

HARRIS BEACH PLLC
ATTORNEYS AT LAW

June 14, 2023

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VIA FEDERAL EXPRESS

3996 3306 5135

Mr. Joseph Battaglia
Town of Pelham Assessor
34 Fifth Avenue
Pelham, New York 10803

Re: PELHAM GREEN LLC and County of Westchester Industrial Development Agency

PILOT Agreement and NYS Form RP-412-a, "Application for Real Property Tax Exemption"

***Premises: 217 Fifth Avenue, Village of Pelham
Section 163.36 Block 2 Lot 19***

Dear Mr. Battaglia:

On behalf of the County of Westchester Industrial Development Agency, I have enclosed for you, the Assessor of the jurisdiction within which the above-referenced project is located, a completed and signed NYS Form RP-412-a "Application for Real Property Tax Exemption" with a signed copy of the related PILOT Agreement.

Should you have questions, please contact me at (914) 298-3026. Thank you.

Very truly yours,

Michael V. Curti

MVC/cn
Enclosures

cc: Affected Taxing Jurisdiction Officials
indicated on Schedule A attached hereto (w/encs. – copies)

Schedule A

WESTCHESTER COUNTY

Via Certified Mail

7019 0700 0001 1370 1832
The Honorable George Latimer
Westchester County Executive
148 Martine Avenue, 9th Floor
White Plains, New York 10601

Via Certified Mail

7019 0700 0001 1370 1825
The Honorable Vedat Gashi
Westchester County Board of Legislators
148 Martine Avenue, 8th Floor
White Plains, New York 10601

Via Certified Mail

7019 0700 0001 1370 1818
Westchester County Attorney's Office
Contracts and Real Estate Bureau
148 Martine Avenue, 6th Floor
White Plains, New York 10601

Via Certified Mail

7019 0700 0001 1370 1801
Westchester County Department of Finance
148 Martine Avenue, Suite 720
White Plains, New York 10601
Attn: Commissioner of Finance

Via Certified Mail

7019 0700 0001 1370 1795
Westchester County Tax Commission
110 Dr. Martin Luther King Jr. Blvd.
Room L-222
White Plains, New York 10601
Attn: Commissioner

VILLAGE OF PELHAM

Via Certified Mail

7019 0700 0001 1370 1788
Hon. Chance Mullen
Village of Pelham Mayor
195 Sparks Avenue
Pelham, New York 10803

TOWN OF PELHAM

Via Certified Mail

7019 0700 0001 1370 1771
Hon. Daniel McLaughlin
Town of Pelham Supervisor
34 Fifth Avenue
Pelham, NY 10803

PELHAM UNION FREE SCHOOL DISTRICT

Via Certified Mail

7019 0700 0001 1370 1764
Dr. Cheryl Champ
Superintendent of Schools
Pelham Union Free School District
629 Fifth Avenue
Pelham, New York 10803

Via Certified Mail

7019 0700 0001 1370 1740
Dr. Michael Owen-Michaane
President of the Board of Education
Pelham Union Free School District
629 Fifth Avenue
Pelham, New York 10803



**NYS DEPARTMENT OF TAXATION & FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES**

RP-412-a (1/95)

**INDUSTRIAL DEVELOPMENT AGENCIES
APPLICATION FOR REAL PROPERTY TAX EXEMPTION
(Real Property Tax Law, Section 412-a and General Municipal Law, Section 874)**

1. INDUSTRIAL DEVELOPMENT AGENCY (IDA)

2. OCCUPANT (IF OTHER THAN IDA)

(If more than one occupant attach separate listing)

Name County of Westchester Industrial Development Agency
 Street 148 Martine Avenue, Room 903
 City White Plains, New York 10601
 Telephone no. Day (914) 995-2900
 Evening () _____
 Contact Joan McDonald
 Title Chairperson

Name Pelham Green LLC
 Street 826 Broadway, 11th Floor
 City New York, NY 10003
 Telephone no. Day (212) 710-6025
 Evening () _____
 Contact Joseph Kohl Riggs
 Title Authorized

3. DESCRIPTION OF PARCEL

a. Assessment roll description (tax map no./roll year)
Section: 163.36; Block: 2; Lot 19
 b. Street address 217 Fifth Avenue
 c. City, Town or Village Village of Pelham

d. School District Pelham UFSD
 e. County Westchester
 f. Current assessment n/a
 g. Deed to IDA (date recorded; liber and page)
Lease to IDA (pending; pending)

4. GENERAL DESCRIPTION OF PROPERTY (if necessary, attach plans or specifications)

a. Brief description (include property use) Construction, improving, maintaining and equipping of a transit-oriented development consisting of residential units and amenities, retail space, and parking.
 b. Type of construction Steel, concrete, etc.
 c. Square footage unknown
 d. Total cost approx. \$77,000,000
 e. Date construction commenced Immediately
 f. Projected expiration of exemption (i.e. date when property is no longer possessed, controlled, supervised or under the jurisdiction of IDA)
June 30, 2045

5. SUMMARIZE AGREEMENT (IF ANY) AND METHOD TO BE USED FOR PAYMENTS TO BE MADE TO MUNICIPALITY REGARDLESS OF STATUTORY EXEMPTION

(Attach copy of the agreement or extract of the terms relating to the project).

a. Formula for payment See attached PILOT Agreement

b. Projected expiration date of agreement June 30, 2045

c. Municipal corporations to which payments will be made

	Yes	No
County <u>Westchester</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Town/City <u>Pelham</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Village <u>Pelham</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
School District <u>Pelham UFSD</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. Person or entity responsible for payment

Name Pelham Green LLC
 Title Joseph Kohl Riggs, Authorized
 Address 826 Broadway, 11th Floor
New York, NY 10003

e. Is the IDA the owner of the property? Yes No (check one)

If "No" identify owner and explain IDA rights or interest Telephone 212-710-6025
 in an attached statement. No: Occupant owns the property and leases to IDA.

6. Is the property receiving or has the property ever received any other exemption from real property taxation? (check one) Yes No YES: Property was a municipal parking lot owned by the Village of Pelham.

If yes, list the statutory exemption reference and assessment roll year on which granted:
 exemption RPTL Section 404(1) assessment roll year Information unavailable

7. A copy of this application, including all attachments, has been mailed or delivered on 6/14/2023 (date) to the chief executive official of each municipality within which the project is located as indicated in Item 3.

CERTIFICATION

I, Joan McDonald, Chairperson of

County of Westchester Industrial Development Agency hereby certify that the information
 Organization

on this application and accompanying papers constitutes a true statement of facts.

3-2-2023
 Date

Joan McDonald
 Signature

FOR USE BY ASSESSOR

1. Date application filed _____
2. Applicable taxable status date _____
- 3a. Agreement (or extract) date _____
- 3b. Projected exemption expiration (year) _____
4. Assessed valuation of parcel in first year of exemption \$ _____
5. Special assessments and special as valorem levies for which the parcel is liable:

Date

Assessor's signature