

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025

Status: CERTIFIED

Certified Date: 03/21/2025

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

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025

Status: CERTIFIED

Certified Date: 03/21/2025

Governance Information (Board-Related)

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

Annual Report for City of Utica Industrial Development Agency
 Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

Board of Directors Listing

Name	Buffa, John	Nominated By	Other
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	2/28/2008	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

Name	Deery, Steve	Nominated By	Other
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	3/19/2024	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025

Status: CERTIFIED

Certified Date: 03/21/2025

Name	Gilroy, Vincent	Nominated By	Other
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	Other	Confirmed by Senate?	No
Term Start Date	3/7/2000	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Martin, Emmett	Nominated By	Other
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	2/1/2008	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025

Status: CERTIFIED

Certified Date: 03/21/2025

Name	Zegarelli, John	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	7/25/2012	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	No
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025

Status: CERTIFIED

Certified Date: 03/21/2025

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 payment made by state or local government
Spaeth, Jack N	Executive Director	Executive				FT	No	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	Yes

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025

Status: CERTIFIED

Certified Date: 03/21/2025

Benefit Information

During the fiscal year, did the authority continue to pay for any of the above mentioned benefits for former staff or individuals affiliated with the authority after those individuals left the authority?	No
---	----

Board Members

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
Buffa, John	Board of Directors												X	
Deery, Steve	Board of Directors												X	
Gilroy, Vincent	Board of Directors												X	
Martin, Emmett	Board of Directors												X	
Zegarelli, John	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	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
------	-------	-------------------	--------------------------	------------------	-------------------------------	----------------	------	----------------	-------------------	------------------------------------	--------------------	-----------------------	------------------------	-------

Annual Report for City of Utica Industrial Development Agency
 Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

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 Authority and not independently filing reports in PARIS?	No

Name of Subsidiary/Component Unit	Status
-----------------------------------	--------

Request Subsidiary/Component Unit Change

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

Request Add Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Establishment Date	Purpose of Subsidiary/Component Unit
-----------------------------------	--------------------	--------------------------------------

Request Delete Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
-----------------------------------	------------------	------------------------	------------------------------------

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025

Status: CERTIFIED

Certified Date: 03/21/2025

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

		Amount
Assets		
Current Assets		
	Cash and cash equivalents	\$1,656,195.00
	Investments	\$0.00
	Receivables, net	\$1,000.00
	Other assets	\$0.00
	Total current assets	\$1,657,195.00
Noncurrent Assets		
	Restricted cash and investments	\$0.00
	Long-term receivables, net	\$0.00
	Other assets	\$0.00
	Capital Assets	
	Land and other nondepreciable property	\$0.00
	Buildings and equipment	\$0.00
	Infrastructure	\$0.00
	Accumulated depreciation	\$0.00
	Net Capital Assets	\$0.00
	Total noncurrent assets	\$0.00
Total assets		\$1,657,195.00
Liabilities		
Current Liabilities		
	Accounts payable	\$0.00
	Pension contribution payable	\$0.00
	Other post-employment benefits	\$0.00
	Accrued liabilities	\$0.00
	Deferred revenues	\$0.00
	Bonds and notes payable	\$0.00
	Other long-term obligations due within one year	\$0.00
	Total current liabilities	\$0.00
Noncurrent Liabilities		

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025

Status: CERTIFIED

Certified Date: 03/21/2025

	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$0.00
	Long term leases		\$0.00
	Other long-term obligations		\$0.00
	Total noncurrent liabilities		\$0.00
Total liabilities			\$0.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$0.00
	Restricted		\$0.00
	Unrestricted		\$1,657,195.00
	Total net assets		\$1,657,195.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

		Amount
Operating Revenues		
	Charges for services	\$99,221.00
	Rental and financing income	\$0.00
	Other operating revenues	\$118,173.00
	Total operating revenue	\$217,394.00
Operating Expenses		
	Salaries and wages	\$0.00
	Other employee benefits	\$0.00
	Professional services contracts	\$283,028.00
	Supplies and materials	\$0.00
	Depreciation and amortization	\$0.00
	Other operating expenses	\$25,980.00
	Total operating expenses	\$309,008.00
Operating income (loss)		(\$91,614.00)
Nonoperating Revenues		
	Investment earnings	\$0.00
	State subsidies/grants	\$0.00
	Federal subsidies/grants	\$0.00

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025

Status: CERTIFIED

Certified Date: 03/21/2025

	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$17,893.00
	Total nonoperating revenue		\$17,893.00
Nonoperating Expenses			
	Interest and other financing charges		\$0.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$0.00
	Total nonoperating expenses		\$0.00
	Income (loss) before contributions		(\$73,721.00)
Capital contributions			\$0.00
Change in net assets			(\$73,721.00)
Net assets (deficit) beginning of year			\$1,730,916.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$1,657,195.00

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025

Status: CERTIFIED

Certified Date: 03/21/2025

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

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025

Status: CERTIFIED

Certified Date: 03/21/2025

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 Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation						
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit		Conduit Debt					
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS							

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025

Status: CERTIFIED

Certified Date: 03/21/2025

Real Property Acquisition/Disposal List

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

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025

Status: CERTIFIED

Certified Date: 03/21/2025

Personal Property

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

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025

Status: CERTIFIED

Certified Date: 03/21/2025

Property Documents

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

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

IDA Projects

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-22-4			
Project Type	Lease	State Sales Tax Exemption	\$1,896.00	
Project Name	1400 Broad, LLC	Local Sales Tax Exemption	\$2,252.00	
		County Real Property Tax Exemption	\$4,522.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$10,562.00	
Original Project Code		School Property Tax Exemption	\$9,349.00	
Project Purpose Category	Wholesale Trade	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,675,000.00	Total Exemptions	\$28,581.00	
Benefited Project Amount	\$1,675,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$1,492.00
Not For Profit	No		Local PILOT	\$3,485.00
Date Project approved	8/17/2022		School District PILOT	\$3,085.00
Did IDA took Title to Property	Yes		Total PILOT	\$8,062.00
Date IDA Took Title to Property	10/21/2022		Net Exemptions	\$20,519.00
Year Financial Assistance is Planned to End	2033	Project Employment Information		
Notes	Project operator over stated sales tax amount in 2023 on ST-340 as \$30,932.88. The correct amount for 2023 is \$10,422.11. A revised ST-340 was remitted.			
Location of Project		# of FTEs before IDA Status	6.00	
Address Line1	1400 Broad Street	Original Estimate of Jobs to be Created	5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	42,000.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	35,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	6.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	42,000.00	
Province/Region		Current # of FTEs	13.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	3.00	
Applicant Information		Net Employment Change	7.00	
Applicant Name	1400 Broad, LLC	Project Status		
Address Line1	7311 E Main Street			
Address Line2				
City	WESTMORELAND	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13490	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025

Status: CERTIFIED

Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3002-17-5				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	167 Gensee LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$9,707.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$22,671.00		
Original Project Code		School Property Tax Exemption	\$20,068.00		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$4,872,000.00	Total Exemptions	\$52,446.00		
Benefited Project Amount	\$4,447,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$4,853.00		\$4,853.00
Not For Profit	No	Local PILOT	\$11,335.00		\$11,335.00
Date Project approved	6/13/2017	School District PILOT	\$10,034.00		\$10,034.00
Did IDA took Title to Property	No	Total PILOT	\$26,222.00		\$26,222.00
Date IDA Took Title to Property		Net Exemptions	\$26,224.00		
Year Financial Assistance is Planned to End	2028	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	167 Genesee Street	Original Estimate of Jobs to be Created	24.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00		
City	UTICA	Annualized Salary Range of Jobs to be Created	25,000.00	To:	35,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	17.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	17.00		
Applicant Name	167 Genesee LLC	Project Status			
Address Line1	167 Genesee Street				
Address Line2					
City	UTICA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13501	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-19-6			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	231 Genesee Street, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$19,783.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$46,204.00	
Original Project Code	3002-14-4	School Property Tax Exemption	\$40,900.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,000,000.00	Total Exemptions	\$106,887.00	
Benefited Project Amount	\$5,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$1,328.00	\$1,328.00
Not For Profit	No	Local PILOT	\$3,101.00	\$3,101.00
Date Project approved	5/16/2019	School District PILOT	\$2,642.00	\$2,642.00
Did IDA took Title to Property	Yes	Total PILOT	\$7,071.00	\$7,071.00
Date IDA Took Title to Property	5/31/2019	Net Exemptions	\$99,816.00	
Year Financial Assistance is Planned to End	2035	Project Employment Information		
Notes	231 Genesee Street, LLC purchased the Gold Dome II facility in 2019.			
Location of Project		# of FTEs before IDA Status	51.00	
Address Line1	231 Genesee Street	Original Estimate of Jobs to be Created	70.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	25,000.00	To: 45,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	80.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	29.00	
Applicant Name	231 Genesee Street, LLC	Project Status		
Address Line1	207 Rockaway Tpke			
Address Line2				
City	LAWRENCE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	11559	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-19-1			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	268 Genesee Street	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$14,804.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$34,576.00	
Original Project Code		School Property Tax Exemption	\$30,607.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,500,000.00	Total Exemptions	\$79,987.00	
Benefited Project Amount	\$5,280,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$5,922.00	\$5,922.00
Not For Profit	No	Local PILOT	\$13,830.00	\$13,830.00
Date Project approved	2/19/2019	School District PILOT	\$12,243.00	\$12,243.00
Did IDA took Title to Property	Yes	Total PILOT	\$31,995.00	\$31,995.00
Date IDA Took Title to Property	7/16/2019	Net Exemptions	\$47,992.00	
Year Financial Assistance is Planned to End	2029	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	268 Genesee Street	Original Estimate of Jobs to be Created	50.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	20,000.00	To: 60,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	132.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	132.00	
Applicant Name	268 Genesee Street, LLC	Project Status		
Address Line1	520 Seneca Street			
Address Line2				
City	UTICA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13502	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-21-4			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	311 Main Street Holdings LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$19,783.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$46,204.00	
Original Project Code		School Property Tax Exemption	\$40,900.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$7,740,000.00	Total Exemptions	\$106,887.00	
Benefited Project Amount	\$6,900,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$1,328.00	\$1,328.00
Not For Profit	No	Local PILOT	\$3,101.00	\$3,101.00
Date Project approved	12/15/2021	School District PILOT	\$2,642.00	\$2,642.00
Did IDA took Title to Property	Yes	Total PILOT	\$7,071.00	\$7,071.00
Date IDA Took Title to Property	11/29/2022	Net Exemptions	\$99,816.00	
Year Financial Assistance is Planned to End	2035	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	10.00	
Address Line1	311 Main Street	Original Estimate of Jobs to be Created	20.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	20,000.00	To: 70,000.00
State	NY	Original Estimate of Jobs to be Retained	10.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	35,000.00	
Province/Region		Current # of FTEs	80.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	70.00	
Applicant Name	311 Main Street Holdings LLC	Project Status		
Address Line1	400 Oriskany St West			
Address Line2				
City	UTICA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13502	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-14-3			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	BG Warehouse, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$49,339.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$115,233.00	
Original Project Code		School Property Tax Exemption	\$102,005.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$12,294,000.00	Total Exemptions	\$266,577.00	
Benefited Project Amount	\$11,648,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$13,881.00	\$13,881.00
Not For Profit	No	Local PILOT	\$32,420.00	\$32,420.00
Date Project approved	10/7/2014	School District PILOT	\$28,699.00	\$28,699.00
Did IDA took Title to Property	Yes	Total PILOT	\$75,000.00	\$75,000.00
Date IDA Took Title to Property	11/18/2014	Net Exemptions	\$191,577.00	
Year Financial Assistance is Planned to End	2026	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	182.00	
Address Line1	2007 Beechgrove Place	Original Estimate of Jobs to be Created	16.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	21,702.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	18,200.00	To: 40,040.00
State	NY	Original Estimate of Jobs to be Retained	182.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,000.00	
Province/Region		Current # of FTEs	303.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	121.00	
Applicant Name	BG Warehouse, LLC	Project Status		
Address Line1	PO Box 4325			
Address Line2				
City	UTICA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13501	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3002-20-1				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Burrstone Road Associates, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$16,486.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$38,504.00	
Original Project Code		School Property Tax Exemption		\$34,083.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$20,000,000.00	Total Exemptions		\$89,073.00	
Benefited Project Amount	\$19,300,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	4/17/2020	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	5/15/2020	Net Exemptions		\$89,073.00	
Year Financial Assistance is Planned to End	2032	Project Employment Information			
Notes	Project is not complete. Expected to be finished in 2022. Project is complete.				
Location of Project		# of FTEs before IDA Status		15.00	
Address Line1	117 Business Park Drive	Original Estimate of Jobs to be Created		15.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		1,342,756.00	
City	UTICA	Annualized Salary Range of Jobs to be Created		27,800.00	To: 357,800.00
State	NY	Original Estimate of Jobs to be Retained		15.00	
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		134,275.00	
Province/Region		Current # of FTEs		67.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		52.00	
Applicant Name	Burrstone Road Associates, LLC				
Address Line1	1729 Burrstone Road	Project Status			
Address Line2					
City	NEW HARTFORD	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13413	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-20-3			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Carbone Commercial Property, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$52,755.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$123,211.00	
Original Project Code		School Property Tax Exemption	\$109,067.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$7,775,522.00	Total Exemptions	\$285,033.00	
Benefited Project Amount	\$7,625,522.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$5,276.00	\$5,276.00
Not For Profit	No	Local PILOT	\$36,963.00	\$36,963.00
Date Project approved	1/7/2020	School District PILOT	\$32,720.00	\$32,720.00
Did IDA took Title to Property	Yes	Total PILOT	\$74,959.00	\$74,959.00
Date IDA Took Title to Property	3/3/2020	Net Exemptions	\$210,074.00	
Year Financial Assistance is Planned to End	2027	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	1532 Oriskany Blvd	Original Estimate of Jobs to be Created	8.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	42,000.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	25,000.00	To: 52,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	8.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	8.00	
Applicant Name	Carbone Commercial Property, LLC	Project Status		
Address Line1	587 Main Street			
Address Line2				
City	NEW YORK MILLS	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13417	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3002-18-4				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	DePaul Utica, LP	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$52,809.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$123,338.00		
Original Project Code		School Property Tax Exemption	\$109,179.00		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$19,606,553.00	Total Exemptions	\$285,326.00		
Benefited Project Amount	\$13,170,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$8,587.00	\$8,587.00	
Not For Profit	No	Local PILOT	\$17,264.00	\$17,264.00	
Date Project approved	9/4/2018	School District PILOT	\$16,843.00	\$16,843.00	
Did IDA took Title to Property	Yes	Total PILOT	\$42,694.00	\$42,694.00	
Date IDA Took Title to Property	7/18/2019	Net Exemptions	\$242,632.00		
Year Financial Assistance is Planned to End	2049	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	1914 Dwyer Avenue	Original Estimate of Jobs to be Created	14.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00		
City	UTICA	Annualized Salary Range of Jobs to be Created	35,000.00	To: 45,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	8.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	8.00		
Applicant Name	DePaul Utica Housing Development Fund Corporation				
Address Line1	1931 Buffalo Road	Project Status			
Address Line2					
City	ROCHESTER	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14624	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025

Status: CERTIFIED

Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-16-5			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Deerfield Place	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$132,951.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$310,511.00	
Original Project Code		School Property Tax Exemption	\$274,866.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$29,680,000.00	Total Exemptions	\$718,328.00	
Benefited Project Amount	\$2,853,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$25,912.00	\$25,912.00
Not For Profit	No	Local PILOT	\$60,518.00	\$60,518.00
Date Project approved	3/1/2016	School District PILOT	\$53,571.00	\$53,571.00
Did IDA took Title to Property	Yes	Total PILOT	\$140,001.00	\$140,001.00
Date IDA Took Title to Property	3/1/2016	Net Exemptions	\$578,327.00	
Year Financial Assistance is Planned to End	2029	Project Employment Information		
Notes	WellTower NNN Group purchased the Colonial Deerfield property in February 2022.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Trenton Road	Original Estimate of Jobs to be Created	5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	50,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	5.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	5.00	
Applicant Name	Trenton Road, LLC	Project Status		
Address Line1	300 Jordan Road			
Address Line2				
City	TROY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12180	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-2017-6			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Doyle Hardware Building, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$62,430.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$145,808.00	
Original Project Code		School Property Tax Exemption	\$129,070.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$13,432,169.00	Total Exemptions	\$337,308.00	
Benefited Project Amount	\$11,927,119.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$4,242.00	\$4,242.00
Not For Profit	No	Local PILOT	\$9,906.00	\$9,906.00
Date Project approved	10/3/2017	School District PILOT	\$8,769.00	\$8,769.00
Did IDA took Title to Property	No	Total PILOT	\$22,917.00	\$22,917.00
Date IDA Took Title to Property		Net Exemptions	\$314,391.00	
Year Financial Assistance is Planned to End	2030	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	300 Main Street	Original Estimate of Jobs to be Created	31.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	20,000.00	To: 40,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	45.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	45.00	
Applicant Name	Doyle Hardware Building, LLC	Project Status		
Address Line1	5112 W. Taft Road			
Address Line2				
City	LIVERPOOL	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13088	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025

Status: CERTIFIED

Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3002-20-5				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	GSCB LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$16,156.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$37,733.00		
Original Project Code		School Property Tax Exemption	\$33,402.00		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$19,809,325.00	Total Exemptions	\$87,291.00		
Benefited Project Amount	\$15,636,586.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$2,967.00	\$2,967.00	
Not For Profit	No	Local PILOT	\$6,931.00	\$6,931.00	
Date Project approved	11/13/2020	School District PILOT	\$6,135.00	\$6,135.00	
Did IDA took Title to Property	Yes	Total PILOT	\$16,033.00	\$16,033.00	
Date IDA Took Title to Property	5/5/2021	Net Exemptions	\$71,258.00		
Year Financial Assistance is Planned to End	2034	Project Employment Information			
Notes	Project is not yet complete. Expect to begin operation in 2022-2023. Project is operational.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	600 State Street	Original Estimate of Jobs to be Created	42.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	37,500.00		
City	UTICA	Annualized Salary Range of Jobs to be Created	25,000.00	To: 50,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	20.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	20.00		
Applicant Name	GSCB LLC	Project Status			
Address Line1	251 Ramblewood Drive				
Address Line2					
City	DEERFIELD	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13502	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3002-17-7				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Harbor Lodging Associates - HOME 2	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$34,396.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$80,334.00	
Original Project Code		School Property Tax Exemption		\$71,112.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,100,000.00	Total Exemptions		\$185,842.00	
Benefited Project Amount	\$1,060,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$15,478.00	\$15,478.00
Not For Profit	No		Local PILOT	\$36,150.00	\$36,150.00
Date Project approved	11/3/2017		School District PILOT	\$32,000.00	\$32,000.00
Did IDA took Title to Property	Yes		Total PILOT	\$83,628.00	\$83,628.00
Date IDA Took Title to Property	6/18/2019		Net Exemptions	\$102,214.00	
Year Financial Assistance is Planned to End	2029	Project Employment Information			
Notes	Building is still under construction. Employment will start this year.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	125 North Genesee Street	Original Estimate of Jobs to be Created	11.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	23,000.00		
City	UTICA	Annualized Salary Range of Jobs to be Created	21,000.00	To: 25,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	19.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	19.00		
Applicant Name	Harbor Point Lodging Associates, LLC	Project Status			
Address Line1	11751 East Corning Road				
Address Line2					
City	CORNING	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14830	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-12-2			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Harza Building	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$18,636.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$43,524.00	
Original Project Code		School Property Tax Exemption	\$38,528.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$250,000.00	Total Exemptions	\$100,688.00	
Benefited Project Amount	\$250,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$5,113.00	\$5,113.00
Not For Profit	No	Local PILOT	\$11,942.00	\$11,942.00
Date Project approved	6/14/2012	School District PILOT	\$10,571.00	\$10,571.00
Did IDA took Title to Property	Yes	Total PILOT	\$27,626.00	\$27,626.00
Date IDA Took Title to Property	8/1/2012	Net Exemptions	\$73,062.00	
Year Financial Assistance is Planned to End	2032	Project Employment Information		
Notes	Employment numbers indicated below reflect tenant employee count and not that of project operator			
Location of Project		# of FTEs before IDA Status	45.00	
Address Line1	175-183 Genesee Street	Original Estimate of Jobs to be Created	45.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	355.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	310.00	
Applicant Name	Adron Building, LLC	Project Status		
Address Line1	185 Genesee Street			
Address Line2				
City	UTICA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13501	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-23-1			
Project Type	Lease	State Sales Tax Exemption	\$169,179.00	
Project Name	Hotel Street Owner LLC	Local Sales Tax Exemption	\$201,015.00	
		County Real Property Tax Exemption	\$13,189.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$30,803.00	
Original Project Code		School Property Tax Exemption	\$27,267.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$20,600,857.00	Total Exemptions	\$441,453.00	
Benefited Project Amount	\$15,644,046.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	6/7/2023	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	8/9/2023	Net Exemptions	\$441,453.00	
Year Financial Assistance is Planned to End	2035	Project Employment Information		
Notes	Project still under construction. Expected to be completed by 3Q 2025.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	119-137 Hotel Street	Original Estimate of Jobs to be Created	10.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	25,000.00	To: 35,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	30.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Hotel Street Owners LLC	Project Status		
Address Line1	449 S Salina Street			
Address Line2				
City	SYRACUSE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13202	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-22-6			
Project Type	Lease	State Sales Tax Exemption	\$141,962.00	
Project Name	Impact Utica - Chancellor	Local Sales Tax Exemption	\$168,677.00	
		County Real Property Tax Exemption	\$2,354.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$6,379.00	
Original Project Code		School Property Tax Exemption	\$5,647.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$32,560,000.00	Total Exemptions	\$325,019.00	
Benefited Project Amount	\$23,361,689.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	11/2/2022	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	2/8/2023	Net Exemptions	\$325,019.00	
Year Financial Assistance is Planned to End	2054	Project Employment Information		
Notes	Construction is not completed, Expected 1Q 2025			
Location of Project		# of FTEs before IDA Status	3.00	
Address Line1	417 Bleecker Street	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	30,000.00	To: 40,000.00
State	NY	Original Estimate of Jobs to be Retained	3.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,000.00	
Province/Region		Current # of FTEs	5.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	10.00	
Applicant Information		Net Employment Change	2.00	
Applicant Name	Impact Utica Chancellor	Project Status		
Address Line1	509 2nd Street			
Address Line2				
City	UTICA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13501	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3002-22-5				
Project Type	Lease	State Sales Tax Exemption		\$198,976.00	
Project Name	Impact Utica Broad St	Local Sales Tax Exemption		\$236,420.00	
		County Real Property Tax Exemption		\$2,731.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$6,379.00	
Original Project Code		School Property Tax Exemption		\$5,647.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$44,600,000.00	Total Exemptions		\$450,153.00	
Benefited Project Amount	\$35,782,936.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$2,731.00	\$2,731.00
Not For Profit	No		Local PILOT	\$6,379.00	\$6,379.00
Date Project approved	11/2/2022		School District PILOT	\$5,647.00	\$5,647.00
Did IDA took Title to Property	Yes		Total PILOT	\$14,757.00	\$14,757.00
Date IDA Took Title to Property	2/8/2023		Net Exemptions	\$435,396.00	
Year Financial Assistance is Planned to End	2054	Project Employment Information			
Notes	Construction is not completed. Expected in 1Q 2025 Final assessed value has not yet been determined				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	700 Broad Street	Original Estimate of Jobs to be Created	3.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	45,000.00		
City	UTICA	Annualized Salary Range of Jobs to be Created	40,000.00 To: 49,000.00		
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	11.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	7.00		
Applicant Information		Net Employment Change	11.00		
Applicant Name	Impact Utica - Broad St	Project Status			
Address Line1	509 2nd Street				
Address Line2					
City	UTICA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13501	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-19-2			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Jaychlo, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$7,664.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$17,900.00	
Original Project Code		School Property Tax Exemption	\$15,845.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,860,000.00	Total Exemptions	\$41,409.00	
Benefited Project Amount	\$1,860,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$5,112.00	\$5,112.00
Not For Profit	No	Local PILOT	\$11,939.00	\$11,939.00
Date Project approved	4/9/2019	School District PILOT	\$10,568.00	\$10,568.00
Did IDA took Title to Property	Yes	Total PILOT	\$27,619.00	\$27,619.00
Date IDA Took Title to Property	6/30/2019	Net Exemptions	\$13,790.00	
Year Financial Assistance is Planned to End	2024	Project Employment Information		
Notes	Should end in 2025.			
Location of Project		# of FTEs before IDA Status	110.00	
Address Line1	1821 Broad Street	Original Estimate of Jobs to be Created	10.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	25,000.00	To: 65,000.00
State	NY	Original Estimate of Jobs to be Retained	110.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00	
Province/Region		Current # of FTEs	110.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Jaychlo, LLC	Project Status		
Address Line1	1821 Broad Street			
Address Line2				
City	UTICA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13501	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3002-16-2				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Lafayette Hotel Associates, LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$34,392.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$80,325.00		
Original Project Code		School Property Tax Exemption	\$71,104.00		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$12,962,000.00	Total Exemptions	\$185,821.00		
Benefited Project Amount	\$11,047,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$13,881.00	\$13,881.00	\$13,881.00
Not For Profit	No	Local PILOT	\$32,420.00	\$32,420.00	\$32,420.00
Date Project approved	2/2/2016	School District PILOT	\$28,699.00	\$28,699.00	\$28,699.00
Did IDA took Title to Property	No	Total PILOT	\$75,000.00	\$75,000.00	\$75,000.00
Date IDA Took Title to Property		Net Exemptions	\$110,821.00		
Year Financial Assistance is Planned to End	2036	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	102 Lafayette Street	Original Estimate of Jobs to be Created	20.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00		
City	UTICA	Annualized Salary Range of Jobs to be Created	25,000.00	To: 45,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	33.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	33.00		
Applicant Name	Lafayette Hotel Associates, LLC	Project Status			
Address Line1	11751 East Corning Road				
Address Line2					
City	CORNING	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14830	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-23-2			
Project Type	Lease	State Sales Tax Exemption	\$213,241.00	
Project Name	Lahinch Utica III LLC	Local Sales Tax Exemption	\$253,370.00	
		County Real Property Tax Exemption	\$16,486.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$38,504.00	
Original Project Code		School Property Tax Exemption	\$34,083.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$23,685,461.00	Total Exemptions	\$555,684.00	
Benefited Project Amount	\$19,611,691.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	6/7/2023	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	8/9/2023	Net Exemptions	\$555,684.00	
Year Financial Assistance is Planned to End	2035	Project Employment Information		
Notes	Property is still under construction			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	239 Genesee Street	Original Estimate of Jobs to be Created	17.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	30,000.00	To: 45,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	40.00	
Applicant Information		Net Employment Change	1.00	
Applicant Name	Lahinch Utica III LLC	Project Status		
Address Line1	449 S. Salina St			
Address Line2				
City	SYRACUSE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13202	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3002-16-7				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Lofts at Globe Mill	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$44,855.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$104,761.00		
Original Project Code		School Property Tax Exemption	\$92,735.00		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$51,844,024.00	Total Exemptions	\$242,351.00		
Benefited Project Amount	\$46,278,594.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$14,923.00	\$14,923.00	
Not For Profit	No	Local PILOT	\$34,853.00	\$34,853.00	
Date Project approved	9/6/2016	School District PILOT	\$30,852.00	\$30,852.00	
Did IDA took Title to Property	Yes	Total PILOT	\$80,628.00	\$80,628.00	
Date IDA Took Title to Property	3/26/2019	Net Exemptions	\$161,723.00		
Year Financial Assistance is Planned to End	2049	Project Employment Information			
Notes	Project is anticipated to be completed in Fall 2020. Final assessed value will be determined upon completion. Salary ranges have not been determined. PILOT will start in 2020.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	811 Court Street	Original Estimate of Jobs to be Created	7.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	20,000.00		
City	UTICA	Annualized Salary Range of Jobs to be Created	20,000.00	To: 25,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	4.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	4.00		
Applicant Name	Lofts at Globe Mills, LP	Project Status			
Address Line1	9333 N. Meridian Street				
Address Line2					
City	INDIANAPOLIS	Current Year Is Last Year for Reporting			
State	IN	There is no Debt Outstanding for this Project			
Zip - Plus4	46260	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-16-6			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	MacSpace LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$6,737.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$15,734.00	
Original Project Code		School Property Tax Exemption	\$13,928.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$790,000.00	Total Exemptions	\$36,399.00	
Benefited Project Amount	\$790,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$4,491.00	\$4,491.00
Not For Profit	No	Local PILOT	\$10,490.00	\$10,490.00
Date Project approved	9/6/2016	School District PILOT	\$9,286.00	\$9,286.00
Did IDA took Title to Property	No	Total PILOT	\$24,267.00	\$24,267.00
Date IDA Took Title to Property		Net Exemptions	\$12,132.00	
Year Financial Assistance is Planned to End	2026	Project Employment Information		
Notes	PILOT starts in 2018/2019 year			
Location of Project		# of FTEs before IDA Status	45.00	
Address Line1	266 Genesee Street	Original Estimate of Jobs to be Created	20.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	100,000.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	50,000.00	To: 150,000.00
State	NY	Original Estimate of Jobs to be Retained	45.00	
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	100,000.00	
Province/Region		Current # of FTEs	21.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-24.00	
Applicant Name	MacSpace LLC	Project Status		
Address Line1	266 Genesee Street			
Address Line2				
City	UTICA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13502	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3002-18-1				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Macartovin Apartments	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$19,849.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$46,358.00		
Original Project Code		School Property Tax Exemption	\$41,037.00		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$21,319,336.00	Total Exemptions	\$107,244.00		
Benefited Project Amount	\$14,226,211.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$7,518.00		\$7,518.00
Not For Profit	No	Local PILOT	\$17,558.00		\$17,588.00
Date Project approved	5/8/2018	School District PILOT	\$15,105.00		\$15,105.00
Did IDA took Title to Property	Yes	Total PILOT	\$40,181.00		\$40,211.00
Date IDA Took Title to Property	12/1/2019	Net Exemptions	\$67,063.00		
Year Financial Assistance is Planned to End	2050	Project Employment Information			
Notes	Project not yet complete. Expected to open in 2021.				
Location of Project		# of FTEs before IDA Status	3.00		
Address Line1	195 Genesee Street	Original Estimate of Jobs to be Created	15.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	38,000.00		
City	UTICA	Annualized Salary Range of Jobs to be Created	34,731.00	To:	45,225.00
State	NY	Original Estimate of Jobs to be Retained	3.00		
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	38,000.00		
Province/Region		Current # of FTEs	4.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.00		
Applicant Name	Macartovin Apartments LLC	Project Status			
Address Line1	400 East Avenue				
Address Line2					
City	ROCHESTER	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14607	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3002-19-3				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Mana Properties	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$4,550.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$10,627.00		
Original Project Code		School Property Tax Exemption	\$9,407.00		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$644,650.00	Total Exemptions	\$24,584.00		
Benefited Project Amount	\$619,250.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$277.00	\$277.00	\$277.00
Not For Profit	No	Local PILOT	\$647.00	\$647.00	\$647.00
Date Project approved	5/16/2019	School District PILOT	\$573.00	\$573.00	\$573.00
Did IDA took Title to Property	Yes	Total PILOT	\$1,497.00	\$1,497.00	\$1,497.00
Date IDA Took Title to Property	5/1/2020	Net Exemptions	\$23,087.00		
Year Financial Assistance is Planned to End	2029	Project Employment Information			
Notes	As of March 20, 2020 this project has not closed. Anticipated closing date will be around May 1, 2020. PILOT starts in 2021.				
Location of Project		# of FTEs before IDA Status	12.00		
Address Line1	1034 Erie Street	Original Estimate of Jobs to be Created	2.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00		
City	UTICA	Annualized Salary Range of Jobs to be Created	30,000.00	To: 35,000.00	
State	NY	Original Estimate of Jobs to be Retained	12.00		
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	35,000.00		
Province/Region		Current # of FTEs	8.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-4.00		
Applicant Name	Mana Properties	Project Status			
Address Line1	1034 Erie Street				
Address Line2					
City	UTICA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13502	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3002-19-4				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Mohawk Hospital Equipment	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$2,354.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$5,498.00		
Original Project Code		School Property Tax Exemption	\$4,867.00		
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$787,500.00	Total Exemptions	\$12,719.00		
Benefited Project Amount	\$787,500.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,354.00		\$2,354.00
Not For Profit	No	Local PILOT	\$5,498.00		\$5,498.00
Date Project approved	5/16/2019	School District PILOT	\$4,867.00		\$4,867.00
Did IDA took Title to Property	Yes	Total PILOT	\$12,719.00		\$12,719.00
Date IDA Took Title to Property	7/11/2019	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2023	Project Employment Information			
Notes	Project will end 2029-2030.				
Location of Project		# of FTEs before IDA Status	34.00		
Address Line1	247 Elizabeth Street	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	UTICA	Annualized Salary Range of Jobs to be Created	0.00	To:	0.00
State	NY	Original Estimate of Jobs to be Retained	34.00		
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,000.00		
Province/Region		Current # of FTEs	26.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-8.00		
Applicant Name	Mohawk Hospital Equipment, Inc.	Project Status			
Address Line1	247 Elizabeth Street				
Address Line2					
City	UTICA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13501	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025

Status: CERTIFIED

Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-13-1			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Munson Machinery Company	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$6,594.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$15,401.00	
Original Project Code		School Property Tax Exemption	\$13,633.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,510,000.00	Total Exemptions	\$35,628.00	
Benefited Project Amount	\$800,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$5,397.00	\$5,397.00
Not For Profit	No	Local PILOT	\$12,606.00	\$12,606.00
Date Project approved	11/19/2013	School District PILOT	\$11,159.00	\$11,159.00
Did IDA took Title to Property	Yes	Total PILOT	\$29,162.00	\$29,162.00
Date IDA Took Title to Property	11/19/2013	Net Exemptions	\$6,466.00	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes	PILOT starts in 2015 Assistance should end in 2024			
Location of Project		# of FTEs before IDA Status	38.00	
Address Line1	210 Seward Avenue	Original Estimate of Jobs to be Created	12.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	41,183.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	31,866.00	To: 50,500.00
State	NY	Original Estimate of Jobs to be Retained	38.00	
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	41,183.00	
Province/Region		Current # of FTEs	51.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	13.00	
Applicant Name	Munson Machinery Company, Inc.	Project Status		
Address Line1	210 Seward Avenue			
Address Line2				
City	UTICA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13502	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-07-01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	NEW STANLEY THEATER, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$112,104.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$261,824.00	
Original Project Code		School Property Tax Exemption	\$231,768.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$22,500,000.00	Total Exemptions	\$605,696.00	
Benefited Project Amount	\$22,500,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	12/18/2006	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	No	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions	\$605,696.00	
Year Financial Assistance is Planned to End	2011	Project Employment Information		
Notes	PILOT should end in June 2026, not 2011 as noted above.			
Location of Project		# of FTEs before IDA Status	15.00	
Address Line1	261 GENESEE STREET	Original Estimate of Jobs to be Created	2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	161,210.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	16,000.00	To: 16,250.00
State	NY	Original Estimate of Jobs to be Retained	15.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	11.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-4.00	
Applicant Name	"NEW STANLEY THEATER, LLC"	Project Status		
Address Line1	261 GENESEE STREET			
Address Line2				
City	UTICA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13501	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3002-21-2				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Olbiston Apartments		Local Sales Tax Exemption	\$0.00	
			County Real Property Tax Exemption	\$11,130.00	
Project Part of Another Phase or Multi Phase	No		Local Property Tax Exemption	\$25,995.00	
Original Project Code			School Property Tax Exemption	\$23,010.00	
Project Purpose Category	Other Categories		Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$55,849,887.00		Total Exemptions	\$60,135.00	
Benefited Project Amount	\$55,849,887.00		Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount			Pilot payment Information		
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$2,372.00	\$2,372.00
Not For Profit	No		Local PILOT	\$5,540.00	\$5,540.00
Date Project approved	9/1/2021		School District PILOT	\$4,904.00	\$4,904.00
Did IDA took Title to Property	Yes		Total PILOT	\$12,816.00	\$12,816.00
Date IDA Took Title to Property	12/15/2021		Net Exemptions	\$47,319.00	
Year Financial Assistance is Planned to End	2055		Project Employment Information		
Notes	Construction just completed and PILOT just started. No other benefits provided to project besides PILOT. Assessed value may change				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	1431 Genesee Street	Original Estimate of Jobs to be Created	3.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00		
City	UTICA	Annualized Salary Range of Jobs to be Created	30,000.00 To: 40,000.00		
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	5.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	10.00		
Applicant Information		Net Employment Change	5.00		
Applicant Name	Liberty Olbiston Housing Development Fund Company, Inc.		Project Status		
Address Line1	117 W. Liberty Street				
Address Line2					
City	ROME	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13440	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3002-13-2				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Primo Property Management, LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$33,242.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$77,639.00		
Original Project Code		School Property Tax Exemption	\$68,726.00		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$6,345,000.00	Total Exemptions	\$179,607.00		
Benefited Project Amount	\$3,200,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$24,932.00	\$24,932.00	
Not For Profit	No	Local PILOT	\$58,229.00	\$58,229.00	
Date Project approved	11/19/2013	School District PILOT	\$51,544.00	\$51,544.00	
Did IDA took Title to Property	Yes	Total PILOT	\$134,705.00	\$134,705.00	
Date IDA Took Title to Property	11/19/2013	Net Exemptions	\$44,902.00		
Year Financial Assistance is Planned to End	2023	Project Employment Information			
Notes	PILOT will start in 2016 upon project completion 2017 Employment numbers reflect some of tenants - 24 FTE Project will end in 2025-2026				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	520 Seneca Street	Original Estimate of Jobs to be Created	30.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	45,000.00		
City	UTICA	Annualized Salary Range of Jobs to be Created	40,000.00	To: 50,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	63.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	63.00		
Applicant Name	Primo Property Management, . LLC	Project Status			
Address Line1	520 Seneca Street				
Address Line2					
City	UTICA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13502	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3002-19-5				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Schmalz Realty	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$1,891.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$4,417.00	
Original Project Code		School Property Tax Exemption		\$3,910.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$531,000.00	Total Exemptions		\$10,218.00	
Benefited Project Amount	\$490,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	6/14/2019	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	5/12/2020	Net Exemptions		\$10,218.00	
Year Financial Assistance is Planned to End	2023	Project Employment Information			
Notes	Closing is expected within the next two months. Project will go until 2031-2032				
Location of Project		# of FTEs before IDA Status		20.00	
Address Line1	1714 Bleecker Street	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	UTICA	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		20.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		37,000.00	
Province/Region		Current # of FTEs		5.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		-15.00	
Applicant Name	Schmalz Realty	Project Status			
Address Line1	1714 Bleecker Street				
Address Line2					
City	UTICA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13501	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-18-2			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Schuyler Commons	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$101,495.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$237,046.00	
Original Project Code	3002-07-03	School Property Tax Exemption	\$209,834.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$25,800,000.00	Total Exemptions	\$548,375.00	
Benefited Project Amount	\$25,800,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$37,959.00	\$37,959.00
Not For Profit	No	Local PILOT	\$88,655.00	\$88,655.00
Date Project approved	6/14/2018	School District PILOT	\$78,478.00	\$78,478.00
Did IDA took Title to Property	No	Total PILOT	\$205,092.00	\$205,092.00
Date IDA Took Title to Property		Net Exemptions	\$343,283.00	
Year Financial Assistance is Planned to End	2037	Project Employment Information		
Notes	This project operator purchased the Senior Development facility.			
Location of Project		# of FTEs before IDA Status	5.00	
Address Line1	1776 Independence Square	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	5.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	38,000.00	
Province/Region		Current # of FTEs	5.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Livingston Street Acquisitions, LLC	Project Status		
Address Line1	555 East Lancaster Avenue			
Address Line2				
City	RADNOR	Current Year Is Last Year for Reporting		
State	PA	There is no Debt Outstanding for this Project		
Zip - Plus4	19087	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-13-			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	United Auto Parts	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$15,130.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$35,337.00	
Original Project Code		School Property Tax Exemption	\$31,280.00	
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$4,400,000.00	Total Exemptions	\$81,747.00	
Benefited Project Amount	\$4,400,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$12,861.00	\$12,861.00
Not For Profit	No	Local PILOT	\$30,036.00	\$30,036.00
Date Project approved	4/1/2013	School District PILOT	\$26,588.00	\$26,588.00
Did IDA took Title to Property	No	Total PILOT	\$69,485.00	\$69,485.00
Date IDA Took Title to Property		Net Exemptions	\$12,262.00	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes	Project will run until 2028-2029			
Location of Project		# of FTEs before IDA Status	11.00	
Address Line1	1002 Oswego Street	Original Estimate of Jobs to be Created	48.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	22,000.00	To: 30,000.00
State	NY	Original Estimate of Jobs to be Retained	11.00	
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	25,000.00	
Province/Region		Current # of FTEs	55.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	44.00	
Applicant Name	1002 Oswego Street, LLC	Project Status		
Address Line1	450 Tracy Street			
Address Line2				
City	SYRACUSE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13204	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-18-3			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Utica Property Development LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$80,451.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$187,897.00	
Original Project Code		School Property Tax Exemption	\$166,327.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$13,045,819.00	Total Exemptions	\$434,675.00	
Benefited Project Amount	\$11,775,753.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$4,627.00	\$4,627.00
Not For Profit	No	Local PILOT	\$10,807.00	\$10,807.00
Date Project approved	9/18/2018	School District PILOT	\$9,566.00	\$9,566.00
Did IDA took Title to Property	No	Total PILOT	\$25,000.00	\$25,000.00
Date IDA Took Title to Property		Net Exemptions	\$409,675.00	
Year Financial Assistance is Planned to End	2050	Project Employment Information		
Notes	PILOT and taxes start 20-21. Project is located on Utica College campus.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	1600 Burrstone Road	Original Estimate of Jobs to be Created	2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	20,000.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	15,000.00	To: 25,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	4.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	4.00	
Applicant Name	Utica Property Development LLC	Project Status		
Address Line1	302 Washington Avenue Ext			
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-18-5			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Utica Sunset Associates LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$15,960.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$37,245.00	
Original Project Code		School Property Tax Exemption	\$32,996.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$19,077,068.00	Total Exemptions	\$86,201.00	
Benefited Project Amount	\$13,734,174.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,528.00	\$2,528.00
Not For Profit	No	Local PILOT	\$5,904.00	\$5,904.00
Date Project approved	12/12/2018	School District PILOT	\$5,226.00	\$5,226.00
Did IDA took Title to Property	Yes	Total PILOT	\$13,658.00	\$13,658.00
Date IDA Took Title to Property	10/1/2019	Net Exemptions	\$72,543.00	
Year Financial Assistance is Planned to End	2050	Project Employment Information		
Notes	Project not yet completed. Will lease up in 2021.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	2513 Sunset Avenue	Original Estimate of Jobs to be Created	12.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	31,000.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	28,000.00	To: 35,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	17.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	17.00	
Applicant Name	Utica Sunset Associates LLC	Project Status		
Address Line1	125 Business Park Drive			
Address Line2				
City	UTICA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13502	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-21-1			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Utica Travelers Building LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$10,121.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$23,638.00	
Original Project Code		School Property Tax Exemption	\$20,925.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$10,675,000.00	Total Exemptions	\$54,684.00	
Benefited Project Amount	\$9,026,109.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$7,154.00	\$7,154.00
Not For Profit	No	Local PILOT	\$16,707.00	\$16,707.00
Date Project approved	5/12/2021	School District PILOT	\$14,790.00	\$14,790.00
Did IDA took Title to Property	Yes	Total PILOT	\$38,651.00	\$38,651.00
Date IDA Took Title to Property	6/23/2021	Net Exemptions	\$16,033.00	
Year Financial Assistance is Planned to End	2034	Project Employment Information		
Notes	Project is not yet completed. Expected to be operational in 2022-2023			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	70 Genesee Street	Original Estimate of Jobs to be Created	20.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	37,500.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	25,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	19.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	19.00	
Applicant Name	Utica Travelers Building LLC	Project Status		
Address Line1	100 Madison Street - Suite 1905			
Address Line2				
City	SYRACUSE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13202	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-14-6			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	VEND-Uti Property Mgmt, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$3,693.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$8,625.00	
Original Project Code		School Property Tax Exemption	\$7,635.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$492,000.00	Total Exemptions	\$19,953.00	
Benefited Project Amount	\$480,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,463.00	\$2,463.00
Not For Profit	No	Local PILOT	\$5,753.00	\$5,753.00
Date Project approved	12/2/2014	School District PILOT	\$5,092.00	\$5,092.00
Did IDA took Title to Property	Yes	Total PILOT	\$13,308.00	\$13,308.00
Date IDA Took Title to Property	2/3/2015	Net Exemptions	\$6,645.00	
Year Financial Assistance is Planned to End	2026	Project Employment Information		
Notes	Property was purchased and PILOT assumed at years (2021) end by Hemstroughts, Inc.			
Location of Project		# of FTEs before IDA Status	13.00	
Address Line1	900 Oswego Street	Original Estimate of Jobs to be Created	6.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	18,720.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	15,000.00	To: 20,000.00
State	NY	Original Estimate of Jobs to be Retained	12.00	
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	15,000.00	
Province/Region		Current # of FTEs	24.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	11.00	
Applicant Name	VEND-Uti Property Management Co, LLC	Project Status		
Address Line1	900 Oswego Street			
Address Line2				
City	UTICA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13502	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025
 Status: CERTIFIED
 Certified Date: 03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-16-1			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Vecino Group New York LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$17,482.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$40,829.00	
Original Project Code		School Property Tax Exemption	\$36,142.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$9,583,751.00	Total Exemptions	\$94,453.00	
Benefited Project Amount	\$6,811,165.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,805.00	\$3,805.00
Not For Profit	No	Local PILOT	\$8,887.00	\$8,887.00
Date Project approved	11/17/2015	School District PILOT	\$7,866.00	\$7,866.00
Did IDA took Title to Property	No	Total PILOT	\$20,558.00	\$20,558.00
Date IDA Took Title to Property		Net Exemptions	\$73,895.00	
Year Financial Assistance is Planned to End	2047	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	327-331 Bleecker Street	Original Estimate of Jobs to be Created	3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	30,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	2.00	
Applicant Name	Vecino Group New York LLC	Project Status		
Address Line1	305 W Commercial			
Address Line2				
City	SPRINGFIELD	Current Year Is Last Year for Reporting		
State	MO	There is no Debt Outstanding for this Project		
Zip - Plus4	65803	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025

Status: CERTIFIED

Certified Date: 03/21/2025

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
37	\$7,364,462.00	\$1,402,382.00	\$5,962,080.00	1018

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/21/2025

Status: CERTIFIED

Certified Date: 03/21/2025

Additional Comments