

Annual Report for Auburn Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 03/31/2023

Status: CERTIFIED

Certified Date: 03/31/2023

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	https://takerootinauburn.org/about-us/#documents
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	https://takerootinauburn.org/about-us/#documents
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	https://takerootinauburn.org/about-us/#documents
6. Are any Authority staff also employed by another government agency?	No	
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	https://takerootinauburn.org/about-us/#documents
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?		https://takerootinauburn.org/about-us/#documents

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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):		https://takerootinauburn.org/about-us/board/
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		https://takerootinauburn.org/about-us/#documents
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	https://takerootinauburn.org/about-us/#documents
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	https://takerootinauburn.org/about-us/#documents
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?	Yes	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	Yes	https://takerootinauburn.org/about-us/#documents
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	https://takerootinauburn.org/about-us/#documents

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Board of Directors Listing

Name	Andre, William	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	1/16/2020	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	01/16/2024	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	Cuddy, Terry	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	1/16/2020	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	01/16/2024	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?	Yes
Designee Name		Ex-Officio	

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Name	Dacey, James	Nominated By	Local
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	Local	Confirmed by Senate?	N/A
Term Start Date	1/16/2020	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	01/16/2024	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	Giannettino, James	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	1/16/2020	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	01/16/2024	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?	Yes
Designee Name		Ex-Officio	

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Name	Green, Lisa	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	2/16/2023	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	01/31/2026	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	Lovell, Dan	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	2/16/2023	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	01/31/2026	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	

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Name	MacIntyre, Katie	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	1/15/2021	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	01/15/2024	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	Webber-McLeod, Gwen	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	1/16/2020	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	01/16/2024	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	

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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
Martynski, Christine	Acting Treasurer/Acting Secretary	Administrative and Clerical				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Miller, Michael	Executive Director	Executive				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
SYMES, TAYLOR	Acting Treasurer/Acting Secretary	Administrative and Clerical				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Szabo, Danielle	Interim Executive Director	Executive				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No

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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
Andre, William	Board of Directors												X	
Cuddy, Terry	Board of Directors												X	
Dacey, James	Board of Directors												X	
Giannettino, James	Board of Directors												X	
Green, Lisa	Board of Directors												X	
Lovell, Dan	Board of Directors												X	
MacIntyre, Katie	Board of Directors												X	
Webber-McLeod, Gwen	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
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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
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Request Subsidiary/Component Unit Change

Name of Subsidiary/Component Unit	Status	Requested Changes
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Request Add Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Establishment Date	Purpose of Subsidiary/Component Unit
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Request Delete Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
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Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$871,309.00
	Investments		\$0.00
	Receivables, net		\$138,840.00
	Other assets		\$0.00
	Total current assets		\$1,010,149.00
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	\$309,712.00
		Buildings and equipment	\$36,532.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$28,613.00
		Net Capital Assets	\$317,631.00
	Total noncurrent assets		\$317,631.00
Total assets			\$1,327,780.00
Liabilities			
Current Liabilities			
	Accounts payable		\$770,275.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$10,530.00
	Deferred revenues		\$0.00
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$0.00
	Total current liabilities		\$780,805.00
Noncurrent Liabilities			

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	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$23,100.00
	Long term leases		\$0.00
	Other long-term obligations		\$0.00
	Total noncurrent liabilities		\$23,100.00
Total liabilities			\$803,905.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$294,531.00
	Restricted		\$0.00
	Unrestricted		\$229,344.00
	Total net assets		\$523,875.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$34,669.00
	Rental and financing income		\$0.00
	Other operating revenues		\$10,000.00
	Total operating revenue		\$44,669.00
Operating Expenses			
	Salaries and wages		\$0.00
	Other employee benefits		\$0.00
	Professional services contracts		\$29,131.00
	Supplies and materials		\$0.00
	Depreciation and amortization		\$5,280.00
	Other operating expenses		\$53,594.00
	Total operating expenses		\$88,005.00
Operating income (loss)			(\$43,336.00)
Nonoperating Revenues			
	Investment earnings		\$715.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

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	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$0.00
	Total nonoperating revenue		\$715.00
Nonoperating Expenses			
	Interest and other financing charges		\$690.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$0.00
	Total nonoperating expenses		\$690.00
	Income (loss) before contributions		(\$43,311.00)
Capital contributions			\$0.00
Change in net assets			(\$43,311.00)
Net assets (deficit) beginning of year			\$567,186.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$523,875.00

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Current Debt

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

New Debt Issuances

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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		0.00	23,100.00	0.00	0.00	23,100.00
Conduit	Conduit Debt		0.00	1,311,195.49	0.00	119,375.00	1,191,820.49
Conduit	Conduit Debt - Pilot Increment Financing						
TOTALS			0.00	1,334,295.49	0.00	119,375.00	1,214,920.49

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Real Property Acquisition/Disposal List

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

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Personal Property

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

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Property Documents

Question	Response	URL (If Applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	https://takerootinauburn.org/about-us/#documents
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	https://takerootinauburn.org/about-us/#documents
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

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IDA Projects

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0501 17 01A			
Project Type	Tax Exemptions	State Sales Tax Exemption	\$0.00	
Project Name	Auburn Hotel Ventures	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		
Original Project Code		School Property Tax Exemption		
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,378,984.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$301,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		
Not For Profit		Local PILOT		
Date Project approved	2/28/2017	School District PILOT		
Did IDA took Title to Property	No	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2019	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	18.50	
Address Line1	75 North 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)	22,586.71	
City	AUBURN	Annualized Salary Range of Jobs to be Created	13,264.00	To: 35,578.00
State	NY	Original Estimate of Jobs to be Retained	18.00	
Zip - Plus4	13021	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	23,161.78	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-18.50	
Applicant Name	Minesh Patel	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	Yes	
Zip - Plus4	14830	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0501 20 03A				
Project Type	Tax Exemptions	State Sales Tax Exemption		\$0.00	
Project Name	Auburn Property Management LLC.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption			
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption			
Original Project Code		School Property Tax Exemption			
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,976,500.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$1,075,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT			
Not For Profit		Local PILOT			
Date Project approved	8/19/2020	School District PILOT			
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	9/1/2020	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2022	Project Employment Information			
Notes	Construction of a 11,500 sq ft addition to the existing facility for additional manufacturing space, as well as acquisition of 6 new CNC machine tools.				
Location of Project		# of FTEs before IDA Status		22.00	
Address Line1	15 Brookfield Place.	Original Estimate of Jobs to be Created		40.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		60,375.00	
City	AUBURN	Annualized Salary Range of Jobs to be Created		30,000.00	To: 250,000.00
State	NY	Original Estimate of Jobs to be Retained		22.00	
Zip - Plus4	13021	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		52,500.00	
Province/Region		Current # of FTEs		31.50	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		9.50	
Applicant Name	Auburn Property Management LLC.	Project Status			
Address Line1	15 Garfield Street.				
Address Line2					
City	AUBURN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13021	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	05011101A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Auburn Real Estate Company, Inc. and Auburn Community Hotel LP	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$74,847.38	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$113,579.04	
Original Project Code		School Property Tax Exemption		\$172,590.86	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$11,057,381.00	Total Exemptions		\$361,017.28	
Benefited Project Amount	\$11,057,381.00	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	\$6,009.80
Not For Profit	No			Local PILOT	\$9,119.73
Date Project approved	4/13/2011			School District PILOT	\$13,858.03
Did IDA took Title to Property	Yes			Total PILOT	\$28,987.56
Date IDA Took Title to Property	4/13/2011			Net Exemptions	\$332,029.72
Year Financial Assistance is Planned to End	2036	Project Employment Information			
Notes	The project consist of (i) the acquisition of approx 2.64 acres of land and the structures thereon near State Street, Water Street and Arterial West in the City of Auburn, (ii) the construction thereon of a building of approx 71,000 square feet for a 92 romm Hilton Garden Inn, (iii) the equipping of the building for use as a hotel and conference center				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	250 Clinton Street	Original Estimate of Jobs to be Created		39.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	SYRACUSE	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	13202	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		35.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		35.00	
Applicant Name	Auburn Real Estate Company Inc and Auburn Community Hotel LP	Project Status			
Address Line1	250 Clinton 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			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	05019901A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	Bluefield Manor Housing	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Civic Facility	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,300,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$3,440,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount	\$4,300,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Taxable	County PILOT	\$0.00	\$0.00	
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00	
Date Project approved	4/17/1998	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	12/1/1999	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2019	Project Employment Information			
Notes	The project consists of (i) the acquisition of approximately sixteen (16) acres of land located on Bluefield Road in the City of Auburn; (ii) the construction thereon of an approximately 50,000 square foot congregate building surround by approximately nine (9) duplex buildings and approximately three (3) single buildings; and (iii) the installment therein of equipment and furnishings for use as housing facilities primarily designed to be occupied by individuals sixty (60) years of age or older.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	516 Bluefield Manor Drive	Original Estimate of Jobs to be Created	9.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	AUBURN	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	13021	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	13.50		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	13.50		
Applicant Name	Bluefield Manor Housing	Project Status			
Address Line1	516 Bluefield Manor Drive				
Address Line2					
City	AUBURN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13021	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	05011001A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Carolina Eastern-Vail Inc	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$7,784.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$11,812.03		
Original Project Code		School Property Tax Exemption	\$17,949.17		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$2,182,400.00	Total Exemptions	\$37,545.20		
Benefited Project Amount	\$2,182,400.00	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	\$5,181.64	\$5,181.64
Not For Profit	No		Local PILOT	\$7,863.01	\$7,863.01
Date Project approved	12/1/2010		School District PILOT	\$11,948.36	\$11,948.36
Did IDA took Title to Property	Yes		Total PILOT	\$24,993.01	\$24,993.01
Date IDA Took Title to Property	12/1/2010		Net Exemptions	\$12,552.19	
Year Financial Assistance is Planned to End	2026	Project Employment Information			
Notes	The project consists of (i) the acquisition of approx 7.726 acres of land locatted at 53 Columbus street and 4 buildings totaling approx 36,040 square feet and the installation of certain equipment therein for use as a production and storage facility for fertilizers				
Location of Project		# of FTEs before IDA Status	7.50		
Address Line1	53 Columbus 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)	0.00		
City	AUBURN	Annualized Salary Range of Jobs to be Created	0.00 To: 0.00		
State	NY	Original Estimate of Jobs to be Retained	7.50		
Zip - Plus4	13021	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	7.50		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Carolina Eastern-Vail Inc				
Address Line1	53 Columbus Street	Project Status			
Address Line2					
City	AUBURN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13021	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	05010002C				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Central Building, LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$25,682.92		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$38,973.20		
Original Project Code		School Property Tax Exemption	\$59,222.36		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$535,500.00	Total Exemptions	\$123,878.48		
Benefited Project Amount	\$919,149.00	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	\$11,610.12	\$11,610.12
Not For Profit	No		Local PILOT	\$17,618.07	\$17,618.07
Date Project approved	2/15/2017		School District PILOT	\$26,771.82	\$26,771.82
Did IDA took Title to Property	Yes		Total PILOT	\$56,000.01	\$56,000.01
Date IDA Took Title to Property	11/3/1999		Net Exemptions	\$67,878.47	
Year Financial Assistance is Planned to End	2029	Project Employment Information			
Notes	Continuation of previous project to renovate vacated school property into medical facilities. Current stage includes renovation of an additional 10,000 sq ft. Indirect job creation only. Benefited Project Amount is higher than Total Project Cost due to extension of existing PILOT (additional \$882,749 in PILOT exemptions) in addition to sales tax exemption for current investment (\$36,400).				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	37 West Garden 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	AUBURN	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	13021	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	2.50		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	2.50		
Applicant Name	Central Building LLC				
Address Line1	37 West Garden Street	Project Status			
Address Line2					
City	AUBURN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13021	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	05010301A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Community Computer Service Inc.	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$13,894.46		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$21,084.50		
Original Project Code		School Property Tax Exemption	\$32,039.29		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$1,349,842.00	Total Exemptions	\$67,018.25		
Benefited Project Amount	\$1,250,000.00	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	\$6,075.84	\$6,075.84
Not For Profit	No		Local PILOT	\$9,219.94	\$9,219.94
Date Project approved	5/14/2003		School District PILOT	\$14,010.32	\$14,010.32
Did IDA took Title to Property	Yes		Total PILOT	\$29,306.10	\$29,306.10
Date IDA Took Title to Property	6/18/2003		Net Exemptions	\$37,712.15	
Year Financial Assistance is Planned to End	2023	Project Employment Information			
Notes	The project purpose includes the construction of a 15,500 square foot addition to an existing building in order to enable Community Computer to increase the size of the workforce. The company is a manufacturer of computer programs, hardware maintenance and software support.				
Location of Project		# of FTEs before IDA Status	143.00		
Address Line1	15 Hulbert 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	AUBURN	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	143.00		
Zip - Plus4	13021	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	237.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	94.00		
Applicant Name	Community Computer Service, Inc.				
Address Line1	15 Hulbert Street	Project Status			
Address Line2					
City	AUBURN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13021	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	05011208				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Gen-West Associates/Currier Plastics	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$23,381.00		
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$35,480.09		
Original Project Code	05010001A	School Property Tax Exemption	\$53,914.34		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$20,061,500.00	Total Exemptions	\$112,775.43		
Benefited Project Amount	\$20,061,500.00	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	\$14,730.03	\$14,730.03
Not For Profit	No		Local PILOT	\$22,352.46	\$22,352.46
Date Project approved	8/13/2012		School District PILOT	\$33,966.03	\$33,966.03
Did IDA took Title to Property	Yes		Total PILOT	\$71,048.52	\$71,048.52
Date IDA Took Title to Property	10/1/2012		Net Exemptions	\$41,726.91	
Year Financial Assistance is Planned to End	2027	Project Employment Information			
Notes	56,000 square foot addition to existing manufacturing and warehouse facility.				
Location of Project		# of FTEs before IDA Status	100.00		
Address Line1	101 Columbus Street	Original Estimate of Jobs to be Created	28.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	54,000.00		
City	AUBURN	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	100.00		
Zip - Plus4	13021	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	47,000.00		
Province/Region		Current # of FTEs	221.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	121.00		
Applicant Name	Gen-West Associates, LLC/Currier Plastics Inc	Project Status			
Address Line1	101 Columbus Street				
Address Line2					
City	AUBURN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13021	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	05011301A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	JBJ Real Property LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$36,107.85		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$54,792.77		
Original Project Code		School Property Tax Exemption	\$83,261.23		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$6,700,000.00	Total Exemptions	\$174,161.85		
Benefited Project Amount	\$6,700,000.00	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	\$27,191.52	\$27,191.52
Not For Profit	No		Local PILOT	\$41,262.45	\$41,262.45
Date Project approved	1/1/2013		School District PILOT	\$62,701.03	\$62,701.03
Did IDA took Title to Property	Yes		Total PILOT	\$131,155.00	\$131,155.00
Date IDA Took Title to Property	1/1/2013		Net Exemptions	\$43,006.85	
Year Financial Assistance is Planned to End	2030	Project Employment Information			
Notes	The project consist of (i) the acquisition of 20 parcels of land located on Genesee Street, East Genesee Streetm State Street, Dill Street and John Street in the City of Auburn totaling 3.35 acres hereto improved by 18 existing buildings total approx 112,328 square feet (ii) the renovation and equipping by the company as agent of the authority of the existing improvements for use as residential apartments, retail and commercial space and parking (iii) the acquisition and installation in and around the existing improvements and the improvements by the company of certain items of machinery, equipment and other tangible personal property.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	282 State Street	Original Estimate of Jobs to be Created	55.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	AUBURN	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	13021	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	71.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	71.00		
Applicant Name	JBJ Real Property LLC				
Address Line1	282 State Street	Project Status			
Address Line2					
City	AUBURN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13021	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	05010901A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Logan Street LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$16,980.81	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$25,767.97	
Original Project Code		School Property Tax Exemption		\$39,156.13	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$6,212,676.00	Total Exemptions		\$81,904.91	
Benefited Project Amount	\$6,212,676.00	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	\$4,861.31
Not For Profit	No			Local PILOT	\$7,376.92
Date Project approved	2/1/2009			School District PILOT	\$11,209.72
Did IDA took Title to Property	Yes			Total PILOT	\$23,447.95
Date IDA Took Title to Property	2/1/2009			Net Exemptions	\$58,456.96
Year Financial Assistance is Planned to End	2029	Project Employment Information			
Notes	The project consists of (i) the acquisition of an existing 1 twostory 10,000 square foot building, 1 threestory 32,000 square foot building located on 1 1/2 acres of land located in the City of Auburn (ii) renovation and equipping to turn into residential apartments (iii) the acquisition and installation in and around the existing improvements of certain machinery, equipment and other tangible personal property				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	282 State Street	Original Estimate of Jobs to be Created		2.50	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	AUBURN	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	13021	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		3.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		3.00	
Applicant Name	Logan Street LLC				
Address Line1	282 State Street	Project Status			
Address Line2					
City	AUBURN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13021	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	05011403A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Mack Studios	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$14,880.69	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$22,581.07	
Original Project Code		School Property Tax Exemption	\$34,313.43	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,391,000.00	Total Exemptions	\$71,775.19	
Benefited Project Amount	\$2,391,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$10.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$4,861.02	\$4,861.02
Not For Profit	No	Local PILOT	\$7,376.48	\$7,376.48
Date Project approved	12/19/2013	School District PILOT	\$11,209.05	\$11,209.05
Did IDA took Title to Property	Yes	Total PILOT	\$23,446.55	\$23,446.55
Date IDA Took Title to Property	3/1/2014	Net Exemptions	\$48,328.64	
Year Financial Assistance is Planned to End	2030	Project Employment Information		
Notes	Acquisition of 6.44 acres of land at 38 Allen Street, construction of 50,000 sf building, installation of equipment therein for use as a warehouse and display area.			
Location of Project		# of FTEs before IDA Status	43.00	
Address Line1	38 Allen Street	Original Estimate of Jobs to be Created	12.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	45,000.00	
City	AUBURN	Annualized Salary Range of Jobs to be Created	29,120.00	To: 124,800.00
State	NY	Original Estimate of Jobs to be Retained	43.00	
Zip - Plus4	13021	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	45,000.00	
Province/Region		Current # of FTEs	61.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	18.00	
Applicant Name	Peter Mack Relty, Ltd.	Project Status		
Address Line1	5500 Technology Park Blvd.			
Address Line2				
City	AUBURN	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13021	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0501 21 01A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	NUCOR	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$110,069.67	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$167,028.00	
Original Project Code		School Property Tax Exemption		\$253,810.10	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$18,000,000.00	Total Exemptions		\$530,907.77	
Benefited Project Amount	\$18,000,000.00	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		\$37,499.89	\$37,499.89
Not For Profit	No	Local PILOT		\$56,905.16	\$56,905.16
Date Project approved	12/1/2020	School District PILOT		\$86,471.15	\$86,471.15
Did IDA took Title to Property	Yes	Total PILOT		\$180,876.20	\$180,876.20
Date IDA Took Title to Property	2/12/2021	Net Exemptions		\$350,031.57	
Year Financial Assistance is Planned to End	2030	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status		267.00	
Address Line1	25 Quarry Rd	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	AUBURN	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		267.00	
Zip - Plus4	13021	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		113,665.00	
Province/Region		Current # of FTEs		261.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		-6.00	
Applicant Name	NUCOR Steel Auburn, Inc	Project Status			
Address Line1	25 Quarry Rd				
Address Line2					
City	AUBURN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13021	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	05011801A				
Project Type	Tax Exemptions	State Sales Tax Exemption		\$0.00	
Project Name	Nolan Block LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption			
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption			
Original Project Code		School Property Tax Exemption			
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$2,870,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$1,269,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT			
Not For Profit		Local PILOT			
Date Project approved	5/1/2018	School District PILOT			
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	5/1/2018	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2020	Project Employment Information			
Notes	Renovation of 20,500 square feet of historic buildings in downtown. Completed project will result in 14 market rate apartments (Approximately 15,000 sq. ft.) and 5 commercial storefronts (Approximately 5,000 sq. ft.). *FTEs to be created are based on the tenants who will occupy the commercial spaces				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	41-53 Genesee 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	AUBURN	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	13021	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		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Nolan Block LLC				
Address Line1	90 York Street	Project Status			
Address Line2					
City	AUBURN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	13021	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions		Yes	
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	05011102A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	PBMM Enterprises LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,653,540.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$1,653,540.00	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
Not For Profit	No			Local PILOT	\$0.00
Date Project approved	5/1/2011			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$0.00
Date IDA Took Title to Property	5/1/2011			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2021			Project Employment Information	
Notes	The project consist of (i) the acquisition of a parcel of land located at 174/176 York Street, Auburn NY being approx 8.11 acres with existing building of approx 6,876 square feet, (ii) the construction thereon of a new 16,000 square foot building, (iii) installation of equipment therein for use as a truck repair facility				
Location of Project		# of FTEs before IDA Status		59.50	
Address Line1	7665 North Street	Original Estimate of Jobs to be Created		11.50	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	AUBURN	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		59.50	
Zip - Plus4	13021	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		0.00	
Applicant Information		Net Employment Change		-59.50	
Applicant Name	PBMM Enterprises Inc				
Address Line1	7665 North Street	Project Status			
Address Line2					
City	AUBURN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	13021	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions		Yes	
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	05011902A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Prison City Farmhouse, LLC and Prison City Beverages, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$15,990.92	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$24,265.83	
Original Project Code		School Property Tax Exemption		\$36,873.53	
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,248,000.00	Total Exemptions		\$77,130.28	
Benefited Project Amount	\$4,248,000.00	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	\$5,135.41
Not For Profit				Local PILOT	\$7,792.86
Date Project approved	7/17/2019			School District PILOT	\$11,841.76
Did IDA took Title to Property	Yes			Total PILOT	\$24,770.03
Date IDA Took Title to Property	10/1/2019			Net Exemptions	\$52,360.25
Year Financial Assistance is Planned to End	2030	Project Employment Information			
Notes	Prison City Brewery is looking to expand their business and build a distribution center/tap house to begin distributing outside of Cayuga County. The expansion will include the purchase of a 5.5 acre lot, construction of a 13,000 sqft brewery with adjoining retail space and offices, renovation of existing dairy barn into additional tap/storage space, and the purchase of new manufacturing and packaging equipment. Estimated job creation is 25 FTE within 3 years.				
Location of Project		# of FTEs before IDA Status		32.00	
Address Line1	28 State Street	Original Estimate of Jobs to be Created		25.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		40,000.00	
City	AUBURN	Annualized Salary Range of Jobs to be Created		10,000.00	To: 80,000.00
State	NY	Original Estimate of Jobs to be Retained		32.00	
Zip - Plus4	13021	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		40,000.00	
Province/Region		Current # of FTEs		16.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		-16.00	
Applicant Name	Prison City Farmhouse, LLC and Prison City Beverages, LLC	Project Status			
Address Line1	28 State Street				
Address Line2					
City	AUBURN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13021	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0502-22-01A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	RJC Development, Inc. Project	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$2,413,275.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$782,543.64	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
Not For Profit	No			Local PILOT	\$0.00
Date Project approved	5/18/2022			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$0.00
Date IDA Took Title to Property	5/23/2022			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2032			Project Employment Information	
Notes	Construction of a new retail, warehouse, and office space.				
Location of Project		# of FTEs before IDA Status		15.00	
Address Line1	John Walsh Boulevard	Original Estimate of Jobs to be Created		57.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		67,500.00	
City	AUBURN	Annualized Salary Range of Jobs to be Created		35,000.00	To: 100,000.00
State	NY	Original Estimate of Jobs to be Retained		15.00	
Zip - Plus4	13021	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		66,375.00	
Province/Region		Current # of FTEs		15.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		42.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	RJC Development, Inc.				
Address Line1	6069 Town Hall Road	Project Status			
Address Line2					
City	AUBURN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13021	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	05011303B				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	RM11 Holdings LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$67,080.86		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$101,793.54		
Original Project Code		School Property Tax Exemption	\$154,682.02		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$1,181,542.00	Total Exemptions	\$323,556.42		
Benefited Project Amount	\$1,184,542.00	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	\$53,664.69	\$53,664.69
Not For Profit	No		Local PILOT	\$81,434.84	\$81,434.84
Date Project approved	4/1/2013		School District PILOT	\$123,745.62	\$123,745.62
Did IDA took Title to Property	Yes		Total PILOT	\$258,845.15	\$258,845.15
Date IDA Took Title to Property	4/1/2013		Net Exemptions	\$64,711.27	
Year Financial Assistance is Planned to End	2025	Project Employment Information			
Notes	The project consist of (i) the acquisition of approx 14 acres of land at 136 Standard Avenue and bordering on North Lewis and Caitlin Avenue (ii) the construction thereon of a 3story building of approx 113,388 square feet containing 110 senior independent living apartments and related common areas (iii) the installation therein of equipment for use as a senior independent living facility				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	136 Standard Avenue	Original Estimate of Jobs to be Created	2.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	AUBURN	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	13021	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	1.50		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.50		
Applicant Name	RM11 Holdings LLC	Project Status			
Address Line1	3949 Forest Parkways				
Address Line2					
City	AUBURN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13021	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	05011103A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Seminary Commons LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$7,725.42		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$11,723.14		
Original Project Code		School Property Tax Exemption	\$17,814.08		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$1,450,000.00	Total Exemptions	\$37,262.64		
Benefited Project Amount	\$1,450,000.00	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	\$1,545.08	\$1,545.08
Not For Profit	No		Local PILOT	\$2,344.63	\$2,344.63
Date Project approved	8/1/2011		School District PILOT	\$3,562.82	\$3,562.82
Did IDA took Title to Property	Yes		Total PILOT	\$7,452.53	\$7,452.53
Date IDA Took Title to Property	8/1/2011		Net Exemptions	\$29,810.11	
Year Financial Assistance is Planned to End	2026	Project Employment Information			
Notes	The project consist of (i) the acquisition of 3.38 acres of land located at 2337 Sminary Street, City of Auburn together with 38,000 square foot building thereon (ii) renovation and equipping by the company as agent of the authority on the land of existing improvements into a retail and commercial center (iii) the acquisition and installation in and around the existing improvements and certain improvements of machinery, equipment and other tangible personal property				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	120 East Washington Street	Original Estimate of Jobs to be Created	64.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	SYRACUSE	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	13202	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	30.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	30.00		
Applicant Name	Seminary Commons LLC				
Address Line1	120 East Washington Street	Project Status			
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				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	05012001A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Tessy Medical Products, LLC Project	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$97,301.59	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$147,652.75	
Original Project Code		School Property Tax Exemption	\$224,368.12	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$18,000,000.00	Total Exemptions	\$469,322.46	
Benefited Project Amount	\$9,000,000.00	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	\$61,639.02	\$61,639.02
Not For Profit	No	Local PILOT	\$93,535.68	\$93,535.68
Date Project approved	5/15/2020	School District PILOT	\$142,133.65	\$142,133.65
Did IDA took Title to Property	Yes	Total PILOT	\$297,308.35	\$297,308.35
Date IDA Took Title to Property	5/15/2020	Net Exemptions	\$172,014.11	
Year Financial Assistance is Planned to End	2030	Project Employment Information		
Notes	Renovate facility on Tech Park Blvd. to accommodate manufacturing of COVID-19 test kits.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	4900 Technology Park Boulevard	Original Estimate of Jobs to be Created	200.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	54,635.00	
City	AUBURN	Annualized Salary Range of Jobs to be Created	42,000.00	To: 104,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13021	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	206.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	206.00	
Applicant Name	Tessy Medical Products, LLC	Project Status		
Address Line1	700 Visions Drive			
Address Line2				
City	SKANEATELES	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13152	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	05011901A			
Project Type	Tax Exemptions	State Sales Tax Exemption	\$0.00	
Project Name	Volpi Manufacturing U.S.A., Co., Inc	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		
Original Project Code		School Property Tax Exemption		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,900,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$1,150,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		
Not For Profit		Local PILOT		
Date Project approved	8/22/2019	School District PILOT		
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	8/22/2019	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2021	Project Employment Information		
Notes	Renovation of existing structure located at 5 Commerce Way in the City of Auburn into a 14,000 square foot manufacturing and warehousing space.			
Location of Project		# of FTEs before IDA Status	29.00	
Address Line1	5 Commerce Way	Original Estimate of Jobs to be Created	9.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	58,000.00	
City	AUBURN	Annualized Salary Range of Jobs to be Created	40,000.00	To: 127,000.00
State	NY	Original Estimate of Jobs to be Retained	29.00	
Zip - Plus4	13021	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	69,000.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-29.00	
Applicant Name	Volpi Manufacturing U.S.A., Co., Inc.	Project Status		
Address Line1	5 Commerce Way			
Address Line2				
City	AUBURN	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	13021	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	05011302B				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	WST33 LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$20,508.18	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$31,120.66	
Original Project Code		School Property Tax Exemption		\$47,289.90	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$3,005,000.00	Total Exemptions		\$98,918.74	
Benefited Project Amount	\$3,005,000.00	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	\$7,428.86
Not For Profit	No			Local PILOT	\$11,273.12
Date Project approved	9/1/2013			School District PILOT	\$17,130.25
Did IDA took Title to Property	Yes			Total PILOT	\$35,832.23
Date IDA Took Title to Property	9/1/2013			Net Exemptions	\$63,086.51
Year Financial Assistance is Planned to End	2025	Project Employment Information			
Notes	The project consist of (i) the acquisition of approx .769 acres of land located at 161 Genesee Street improved by 1 building totaling approx 8,000 square feet (ii) demolition of the existing improvements (iii) construction on the land of a new 20,000 square foot building and parking improvements (iv) the acquisition and installation in and around the building by the company of certain items of machinery, equipment and other tangible personal property				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	161 Genesee Street	Original Estimate of Jobs to be Created		21.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	AUBURN	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	13021	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		57.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		57.00	
Applicant Name	WST33 LLC				
Address Line1	69 South Street	Project Status			
Address Line2					
City	AUBURN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13021	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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Annual Report for Auburn Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 03/31/2023

Status: CERTIFIED

Certified Date: 03/31/2023

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
21	\$2,567,174.90	\$1,193,469.19	\$1,373,705.71	533

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Additional Comments