

2025 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 | Not for Profit? | New Tax Revenues if No Exemptions Granted | State Sales Tax Exemption | Local Sales Tax Exemption | County Real Property Tax Exemption | Local Real Property Tax Exemption | School Real Property Tax Exemption | Mortgage Recording Tax Exemptions | Total Tax Exemptions | 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 | |
|-------------------------------|--------------|-----------|--|-----------------------------|------------------|---------------|------------------|---------|----------------------|---------------------------|----------------------|--------------------|-----------------|---|---------------------------|---------------------------|------------------------------------|-----------------------------------|------------------------------------|-----------------------------------|----------------------|---|----------------------------------|---------------------------------|----------------------------------|--|------------|--|---|--|---------------------------------|--|---------------|
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 1 Serv Realty |
| Hempstead IDA | 28021403A | LD | 11 Serv Realty | 2677 GRAND AVE | BELLMORE | NY | 11710 | 9 | 1,225,000.00 | 1,225,000.00 | 1,225,000.00 | 1 | No | 32,727.00 | 0.00 | 0.00 | 26,945.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1 | 5.0 | 9.0 | 5.0 | 18.0 | 0 | |
| Hempstead IDA | 28022009A | 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 | 2,873,405.00 | 1,000,418.00 | 1,156,733.00 | 542,231.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1 | 0.0 | 7.0 | 0.0 | 6.0 | 277 |
| Hempstead IDA | 28022209A | LD | 159 Hanse Development LLC | 159 HANSE AVE | FREEMPT | NY | 11520 | 5 | 10,000,000.00 | 10,000,000.00 | 10,000,000.00 | 1 | No | 194,824.00 | 89,442.00 | 103,417.00 | 21,566.00 | 31,500.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1 | 50.0 | 50.0 | 0.0 | 0.0 | 0 |
| Hempstead IDA | 28022302C | LD | 2 Endo Boulevard LLC | 2 END0 BLVD | GARDEN CITY | NY | 11530 | 7 | 675,000.00 | 675,000.00 | 675,000.00 | 1 | No | 158,606.00 | 0.00 | 0.00 | 174,871.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1 | 102.5 | 3.5 | 102.5 | 114.0 | 0 |
| Hempstead IDA | 28022108A | LD | 206 Smith LLC/Regan Development Corp. | 206 SMITH STREET | FREEMPT | NY | 11520 | 3 | 17,041,084.00 | 17,041,084.00 | 17,041,084.00 | 1 | No | 814.00 | 0.00 | 0.00 | 3,618.00 | 12,924.00 | 0.00 | 0.00 | 0.00 | 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 | -50,087.00 | 0.00 | 0.00 | 99,735.00 | 0.00 | 0.00 | 0.00 | 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 | 28022104A | LD | 43-47 Broadway Realty LLC | 47 BROADWAY | LYNWOOD | NY | 11563 | 6 | 109,049,907.00 | 109,049,907.00 | 109,049,907.00 | 1 | No | 161,214.00 | 20,569.00 | 23,763.00 | 6,429.00 | 258,763.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1 | 0.0 | 8.5 | 0.0 | 8.5 | 66 |
| Hempstead IDA | 28022210A | LD | 875 Merrick LLC | 875 MERRICK AVE | WESTBURY | NY | 11590 | 8 | 3,064,000.00 | 3,064,000.00 | 3,064,000.00 | 1 | No | 55,724.00 | 0.00 | 0.00 | 130,428.00 | 0.00 | 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 | 1,210,369.00 | 0.00 | 0.00 | 1,102,701.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1 | 850.0 | 0.0 | 850.0 | 922.0 | 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 | 1,078,926.00 | 0.00 | 0.00 | 838,008.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1 | 650.0 | 0.0 | 650.0 | 708.0 | 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 | 3,168,748.00 | 0.00 | 0.00 | 92,326.00 | 670,263.00 | 0.00 | 0.00 | 0.00 | 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 | 51,578,949.00 | 51,578,949.00 | 51,578,949.00 | 1 | No | 1,844,430.00 | 0.00 | 0.00 | 42,936.00 | 364,071.00 | 0.00 | 0.00 | 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 | AVB Harbor Isle LLC | SHERIDAN PLACE | ISLAND PARK | NY | 11558 | 3 | 71,200,000.00 | 71,200,000.00 | 71,200,000.00 | 1 | No | 885,303.00 | 0.00 | 0.00 | 462,421.00 | 0.00 | 0.00 | 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 | 28022513A | LD | B2K at Lynbrook LLC | 8 FREER ST | LYNWOOD | NY | 11563 | 2 | 35,189,958.00 | 35,189,958.00 | 0.00 | 1 | No | 224,336.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1 | 68.0 | 0.0 | 68.0 | 0.0 | 0 | |
| Hempstead IDA | 28021901A | LD | 665 Merrick LLC | 126,750,000.00 | WESTBURY | NY | 11590 | 6 | 126,750,000.00 | 126,750,000.00 | 126,750,000.00 | 1 | No | 5,762,307.00 | 0.00 | 0.00 | 3,091,693.00 | 0.00 | 0.00 | 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 Portfolio LLC | 690 CORPORATE DRIVE | WESTBURY | NY | 11560 | 6 | 78,868,391.00 | 78,868,391.00 | 78,868,391.00 | 1 | No | 1,363,193.00 | 0.00 | 0.00 | 722,274.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1 | 0.0 | 10.0 | 0.0 | 29.0 | 0 | |
| Hempstead IDA | 28022114A | LD | Bridgeview Land Development LLC/Ocean Ave. Marina Inc. | 80 WATERFRONT BLVD | ISLAND PARK | NY | 11550 | 3 | 55,000,000.00 | 55,000,000.00 | 55,000,000.00 | 1 | No | 487,223.00 | 81,611.00 | 94,382.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1 | 0.0 | 2.0 | 0.0 | 0.0 | 85 | |
| Hempstead IDA | 28021306A | LD | Brooke Pointe LLC | 94158 GIBSON BLVD | VALLEY STREAM | NY | 11581 | 6 | 15,918,624.00 | 15,918,624.00 | 15,918,624.00 | 1 | No | 269,508.00 | 0.00 | 0.00 | 24,533.00 | 58,317.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1 | 0.0 | 1.5 | 0.0 | 2.0 | 0 | |
| Hempstead IDA | 28022103A | LD | BSREP 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 | 141,112.00 | 0.00 | 0.00 | 269,823.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1 | 0.0 | 50.0 | 0.0 | 9.0 | 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 | -10,260.00 | 0.00 | 0.00 | 690.00 | 1,425.00 | 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 | 25 | |
| 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 | -55,157.00 | 0.00 | 0.00 | 13,874.00 | 65,396.00 | 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 | 300 | |
| 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 | 132,381.00 | 50,696.00 | 58,617.00 | 0.00 | 0.00 | 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 | 0 | |
| 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 | 799,325.00 | 366,528.00 | 423,797.00 | 0.00 | 0.00 | 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 | 328 | |
| Hempstead IDA | 28020803A | LD | CHSGN Long Island Hotel Partners LLC | 1800 PRIVADO ROAD | WESTBURY | NY | 11590 | 6 | 27,866,000.00 | 27,866,000.00 | 27,866,000.00 | 1 | No | 681,931.00 | 0.00 | 0.00 | 492,404.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1 | 0.0 | 35.0 | 0.0 | 38.0 | 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 | 54,124.00 | 0.00 | 0.00 | 30,367.00 | 29,368.00 | 0.00 | 0.00 | 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 | 1,023,431.00 | 0.00 | 0.00 | 106,884.00 | 50,761.00 | 0.00 | 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 | 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 | 1,110,417.00 | 0.00 | 0.00 | 698,652.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1 | 6.0 | 0.0 | 4.0 | 4.0 | 0 | |
| Hempstead IDA | 28021505A | LD | Columbia Equipment Company Inc. | 72 ALBANY AVE | FREEMPT | NY | 11520 | 9 | 1,450,000.00 | 1,450,000.00 | 1,450,000.00 | 1 | No | 13,435.00 | 0.00 | 0.00 | 11,119.00 | 23,978.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1 | 6.0 | 2.0 | 6.0 | 15.0 | 0 | |
| Hempstead IDA | 28020505A | 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 | 0.00 | 0.00 | 1 | 84.0 | 10.0 | 84.0 | 77.0 | 0 | |
| Hempstead IDA | 28021705A | LD | CPK Transportation LLC | HELLM PLACE AND UNION PLACE | HEMPSTEAD | NY | 11550 | 7 | 8,830,000.00 | 8,830,000.00 | 8,830,000.00 | 1 | No | 12,214.00 | 0.00 | 0.00 | 17,041.00 | 34,951.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1 | 36.5 | 23.5 | 36.5 | 77.0 | 0 | |
| Hempstead IDA | 28022003A | LD | CS 750 W Merrick Road LLC | 750 W MERRICK RD | VALLEY STREAM | NY | 11580 | 2 | 24,600,000.00 | 24,600,000.00 | 24,600,000.00 | 1 | No | 99,590.00 | 0.00 | 0.00 | 29,085.00 | 38,263.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1 | 0.0 | 4.0 | 0.0 | 5.0 | 0 | |
| Hempstead IDA | 28022311B | LD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |