

**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?	No	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	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	07/25/2012	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	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	Gilroy, Vincent
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	02/28/2008	Term Start Date	03/07/2000
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?	No
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?	Yes	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	Martin, Emmett
Chair of the Board	No
If yes, Chairman Designated by.	
Term Start Date	02/01/2008
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?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
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 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 Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of These Benefits	Other
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	
Zegarelli, John	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 Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	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>	
<b>Current Assets</b>	
Cash and cash equivalents	\$498,851
Investments	\$0
Receivables, net	\$0
Other assets	\$0
<b>Total Current Assets</b>	<b>\$498,851</b>
<b>Noncurrent Assets</b>	
Restricted cash and investments	\$0
Long-term receivables, net	\$0
Other assets	\$0
<b>Capital Assets</b>	
Land and other nondepreciable property	\$0
Buildings and equipment	\$0
Infrastructure	\$0
Accumulated depreciation	\$0
Net Capital Assets	\$0
<b>Total Noncurrent Assets</b>	<b>\$0</b>
<b>Total Assets</b>	<b>\$498,851</b>

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
<b>Total Current Liabilities</b>	<b>\$0</b>

**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
<b>Total Noncurrent Liabilities</b>	<b>\$0</b>

**Total Liabilities** **\$0**

Net Asset (Deficit)

**Net Asset**

Invested in capital assets, net of related debt	\$0
Restricted	\$0
Unrestricted	\$498,851
<b>Total Net Assets</b>	<b>\$498,851</b>

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

<u>Operating Revenues</u>	
Charges for services	\$188,215
Rental & financing income	\$0
Other operating revenues	\$0
<b>Total Operating Revenue</b>	<b>\$188,215</b>
<u>Operating Expenses</u>	
Salaries and wages	\$0
Other employee benefits	\$0
Professional services contracts	\$13,000
Supplies and materials	\$0
Depreciation & amortization	\$0
Other operating expenses	\$2,987
<b>Total Operating Expenses</b>	<b>\$15,987</b>
<b>Operating Income (Loss)</b>	<b>\$172,228</b>
<u>Nonoperating Revenues</u>	
Investment earnings	\$0
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$926
<b>Total Nonoperating Revenue</b>	<b>\$926</b>

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
<b>Total Nonoperating Expenses</b>	<b>\$0</b>
<b>Income (Loss) Before Contributions</b>	<b>\$173,154</b>
Capital Contributions	\$0
Change in net assets	\$173,154
Net assets (deficit) beginning of year	\$325,697
Other net assets changes	\$0
Net assets (deficit) at end of year	\$498,851

**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 (\$)
<b>State Obligation</b> State Guaranteed  State Supported  State Contingent Obligation  State Moral Obligation  Other State Funded					
<b>Authority Obligation</b>  General Obligation  Revenue  Other Non-State Funded					
<b>Conduit</b>  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?	Yes	<a href="http://www.cityofutica.com">www.cityofutica.com</a>
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	<a href="http://www.cityofutica.com">www.cityofutica.com</a>
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: 3002-14-1  
Project Type: Straight Lease  
Project Name: 125 Business Park Group, LLC

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

Total Project Amount: \$3,457,470.00  
Benefited Project Amount: \$3,297,500.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 01/24/2014  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 04/01/2014  
or Leasehold Interest:  
Year Financial Assitance 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: \$20,986  
Local Property Tax Exemption: \$50,741  
School Property Tax Exemption: \$55,524  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$127,251.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$10,493	\$10,493
Local PILOT:	\$25,370	\$25,370
School District PILOT:	\$27,762	\$27,762
Total PILOTS:	\$63,625	\$63,625

Net Exemptions: \$63,626

Location of Project

Address Line1: 125 Busniness 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: 150  
Average estimated annual salary of jobs to be created.(at Current market rates): 48,000  
Annualized salary Range of Jobs to be Created: 24,960 To: 350,000  
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: 58  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 58

Applicant Information

Applicant Name: 125 Business Park Group Utica, LLC  
Address Line1: 5100 West Taft Road  
Address Line2: Ste 5C  
City: LIVERPOOL  
State: NY  
Zip - Plus4: 13088  
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: 3002-16-4  
Project Type: Tax Exemptions  
Project Name: 230 Genesee Street

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

Total Project Amount: \$2,434,500.00  
Benefited Project Amount: \$2,167,600.00  
Bond/Note Amount:  
Annual Lease Payment:  
Federal Tax Status of Bonds:  
Not For Profit:  
Date Project Approved: 06/06/2016  
IDA Took Title No  
to Property:  
Date IDA Took Title  
or Leasehold Interest:  
Year Financial Assistance is 2018  
planned to End:  
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$15,769  
Local Sales Tax Exemption: \$18,736  
County Real Property Tax Exemption:  
Local Property Tax Exemption:  
School Property Tax Exemption:  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$34,505.00  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

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

Net Exemptions: \$34,505

Location of Project

Address Line1: 230 Genesee 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: 2  
Average estimated annual salary of jobs to be created.(at Current market rates): 45,000  
Annualized salary Range of Jobs to be Created: 25,000 To: 45,000  
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: 1  
# of FTE Construction Jobs during fiscal year: 20  
Net Employment Change: 1

Applicant Information

Applicant Name: 230 Genesee Street, LLC  
Address Line1: 94 Denton Avenue  
Address Line2:  
City: GARDEN CITY PARK  
State: NY  
Zip - Plus4: 11040  
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: 3002-16-3  
Project Type: Straight Lease  
Project Name: AAA Northeast

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

Total Project Amount: \$2,719,000.00  
Benefited Project Amount: \$2,664,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 06/07/2016  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 06/07/2016  
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: \$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: 409 Court Street  
Address Line2:  
City: UTICA  
State: NY  
Zip - Plus4: 13502  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 111  
Original Estimate of Jobs to be created: 27.5  
Average estimated annual salary of jobs to be created.(at Current market rates): 37,500  
Annualized salary Range of Jobs to be Created: 30,000 To: 45,000  
Original Estimate of Jobs to be Retained: 111  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 37,500  
Current # of FTEs: 127  
# of FTE Construction Jobs during fiscal year: 2  
Net Employment Change: 16

Applicant Information

Applicant Name: AAA Northeast  
Address Line1: 1110 Royal Little Drive  
Address Line2:  
City: PROVIDENCE  
State: RI  
Zip - Plus4: 02904  
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: 3002-97-01  
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: \$36,704  
Local Property Tax Exemption: \$88,745  
School Property Tax Exemption: \$97,112  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$222,561.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$15,346	\$15,346
Local PILOT:	\$37,104	\$37,104
School District PILOT:	\$40,602	\$40,602
Total PILOTS:	\$93,052	\$93,052

Net Exemptions: \$129,509

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: 398  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 398

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

5.

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: \$4,187  
Local Property Tax Exemption: \$10,123  
School Property Tax Exemption: \$11,077  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$25,387.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,140	\$3,140
Local PILOT:	\$7,592	\$7,592
School District PILOT:	\$8,308	\$8,308
Total PILOTS:	\$19,040	\$19,040

Net Exemptions: \$6,347

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: 50  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 25

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

6.

General Project Information

Project Code: 3002-14-3  
Project Type: Straight Lease  
Project Name: BG Warehouse, LLC

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

Total Project Amount: \$12,294,000.00  
Benefited Project Amount: \$11,648,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 10/07/2014  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 11/18/2014  
or Leasehold Interest:  
Year Financial Assitance is 2026  
planned to End:  
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$48,942  
Local Sales Tax Exemption: \$58,152  
County Real Property Tax Exemption: \$37,124  
Local Property Tax Exemption: \$89,760  
School Property Tax Exemption: \$98,222  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$332,200.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$12,369	\$12,369
Local PILOT:	\$29,906	\$29,906
School District PILOT:	\$32,725	\$32,725
Total PILOTS:	\$75,000	\$75,000

Net Exemptions: \$257,200

Location of Project

Address Line1: 2007 Beechgrove Place  
Address Line2:  
City: UTICA  
State: NY  
Zip - Plus4: 13501  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 182  
Original Estimate of Jobs to be created: 16  
Average estimated annual salary of jobs to be created.(at Current market rates): 21,702  
Annualized salary Range of Jobs to be Created: 18,200 To: 40,040  
Original Estimate of Jobs to be Retained: 182  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 30,000  
Current # of FTEs: 227  
# of FTE Construction Jobs during fiscal year: 15  
Net Employment Change: 45

Applicant Information

Applicant Name: BG Warehouse, LLC  
Address Line1: PO Box 4325  
Address Line2:  
City: UTICA  
State: NY  
Zip - Plus4: 13501 4325  
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: 3002-10-02  
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 Assitance 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: \$19,307  
Local Property Tax Exemption: \$46,681  
School Property Tax Exemption: \$51,082  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$117,070.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$14,480	\$14,480
Local PILOT:	\$35,011	\$35,011
School District PILOT:	\$38,312	\$38,312
Total PILOTS:	\$87,803	\$87,803

Net Exemptions: \$29,267

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: 27  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 27

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: 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

8.

General Project Information

Project Code: 3002-15-2  
Project Type: Tax Exemptions  
Project Name: Bank of Utica

Project part of another phase or multi phase: No  
Original Project Code:  
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$3,000,000.00  
Benefited Project Amount: \$2,975,000.00  
Bond/Note Amount:  
Annual Lease Payment:  
Federal Tax Status of Bonds:  
Not For Profit:  
Date Project Approved: 07/20/2015  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 09/01/2015  
or Leasehold Interest:  
Year Financial Assistance is 2021  
planned to End:  
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$77,003  
Local Sales Tax Exemption: \$91,494  
County Real Property Tax Exemption:  
Local Property Tax Exemption:  
School Property Tax Exemption:  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$168,497.00  
Total Exemptions Net of RPTL Section 485-b:

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

Net Exemptions: \$168,497

Location of Project

Address Line1: 222 Genesee Street  
Address Line2:  
City: UTICA  
State: NY  
Zip - Plus4: 13502  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 36  
Original Estimate of Jobs to be created: 5  
Average estimated annual salary of jobs to be created.(at Current market rates): 42,000  
Annualized salary Range of Jobs to be Created: 28,000 To: 125,000  
Original Estimate of Jobs to be Retained: 36  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 40,000  
Current # of FTEs: 41  
# of FTE Construction Jobs during fiscal year: 10  
Net Employment Change: 5

Applicant Information

Applicant Name: Bank of Utica  
Address Line1: 222 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: Yes  
IDA does not hold title to the property: Yes  
The project receives no tax exemptions: No

IDA Projects

9.

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 Assitance is 2012  
planned to End:  
Notes: Original estimate of Jobs to be created is based on construction jobs

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$17,072  
Local Property Tax Exemption: \$41,277  
School Property Tax Exemption: \$45,169  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$103,518.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,815	\$3,815
Local PILOT:	\$9,223	\$9,223
School District PILOT:	\$10,093	\$10,093
Total PILOTS:	\$23,131	\$23,131

Net Exemptions: \$80,387

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

10.

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: \$1,679  
Local Property Tax Exemption: \$4,059  
School Property Tax Exemption: \$4,442  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$10,180.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$560	\$560
Local PILOT:	\$1,353	\$1,353
School District PILOT:	\$1,481	\$1,481
Total PILOTS:	\$3,394	\$3,394

Net Exemptions: \$6,786

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: 6  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: (7)

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

11.

General Project Information

Project Code: 3002-16-5  
Project Type: Straight Lease  
Project Name: Deerfield Place

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

Total Project Amount: \$29,680,000.00  
Benefited Project Amount: \$2,853,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 03/01/2016  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 03/01/2016  
or Leasehold Interest:  
Year Financial Assistance is 2029  
planned to End:  
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$45,746  
Local Sales Tax Exemption: \$54,354  
County Real Property Tax Exemption: \$0  
Local Property Tax Exemption: \$0  
School Property Tax Exemption: \$0  
Mortgage Recording Tax Exemption: \$226,990  
Total Exemptions: \$327,090.00  
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: \$327,090

Location of Project

Address Line1: Trenton Road  
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: 5  
Average estimated annual salary of jobs to be created.(at Current market rates): 50,000  
Annualized salary Range of Jobs to be Created: 50,000 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: 300  
Net Employment Change: 0

Applicant Information

Applicant Name: Trenton Road, LLC  
Address Line1: 300 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

12.

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 Assistance 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: \$2,843  
Local Property Tax Exemption: \$6,875  
School Property Tax Exemption: \$7,523  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$17,241.00  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,896	\$1,896
Local PILOT:	\$4,586	\$4,586
School District PILOT:	\$5,018	\$5,018
Total PILOTS:	\$11,500	\$11,500

Net Exemptions: \$5,741

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: 71  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 15

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

13.

General Project Information

Project Code: 3002-14-2  
Project Type: Tax Exemptions  
Project Name: Fairfield Inn

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

Total Project Amount: \$7,020,000.00  
Benefited Project Amount: \$6,410,000.00  
Bond/Note Amount:  
Annual Lease Payment:  
Federal Tax Status of Bonds:  
Not For Profit:  
Date Project Approved: 04/25/2014  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 10/07/2014  
or Leasehold Interest:  
Year Financial Assitance is 2019  
planned to End:  
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$2,141  
Local Sales Tax Exemption: \$2,545  
County Real Property Tax Exemption:  
Local Property Tax Exemption:  
School Property Tax Exemption:  
Mortgage Recording Tax Exemption: \$16,500  
Total Exemptions: \$21,186.00  
Total Exemptions Net of RPTL Section 485-b:

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

Net Exemptions: \$21,186

Location of Project

Address Line1: 71 North Genesee 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: 16  
Average estimated annual salary of jobs to be created.(at Current market rates): 26,000  
Annualized salary Range of Jobs to be Created: 19,000 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: 16  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 16

Applicant Information

Applicant Name: Utica Lodging Group 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

14.

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: 2015 24 jobs are that of owner. 21 jobs are tenants

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$11,542  
Local Property Tax Exemption: \$27,907  
School Property Tax Exemption: \$30,538  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$69,987.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$8,657	\$8,657
Local PILOT:	\$20,930	\$20,930
School District PILOT:	\$22,904	\$22,904
Total PILOTS:	\$52,491	\$52,491

Net Exemptions: \$17,496

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: 45  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 28

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

15.

General Project Information

Project Code: 3002-14-4  
Project Type: Straight Lease  
Project Name: Gold Dome II

Project part of another phase or multi phase: No  
Original Project Code:  
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$21,775,020.00  
Benefited Project Amount: \$20,585,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 10/07/2014  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 11/18/2014  
or Leasehold Interest:  
Year Financial Assistance is 2036  
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: \$15,739  
Local Property Tax Exemption: \$38,055  
School Property Tax Exemption: \$41,643  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$95,437.00  
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: \$95,437

Location of Project

Address Line1: 233-235 Gensee 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: 70  
Average estimated annual salary of jobs to be created.(at Current market rates): 32,500  
Annualized salary Range of Jobs to be Created: 25,000 To: 45,000  
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: 20  
# of FTE Construction Jobs during fiscal year: 30  
Net Employment Change: 20

Applicant Information

Applicant Name: Gold Dome II LLC  
Address Line1: 8400 Glen Eagle Dr  
Address Line2: PO Box 207  
City: MANLIUS  
State: NY  
Zip - Plus4: 13104  
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: 3002-06-01  
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: \$3,527  
Local Property Tax Exemption: \$8,527  
School Property Tax Exemption: \$9,331  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$21,385.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,175	\$1,175
Local PILOT:	\$2,842	\$2,842
School District PILOT:	\$3,110	\$3,110
Total PILOTS:	\$7,127	\$7,127

Net Exemptions: \$14,258

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: 8  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 2

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

17.

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: \$20,980  
Local Property Tax Exemption: \$50,741  
School Property Tax Exemption: \$55,520  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$127,241.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$15,735	\$15,735
Local PILOT:	\$38,055	\$38,055
School District PILOT:	\$41,640	\$41,640
Total PILOTS:	\$95,430	\$95,430

Net Exemptions: \$31,811

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

18.

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: \$14,826  
Local Property Tax Exemption: \$35,848  
School Property Tax Exemption: \$39,228  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$89,902.00  
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: \$89,902

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: 50  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 5

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: 3002-11-4  
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 Assistance 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: \$18,887  
Local Property Tax Exemption: \$45,666  
School Property Tax Exemption: \$49,972  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$114,525.00  
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: \$114,525

Location of Project

Address Line1: Wells Avenue  
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: 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: 15  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 15

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 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: 3002-10-01  
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: \$4,721  
Local Property Tax Exemption: \$11,417  
School Property Tax Exemption: \$12,492  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$28,630.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,558	\$1,558
Local PILOT:	\$3,751	\$3,751
School District PILOT:	\$4,122	\$4,122
Total PILOTS:	\$9,431	\$9,431

Net Exemptions: \$19,199

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: 47  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 47

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

21.

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

Location of Project

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

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 Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$5,246  
Local Property Tax Exemption: \$12,685  
School Property Tax Exemption: \$13,881  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$31,812.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,730	\$3,730
Local PILOT:	\$9,019	\$9,019
School District PILOT:	\$9,870	\$9,870
Total PILOTS:	\$22,619	\$22,619

Net Exemptions: \$9,193

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: 38  
# of FTE Construction Jobs during fiscal year: 0  
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

22.

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: \$6,096  
Local Property Tax Exemption: \$14,740  
School Property Tax Exemption: \$16,130  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$36,966.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$4,064	\$4,064
Local PILOT:	\$9,827	\$9,827
School District PILOT:	\$10,754	\$10,754
Total PILOTS:	\$24,645	\$24,645

Net Exemptions: \$12,321

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: 75  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 36

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

23.

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: \$89,190  
Local Property Tax Exemption: \$215,647  
School Property Tax Exemption: \$235,978  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$540,815.00  
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: \$540,815

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

24.

General Project Information

Project Code: 3002-14-5  
Project Type: Straight Lease  
Project Name: OMNI ASC

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

Total Project Amount: \$6,061,330.00  
Benefited Project Amount: \$5,655,501.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 07/08/2014  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 04/13/2015  
or Leasehold Interest:  
Year Financial Assistance is 2020  
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: \$1,574  
Local Property Tax Exemption: \$3,806  
School Property Tax Exemption: \$4,164  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$9,544.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$787	\$787
Local PILOT:	\$1,903	\$1,903
School District PILOT:	\$2,082	\$2,082
Total PILOTS:	\$4,772	\$4,772

Net Exemptions: \$4,772

Location of Project

Address Line1: 498 French Road  
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: 20  
Average estimated annual salary of jobs to be created.(at Current market rates): 49,890  
Annualized salary Range of Jobs to be Created: 26,000 To: 90,000  
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: 22

Applicant Information

Applicant Name: OMNI ASC Realty, LLC  
Address Line1: 1508 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

25.

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$29,990  
Local Sales Tax Exemption: \$35,635  
County Real Property Tax Exemption: \$26,232  
Local Property Tax Exemption: \$63,426  
School Property Tax Exemption: \$69,405  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$224,688.00  
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: \$224,688

Location of Project

Address Line1: 520 Seneca 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: 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: 60  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 60

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 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

26.

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

Location of Project

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

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 Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$17,838  
Local Property Tax Exemption: \$43,129  
School Property Tax Exemption: \$47,196  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$108,163.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,112	\$5,112
Local PILOT:	\$12,361	\$12,361
School District PILOT:	\$13,526	\$13,526
Total PILOTS:	\$30,999	\$30,999

Net Exemptions: \$77,164

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: 239  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 119

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

27.

General Project Information

Project Code: 3002-15-1  
Project Type: Straight Lease  
Project Name: Radisson Hotel

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

Total Project Amount: \$3,665,813.00  
Benefited Project Amount: \$3,400,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 06/02/2015  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 07/07/2015  
or Leasehold Interest:  
Year Financial Assitance is 2021  
planned to End:  
Notes: Original number of jobs should have been 45 FTE with 6 FTE to be created. Application states 36 FT and 44 PT. Many jobs are but a few hours a week do

Location of Project

Address Line1: 200 Genesee Street  
Address Line2:  
City: UTICA  
State: NY  
Zip - Plus4: 13502  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: AFP 101 Corp.  
Address Line1: 9 Park Place  
Address Line2:  
City: GREAT NECK  
State: NY  
Zip - Plus4: 11021  
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: \$69,253  
Local Property Tax Exemption: \$167,444  
School Property Tax Exemption: \$183,230  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$419,927.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$34,627	\$34,627
Local PILOT:	\$83,722	\$83,722
School District PILOT:	\$91,615	\$91,615
Total PILOTS:	\$209,964	\$209,964

Net Exemptions: \$209,963

Project Employment Information

# of FTEs before IDA Status: 80  
Original Estimate of Jobs to be created: 14  
Average estimated annual salary of jobs to be created.(at Current market rates): 18,000  
Annualized salary Range of Jobs to be Created: 18,000 To: 24,000  
Original Estimate of Jobs to be Retained: 80  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 19,000  
Current # of FTEs: 56  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: (24)

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

28.

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: \$85,209  
Local Property Tax Exemption: \$206,022  
School Property Tax Exemption: \$225,445  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$516,676.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$24,647	\$24,647
Local PILOT:	\$59,592	\$59,592
School District PILOT:	\$65,210	\$65,210
Total PILOTS:	\$149,449	\$149,449

Net Exemptions: \$367,227

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

29.

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: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$11,721  
Local Property Tax Exemption: \$28,339  
School Property Tax Exemption: \$31,010  
Mortgage Recording Tax Exemption: \$8,000  
Total Exemptions: \$79,070.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,860	\$5,860
Local PILOT:	\$14,169	\$14,169
School District PILOT:	\$15,505	\$15,505
Total PILOTS:	\$35,534	\$35,534

Net Exemptions: \$43,536

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: 16  
# of FTE Construction Jobs during fiscal year: 6  
Net Employment Change: 5

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

30.

General Project Information

Project Code: 3002-14-6  
Project Type: Straight Lease  
Project Name: VEND-Uti Property Mgmt, LLC

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

Total Project Amount: \$492,000.00  
Benefited Project Amount: \$480,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 12/02/2014  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 02/03/2015  
or Leasehold Interest:  
Year Financial Assitance is 2026  
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: \$2,938  
Local Property Tax Exemption: \$7,104  
School Property Tax Exemption: \$7,773  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$17,815.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$979	\$979
Local PILOT:	\$2,368	\$2,368
School District PILOT:	\$2,591	\$2,591
Total PILOTS:	\$5,938	\$5,938

Net Exemptions: \$11,877

Location of Project

Address Line1: 900 Oswego 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: 6  
Average estimated annual salary of jobs to be created.(at Current market rates): 18,720  
Annualized salary Range of Jobs to be Created: 15,000 To: 20,000  
Original Estimate of Jobs to be Retained: 12  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 15,000  
Current # of FTEs: 18  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 5

Applicant Information

Applicant Name: VEND-Uti Property Management Co, L  
Address Line1: 900 Oswego 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 Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
30	\$4,039,269.0	\$1,024,944.0	\$3,014,325	956



Additional Comments: