

**IDA Appointment of Project
Operator or Agent
For Sales Tax Purposes****ST-60**
(1/18)

The industrial development agency or authority (IDA) **must** submit this form within **30 days** of the appointment of a project operator or agent, whether appointed directly by the IDA or indirectly by the operator or another agent.

For IDA use only**IDA information**

Name of IDA Onondaga County Industrial Development Agency			IDA project number (use OSC numbering system for projects after 1998) 3101-24-05A
Street address 335 Montgomery Street, 2nd Floor			Telephone number (315) 435-3770
City Syracuse	State NY	ZIP code 13202	Email address (optional)

Project operator or agent information

Name of IDA project operator or agent Paradise Companies 10, LLC		Mark an X in the box if directly appointed by the IDA: <input checked="" type="checkbox"/>	Employer identification or Social Security number [REDACTED]
Street address 344 S. Warren Street, Suite 202		Telephone number (315) 299-6292	Primary operator or agent? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
City Syracuse	State NY	ZIP code 13202	Email address (optional)

Project information

Name of project Paradise Companies 10, LLC			
Street address of project site 111 & 117 East Seneca St			
City Manlius	State NY	ZIP code 13104	Email address (optional)
Purpose of project Acquisition, construction and installation on various parcels of land located on East Seneca Street in the Town of Manlius in the County of Onondaga of an approximately 14,520 square foot mixed-use building, containing residential units and retail space and other ancillary interior and exterior amenities and sitework.			

Description of goods and services intended to be exempted from New York State and local sales and use taxes Construction materials, machinery and equipment necessary for the construction of the facility or to be incorporated into or installed in the facility and all furnitures, fixtures, equipment, apparatus and other tangible property to be used in connection with the facility.			
Date project operator or agent appointed (mmddyy) 092525	Date project operator or agent status ends (mmddyy) 092527	Mark an X in the box if this is an extension to an original project: <input type="checkbox"/>	
Estimated value of goods and services that will be exempt from New York State and local sales and use tax: 2,231,950.00		Estimated value of New York State and local sales and use tax exemption provided: 178,556.00	

Certification: I certify that the above statements are true, complete, and correct, and that no material information has been omitted. I make these statements with the knowledge that willfully providing false or fraudulent information with this document may constitute a felony or other crime under New York State Law, punishable by a substantial fine and possible jail sentence. I also understand that the Tax Department is authorized to investigate the validity of any information entered on this document.

Print name of officer or employee signing on behalf of the IDA Robert M. Petrovich		Print title Executive Director	
Signature 		Date 9/25/2025	Telephone number (315) 435-3770



IDA Appointment of Project Operator or Agent For Sales Tax Purposes

ST-60
(1/18)

The industrial development agency or authority (IDA) **must** submit this form within **30 days** of the appointment of a project operator or agent, whether appointed directly by the IDA or indirectly by the operator or another agent.

For IDA use only**IDA information**

Name of IDA Onondaga County Industrial Development Agency			IDA project number (use OSC numbering system for projects after 1998) 3101-24-05A	
Street address 335 Montgomery Street, 2nd Floor			Telephone number (315) 435-3770	
City Syracuse	State NY	ZIP code 13202	Email address (optional)	

Project operator or agent information

Name of IDA project operator or agent ICON Construction Management, LLC		Mark an X in the box if directly appointed by the IDA: <input type="checkbox"/>	Employer identification or Social Security number [REDACTED]	
Street address 344 S. Warren Street, Suite 202		Telephone number (315) 299-6292		Primary operator or agent? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
City Syracuse	State NY	ZIP code 13202	Email address (optional)	

Project information

Name of project Paradise Companies 10, LLC Project			
Street address of project site 111 & 117 East Seneca St			
City Manlius	State NY	ZIP code 13104	Email address (optional)
Purpose of project Acquisition, construction and installation on various parcels of land located on East Seneca Street in the Town of Manlius in the County of Onondaga of an approximately 14,520 square foot mixed-use building, containing residential units and retail space and other ancillary interior and exterior amenities and sitework.			

Description of goods and services intended to be exempted from New York State and local sales and use taxes

Construction materials, machinery and equipment necessary for the construction of the facility or to be incorporated into or installed in the facility and all furnitures, fixtures, equipment, apparatus and other tangible property to be used in connection with the facility.

Date project operator or agent appointed (mmdyy) 092525	Date project operator or agent status ends (mmdyy) 092527	Mark an X in the box if this is an extension to an original project: <input type="checkbox"/>
Estimated value of goods and services that will be exempt from New York State and local sales and use tax: 2,231,556.00		Estimated value of New York State and local sales and use tax exemption provided: 178,556.00

Certification: I certify that the above statements are true, complete, and correct, and that no material information has been omitted. I make these statements with the knowledge that willfully providing false or fraudulent information with this document may constitute a felony or other crime under New York State Law, punishable by a substantial fine and possible jail sentence. I also understand that the Tax Department is authorized to investigate the validity of any information entered on this document.

Print name of officer or employee signing on behalf of the IDA Robert M. Petrovich		Print title Executive Director	
Signature 	Date 9/25/2025	Telephone number (315) 435-3770	