



DTF-70
(12/08)

New York State Department of Taxation and Finance

Brownfield Redevelopment Report

Developers of brownfield sites are required to file an annual report with the Tax Department. The report must include the amounts of state and local taxes generated by the activities of the businesses and employees operating on the brownfield site. If the actual amounts are unavailable, a developer may provide estimates. The department is implementing the reporting requirement using Form DTF-70 for periods beginning December 1, 2008.

Developers are generally defined as taxpayers who have executed a Brownfield Cleanup Agreement (BCA) with the Department of Environmental Conservation (DEC) and have been issued or are expected to be issued a Certificate of Completion (COC), or taxpayers that have purchased or acquired a qualified site for which a COC has been issued from an unrelated party.

A developer must compile the required information from any lessees and other developers and combine the information with its own to produce one report for the qualified site. In cases where there are multiple developers on the same site, the report must be completed by only one of the developers, but it must contain information for all activity on the site by all developers and lessees.

The report is first due within one year after the execution of the BCA and for 11 years thereafter. The annual reporting period covers all activity occurring on the site from December 1 through November 30 of the following year. The report is due by December 31 of each year. If a developer would like to request an alternate reporting period, the request should be submitted to the address below.

Starting date of report (mm-dd-yyyy)	Ending date of report (mm-dd-yyyy)
12/1/08	11/30/09

Part 1 – Site identifying information

Name of developer completing report Triago Holdings, LLC		
Names of all other developers (attach additional sheets if necessary)		
Division of Environmental Remediation site number C 231045	Site name East River Plaza	DEC region 2
Site location – include street address, municipality, and county block 1715 lots 7, 45, 10, 22, 38, 42, 43 block 1815 lots 23, 31, 34, 35 block 1716 lots 7, 9, 8, 11, 13, 19, 45, 5, 6 between E 116th Street and E 119th St in NYC		
Date BCA executed (mm-dd-yyyy) 6/15/2005	Date COC issued (mm-dd-yyyy) 12/28/2007	Date COC sold or transferred (if applicable) (mm-dd-yyyy)

A. Mark an X in the box if the site is located in an EN-Zone

If Yes, enter the percent of the qualified site located within an EN-Zone **100.00** %

B. Mark an X in the box if the site is located in a Brownfield Opportunity Area

C. Will the site be used/is the site used primarily for manufacturing activities? Yes No

D. Has the use of the property changed since the last report? (If Yes, list new use below) Yes No

This is the first report that we are submitting to New York State

Send your report or request to: NYS TAX DEPARTMENT
OTPA – BROWNFIELD REPORTING UNIT
W A HARRIMAN CAMPUS
ALBANY NY 12227

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Has any new development occurred on the property since the last report? (If Yes, describe below) Yes No

The retail site was opened for business on 11/14/2009.
 Only two tenants are occupying the site at this time.

Part 2 - Tax information

For each applicable tax article or type below, list the actual or estimated amount of tax generated by the activities of the businesses and employees operating on the brownfield site. If the businesses were subject to the tax, but did not generate tax revenue, enter 0. If the businesses were not subject to the tax, enter N/A.

	Actual or Estimated (mark an X in one)		Amount
State taxes			
Article 9 - Corporation Tax	<input type="checkbox"/>	<input type="checkbox"/>	
Article 9-A - Franchise Tax on Business Corporations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2058
Article 11 - Tax on Mortgages	<input type="checkbox"/>	<input type="checkbox"/>	
Article 13 - Tax on Unrelated Business Income	<input type="checkbox"/>	<input type="checkbox"/>	
Article 22 - Personal Income Tax (Employee withholding)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	107,500
Article 28 - Sales and Compensating Use Taxes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,058,668
Article 29 - Taxes authorized for cities, counties, and school districts	<input type="checkbox"/>	<input type="checkbox"/>	
Article 30 - City Personal Income Tax (Employee withholding)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	31,750
Article 31 - Real Estate Transfer Tax	<input type="checkbox"/>	<input type="checkbox"/>	
Article 32 - Franchise Tax on Banking Corporations	<input type="checkbox"/>	<input type="checkbox"/>	
Article 33 - Franchise Tax on Insurance Corporations	<input type="checkbox"/>	<input type="checkbox"/>	
Article 33-A - Tax on Independently Procured Insurance	<input type="checkbox"/>	<input type="checkbox"/>	
Article 33-B - Tax on Real Estate Transfers in Towns	<input type="checkbox"/>	<input type="checkbox"/>	
Local taxes			
Any Real Property Taxes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	57606
New York City Unincorporated Business Taxes	<input type="checkbox"/>	<input type="checkbox"/>	
New York City Business Taxes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1999
New York City Real Property Transfer Taxes	<input type="checkbox"/>	<input type="checkbox"/>	
New York City Mortgage Taxes	<input type="checkbox"/>	<input type="checkbox"/>	

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Note: Includes available information from the developer and partial information from lessees. Information from the other lessee and third party information is not currently available.