

Governance Information (Authority-Related)

Question	Response	URL (if applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	www.cityofutica.com
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	www.cityofutica.com
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	www.cityofutica.com
6. Are any Authority staff also employed by another government agency?	Yes	City of Utica
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	www.cityofutica.com
9. Has the Authority's mission statement been revised and adopted during the reporting period?	Yes	N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		www.cityofutica.com

Governance Information (Board-Related)

Question	Response	URL
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		www.cityofutica.com
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		www.cityofutica.com
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	www.cityofutica.com
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	www.cityofutica.com
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	No	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	No	
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	

Board of Directors Listing

Name	Zegarelli, John	Name	Martin, Emmett
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	07/25/2012	Term Start Date	02/01/2008
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Other
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	No	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Buffa, John	Name	Hobika Sr., Joseph H
Chair of the Board	No	Chair of the Board	Yes
If yes, Chairman Designated by.		If yes, Chairman Designated by.	Local
Term Start Date	02/28/2008	Term Start Date	08/12/1996
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Other	Nominated By	Other
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	No	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Gilroy, Vincent
Chair of the Board	No
If yes, Chairman Designated by.	
Term Start Date	03/07/2000
Term Expiration Date	Pleasure of Authority
Title	
Has the Board member appointed a designee?	
Designee Name	
Ex-officio	No
Nominated By	Other
Appointed By	Local
Confirmed by Senate?	No
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	No
Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No

Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/Allowances/Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by State or local government
Spaeth, Jack	Executive Director	Executive	City of Utica Urban & Economic Development	CSEA		FT	No	0.00	0	0	0	0	0	0	Yes	Yes

Benefit Information

During the fiscal year, did the Authority continue to pay for any of the above mentioned benefits for

No

Board Members

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allow-ance	Spousal / Dependent Life Insurance	Tuition Assist-ance	Multi-Year Employ-ment	None of These Benefits	Other
Zegarelli, John	Board of Directors												X	
Buffa, John	Board of Directors												X	
Martin, Emmett	Board of Directors												X	
Gilroy, Vincent	Board of Directors												X	
Hobika Sr., Joseph H	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allow-ance	Spousal / Dependent Life Insurance	Tuition Assist-ance	Multi-Year Employ-ment	None of These Benefits	Other
No Data has been entered by the Authority for this section in PARIS														

Subsidiary/Component Unit Verification

Is the list of subsidiaries, as assembled by the Office of the State Comptroller, correct? Yes
 Are there other subsidiaries or component units of the Authority that are active, not included in the PARIS reports submitted by this No

Name of Subsidiary/Component Unit	Status	Requested Changes
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Subsidiary/Component Unit Creation

Name of Subsidiary/Component Unit	Establishment Date	Entity Purpose
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Subsidiary/Component unit Termination

Name of Subsidiary/Component Unit	Termination Date	Termination Reason	Proof of Termination
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No Data has been entered by the Authority for this section in PARIS

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

<u>Assets</u>	
Current Assets	
Cash and cash equivalents	\$161,897
Investments	\$0
Receivables, net	\$0
Other assets	\$0
Total Current Assets	\$161,897
Noncurrent Assets	
Restricted cash and investments	\$50,088
Long-term receivables, net	\$0
Other assets	\$0
Capital Assets	
Land and other nondepreciable property	\$0
Buildings and equipment	\$0
Infrastructure	\$0
Accumulated depreciation	\$0
Net Capital Assets	\$0
Total Noncurrent Assets	\$50,088
Total Assets	\$211,985

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities

Current Liabilities

Accounts payable	\$0
Pension contribution payable	\$0
Other post-employment benefits	\$0
Accrued liabilities	\$0
Deferred revenues	\$0
Bonds and notes payable	\$0
Other long-term obligations due within one year	\$0
Total Current Liabilities	\$0

Noncurrent Liabilities

Pension contribution payable	\$0
Other post-employment benefits	\$0
Bonds and notes payable	\$0
Long Term Leases	\$0
Other long-term obligations	\$0
Total Noncurrent Liabilities	\$0

Total Liabilities

\$0

Net Asset (Deficit)

Net Asset

Invested in capital assets, net of related debt	\$0
Restricted	\$0
Unrestricted	\$211,985
Total Net Assets	\$211,985

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Operating Revenues

Charges for services	\$108,466
Rental & financing income	\$0
Other operating revenues	\$0
Total Operating Revenue	\$108,466

Operating Expenses

Salaries and wages	\$0
Other employee benefits	\$0
Professional services contracts	\$3,159
Supplies and materials	\$0
Depreciation & amortization	\$0
Other operating expenses	\$2,322
Total Operating Expenses	\$5,481

Operating Income (Loss) **\$102,985**

Nonoperating Revenues

Investment earnings	\$305
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$0
Total Nonoperating Revenue	\$305

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Nonoperating Expenses

Interest and other financing charges	\$0
Subsidies to other public authorities	\$0
Grants and donations	\$0
Other nonoperating expenses	\$0
Total Nonoperating Expenses	\$0
Income (Loss) Before Contributions	\$103,290
Capital Contributions	\$0
Change in net assets	\$103,290
Net assets (deficit) beginning of year	\$108,695
Other net assets changes	\$0
Net assets (deficit) at end of year	\$211,985

Current Debt

Question	Response
1. Did the Authority have any outstanding debt, including conduit debt, at any point during the reporting period?	No
2. If yes, has the Authority issued any debt during the reporting period?	

New Debt Issuances List by Type of Debt and Program

No Data has been entered by the Authority for this section in PARIS

Schedule of Authority Debt

Type of Debt	Statutory Authorization (\$)	Outstanding Start of Fiscal Year (\$)	New Debt Issuances (\$)	Debt Retired (\$)	Outstanding End of Fiscal Year (\$)
State Obligation					
State Guaranteed					
State Supported					
State Contingent Obligation					
State Moral Obligation					
Other State Funded					
Authority Obligation					
General Obligation					
Revenue					
Other Non-State Funded					
Conduit					
Conduit Debt					
Conduit Debt - Pilot Increment Financing					

Real Property Acquisition/Disposal List

This Authority has indicated that it had no real property acquisitions or disposals during the reporting period.

Personal Property

This Authority has indicated that it had no personal property disposals during the reporting period.

Property Documents

Question	Response	URL (if applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	No	
2. Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	www.cityofutica.com
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	

IDA Projects

1.

General Project Information

Project Code: 3002-97-01
Project Type: Straight Lease
Project Name: ADIRONDACK BUILDING

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: \$0.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 01/01/1997
IDA Took Title Yes
to Property:
Date IDA Took Title 05/14/1998
or Leasehold Interest:
Year Financial Assitance is 2018
planned to End:
Notes: Address should be: 189 Genesee
StreetProject Name: Adirondack Bank
BuildingEmployment numbers represent
tenants of building and not project oper

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$36,134
Local Property Tax Exemption: \$88,325
School Property Tax Exemption: \$97,524
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$221,983.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$18,067	\$18,067
Local PILOT:	\$44,162	\$44,162
School District PILOT:	\$48,762	\$48,762
Total PILOTS:	\$110,991	\$110,991

Net Exemptions: \$110,992

Location of Project

Address Line1: 185 GENESEE STREET
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13501
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 350
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 350

Applicant Information

Applicant Name: ADRON BUILDING
Address Line1: 185 GENESEE STREET
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13501
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

2.

General Project Information

Project Code: 3002-11-2
Project Type: Straight Lease
Project Name: Advanced Physical Medicine

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$1,825,000.00
Benefited Project Amount: \$1,750,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 04/05/2011
IDA Took Title Yes
to Property:
Date IDA Took Title 08/01/2011
or Leasehold Interest:
Year Financial Assitance is 2018
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$4,122
Local Property Tax Exemption: \$10,075
School Property Tax Exemption: \$11,124
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$25,321.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,061	\$2,061
Local PILOT:	\$5,037	\$5,037
School District PILOT:	\$5,562	\$5,562
Total PILOTS:	\$12,660	\$12,660

Net Exemptions: \$12,661

Location of Project

Address Line1: 1508 Genesee Street
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 25
Original Estimate of Jobs to be created: 10
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 37
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 12

Applicant Information

Applicant Name: Gasnar Corporation, Inc.
Address Line1: 2208 Genesee Street
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

3.

General Project Information

Project Code: 3002-10-02
Project Type: Straight Lease
Project Name: BUSINESS PARK ASSOCIATES FACILITY

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$5,162,000.00
Benefited Project Amount: \$5,162,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 10/12/2010
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assistance is 2015
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$19,007
Local Property Tax Exemption: \$46,460
School Property Tax Exemption: \$51,299
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$116,766.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$14,255	\$14,255
Local PILOT:	\$34,845	\$34,845
School District PILOT:	\$38,474	\$38,474
Total PILOTS:	\$87,574	\$87,574

Net Exemptions: \$29,192

Location of Project

Address Line1: 116 BUSINESS PARK DRIVE
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 22
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 24
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 24

Applicant Information

Applicant Name: "116 BUSINESS PARK ASSOCIATES, LLC
Address Line1: 110 BUSINESS PARK DRIVE
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

4.

General Project Information

Project Code: 3002-09-03
Project Type: Straight Lease
Project Name: COLONIAL SQUARE

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Manufacturing

Total Project Amount: \$3,925,000.00
Benefited Project Amount: \$3,925,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/08/2009
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assistance is 2012
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$11,304.12
Local Property Tax Exemption: \$27,631.08
School Property Tax Exemption: \$30,509.08
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$69,444.28
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,453.53	\$2,453.53
Local PILOT:	\$5,997.25	\$5,997.25
School District PILOT:	\$6,621.92	\$6,621.92
Total PILOTS:	\$15,072.7	\$15,072.7

Net Exemptions: \$54,371.58

Location of Project

Address Line1: TRENTON ROAD
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13503
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 46
Average estimated annual salary of jobs to be created.(at Current market rates): 34,171
Annualized salary Range of Jobs to be Created: 20,800 To: 49,920
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: "COLONIAL SQUARE, LLC"
Address Line1: 105 MAIN STREET
Address Line2:
City: WHITESBORO
State: NY
Zip - Plus4: 13492
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

5.

General Project Information

Project Code: 3002-07-04
Project Type: Straight Lease
Project Name: COURT STREET BUILDING

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: \$0.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/16/2007
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2017
planned to End:
Notes: Employment number is based on companies located in building not project operators employees

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$7,458
Local Property Tax Exemption: \$18,231
School Property Tax Exemption: \$20,129
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$45,818.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,461	\$2,461
Local PILOT:	\$6,016	\$6,016
School District PILOT:	\$6,643	\$6,643
Total PILOTS:	\$15,120	\$15,120

Net Exemptions: \$30,698

Location of Project

Address Line1: 430 COURT STREET
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 100
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 153
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 153

Applicant Information

Applicant Name: "GVH REALTY, LLC"
Address Line1: 401 HERKIMER ROAD
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: Yes
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: Yes
The project receives no tax exemptions: Yes

IDA Projects

6.

General Project Information

Project Code: 3002-11-1
Project Type: Straight Lease
Project Name: Dacobe Enterprises, LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Manufacturing

Total Project Amount: \$236,000.00
Benefited Project Amount: \$232,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 09/07/2010
IDA Took Title Yes
to Property:
Date IDA Took Title 01/01/2011
or Leasehold Interest:
Year Financial Assitance is 2022
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$170
Local Property Tax Exemption: \$4,040
School Property Tax Exemption: \$4,461
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$8,671.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$112	\$112
Local PILOT:	\$2,666	\$2,666
School District PILOT:	\$2,944	\$2,944
Total PILOTS:	\$5,722	\$5,722

Net Exemptions: \$2,949

Location of Project

Address Line1: 325 Lafayette Street
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 13
Original Estimate of Jobs to be created: 7
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 13
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 7
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (6)

Applicant Information

Applicant Name: Thorp Holdings, LLC
Address Line1: 325 Lafayette Street
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

7.

General Project Information

Project Code: 3002-08-02
Project Type: Straight Lease
Project Name: EMPIRE RECYCLING

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$4,000,000.00
Benefited Project Amount: \$4,000,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/27/2007
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2017
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$2,799
Local Property Tax Exemption: \$6,843
School Property Tax Exemption: \$7,555
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$17,197.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,864	\$1,864
Local PILOT:	\$4,557	\$4,557
School District PILOT:	\$5,032	\$5,032
Total PILOTS:	\$11,453	\$11,453

Net Exemptions: \$5,744

Location of Project

Address Line1: NORTH GENESEE STREET
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13503
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 56
Original Estimate of Jobs to be created: 8
Average estimated annual salary of jobs to be created.(at Current market rates): 35,000
Annualized salary Range of Jobs to be Created: 30,000 To: 40,000
Original Estimate of Jobs to be Retained: 56
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 85
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 29

Applicant Information

Applicant Name: "EMPIRE RECYCLING OPERATINS, INC."
Address Line1: PO BOX 353
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13503
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

8.

General Project Information

Project Code: 3002-11-3
Project Type: Straight Lease
Project Name: Fayez Chahfe, MD

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$3,025,000.00
Benefited Project Amount: \$3,025,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 07/05/2011
IDA Took Title Yes
to Property:
Date IDA Took Title 07/01/2012
or Leasehold Interest:
Year Financial Assitance is 2018
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$11,363
Local Property Tax Exemption: \$27,775
School Property Tax Exemption: \$30,668
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$69,806.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,681.5	\$5,681.5
Local PILOT:	\$13,887.5	\$13,887.5
School District PILOT:	\$15,334	\$15,334
Total PILOTS:	\$34,903	\$34,903

Net Exemptions: \$34,903

Location of Project

Address Line1: 2206 Genesee Street
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 17
Original Estimate of Jobs to be created: 7
Average estimated annual salary of jobs to be created.(at Current market rates): 33,585
Annualized salary Range of Jobs to be Created: 11,000 To: 80,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 22
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 5

Applicant Information

Applicant Name: Fayez Chahfe, MD
Address Line1: 2206 Genesee Street
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

9.

General Project Information

Project Code: 3002-06-01
Project Type: Straight Lease
Project Name: HAGE & HAGE

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$0.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/01/2006
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assistance is 2019
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$3,472
Local Property Tax Exemption: \$8,487
School Property Tax Exemption: \$9,370
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$21,329.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,146	\$1,146
Local PILOT:	\$2,801	\$2,801
School District PILOT:	\$3,092	\$3,092
Total PILOTS:	\$7,039	\$7,039

Net Exemptions: \$14,290

Location of Project

Address Line1: 610 CHARLOTTE STREET
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13501
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 6
Original Estimate of Jobs to be created: 2
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 6
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 6
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: CWC-ZUZU LLC
Address Line1: 150 GENESEE STREET
Address Line2:
City: NEW HARTFORD
State: NY
Zip - Plus4: 13413
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

10.

General Project Information

Project Code: 3002-07-02
Project Type: Straight Lease
Project Name: HAMPTON INN

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: \$0.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/01/2007
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2012
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$67,578.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: NORTH GENESEE STREET
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13503
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 17
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 20
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 20

Applicant Information

Applicant Name: "MARSH ENTERPRISES, LLC"
Address Line1: 382 EAST SECOND STREET
Address Line2:
City: CORNING
State: NY
Zip - Plus4: 14830
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

11.

General Project Information

Project Code: 3002-12-2
Project Type: Straight Lease
Project Name: Harza Building

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: \$250,000.00
Benefited Project Amount: \$250,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 06/14/2012
IDA Took Title Yes
to Property:
Date IDA Took Title 08/01/2012
or Leasehold Interest:
Year Financial Assitance is 2032
planned to End:
Notes: Employment numbers indicated below reflect tenant employee count and not that of project operator

Location of Project

Address Line1: 175-183 Genesee Street
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13501
Province/Region:
Country: USA

Applicant Information

Applicant Name: Adron Building, LLC
Address Line1: 185 Genesee Street
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13501
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$14,596
Local Property Tax Exemption: \$35,678
School Property Tax Exemption: \$39,394
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$89,668.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$89,668

Project Employment Information

of FTEs before IDA Status: 45
Original Estimate of Jobs to be created: 45
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 130
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 85

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

General Project Information

Project Code: 3002-11-4
Project Type: Straight Lease
Project Name: Holiday Inn Express

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$6,599,000.00
Benefited Project Amount: \$5,601,500.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/15/2011
IDA Took Title Yes
to Property:
Date IDA Took Title 10/01/2011
or Leasehold Interest:
Year Financial Assitance is 2022
planned to End:
Notes:

Location of Project

Address Line1: Wells Avenue
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Applicant Information

Applicant Name: North Utica Lodging Associates, LL
Address Line1: 382 East Second Street
Address Line2:
City: CORNING
State: NY
Zip - Plus4: 14830
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information 12.

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 16
Average estimated annual salary of jobs to be created.(at Current market rates): 21,944
Annualized salary Range of Jobs to be Created: 15,080 To: 34,647
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 20
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 20

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

13.

General Project Information

Project Code: 3002-10-01
Project Type: Straight Lease
Project Name: MANUFACTURING FACILITY

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Manufacturing

Total Project Amount: \$550,000.00
Benefited Project Amount: \$550,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/12/2010
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2020
planned to End:
Notes: Project name should be ESK Realty, LLC

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$6,270
Local Property Tax Exemption: \$15,327
School Property Tax Exemption: \$16,923
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$38,520.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,069	\$2,069
Local PILOT:	\$5,058	\$5,058
School District PILOT:	\$5,585	\$5,585
Total PILOTS:	\$12,712	\$12,712

Net Exemptions: \$25,808

Location of Project

Address Line1: 36 WURZ AVENUE
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13503
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 5
Average estimated annual salary of jobs to be created.(at Current market rates): 25,000
Annualized salary Range of Jobs to be Created: 20,000 To: 30,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 45
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 45

Applicant Information

Applicant Name: "ESK REALTY, LLC"
Address Line1: PO BOX 3353
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13503
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

14.

General Project Information

Project Code: 3002-09-02
Project Type: Straight Lease
Project Name: MEMORIAL PARKWAY, LLC FACILITY

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$0.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/08/2009
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2014
planned to End:
Notes: Number of FTE's before IDA involvement should be 110. Orig. est of jobs to be created should be 10. The employment numbers below reflect the employees of t

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$17,974
Local Property Tax Exemption: \$43,935
School Property Tax Exemption: \$48,511
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$110,420.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$13,481	\$13,481
Local PILOT:	\$32,951	\$32,951
School District PILOT:	\$36,383	\$36,383
Total PILOTS:	\$82,815	\$82,815

Net Exemptions: \$27,605

Location of Project

Address Line1: 106 MEMORIAL PARKWAY
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13501
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 110
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 125
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 125

Applicant Information

Applicant Name: "106 MEMORIAL PARKWAY, LLC"
Address Line1: 401 HERKIMER ROAD
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: Yes
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: Yes
The project receives no tax exemptions: Yes

IDA Projects

15.

General Project Information

Project Code: 3002-13-1
Project Type: Straight Lease
Project Name: Munson Machinery Company

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Manufacturing

Total Project Amount: \$1,510,000.00
Benefited Project Amount: \$800,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 11/19/2013
IDA Took Title Yes
to Property:
Date IDA Took Title 11/19/2013
or Leasehold Interest:
Year Financial Assitance is 2023
planned to End:
Notes: PILOT starts in 2015

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$10,227
Local Sales Tax Exemption: \$12,006
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$22,233.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$22,233

Location of Project

Address Line1: 210 Seward Avenue
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 38
Original Estimate of Jobs to be created: 12
Average estimated annual salary of jobs to be created.(at Current market rates): 41,183
Annualized salary Range of Jobs to be Created: 31,866 To: 50,500
Original Estimate of Jobs to be Retained: 38
Estimated average annual salary of jobs to be retained.(at Current Market rates): 41,183
Current # of FTEs: 44
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 6

Applicant Information

Applicant Name: Munson Machinery Company, Inc.
Address Line1: 210 Seward Avenue
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

16.

General Project Information

Project Code: 3002-08-01
Project Type: Straight Lease
Project Name: NEW HARTFORD SHEETE METAL

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Manufacturing

Total Project Amount: \$2,000,000.00
Benefited Project Amount: \$2,000,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 05/12/2008
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2018
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$6,002
Local Property Tax Exemption: \$14,670
School Property Tax Exemption: \$16,198
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$36,870.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,997	\$3,997
Local PILOT:	\$9,770	\$9,770
School District PILOT:	\$10,788	\$10,788
Total PILOTS:	\$24,555	\$24,555

Net Exemptions: \$12,315

Location of Project

Address Line1: 1821 BROAD STREET
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13501
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 39
Original Estimate of Jobs to be created: 20
Average estimated annual salary of jobs to be created.(at Current market rates): 27,000
Annualized salary Range of Jobs to be Created: 27,000 To: 27,000
Original Estimate of Jobs to be Retained: 20
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 47
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 8

Applicant Information

Applicant Name: "JAYCHLO, LLC"
Address Line1: 1821 BROAD STREET
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13501
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

17.

General Project Information

Project Code: 3002-07-01
Project Type: Straight Lease
Project Name: NEW STANLEY THEATER, LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: \$22,500,000.00
Benefited Project Amount: \$22,500,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 12/18/2006
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2011
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 261 GENESEE STREET
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13501
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 15
Original Estimate of Jobs to be created: 2
Average estimated annual salary of jobs to be created.(at Current market rates): 161,210
Annualized salary Range of Jobs to be Created: 16,000 To: 16,250
Original Estimate of Jobs to be Retained: 15
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 7
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (8)

Applicant Information

Applicant Name: "NEW STANLEY THEATER, LLC"
Address Line1: 261 GENESEE STREET
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13501
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

18.

General Project Information

Project Code: 3002-13-2
Project Type: Straight Lease
Project Name: Primo Property Management, LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: \$6,345,000.00
Benefited Project Amount: \$3,200,000.00

Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:

Not For Profit: No
Date Project Approved: 11/19/2013
IDA Took Title Yes
to Property:
Date IDA Took Title 11/19/2013

or Leasehold Interest:
Year Financial Assitance is 2023
planned to End:

Notes: PILOT will start in 2016 upon project completion

Location of Project

Address Line1: 520 Seneca Street
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Applicant Information

Applicant Name: Primo Property Management, . LLC
Address Line1: 520 Seneca Street
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$80,500
Local Sales Tax Exemption: \$94,500
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$30,000
Total Exemptions: \$205,000.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$205,000

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 30
Average estimated annual salary of jobs to be created.(at Current market rates): 45,000
Annualized salary Range of Jobs to be Created: 40,000 To: 50,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 5
Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

19.

General Project Information

Project Code: 3002-09-01
Project Type: Straight Lease
Project Name: RHODES DRIVE BUILDING

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Manufacturing

Total Project Amount: \$2,850,000.00
Benefited Project Amount: \$2,850,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 01/01/2009
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2012
planned to End:
Notes: Project Name should be 111 Business Park Drive Indium, not Rhodes Drive Building

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$17,561
Local Property Tax Exemption: \$42,925
School Property Tax Exemption: \$47,396
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$107,882.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$4,277	\$4,277
Local PILOT:	\$9,382	\$9,382
School District PILOT:	\$12,381	\$12,381
Total PILOTS:	\$26,040	\$26,040

Net Exemptions: \$81,842

Location of Project

Address Line1: 111 Business Park Drive
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 120
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 21,000
Annualized salary Range of Jobs to be Created: 18,000 To: 23,000
Original Estimate of Jobs to be Retained: 120
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 211.5
of FTE Construction Jobs during fiscal year: 1
Net Employment Change: 91.5

Applicant Information

Applicant Name: THE INDIUM CORPORATION OF AMERICA
Address Line1: 111 BUSINESS PARK DRIVE
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

20.

General Project Information

Project Code: 3002-07-03
Project Type: Straight Lease
Project Name: SENIOR DEVELOPMENT

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: \$22,090,384.00
Benefited Project Amount: \$22,090,384.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/01/2007
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assistance is 2012
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$115,768
Local Property Tax Exemption: \$282,977
School Property Tax Exemption: \$312,451
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$711,196.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$32,235	\$32,235
Local PILOT:	\$78,793	\$78,793
School District PILOT:	\$87,000	\$87,000
Total PILOTS:	\$198,028	\$198,028

Net Exemptions: \$513,168

Location of Project

Address Line1: TRENTON ROAD
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13501
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 5
Average estimated annual salary of jobs to be created.(at Current market rates): 40,500
Annualized salary Range of Jobs to be Created: 25,000 To: 65,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 5
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 5

Applicant Information

Applicant Name: "TRENTON ROAD, LLC"
Address Line1: 400 JORDAN ROAD
Address Line2:
City: TROY
State: NY
Zip - Plus4: 12180
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

21.

General Project Information

Project Code: 3002-13-
Project Type: Straight Lease
Project Name: United Auto Parts

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Retail Trade

Total Project Amount: \$4,400,000.00
Benefited Project Amount: \$4,400,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 04/01/2013
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assistance is 2023
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$39,100
Local Sales Tax Exemption: \$45,900
County Real Property Tax Exemption: \$11,539
Local Property Tax Exemption: \$28,204
School Property Tax Exemption: \$31,142
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$155,885.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,769	\$5,769
Local PILOT:	\$14,102	\$14,102
School District PILOT:	\$35,442	\$35,442
Total PILOTS:	\$55,313	\$55,313

Net Exemptions: \$100,572

Location of Project

Address Line1: 1002 Oswego Street
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 11
Original Estimate of Jobs to be created: 48
Average estimated annual salary of jobs to be created.(at Current market rates): 25,000
Annualized salary Range of Jobs to be Created: 22,000 To: 30,000
Original Estimate of Jobs to be Retained: 11
Estimated average annual salary of jobs to be retained.(at Current Market rates): 25,000
Current # of FTEs: 14
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 3

Applicant Information

Applicant Name: 1002 Oswego Street, LLC
Address Line1: 450 Tracy Street
Address Line2:
City: SYRACUSE
State: NY
Zip - Plus4: 13204
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
21	\$2,074,009.28	\$699,997.70	\$1,374,011.58	967.5

Additional Comments: