

# Auburn Industrial Development Authority

## Annual Operations & Accomplishments Report FY 2017

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### Introduction

The Auburn Industrial Development Authority (“AIDA”) is authorized and empowered by the provisions of the Auburn Industrial Development Authority Act, Chapter 915 of the 1969 Laws of New York constituting Title 15 of Article 8 of the Public Authorities Law, Chapter 43-A of the Consolidated Laws of New York, as amended (the “Act”). AIDA’s purpose is to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, and commercial and research facilities, as well as facilities for use by a federal Authority or medical facility, among others. This work is done with the intention to advance the job opportunities, health, general prosperity and economic welfare of the people of the City of Auburn and therefore improve their medical care and standard of living.

**The Administrative Office of the Authority is located at 2 State Street, Auburn, NY 13021.  
The Official Office of the Authority is located at Memorial City Hall, 24 South Street, Auburn, NY 13021.**

This document is being presented as the Annual Operations and Accomplishments (“Annual”) Report for the Auburn Industrial Development Authority’s (“AIDA” or the “Authority”) Fiscal Year ending 12/31/2017 in compliance with the New York State Public Authorities Law (“PAL”) Section 2824-a, the 2005 NYS Public Authorities Accountability Act (“PAAA”), the 2009 PARA, and Chapter 563 of the Laws of 2015. The goal of this report is to provide a written assessment and summary review of AIDA’s operations and accomplishments during FY2017. In some cases, this report will refer to and identify the publicly available (and posted) location of supporting reports or materials that provide the information cited. Collectively, this report and the cited materials include the following areas of concern:

1. AIDA Operations, Projects & Accomplishments in FY17
2. Real Property Owned and/or Disposed of by the Authority in FY17
3. AIDA Investment Report for FY17

### I. AIDA FY 2017 Operations, Projects & Accomplishments

AIDA continued to operate under its authority in FY2017 with a Board of Directors short one member for the majority of the year who was appointed in December, and with

administrative services provided by the Cayuga Economic Development Agency (CEDA). The primary staff were CEDA’s Executive Director, as AIDA’s Executive Director, and CEDA’s Economic Development Technical Specialist, as AIDA’s Assistant Treasurer and Acting Secretary. None of the above named staff were compensated by AIDA directly.

The Board conducted ten (10) monthly regular meetings, one (1) special meeting, and three (3) public hearings, and conducted an Independent Financial Audit for FY2017 as required by statute. AIDA’s regular and special Board meetings were public meetings and were posted as such. Each meeting included the review and approval of previous meeting minutes and included a Treasurer’s Report. The full minutes of the Board meetings of FY2017 are available online for review at: <http://www.auburnida.org/agendas-minutes> and are also available for review at AIDA offices at 2 State Street, Auburn, NY 13021.

During FY2017 AIDA continued its particular focus on the following initiatives:

- **Compliance.** During FY 2017, AIDA continued to work toward compliance with Public Authorities Law and IDA best practices.
- **Auburn Technology Park Marketing.** AIDA, utilizing CEDA staff, continued to market vacant properties in the Auburn Technology Park, a group of parcels set aside for commercial and industrial ventures in the City of Auburn. In an effort to improve the shovel-readiness of these parcels AIDA contracted with Bergmann Associates in 2016 to conduct master planning and a series of studies, including archeological studies, a traffic study, a wetland delineation and biological assessment, Phase 1 and 2 Environmental Site Assessments, a preliminary storm water management report, a water and sewer report, geotech soils analysis, and the drafting of a long EAF, which were completed in 2017.
- **Knowledge Building.** During FY2017, AIDA continued to explore the current conditions of the community through gathering data regarding the community’s demographics, and economic indicators. This information gathering was intended to help better understand the impacts of ongoing economic development work.

In addition to these focus areas, AIDA also worked to market its services and available incentives and benefits to existing business enterprises and to seek opportunities for new business development. A number of proposals were developed in response to business attraction opportunities and these were pursued by AIDA using CEDA staff. Three projects were closed and advanced in FY2017 as described briefly below:

- Auto Wash – Sales and use tax exemption for the construction of a car wash on a vacant and dilapidated property in a busy commercial district. The project not only significantly improved a blighted property, but will generate 6 new jobs and additional tax revenue through increased property tax and sales tax.
- Auburn Hotel Ventures – Sales and use tax and mortgage recording tax exemptions for the renovation of a hotel in the downtown Auburn area. The renovation was imperative to the sustainability of the hotel’s business, particularly for the attraction of groups, conventions, and events.

- Central Building – Sales and use tax exemption and PILOT extension for the renovation of the third floor of a building leased to various medical offices. The facility provides a central location for residents to receive medical services, some of which are not otherwise available locally.

One other application had been approved but not yet closed at the end of FY2017. This application was for a sales and use tax exemption and mortgage recording tax abatement to Nolan Block, LLC, which will be renovating three vacant and condemned buildings in downtown Auburn into mixed use residential, commercial, and retail space. In addition to these activities, AIDA, working cooperatively with CEDA, pursued a number of industrial and commercial development prospects. Some of these prospects are not ready to move forward at this time, while others have not developed beyond the initial inquiry stage.

## II. AIDA PROPERTY OWNED AND/OR DISPOSED OF FY2017

AIDA owns six (6) parcels in the City of Auburn within or adjacent to the Auburn Technology Park (“Tech Park”). AIDA also owns one (1) property in the Town of Aurelius adjacent to a parcel involved in a PILOT. Information on these parcels is provided in the table shown below. In FY2017, AIDA did not sell or acquire any property.

CAYUGA COUNTY TAX ID #	APPROXIMATE ACREAGE	CURRENT FAIR MARKET VALUE	FMV DETERMINED BY:	DATE OF ACQUISITION
108.81-1-1.12	12.04 Acres	\$240,000	Independent Appraisal	2001
115.24-1-10.1	0.35 Acres	\$14,000	Assessment	
115.24-1-11	0.27 Acres	\$12,700	Assessment	2000
115.24-1-12	0.25 Acres	\$9,300	Assessment	2011
115.24-1-13	0.30 Acres	\$10,200	Assessment	2008
115.25-1-1.11*	14.55 Acres	\$291,000	Independent Appraisal	
122.00-1-42	0.55 Acres	\$1,400	Assessment	1999

## III. AIDA INVESTMENT REPORT

State statutes govern the Authority’s investment policies. In addition, the Authority adopted its own written Investment Policy on December 17, 2014. Authority monies must be deposited in FDIC insured commercial banks or trust companies located within the State. The AIDA Treasurer is authorized to use demand accounts and certificates of deposit. Permissible investments include obligations of the U.S. Treasury and obligations of New York State and its localities.

Collateral is required for demand deposits and certificates of deposit at 105% of all deposits not covered by federal deposit insurance. Obligations that may be pledged as collateral are obligations of the United States and its agencies and obligations of the state and its municipalities and school districts.

Total bank balances of AIDA were \$319,340.81 as of December 31, 2017. The carrying value of deposits at December 31, 2017 totaled \$319,340.81.