

**LOCAL GOVERNMENT EXEMPTION IMPACT REPORT**

(for local use only -- not to be filed with NYS Department of Taxation & Finance - Office of Real Property Tax Services)

**Date:** Friday, June 21, 2019

**Taxing Jurisdiction:** City of Yonkers

**Fiscal Year Beginning:** July 1, 2019

**Total equalized value in taxing jurisdiction:** \$31,898,467,380

| Exemption Code<br>(Column A) | Exemption Description (Column B)  | Statutory Authority<br>(Column C)         | Number of Exemptions<br>(Column D) | Payments in Lieu of Taxes (PILOTs)<br>(Column E) |
|------------------------------|---|---|------------------------------------|--|
| 18020                        | MUNICIPAL INDUST DEVEL AGENCY   | RPTL 412-a                                | 131                                | \$22,996,770                                     |
| 18120                        | NYS HOUSING FINANCE AGENCY  | PHFL 45b,c, or 53                         | 2                                  | \$48,493   |
| 28100                        | NONPROFIT HSNG-SPECIFIC USE   | RPTL 422                                  | 4                                  | \$449,552  |
| 18020; 18120;<br>28100       | MISC LOCAL PUBLIC AUTHORITY, MUNICIPAL INDUST DEVEL, COUNTY OWNED: (GENERALLY) AGENCY & NONPROFIT HSNG-SPECIFIC USE (MHACY) | RPTL 412-a; PHFL45-b,c; PHFL 53; RPTL 422 | 123                                | \$684,653  |
| <b>Total</b>                 |   |   | 260                                | \$24,179,468                                     |

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|---------------------------|---|---|---------------------------------|---|
| 28100                     | 10 Orchard St HDFC Inc                          | RPTL 422                                  | 1                               | \$2,657                                       |
| 18020                     | 104 Ashburton Ave Llc                           | RPTL 412-a                                | 1                               | \$21,633                                      |
| 18020                     | 11-23 St Casimir Avenue LP                      | RPTL 412-a                                | 1                               | \$17,306                                      |
| 18020                     | 1175 Warburton Ave LLC                          | RPTL 412-a                                | 4                               | \$29,470                                      |
| 18020                     | 122 Nepperhan LLC / 200 New Main LLC            | RPTL 412-a                                | 3                               | \$12,079                                      |
| 18120                     | 178 Warburton Apartments LLC                    | PHFL 45b,c, or 53                         | 1                               | \$48,493                                      |
| 18020                     | 326 Riverdale Owners LLC                        | RPTL 412-a                                | 1                               | \$112,904                                     |
| 18020                     | 406 Walnut Street LLC                           | RPTL 412-a                                | 1                               | \$198,443                                     |
| 18020                     | 45-51 Post Street LLC                           | RPTL 412-a                                | 1                               | \$64,236                                      |
| 18020                     | 555 Storage Group LLC                           | RPTL 412-a                                | 1                               | \$187,283                                     |
| 18020                     | 630 Central Park LLC                            | RPTL 412-a                                | 7                               | \$111,355                                     |
| 18020                     | Apartments Limited Partnership, Cromwell Towers | RPTL 412-a                                | 1                               | \$186,584                                     |
| 18020                     | Avalon Yonkers ATI Site LLC                     | RPTL 412-a                                | 2                               | \$393,325                                     |
| 18020                     | Avalon Yonkers Sun Sites LLC                    | RPTL 412-a                                | 5                               | \$447,689                                     |
| 18020                     | Boyce Thompson Center LLC                       | RPTL 412-a                                | 1                               | \$256,492                                     |
| 18020                     | Brooks Shopping Center Llc                      | RPTL 412-a                                | 2                               | \$3,893,942                                   |
| 28100                     | Buena Vista Rehab Co                            | RPTL 422                                  | 1                               | \$446,895                                     |
| 18020                     | Cahokia LLC                                     | RPTL 412-a                                | 1                               | \$14,944                                      |
| 18020                     | CCNA Realty LLC                                 | RPTL 412-a                                | 1                               | \$166,588                                     |
| 18020                     | Cintas Corporation No.2                         | RPTL 412-a                                | 1                               | \$80,145                                      |
| 18020                     | Consumers Union of US                           | RPTL 412-a                                | 5                               | \$185,357                                     |
| 18020                     | Croton Heights LLP                              | RPTL 412-a                                | 1                               | \$865   |
| 28100                     | Development Fund Corp, Ludlow Commons Hsg       | RPTL 422                                  | 1                               | \$0   |
| 18020                     | FC Yonkers Associates, LLC                      | RPTL 412-a                                | 20                              | \$5,381,616                                   |
| 18020                     | FLD Associate LLC                               | RPTL 412-a                                | 1                               | \$57,549                                      |
| 18020                     | FSG Yonkers Hotel LLC                           | RPTL 412-a                                | 1                               | \$0   |
| 18020                     | Herriot St Housing LP                           | RPTL 412-a                                | 1                               | \$60,572                                      |
| 18020                     | Highland Senior Residence LLC                   | RPTL 412-a                                | 1                               | \$30,892                                      |
| 18020                     | Hudson View Assoc Llc                           | RPTL 412-a                                | 7                               | \$2,354,467                                   |
| 18020                     | Jefferson Terrace LLC                           | RPTL 412-a                                | 1                               | \$64,899                                      |
| 18020                     | L & A Re Acquisitions LLC                       | RPTL 412-a                                | 1                               | \$164,847                                     |
| 18020                     | Macy's Retail Holdings Inc                      | RPTL 412-a                                | 1                               | \$940,131                                     |
| 18020                     | Main Street Lofts Yonkers LLC                   | RPTL 412-a                                | 3                               | \$481,806                                     |
| 18020; 18120; 28100       | MHACY   | RPTL 412-a; PHFL45-b,c; PHFL 53; RPTL 422 | 123                             | \$684,653                                     |
| 18020                     | Monastery Manor Assoc L P                       | RPTL 412-a                                | 1                               | \$34,613                                      |
| 18020                     | Norwich Yonkers LLC                             | RPTL 412-a                                | 1                               | \$320,220                                     |
| 18020                     | Oz Property Holdings NY LLC                     | RPTL 412-a                                | 1                               | \$66,244                                      |
| 18020                     | R & M Realty Enterprises LLC                    | RPTL 412-a                                | 1                               | \$26,765                                      |
| 18020                     | River Tides LLC                                 | RPTL 412-a                                | 1                               | \$435,232                                     |
| 18020                     | RMS Warburton LLC                               | RPTL 412-a                                | 3                               | \$15,871                                      |

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| 18020                     | RXR Soyo Exalta Owners LLC                                       | RPTL 412-a                     | 1                               | \$587,132                                     |
| 18020                     | Sacred Heart Housing Dev   | RPTL 412-a                     | 1                               | \$34,613                                      |
| 18020                     | Saint Casimir Lp   | RPTL 412-a                     | 1                               | \$74,496                                      |
| 18020                     | Sessantacinqe LLC  | RPTL 412-a                     | 1                               | \$21,145                                      |
| 18020                     | Shreebalajee Corp  | RPTL 412-a                     | 12                              | \$55,915                                      |
| 18020                     | Suma Federal Credit Union  | RPTL 412-a                     | 1                               | \$0   |
| 18020                     | The Plant Manor LLC  | RPTL 412-a                     | 1                               | \$121,429                                     |
| 18020                     | Thethi Realty LLC  | RPTL 412-a                     | 1                               | \$44,079                                      |
| 18020                     | Vark Street Houses Inc   | RPTL 412-a                     | 1                               | \$256,447                                     |
| 18020                     | Warburton Riverview Owners LLC                                   | RPTL 412-a                     | 1                               | \$43,266                                      |
| 18020                     | Warburton Wells Developer  | RPTL 412-a                     | 4                               | \$23,485                                      |
| 18020                     | Westchester ALP Property LLC / ALP Property Two LLC, Westchester | RPTL 412-a                     | 2                               | \$51,919                                      |
| 28100                     | Westhab Inc  | RPTL 422                       | 1                               | \$0   |
| 18020                     | Whitney Young Manor LP   | RPTL 412-a                     | 1                               | \$119,780                                     |
| 18020                     | Woodstock, Manor Hsg   | RPTL 412-a                     | 1                               | \$25,960                                      |
| 18020                     | Y I D A / Yonkers IDA / City of Yonkers IDA                      | RPTL 412-a                     | 12                              | \$725,838                                     |
| 18020                     | Yonkers CDA  | RPTL 412-a                     | 1                               | \$0   |
| 18020                     | Yonkers Mill/Main LLC, Rising Development                        | RPTL 412-a                     | 2                               | \$55,592                                      |
| 18020                     | Yonkers Racing Corp  | RPTL 412-a                     | 2                               | \$3,939,310                                   |
| 18120                     | Yonkers Residential Center                                       | PHFL 45b,c, or 53              | 1                               | \$0   |
| <b>Total</b>              |  |                                | 260                             | \$24,179,468                                  |