

2016 through 2023 Corporate Tax Breaks handed out by the Mount Vernon Industrial Development Agency

	Tax Exemptions Given (Property, Sales, Mortgage Recording)	Payments made "In Lieu of Taxes" (PILOTS)	Total tax loss to County, City, and School District (Tax Exemptions - PILOTS)
BLUE= housing project			
130 Modern (tax exemption start year: unknown)	\$2,054,577	\$542,355	\$1,512,222
22 South West Street (tax exemption start year: 2019)	\$2,197,731	\$483,206	\$1,714,525
Ace natural Foods (tax exemption start year: 2019)	\$1,031,836	\$556,686	\$475,150
American Christmas (tax exemption start year: unknown)	\$5,993,493	\$644,259	\$5,349,234
Blue Rio/La Porte (tax exemption start year: unknown)	\$4,679,138	\$808,391	\$3,870,747
Dominican Magic (tax exemption start year: unknown)	\$600,295	\$272,933	\$327,362
Enclave on 5th (tax exemption start year: unknown)	\$968,948	\$303,656	\$665,292
Enclave at Fleetwood (tax exemption start year: 2021)	\$2,686,773	\$784,704	\$1,902,069
Grace Plaza (tax exemption start year: 2008)	\$360,806	\$420,535	-\$59,729
Grace Terrace (tax exemption start year: unknown)	\$1,372,923	\$482,356	\$890,567
Grace Towers (tax exemption start year: 2007)	\$2,139,711	\$909,646	\$1,230,065
Heritage North/MV North (tax exemption start year: unknown)	\$3,208,498	\$809,119	\$2,399,379
Heritage South/MV South (tax exemption start year: unknown)	\$10,584,297	\$1,579,029	\$9,005,268
Kings Court (tax exemption start year: 2003)	\$94,867	\$113,726	-\$18,859
Macedonia Towers (tax exemption start year: 2003)	\$350,562	\$350,197	\$365
Oakwood Gardens (tax exemption start year: 2019)	\$1,335,801	\$291,168	\$1,044,633
Regent Hospitality Linen Services (tax exemption start year: 2018)	\$252,271	\$122,309	\$129,962
Stanford Terrace (tax exemption start year: 2020)	\$323,108	\$121,559	\$201,549
Target (tax exemption start year: unknown)	\$4,071,422	\$1,888,204	\$2,183,218
Titus Mt. Vernon (tax exemption start year: 2020)	\$398,433	\$33,242	\$365,191
Zion Court (tax exemption start year: unknown)	\$1,102,632	\$273,187	\$829,445

Totals

\$45,808,122

\$11,790,467

\$34,017,655



what they owed



what they paid

**what we lost**

Data Sources:

<https://cmvny.com/567/Public-Documents><https://cmvny.com/Archive.aspx?AMID=48>

2023 Corporate Tax Breaks handed out by the Mount Vernon Industrial Development Agency

	Property Tax Exemptions			Payments Made "in lieu of taxes" (PILOTS)			Total tax loss
	County	City	School	County	City	School	(Tax Exemptions - PILOTS)
130 Modern	\$33,586	\$88,424	\$181,535	\$8,248	\$20,996	\$45,741	\$228,560
22 South West Street	\$74,735	\$196,757	\$403,944	\$18,157	\$46,217	\$100,688	\$510,374
Ace natural Foods	\$23,089	\$60,787	\$124,796	\$12,982	\$33,044	\$71,989	\$90,657
American Christmas	\$20,329	\$53,520	\$109,877	\$8,539	\$21,735	\$47,351	\$106,101
Blue Rio (La Porte)	\$74,003	\$194,831	\$399,990	\$10,138	\$25,805	\$56,219	\$576,662
Dominican Magic	\$9,295	\$24,472	\$50,240	\$3,236	\$8,237	\$17,946	\$54,588
Enclave on 5th	\$16,669	\$43,886	\$90,099	\$4,650	\$11,837	\$25,788	\$108,379
Enclave at Fleetwood	\$103,030	\$271,251	\$556,882	\$22,545	\$57,388	\$125,024	\$726,206
Grace Plaza	\$5,303	\$13,962	\$28,663	\$6,410	\$16,317	\$35,548	-\$10,347
Grace Terrace	\$22,168	\$58,362	\$119,817	\$7,184	\$18,286	\$39,837	\$135,040
Grace Towers	\$35,018	\$92,194	\$189,274	\$13,414	\$34,144	\$74,386	\$194,542
Heritage North/MV North	\$44,193	116348	\$238,862	\$14,052	\$35,768	\$77,924	\$271,659
Heritage South/MV South	\$176,770	\$465,390	\$955,449	\$28,275	\$71,973	\$156,799	\$1,340,562
Kings Court	\$1,856	\$4,887	\$10,032	\$2,216	\$5,640	\$12,288	-\$3,369
Macedonia Towers	\$6,859	\$18,057	\$37,071	\$6,823	\$17,368	\$37,837	-\$41
Oakwood Gardens	\$32,299	\$85,036	\$174,580	\$8,366	\$21,294	\$46,391	\$215,864
Regent Hospitality Linen Services	\$4,905	\$12,915	\$26,514	\$3,539	\$9,008	\$19,624	\$12,163
Stanford Terrace	\$11,349	\$29,878	\$61,340	\$3,497	\$8,900	\$19,390	\$70,780
Target	\$20,378	\$53,650	\$110,144	\$36,487	\$92,875	\$202,335	-\$147,525
Titus Mt. Vernon	\$20,378	\$53,650	\$110,144	\$0	\$0	\$0	\$184,172
Zion Court	\$16,970	\$44,677	\$110,144	\$4,042	\$10,289	\$22,416	\$135,044
Totals	\$753,182	\$1,982,934	\$4,089,397	\$222,800	\$567,121	\$1,235,521	\$4,800,071

Data Source: <https://cmvny.com/567/Public-Documents>

2022 Corporate Tax Breaks handed out by the Mount Vernon Industrial Development Agency

	Property Tax Exemptions			Payments Made "in lieu of taxes" (PILOTS)			Total tax loss (Tax Exemptions - PILOTS)
	County	City	School	County	City	School	
130 Modern	\$32,990	\$83,722	\$181,540	\$8,087	\$20,584	\$44,844	\$224,737
22 South West Street	\$73,407	\$186,293	\$403,956	\$17,714	\$45,090	\$98,232	\$502,620
Ace natural Foods	\$22,679	\$57,554	\$124,800	\$12,603	\$32,082	\$69,892	\$90,456
American Christmas	\$19,967	\$50,674	\$109,880	\$8,250	\$21,000	\$45,750	\$105,521
Blue Rio (La Porte)	\$72,689	\$184,470	\$400,003	\$9,843	\$25,054	\$54,582	\$567,683
Dominican Magic	\$9,130	\$23,170	\$50,242	\$5,808	\$14,784	\$32,208	\$29,742
Enclave on 5th	\$16,373	\$41,552	\$90,102	\$4,515	\$11,492	\$23,036	\$108,984
Enclave at Fleetwood	\$101,200	\$256,825	\$556,898	\$21,889	\$55,717	\$121,383	\$715,934
Grace Plaza	\$5,209	\$13,219	\$28,664	\$6,254	\$15,919	\$34,681	-\$9,762
Grace Terrace	\$21,774	\$55,258	\$119,821	\$7,009	\$17,840	\$38,866	\$133,138
Grace Towers	\$34,396	\$87,291	\$189,280	\$13,087	\$33,312	\$72,572	\$191,996
Heritage North/MV North	\$4,348	110160	\$238,870	\$11,583	\$29,483	\$64,232	\$248,080
Heritage South/MV South	\$173,630	\$440,640	\$955,479	\$26,264	\$66,853	\$145,645	\$1,330,987
Kings Court	\$1,823	\$4,627	\$10,033	\$2,162	\$5,503	\$11,988	-\$3,170
Macedonia Towers	\$6,737	\$17,097	\$37,073	\$6,657	\$16,944	\$36,914	\$392
Oakwood Gardens	\$31,726	\$80,514	\$174,585	\$8,122	\$20,674	\$45,039	\$212,990
Regent Hospitality Linen Services	\$4,818	\$12,228	\$26,515	\$3,436	\$8,745	\$19,052	\$12,328
Stanford Terrace	\$11,147	\$28,289	\$61,342	\$3,392	\$8,635	\$18,812	\$69,939
Target	\$86,815	\$220,320	\$477,740	\$33,891	\$86,269	\$187,943	\$476,772
Titus Mt. Vernon	\$20,016	\$50,797	\$110,148	\$0	\$0	\$0	\$180,961
Zion Court	\$16,668	\$42,301	\$110,148	\$3,721	\$9,471	\$20,633	\$135,292
Totals	\$767,542	\$2,047,001	\$4,457,119	\$214,287	\$545,451	\$1,186,304	\$5,325,620

Data Source: <https://cmvny.com/567/Public-Documents>

2021 Corporate Tax Breaks handed out by the Mount Vernon Industrial Development Agency

	Property Tax Exemptions			Payments Made "in lieu of taxes" (PILOTS)			Total tax loss
	County	City	School	County	City	School	(Tax Exemptions - PILOTS)
130 Modern	\$31,427	\$81,067	\$175,504	\$6,904	\$20,137	\$45,031	\$215,926
22 South West Street	\$69,932	\$180,387	\$390,525	\$15,051	\$43,896	\$98,161	\$483,736
Ace natural Foods	\$21,605	\$55,730	\$120,650	\$10,657	\$31,080	\$69,503	\$86,745
American Christmas	\$19,022	\$49,067	\$106,227	\$4,790	\$13,970	\$31,240	\$124,316
Blue Rio (La Porte)	\$69,247	\$178,622	\$386,703	\$5,544	\$16,168	\$36,155	\$576,705
Dominican Magic	\$8,698	\$22,436	\$48,571	\$4,920	\$14,350	\$32,090	\$28,345
Enclave on 5th	\$15,449	\$39,851	\$15,449	\$3,817	\$11,134	\$24,897	\$30,901
Enclave at Fleetwood	\$38,563	\$99,472	\$215,351	\$18,508	\$53,978	\$120,707	\$160,193
Grace Plaza	\$4,962	\$12,800	\$27,711	\$5,314	\$15,498	\$34,656	-\$9,995
Grace Terrace	\$20,743	\$53,506	\$115,836	\$5,955	\$17,367	\$38,837	\$127,926
Grace Towers	\$32,767	\$84,523	\$182,986	\$11,119	\$32,429	\$72,519	\$184,209
Heritage North/MV North	\$82,705	213335	\$461,855	\$11,574	\$33,756	\$75,486	\$637,079
Heritage South/MV South	\$165,410	\$426,670	\$923,710	\$21,221	\$61,890	\$138,399	\$1,294,280
Kings Court	\$1,736	\$4,480	\$9,698	\$1,837	\$5,357	\$11,979	-\$3,259
Macedonia Towers	\$6,417	\$16,554	\$35,839	\$5,656	\$16,495	\$36,887	-\$228
Oakwood Gardens	\$31,877	\$82,227	\$178,017	\$6,867	\$20,029	\$44,789	\$220,436
Regent Hospitality Linen Services	\$4,590	\$11,840	\$25,632	\$2,905	\$8,472	\$18,946	\$11,739
Stanford Terrace	\$10,619	\$27,391	\$59,302	\$2,866	\$8,359	\$18,692	\$67,395
Target							\$0
Zion Court	\$15,879	\$40,960	\$88,676	\$3,177	\$9,266	\$20,721	\$112,351
Totals	\$651,648	\$1,680,918	\$3,568,242	\$148,682	\$433,631	\$969,695	\$4,348,800

Data Source: <https://cmvny.com/567/Public-Documents>

2020 Corporate Tax Breaks handed out by the Mount Vernon Industrial Development Agency

	Other Tax Exemption*	Property Tax Exemptions			Payments Made "in lieu of taxes" (PILOTS)			Total tax loss (Tax Exemptions - PILOTS)
		County	City	School	County	City	School	
130 Modern	\$0	\$21,510	\$60,229	\$133,363	\$3,936	\$11,020	\$24,401	\$175,745
22 South West Street	\$208,889	\$0	\$0	\$0	\$0	\$0	\$0	\$208,889
Ace natural Foods	\$115,331	\$18,918	\$52,970	\$117,290	\$10,800	\$30,240	\$66,960	\$196,509
American Christmas	\$0	\$16,651	\$46,622	\$103,235	\$5,000	\$14,000	\$31,000	\$116,508
Blue Rio (La Porte)	\$0	\$60,615	\$169,723	\$375,815	\$11,335	\$31,737	\$70,276	\$492,805
Dominican Magic	\$0	\$7,613	\$21,318	\$47,203	\$4,647	\$13,013	\$28,814	\$29,660
Enclave on 5th	\$0	\$13,654	\$38,230	\$84,653	\$3,869	\$10,832	\$23,986	\$97,850
Enclave at Fleetwood	\$0	\$48,730	\$136,444	\$302,127	\$18,757	\$52,518	\$116,290	\$299,736
Grace Plaza	\$0	\$4,344	\$12,162	\$26,930	\$5,204	\$14,571	\$32,265	-\$8,604
Grace Terrace	\$0	\$18,157	\$50,840	\$112,575	\$6,064	\$16,980	\$37,599	\$120,929
Grace Towers	\$0	\$28,683	\$80,312	\$177,834	\$11,324	\$31,706	\$70,207	\$173,592
Heritage North/MV North	\$0	\$38,138	\$102,700	\$235,705	\$6,530	\$18,285	\$40,488	\$311,240
Heritage South/MV South	\$0	\$76,275	\$205,400	\$471,410	\$20,123	\$56,343	\$124,760	\$551,859
Kings Court	\$0	\$1,520	\$4,256	\$9,425	\$1,870	\$5,237	\$11,597	-\$3,503
Macedonia Towers	\$0	\$5,618	\$15,730	\$34,830	\$5,760	\$16,128	\$35,711	-\$1,421
Oakwood Gardens	\$42,500	\$27,904	\$78,131	\$173,005	\$6,960	\$19,487	\$43,150	\$251,943
Regent Hospitality Linen Services	\$1,546	\$4,018	\$11,250	\$24,910	\$0	\$0	\$0	\$41,724
Stanford Terrace	\$0	\$2,245	\$6,286	\$13,920	\$2,902	\$8,124	\$17,990	-\$6,565
Target	\$0	\$72,396	\$202,707	\$448,852	\$27,001	\$75,604	\$167,408	\$453,942
Titus Mt. Vernon	\$0	\$3,330	\$9,324	\$20,646	\$3,272	\$9,324	\$20,646	\$58
Zion Court	\$0	\$13,900	\$38,919	\$86,179	\$4,754	\$13,313	\$29,478	\$91,453
Totals	\$368,266	\$484,219	\$1,343,553	\$2,999,907	\$160,108	\$448,462	\$993,026	\$3,594,349

*Sales & Mortgage Recording Tax

Data Source: <https://cmvny.com/567/Public-Documents>

2019 Corporate Tax Breaks handed out by the Mount Vernon Industrial Development Agency

	Other Tax Exemption*	Property Tax Exemption	Payments Made "in lieu of taxes" (PILOTS)			Total tax loss (Tax Exemptions - PILOTS)
			County	City	School	
130 Modern	\$0	\$275,893	\$7,066	\$19,785	\$43,809	\$205,233
22 South West Street	\$8,906	\$0	\$0	\$0	\$0	\$8,906
Ace natural Foods	\$0	\$115,637	\$10,485	\$29,359	\$65,010	\$10,783
American Christmas	\$38,546	\$166,988	\$5,000	\$14,000	\$31,000	\$155,534
Blue Rio (La Porte)	\$0	\$607,896	\$8,189	\$22,928	\$50,769	\$526,010
Dominican Magic	\$0	\$76,354	\$4,848	\$13,574	\$30,058	\$27,874
Enclave on 5th	\$0	\$136,930	\$3,756	\$10,517	\$23,287	\$99,370
Enclave at Fleetwood	\$0	\$145,073	\$11,018	\$30,850	\$68,312	\$34,893
Grace Plaza	\$0	\$43,562	\$5,077	\$14,216	\$31,478	-\$7,209
Grace Terrace	\$0	\$182,095	\$5,916	\$16,566	\$36,682	\$122,931
Grace Towers	\$0	\$287,655	\$11,048	\$30,933	\$68,495	\$177,179
Heritage North/MV North	0	\$363,018	\$83,789	\$23,462	\$51,951	\$203,816
Heritage South/MV South	\$0	\$1,452,070	\$18,988	\$53,167	\$117,726	\$1,262,189
Kings Court	\$0	\$15,247	\$0	\$18,249	\$0	-\$3,002
Macedonia Towers	\$0	\$56,340	\$0	\$56,194	\$0	\$146
Oakwood Gardens	\$143,400	\$0	\$0	\$0	\$0	\$143,400
Regent Hospitality Linen Services	\$0	\$40,295	\$2,858	\$8,003	\$17,721	\$11,713
Target	\$0	\$726,035	\$24,503	\$68,608	\$151,917	\$481,007
Zion Court	\$0	\$139,399	\$3,139	\$8,789	\$19,462	\$108,009
Totals	\$190,852	\$4,830,487	\$205,680	\$439,200	\$807,677	\$3,568,782

*Sales & Mortgage Recording Tax

Data Source: <https://cmvny.com/567/Public-Documents>

2018 Corporate Tax Breaks handed out by the Mount Vernon Industrial Development Agency

	Property Tax Exemption	Payments Made "in lieu of taxes" (PILOTS)			Total tax loss
		County	City	School	(Tax Exemptions - PILOTS)
130 Modern	\$275,893	\$6,673	\$19,463	\$43,524	\$206,233
American Christmas	\$166,988	\$5,313	\$15,497	\$34,534	\$111,644
Blue Rio (La Porte)	\$607,896	\$6,773	\$22,475	\$50,252	\$528,396
Dominican Magic	\$76,354	\$0	\$0	\$0	\$76,354
Enclave on 5th	\$136,930	\$3,493	\$10,189	\$22,784	\$100,464
Grace Plaza	\$43,562	\$4,745	\$13,839	\$30,948	-\$5,970
Grace Terrace	\$182,095	\$5,530	\$16,127	\$36,064	\$124,374
Grace Towers	\$287,655	\$10,325	\$30,114	\$67,342	\$179,874
Heritage North/MV North	\$363,018	\$7,023	\$21,753	\$48,642	\$285,600
Heritage South/MV South	\$1,452,070	\$16,803	\$49,006	\$109,381	\$1,276,880
Kings Court	\$15,247	\$11,124	\$4,974	\$1,705	-\$2,556
Macedonia Towers	\$56,340	\$0	\$54,823	\$0	\$1,517
Regent Hospitality Linen Services	\$40,295	\$0	\$0	\$0	\$40,295
Target	\$726,035	\$20,508	\$63,604	\$141,958	\$499,965
Zion Court	\$139,399	\$2,948	\$8,599	\$19,228	\$108,624
Totals	\$4,569,777	\$101,258	\$330,463	\$606,362	\$3,531,694

Data Source: <https://cmvny.com/567/Public-Documents>

2017 Corporate Tax Breaks handed out by the Mount Vernon Industrial Development Agency

	Property Tax Exemption	Payments Made "in lieu of taxes" (PILOTS)			Total tax loss (Tax Exemptions - PILOTS)
		County	City	School	
130 Modern	\$135,510	\$7,795	\$29,884	\$66,811	\$31,020
American Christmas	\$4,757,088	\$10,810	\$41,445	\$92,657	\$4,612,176
Blue Rio (La Porte)	\$318,504	\$12,454	\$47,748	\$106,747	\$151,555
Dominican Magic	\$52,583	\$0	\$0	\$0	\$52,583
Enclave on 5th	\$58,896	\$2,641	\$10,126	\$22,637	\$23,492
Grace Plaza	\$48,324	\$3,605	\$13,821	\$30,898	\$0
Grace Terrace	\$66,697	\$4,380	\$16,790	\$37,537	\$7,990
Grace Towers	\$76,273	\$9,088	\$34,843	\$77,896	-\$45,554
Heritage North/MV North	\$250,000	\$6,433	\$24,661	\$55,134	\$163,772
Heritage South/MV South	\$862,954	\$10,224	\$39,195	\$87,628	\$725,907
Target	\$235,865	\$19,705	\$75,543	\$168,888	-\$28,271
Zion Court	\$65,840	\$2,250	\$8,626	\$19,285	\$35,679
Totals	\$6,928,534	\$89,385	\$342,682	\$766,118	\$5,730,349

Data Source: <https://cmvny.com/Archive.aspx?AMID=48>

2016 Corporate Tax Breaks handed out by the Mount Vernon Industrial Development Agency

	Property Tax Exemption	Payments Made "in lieu of taxes" (PILOTS)			Total tax loss (Tax Exemptions - PILOTS)
		County	City	School	
130 Modern	\$262,384	\$2,975	\$10,676	\$23,965	\$224,768
American Christmas	\$158,812	\$11,183	\$40,123	\$90,072	\$17,434
Blue Rio (La Porte)	\$578,131	\$10,062	\$36,099	\$81,039	\$450,931
Dominican Magic	\$72,616	\$3,569	\$12,544	\$28,287	\$28,216
Enclave on 5th	\$130,225	\$2,719	\$9,755	\$21,899	\$95,852
Grace Plaza	\$41,429	\$3,897	\$13,983	\$31,391	-\$7,842
Grace Terrace	\$173,179	\$4,346	\$15,592	\$35,002	\$118,239
Grace Towers	\$273,570	\$7,858	\$28,194	\$63,291	\$174,227
Heritage North/MV North	\$345,243	\$5,308	\$19,046	\$42,756	\$278,133
Heritage South/MV South	\$1,380,970	\$12,527	\$44,944	\$100,895	\$1,222,604
Sanford Terrace	\$20,715	\$782	\$2,807	\$6,301	\$10,825
Target	\$690,485	\$19,234	\$69,008	\$154,915	\$447,328
Zion Court	\$132,573	\$2,340	\$8,395	\$18,845	\$102,993
Totals	\$4,260,332	\$86,800	\$311,166	\$698,658	\$3,163,708

Data Source: <https://cmvny.com/Archive.aspx?AMID=48>