

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?	Yes	www.cityofutica.com
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	www.cityofutica.com

Board of Directors Listing

Name	Zegarelli, 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	07/25/2012	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	Local	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?	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	Hobika Sr., Joseph H	Name	Buffa, John
Chair of the Board	Yes	Chair of the Board	No
If yes, Chairman Designated by.	Local	If yes, Chairman Designated by.	
Term Start Date	08/12/1996	Term Start Date	02/28/2008
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	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?	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

<u>Board of Directors Listing</u>	
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
Zegarelli, John	Board of Directors												X	
Hobika Sr., Joseph H	Board of Directors												X	
Gilroy, Vincent	Board of Directors												X	
Martin, Emmett	Board of Directors												X	
Buffa, 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>	
Current Assets	
Cash and cash equivalents	\$523,099
Investments	\$0
Receivables, net	\$0
Other assets	\$0
Total Current Assets	\$523,099
Noncurrent Assets	
Restricted cash and investments	\$0
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	\$0
Total Assets	\$523,099

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	\$523,099
Total Net Assets	\$523,099

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Operating Revenues

Charges for services	\$129,000
Rental & financing income	\$0
Other operating revenues	\$0
Total Operating Revenue	\$129,000

Operating Expenses

Salaries and wages	\$0
Other employee benefits	\$0
Professional services contracts	\$99,359
Supplies and materials	\$0
Depreciation & amortization	\$0
Other operating expenses	\$6,903
Total Operating Expenses	\$106,262

Operating Income (Loss) **\$22,738**

Nonoperating Revenues

Investment earnings	\$0
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$1,510
Total Nonoperating Revenue	\$1,510

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	\$24,248
Capital Contributions	\$0
Change in net assets	\$24,248
Net assets (deficit) beginning of year	\$498,851
Other net assets changes	\$0
Net assets (deficit) at end of year	\$523,099

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					
Authority Debt - General Obligation					
Authority Debt - General Obligation					
Authority Debt - Other					
Authority Debt - Other					
Authority Debt - Revenue					
Authority Debt - Revenue					
Conduit					
Conduit Debt					
Conduit Debt - Pilot Increment Financing					
Other State-Funded					
Other State-Funded					

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	www.cityofutica.com
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: 3002-17-3
Project Type: Straight Lease
Project Name: 120 Security, LLC

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

Total Project Amount: \$2,500,000.00
Benefited Project Amount: \$2,250,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 03/07/2017
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assistance is 2028
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$1,312
Local Sales Tax Exemption: \$1,540
County Real Property Tax Exemption: \$819
Local Property Tax Exemption: \$2,030
School Property Tax Exemption: \$2,221
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$7,922.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$819	\$819
Local PILOT:	\$2,030	\$2,030
School District PILOT:	\$2,221	\$2,221
Total PILOTS:	\$5,070	\$5,070

Net Exemptions: \$2,852

Location of Project

Address Line1: 120 Bleecker 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: 15
Average estimated annual salary of jobs to be created.(at Current market rates): 25,000
Annualized salary Range of Jobs to be Created: 25,000 To: 35,000
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: 8
Net Employment Change: 0

Applicant Information

Applicant Name: 120 Security, LLC
Address Line1: 6308 Fly Road
Address Line2:
City: EAST SYRACUSE
State: NY
Zip - Plus4: 13057
Province/Region:
Country: USA

Project Status

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

IDA Projects

2.

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: \$20,481
Local Property Tax Exemption: \$50,741
School Property Tax Exemption: \$55,524
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$126,746.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$15,360	\$15,360
Local PILOT:	\$38,055	\$38,055
School District PILOT:	\$41,643	\$41,643
Total PILOTS:	\$95,058	\$95,058

Net Exemptions: \$31,688

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

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:
There is no debt outstanding for this project:
IDA does not hold title to the property:
The project receives no tax exemptions:

IDA Projects

3.

General Project Information

Project Code: 3002-17-5
Project Type: Straight Lease
Project Name: 167 Genesee LLC

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

Total Project Amount: \$4,872,000.00
Benefited Project Amount: \$4,447,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 06/13/2017
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assistance is 2028
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: \$1,741
Local Property Tax Exemption: \$4,313
School Property Tax Exemption: \$4,720
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$10,774.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,741	\$1,741
Local PILOT:	\$4,313	\$4,313
School District PILOT:	\$4,720	\$4,720
Total PILOTS:	\$10,774	\$10,774

Net Exemptions: \$0

Location of Project

Address Line1: 167 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: 24
Average estimated annual salary of jobs to be created.(at Current market rates): 25,000
Annualized salary Range of Jobs to be Created: 25,000 To: 35,000
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: 2
Net Employment Change: 0

Applicant Information

Applicant Name: 167 Genesee LLC
Address Line1: 167 Genesee Street
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13501
Province/Region:
Country: USA

Project Status

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

IDA Projects

4.

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: \$14,448
Local Sales Tax Exemption: \$16,960
County Real Property Tax Exemption:
Local Property Tax Exemption:
School Property Tax Exemption:
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$31,408.00
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: \$31,408

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: 7
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:
There is no debt outstanding for this project:
IDA does not hold title to the property:
The project receives no tax exemptions:

IDA Projects

5.

General Project Information

Project Code: 302-17-2
Project Type: Straight Lease
Project Name: 253 New Century, LLC

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

Total Project Amount: \$2,510,000.00
Benefited Project Amount: \$2,210,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 03/07/2017
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assistance is 2027
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$2,415
Local Sales Tax Exemption: \$2,835
County Real Property Tax Exemption: \$3,072
Local Property Tax Exemption: \$7,611
School Property Tax Exemption: \$8,329
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$24,262.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,072	\$3,072
Local PILOT:	\$7,611	\$7,611
School District PILOT:	\$8,329	\$8,329
Total PILOTS:	\$19,012	\$19,012

Net Exemptions: \$5,250

Location of Project

Address Line1: 253 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: 15
Average estimated annual salary of jobs to be created.(at Current market rates): 25,000
Annualized salary Range of Jobs to be Created: 25,000 To: 35,000
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: 10
Net Employment Change: 0

Applicant Information

Applicant Name: 253 New Century, LLC
Address Line1: 6308 Fly Road
Address Line2:
City: EAST SYRACUSE
State: NY
Zip - Plus4: 13057
Province/Region:
Country: USA

Project Status

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

IDA Projects

6.

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: \$16,825
Local Property Tax Exemption: \$41,683
School Property Tax Exemption: \$45,613
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$104,121.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$8,412	\$8,412
Local PILOT:	\$20,842	\$20,842
School District PILOT:	\$22,807	\$22,807
Total PILOTS:	\$52,061	\$52,061

Net Exemptions: \$52,060

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: 144.5
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 33.5

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:
There is no debt outstanding for this project:
IDA does not hold title to the property:
The project receives no tax exemptions:

IDA Projects

7.

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: 185 Genesee Street
Project Name: Adirondack Bank Building
Employment numbers represent tenants of building and not project operator

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$35,820
Local Property Tax Exemption: \$88,745
School Property Tax Exemption: \$97,112
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$221,677.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$14,976	\$14,976
Local PILOT:	\$37,104	\$37,104
School District PILOT:	\$40,602	\$40,602
Total PILOTS:	\$92,682	\$92,682

Net Exemptions: \$128,995

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: 410
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 410

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:
There is no debt outstanding for this project:
IDA does not hold title to the property:
The project receives no tax exemptions:

IDA Projects

8.

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: \$4,086
Local Property Tax Exemption: \$10,123
School Property Tax Exemption: \$11,077
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$25,286.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,064	\$3,064
Local PILOT:	\$7,592	\$7,592
School District PILOT:	\$8,308	\$8,308
Total PILOTS:	\$18,964	\$18,964

Net Exemptions: \$6,322

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: 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

9.

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: \$25,570
Local Sales Tax Exemption: \$30,017
County Real Property Tax Exemption: \$36,230
Local Property Tax Exemption: \$89,760
School Property Tax Exemption: \$98,222
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$279,799.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$12,119	\$12,119
Local PILOT:	\$30,025	\$30,025
School District PILOT:	\$32,856	\$32,856
Total PILOTS:	\$75,000	\$75,000

Net Exemptions: \$204,799

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: 293
of FTE Construction Jobs during fiscal year: 5
Net Employment Change: 111

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:
There is no debt outstanding for this project:
IDA does not hold title to the property:
The project receives no tax exemptions:

IDA Projects

10.

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: \$17,516
Local Sales Tax Exemption: \$20,563
County Real Property Tax Exemption:
Local Property Tax Exemption:
School Property Tax Exemption:
Mortgage Recording Tax Exemption:
Total Exemptions: \$38,079.00
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: \$38,079

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: 43
of FTE Construction Jobs during fiscal year: 14
Net Employment Change: 7

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: 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

11.

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
2017 - Construction of new units has ended thus no more construction jobs will

Location of Project

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

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 Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$16,661
Local Property Tax Exemption: \$41,277
School Property Tax Exemption: \$45,169
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$103,107.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,351	\$5,351
Local PILOT:	\$13,258	\$13,258
School District PILOT:	\$14,508	\$14,508
Total PILOTS:	\$33,117	\$33,117

Net Exemptions: \$69,990

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

Project Status

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

IDA Projects

12.

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: \$1,638
Local Property Tax Exemption: \$4,059
School Property Tax Exemption: \$4,442
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$10,139.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,092	\$1,092
Local PILOT:	\$2,706	\$2,706
School District PILOT:	\$2,961	\$2,961
Total PILOTS:	\$6,759	\$6,759

Net Exemptions: \$3,380

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: 5
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (8)

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:
There is no debt outstanding for this project:
IDA does not hold title to the property:
The project receives no tax exemptions:

IDA Projects

13.

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: \$146,050
Local Sales Tax Exemption: \$171,450
County Real Property Tax Exemption: \$16,661
Local Property Tax Exemption: \$41,277
School Property Tax Exemption: \$45,169
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$420,607.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,148	\$2,148
Local PILOT:	\$5,321	\$5,321
School District PILOT:	\$5,823	\$5,823
Total PILOTS:	\$13,292	\$13,292

Net Exemptions: \$407,315

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: 4
of FTE Construction Jobs during fiscal year: 20
Net Employment Change: 4

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:
There is no debt outstanding for this project:
IDA does not hold title to the property:
The project receives no tax exemptions:

IDA Projects

14.

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: \$2,775
Local Property Tax Exemption: \$6,875
School Property Tax Exemption: \$7,524
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$17,174.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,850	\$1,850
Local PILOT:	\$4,584	\$4,584
School District PILOT:	\$5,016	\$5,016
Total PILOTS:	\$11,450	\$11,450

Net Exemptions: \$5,724

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: 64
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 8

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:
There is no debt outstanding for this project:
IDA does not hold title to the property:
The project receives no tax exemptions:

IDA Projects

15.

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: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption:
Local Property Tax Exemption:
School Property Tax Exemption:
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
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: \$0

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: 17
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 17

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: 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

16.

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: \$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: 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: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (17)

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: 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

17.

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: \$15,360
Local Property Tax Exemption: \$38,055
School Property Tax Exemption: \$41,643
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$95,058.00
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: \$95,058

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: 23
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 23

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:
There is no debt outstanding for this project:
IDA does not hold title to the property:
The project receives no tax exemptions:

IDA Projects

18.

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: \$3,442
Local Property Tax Exemption: \$8,527
School Property Tax Exemption: \$9,331
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$21,300.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,147	\$1,147
Local PILOT:	\$2,842	\$2,842
School District PILOT:	\$3,110	\$3,110
Total PILOTS:	\$7,099	\$7,099

Net Exemptions: \$14,201

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: 9
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 3

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:
There is no debt outstanding for this project:
IDA does not hold title to the property:
The project receives no tax exemptions:

IDA Projects

19.

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: The Year financial assistance is planned to end is 2018, not 2012.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$20,481
Local Property Tax Exemption: \$50,741
School Property Tax Exemption: \$55,524
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$126,746.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,120	\$5,120
Local PILOT:	\$12,685	\$12,685
School District PILOT:	\$13,881	\$13,881
Total PILOTS:	\$31,686	\$31,686

Net Exemptions: \$95,060

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: 21
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 21

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:
There is no debt outstanding for this project:
IDA does not hold title to the property:
The project receives no tax exemptions:

IDA Projects

20.

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: \$14,470
Local Property Tax Exemption: \$35,848
School Property Tax Exemption: \$39,228
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$89,546.00
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: \$89,546

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: 55
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 10

Project Status

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

IDA Projects

21.

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:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$18,433
Local Property Tax Exemption: \$45,666
School Property Tax Exemption: \$49,972
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$114,071.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$18,433	\$18,433
Local PILOT:	\$45,666	\$45,666
School District PILOT:	\$49,972	\$49,972
Total PILOTS:	\$114,071	\$114,071

Net Exemptions: \$0

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: 17
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 17

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: 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

22.

General Project Information

Project Code: 3002-16-2
Project Type: Straight Lease
Project Name: Lafayette Hotel Associates, LLC

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

Total Project Amount: \$12,962,000.00
Benefited Project Amount: \$11,047,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 02/02/2016
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assistance is 2036
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$146,050
Local Sales Tax Exemption: \$186,700
County Real Property Tax Exemption: \$26,707
Local Property Tax Exemption: \$66,166
School Property Tax Exemption: \$72,404
Mortgage Recording Tax Exemption: \$48,750
Total Exemptions: \$546,777.00
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: \$546,777

Location of Project

Address Line1: 102 Lafayette 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: 20
Average estimated annual salary of jobs to be created.(at Current market rates): 25,000
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: 18
of FTE Construction Jobs during fiscal year: 10
Net Employment Change: 18

Applicant Information

Applicant Name: Lafayette Hotel Associates, LLC
Address Line1: 11751 East Corning Road
Address Line2:
City: CORNING
State: NY
Zip - Plus4: 14830
Province/Region:
Country: USA

Project Status

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

IDA Projects

23.

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: \$4,608
Local Property Tax Exemption: \$11,417
School Property Tax Exemption: \$12,493
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$28,518.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,072	\$3,072
Local PILOT:	\$7,611	\$7,611
School District PILOT:	\$8,329	\$8,329
Total PILOTS:	\$19,012	\$19,012

Net Exemptions: \$9,506

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: 57
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 57

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:
There is no debt outstanding for this project:
IDA does not hold title to the property:
The project receives no tax exemptions:

IDA Projects

24.

General Project Information

Project Code: 3002-16-6
Project Type: Straight Lease
Project Name: MacSpace LLC

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

Total Project Amount: \$790,000.00
Benefited Project Amount: \$790,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 09/06/2016
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2026
planned to End:
Notes: PILOT starts in 2018/2019 year

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$7,061
Local Sales Tax Exemption: \$8,289
County Real Property Tax Exemption: \$5,231
Local Property Tax Exemption: \$12,959
School Property Tax Exemption: \$14,181
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$47,721.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,231	\$5,231
Local PILOT:	\$12,959	\$12,959
School District PILOT:	\$14,181	\$14,181
Total PILOTS:	\$32,371	\$32,371

Net Exemptions: \$15,350

Location of Project

Address Line1: 266 Genesee Street
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 45
Original Estimate of Jobs to be created: 20
Average estimated annual salary of jobs to be created.(at Current market rates): 100,000
Annualized salary Range of Jobs to be Created: 50,000 To: 150,000
Original Estimate of Jobs to be Retained: 45
Estimated average annual salary of jobs to be retained.(at Current Market rates): 100,000
Current # of FTEs: 36
of FTE Construction Jobs during fiscal year: 2
Net Employment Change: (9)

Applicant Information

Applicant Name: MacSpace LLC
Address Line1: 266 Genesee Street
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Project Status

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

IDA Projects

25.

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: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$5,120
Local Property Tax Exemption: \$12,685
School Property Tax Exemption: \$13,881
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$31,686.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,639	\$3,639
Local PILOT:	\$9,015	\$9,015
School District PILOT:	\$9,865	\$9,865
Total PILOTS:	\$22,519	\$22,519

Net Exemptions: \$9,167

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: 38
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

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:
There is no debt outstanding for this project:
IDA does not hold title to the property:
The project receives no tax exemptions:

IDA Projects

26.

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: \$5,950
Local Property Tax Exemption: \$14,740
School Property Tax Exemption: \$16,130
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$36,820.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,967	\$3,967
Local PILOT:	\$9,827	\$9,827
School District PILOT:	\$10,754	\$10,754
Total PILOTS:	\$24,548	\$24,548

Net Exemptions: \$12,272

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: 85
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 46

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:
There is no debt outstanding for this project:
IDA does not hold title to the property:
The project receives no tax exemptions:

IDA Projects

27.

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 Assistance 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: \$87,042
Local Property Tax Exemption: \$215,647
School Property Tax Exemption: \$235,978
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$538,667.00
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: \$538,667

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: 8
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (7)

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:
There is no debt outstanding for this project:
IDA does not hold title to the property:
The project receives no tax exemptions:

IDA Projects

28.

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 Assitance 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: \$12,534
Local Property Tax Exemption: \$31,053
School Property Tax Exemption: \$33,981
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$77,568.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$6,267	\$6,267
Local PILOT:	\$15,527	\$15,527
School District PILOT:	\$16,990	\$16,990
Total PILOTS:	\$38,784	\$38,784

Net Exemptions: \$38,784

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:
There is no debt outstanding for this project:
IDA does not hold title to the property:
The project receives no tax exemptions:

IDA Projects

29.

General Project Information

Project Code: 3002-17-1
Project Type: Tax Exemptions
Project Name: PRRC, Inc

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

Total Project Amount: \$2,877,120.00
Benefited Project Amount: \$2,837,120.00
Bond/Note Amount:
Annual Lease Payment:
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 03/07/2017
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: \$51,340
Local Sales Tax Exemption: \$60,269
County Real Property Tax Exemption:
Local Property Tax Exemption:
School Property Tax Exemption:
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$111,609.00
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: \$111,609

Location of Project

Address Line1: 501 Bleecker 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: 31
Average estimated annual salary of jobs to be created.(at Current market rates): 30,000
Annualized salary Range of Jobs to be Created: 24,000 To: 38,000
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: 31
of FTE Construction Jobs during fiscal year: 10
Net Employment Change: 31

Applicant Information

Applicant Name: PRRC, Inc
Address Line1: 33 northfield Avenue
Address Line2:
City: EDISON
State: NJ
Zip - Plus4: 08818
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

30.

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
2017 Employment numbers reflect some of tenants - 24 FTE

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: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$25,811
Local Property Tax Exemption: \$63,946
School Property Tax Exemption: \$69,974
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$159,731.00
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: \$159,731

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

Project Status

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

IDA Projects

31.

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: \$17,408
Local Property Tax Exemption: \$43,129
School Property Tax Exemption: \$47,196
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$107,733.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,009	\$5,009
Local PILOT:	\$12,410	\$12,410
School District PILOT:	\$13,580	\$13,580
Total PILOTS:	\$30,999	\$30,999

Net Exemptions: \$76,734

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: 281
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 161

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:
There is no debt outstanding for this project:
IDA does not hold title to the property:
The project receives no tax exemptions:

IDA Projects

32.

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: \$67,586
Local Property Tax Exemption: \$167,444
School Property Tax Exemption: \$183,230
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$418,260.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$33,792	\$33,792
Local PILOT:	\$83,722	\$83,722
School District PILOT:	\$91,615	\$91,615
Total PILOTS:	\$209,129	\$209,129

Net Exemptions: \$209,131

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: 52
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (28)

Project Status

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

IDA Projects

33.

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 Assitance is 2012
planned to End:
Notes: The Year financial assistance is planned to end is 2036, not 2012.

Location of Project

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

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 Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$78,805
Local Property Tax Exemption: \$195,239
School Property Tax Exemption: \$213,646
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$487,690.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$19,701	\$19,701
Local PILOT:	\$48,810	\$48,810
School District PILOT:	\$53,412	\$53,412
Total PILOTS:	\$121,923	\$121,923

Net Exemptions: \$365,767

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

Project Status

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

IDA Projects

34.

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: \$11,438
Local Property Tax Exemption: \$28,339
School Property Tax Exemption: \$31,010
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$70,787.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,719	\$5,719
Local PILOT:	\$14,169	\$14,169
School District PILOT:	\$15,505	\$15,505
Total PILOTS:	\$35,393	\$35,393

Net Exemptions: \$35,394

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: 47
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 36

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:
There is no debt outstanding for this project:
IDA does not hold title to the property:
The project receives no tax exemptions:

IDA Projects

35.

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: \$2,867
Local Property Tax Exemption: \$7,104
School Property Tax Exemption: \$7,773
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$17,744.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$956	\$956
Local PILOT:	\$2,368	\$2,368
School District PILOT:	\$2,591	\$2,591
Total PILOTS:	\$5,915	\$5,915

Net Exemptions: \$11,829

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: 22
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 9

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:
There is no debt outstanding for this project:
IDA does not hold title to the property:
The project receives no tax exemptions:

IDA Projects

36.

General Project Information

Project Code: 3002-16-1
Project Type: Straight Lease
Project Name: Vecino Group New York LLC

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

Total Project Amount: \$9,583,751.00
Benefited Project Amount: \$6,811,165.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 11/17/2015
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2047
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$26,518
Local Sales Tax Exemption: \$31,130
County Real Property Tax Exemption: \$2,850
Local Property Tax Exemption: \$7,061
School Property Tax Exemption: \$7,726
Mortgage Recording Tax Exemption: \$32,088
Total Exemptions: \$107,373.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,850	\$2,850
Local PILOT:	\$7,061	\$7,061
School District PILOT:	\$7,726	\$7,726
Total PILOTS:	\$17,637	\$17,637

Net Exemptions: \$89,736

Location of Project

Address Line1: 327-331 Bleecker 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: 3
Average estimated annual salary of jobs to be created.(at Current market rates): 40,000
Annualized salary Range of Jobs to be Created: 30,000 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: 1
of FTE Construction Jobs during fiscal year: 35
Net Employment Change: 1

Applicant Information

Applicant Name: Vecino Group New York LLC
Address Line1: 305 W Commercial
Address Line2:
City: SPRINGFIELD
State: MO
Zip - Plus4: 65803
Province/Region:
Country: USA

Project Status

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

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
36	\$4,656,506.0	\$1,144,325.0	\$3,512,181	1,123.5

Additional Comments: