0	45
Hempstead IDA	28020803A	LD	CHSGN Long Island Hotel Partners LLC	1800 PRIVADO ROAD	WESTBURY	NY	11590	6	27,666,000.00	27,666,000.00	27,666,000.00	1	No	565,917.00	0.00	0.00	436,827.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1	0.0	35.0	0.0	43.5	0
Hempstead IDA	28022002A	LD	City Autoplex LLC	233 N FRANKLIN ST	HEMPSTEAD	NY	11550	11	13,250,000.00	13,250,000.00	13,250,000.00	1	No	39,288.00	0.00	0.00	23,603.00	22,969.00	0.00	0.00	0.00	0.00	0.00	0.00	1	50.0	5.5	50.0	70.0	0
Hempstead IDA	28022111A	LD	CLLI 1-6 LP 303 Main Street	303 MAIN ST	HEMPSTEAD	NY	11550	8	71,790,000.00	71,790,000.00	71,790,000.00	1	No	917,568.00	0.00	0.00	78,215.00	49,678.00	0.00	0.00	0.00	0.00	0.00	0.00	1	4.0	0.0	4.0	4.0	0
Hempstead IDA	28022110A	LD	CLLI 7-12 LP 130 Hempstead	130 HEMPSTEAD AVE	W HEMPSTEAD	NY	11552	8	67,585,000.00	67,585,000.00	67,585,000.00	1	No	972,730.00	0.00	0.00	635,977.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1	4.0	0.0	4.0	4.0	0
Hempstead IDA	28021505A	LD	Columbia Equipment Company Inc.	72 ALBANY AVE	FREEPORT	NY	11520	9	1,450,000.00	1,450,000.00	1,450,000.00	1	No	-23,744.00	0.00	0.00	2,872.00	39,167.00	0.00	0.00	0.00	0.00	0.00	0.00	1	6.0	2.0	6.0	15.0	0
Hempstead IDA	28020605A	LD	Covanta Hempstead Company	600 MERCHANTS CONCOURSE	WESTBURY	NY	11590	7	296,000,000.00	296,000,000.00	42,670,000.00	1	No	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1	84.0	10.0	84.0	87.0	0
Hempstead IDA	28021705A	LD	CPK Transportation LLC	KELLUM PLACE AND UNION PLACE	HEMPSTEAD	NY	11550	7	8,830,000.00	8,830,000.00	8,830,000.00	1	No	477.00	0.00	0.00	12,461.00	34,223.00	0.00	0.00	0.00	0.00	0.00	0.00	1	36.5	23.5	36.5	94.0	0
Hempstead IDA	28022003A	LD	CS 750 W Merrick Road LLC	750 W MERRICK RD	VALLEY STREAM	NY	11590	2	24,600,000.00	24,600,000.00	24,600,000.00	1	No	-185,249.00	0.00	0.00	28,425.00	36,230.00	0.00	0.00	0.00	0.00	0.00	0.00	1	0.0	4.0	0.0	4.0	0
Hempstead IDA	28022311B	LD	Dover Freeport LLC	27 SAINT JOHNS PL	FREEPORT	NY	11520	2	2,350,000.00	2,350,000.00	2,350,000.00	1	No	2,697.00	0.00	0.00	12,663.00	44,682.00	0.00	0.00	0.00	0.00	0.00	0.00	1	100.0	27.0	100.0	93.0	4
Hempstead IDA	28021304A	LD	Emergency Ambulance Services Inc.	30 COMMERCIAL ST	FREEPORT	NY	11520	7	2,100,000.00	2,100,000.00	2,100,000.00	1	No	5,954.00	0.00	0.00	10,427.00	40,952.00	0.00	0.00	0.00	0.00	0.00	0.00	1	7.0	53.0	7.0	68.0	0