

Annual Report for Chenango Industrial Development Agency
 Fiscal Year Ending:12/31/2012

Run Date: 11/20/2013
 Status: CERTIFIED

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?	No	
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	No	
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	chenangony.org/ecodev/county-of-chenango-ida
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	chenangony.org/ecodev/county-of-chenango-ida
9. Has the Authority's mission statement been revised and adopted during the reporting period?	Yes	N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		chenangony.org/ecodev/county-of-chenango-ida

Governance Information (Board-Related)

Question	Response	URL
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established Finance Committee in accordance with Section 2824(8) of PAL?	No	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):		http://chenangony.org/ecodev/board-of-directors-organizational-chart/
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		http://chenangony.org/ecodev/meeting-schedule-and-minutes/
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	http://chenangony.org/ecodev/bylaws-and-policies/
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	http://chenangony.org/ecodev/bylaws-and-policies/
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	No	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12.Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13.Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14.Was a performance evaluation of the board completed?	Yes	N/A
15.Was compensation paid by the Authority made in accordance with employee or union contracts?	No	N/A
16.Has the board adopted a conditional/additional compensation policy governing all employees?	Yes	http://chenangony.org/uploads/files/compensation_policy.pdf
17.Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	http://chenangony.org/uploads/files/compensation_policy.pdf

<u>Board of Directors Listing</u>			
Name	Burton, Brian	Name	Cook, Jack
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	05/14/2012	Term Start Date	01/14/2008
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Other	Nominated By	Other
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	Yes

<u>Board of Directors Listing</u>			
Name	Kearney, Hugh	Name	Gary, Cummings
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	03/13/2006	Term Start Date	06/11/2012
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Other	Nominated By	Other
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

<u>Board of Directors Listing</u>			
Name	Ballard, William	Name	Mohr, Randy
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	02/12/2001	Term Start Date	10/14/2008
Term Expiration Date	05/14/2012	Term Expiration Date	05/16/2012
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Other	Nominated By	Other
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

<u>Board of Directors Listing</u>	
Name	Larsen, Eric
Chair of the Board	Yes
If yes, Chairman Designated by.	Elected by Board
Term Start Date	01/09/2012
Term Expiration Date	Pleasure of Authority
Title	
Has the Board member appointed a designee?	
Designee Name	
Ex-officio	No
Nominated By	Other
Appointed By	Local
Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No

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Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Barga- ining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/Allowances/Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by State or local government
Craig, Steven	Executive Director	Executive	n/a	n/a	n/a	PT	Yes	0.00	0	0	0	0	0	0	Yes	No
Jaramillo, Jessica	Finance Director	Operational	n/a	n/a	n/a	PT	Yes	0.00	0	0	0	0	0	0	Yes	No
Sands, Rebecca	Economic Development Coordinator	Professional	n/a	n/a	n/a	PT	Yes	0.00	0	0	0	0	0	0	Yes	No
Tavares, Jennifer	Director of Economic Development	Managerial	n/a	n/a	n/a	PT	Yes	0.00	0	0	0	0	0	0	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 No

Board Members

Name	Title	Severance Package	Payment for Unused Leave	Club Member- ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transpo- rtation	Housing Allow- ance	Spousal / Dependent Life Insurance	Tuition Assist- ance	Multi- Year Employ- ment	None of These Benefits	Other
Mohr, Randy	Board of Directors												X	
Cook, Jack	Board of Directors												X	
Ballard, William	Board of Directors												X	
Kearney, Hugh	Board of Directors												X	
Larsen, Eric	Board of Directors												X	
Burton, Brian	Board of Directors												X	
Gary, Cummings	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment for Unused Leave	Club Member- ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transpo- rtation	Housing Allow- ance	Spousal / Dependent Life Insurance	Tuition Assist- ance	Multi- Year Employ- ment	None of These Benefits	Other
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No Data has been entered by the Authority for this section in PARIS

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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 No

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

Name of Subsidiary/Component Unit	Establishment Date	Entity Purpose
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Subsidiary/Component unit Termination

Name of Subsidiary/Component Unit	Termination Date	Termination Reason	Proof of Termination
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No Data has been entered by the Authority for this section in PARIS

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

<u>Assets</u>	
Current Assets	
Cash and cash equivalents	\$757,468
Investments	\$0
Receivables, net	\$43,727
Other assets	\$3,090
Total Current Assets	\$804,285
Noncurrent Assets	
Restricted cash and investments	\$0
Long-term receivables, net	\$0
Other assets	\$0
Capital Assets	
Land and other nondepreciable property	\$238,000
Buildings and equipment	\$829,808
Infrastructure	\$0
Accumulated depreciation	\$383,765
Net Capital Assets	\$684,043
Total Noncurrent Assets	\$684,043
Total Assets	\$1,488,328

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities

Current Liabilities

Accounts payable	\$3,260
Pension contribution payable	\$0
Other post-employment benefits	\$0
Accrued liabilities	\$0
Deferred revenues	\$0
Bonds and notes payable	\$0
Other long-term obligations due within one year	\$0
Total Current Liabilities	\$3,260

Noncurrent Liabilities

Pension contribution payable	\$0
Other post-employment benefits	\$0
Bonds and notes payable	\$0
Long Term Leases	\$0
Other long-term obligations	\$8,250
Total Noncurrent Liabilities	\$8,250

Total Liabilities **\$11,510**

Net Asset (Deficit)

Net Asset

Invested in capital assets, net of related debt	\$684,043
Restricted	\$0
Unrestricted	\$792,775
Total Net Assets	\$1,476,818

Summary Financial InformationSUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETSOperating Revenues

Charges for services	\$46,661
Rental & financing income	\$140,663
Other operating revenues	\$464
Total Operating Revenue	\$187,788

Operating Expenses

Salaries and wages	\$0
Other employee benefits	\$0
Professional services contracts	\$66,645
Supplies and materials	\$1,919
Depreciation & amortization	\$19,182
Other operating expenses	\$45,411
Total Operating Expenses	\$133,157

Operating Income (Loss) **\$54,631**

Nonoperating Revenues

Investment earnings	\$2,258
State subsidies/grants	\$89,489
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$0
Total Nonoperating Revenue	\$91,747

Summary Financial InformationSUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETSNonoperating Expenses

Interest and other financing charges	\$0
Subsidies to other public authorities	\$0
Grants and donations	\$0
Other nonoperating expenses	\$83,227
Total Nonoperating Expenses	\$83,227
Income (Loss) Before Contributions	\$63,151
Capital Contributions	\$0
Change in net assets	\$63,151
Net assets (deficit) beginning of year	\$1,413,667
Other net assets changes	\$0
Net assets (deficit) at end of year	\$1,476,818

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 List by Type of Debt and Program

No Data has been entered by the Authority for this section in PARIS

Schedule of Authority Debt

Type of Debt	Statutory Authorization (\$)	Outstanding Start of Fiscal Year (\$)	New Debt Issuances (\$)	Debt Retired (\$)	Outstanding End of Fiscal Year (\$)
State Obligation					
State Guaranteed					
State Supported					
State Contingent Obligation					
State Moral Obligation					
Other State Funded					
Authority Obligation					
General Obligation					
Revenue					
Other Non-State Funded					
Conduit					
Conduit Debt	0.00	2,547,446.25	0.00	685,849.00	1,861,597.25
Conduit Debt - Pilot Increment Financing					

Real Property Acquisition/Disposal List

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

Personal Property

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

Property Documents

Question	Response	URL (if applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	http://chenangony.org/ecodev/ida-properties/
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	http://chenangony.org/ecodev/bylaws-and-policies/
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	

1.

-Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	\$34,335
Local Sales Tax Exemption:	\$34,335
County Real Property Tax Exemption:	\$106,624
Local Property Tax Exemption:	\$79,143.72
School Property Tax Exemption:	\$154,602
Mortgage Recording Tax Exemption:	\$0
Total Exemptions:	\$409,039.72
Total Exemptions Net of RPTL Section 485-b:	\$0.00

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,331.2	\$5,331.2
Local PILOT:	\$3,962.54	\$3,962.54
School District PILOT:	\$7,730.33	\$7,730.33
Total PILOTS:	\$17,024.07	\$17,024.07

Net Exemptions:	\$392,015.65
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-Project Employment Information

# of FTEs before IDA Status:	250	
Original Estimate of Jobs to be created:	100	
Average estimated annual salary of jobs to be created.(at Current market rates):	24,000	
Annualized salary Range of Jobs to be Created:	22,500	To: 50,000
Original Estimate of Jobs to be Retained:	250	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	24,000	
Current # of FTEs:	1,120	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	870	

Project Status

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

IDA Projects

2.

General Project Information	
Project Code:	2012-01
Project Type:	Straight Lease
Project Name:	Agro-Farma, Inc. Phase III
Project part of another phase or multi phase:	Yes
Original Project Code:	8011001
Project Purpose Category:	Manufacturing
Total Project Amount:	\$134,000,000.00
Benefited Project Amount:	\$91,750,000.00
Bond/Note Amount:	
Annual Lease Payment:	\$4,613
Federal Tax Status of Bonds:	
Not For Profit:	No
Date Project Approved:	12/08/2011
IDA Took Title	Yes
to Property:	
Date IDA Took Title	02/26/2013
or Leasehold Interest:	
Year Financial Assitance is planned to End:	2024
Notes:	In prior years CCIDA was approached by AgroFarma, Inc. to provide assistance/incentives for projects totaling more than \$100 million, includi

Location of Project	
Address Line1:	669 County Road 25
Address Line2:	
City:	NEW BERLIN
State:	NY
Zip - Plus4:	13411
Province/Region:	
Country:	USA

Applicant Information	
Applicant Name:	Agro-Farma, Inc. now known as Chob
Address Line1:	147 State Route 320
Address Line2:	
City:	NORWICH
State:	NY
Zip - Plus4:	13815
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information	
State Sales Tax Exemption:	\$1,292,105
Local Sales Tax Exemption:	\$1,292,105
County Real Property Tax Exemption:	\$0
Local Property Tax Exemption:	\$0
School Property Tax Exemption:	\$0
Mortgage Recording Tax Exemption:	\$0
Total Exemptions:	\$2,584,210.00
Total Exemptions Net of RPTL Section 485-b:	\$0.00
PILOT Payment Information	
Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0
Local PILOT:	\$0
School District PILOT:	\$0
Total PILOTS:	\$0
Net Exemptions:	\$2,584,210

Project Employment Information	
# of FTEs before IDA Status:	823
Original Estimate of Jobs to be created:	106
Average estimated annual salary of jobs to be created.(at Current market rates):	32,000
Annualized salary Range of Jobs to be Created:	24,000 To: 40,000
Original Estimate of Jobs to be Retained:	823
Estimated average annual salary of jobs to be retained.(at Current Market rates):	36,000
Current # of FTEs:	823
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	0

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

IDA Projects

3.

General Project Information Project Code: 8010001. Project Type: Bonds/Notes Issuance Project Name: Baillie Lumber Project part of another phase or multi phase: No Original Project Code: Project Purpose Category: Manufacturing Total Project Amount: \$5,851,000.00 Benefited Project Amount: \$5,200,000.00 Bond/Note Amount: \$5,200,000.00 Annual Lease Payment: Federal Tax Status of Bonds: Taxable Not For Profit: No Date Project Approved: 12/13/2000 IDA Took Title Yes to Property: Date IDA Took Title 12/20/2000 or Leasehold Interest: Year Financial Assitance is 2011 planned to End: Notes: Bond financing and PILOT as incentive for further expansion, installation of equipment, retention of and creation of jobs	Project Tax Exemptions & PILOT Payment Information <div style="text-align: right;"> State Sales Tax Exemption: \$0 Local Sales Tax Exemption: \$0 County Real Property Tax Exemption: \$0 Local Property Tax Exemption: \$0 School Property Tax Exemption: \$0 Mortgage Recording Tax Exemption: \$0 Total Exemptions: \$0.00 Total Exemptions Net of RPTL Section 485-b: \$0.00 </div> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> PILOT Payment Information <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:60%;"></th> <th style="width:20%; text-align: center;">Actual Payment Made</th> <th style="width:20%; text-align: center;">Payment Due Per Agreement</th> </tr> </thead> <tbody> <tr> <td>County PILOT:</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Local PILOT:</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>School District PILOT:</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Total PILOTS:</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> </tbody> </table> </div> <div style="text-align: center; margin-top: 10px;"> Net Exemptions: \$0 </div>		Actual Payment Made	Payment Due Per Agreement	County PILOT:	\$0	\$0	Local PILOT:	\$0	\$0	School District PILOT:	\$0	\$0	Total PILOTS:	\$0	\$0
	Actual Payment Made	Payment Due Per Agreement														
County PILOT:	\$0	\$0														
Local PILOT:	\$0	\$0														
School District PILOT:	\$0	\$0														
Total PILOTS:	\$0	\$0														
Location of Project Address Line1: School Street Address Line2: PO Box 2 City: SMYRNA State: NY Zip - Plus4: 13464 Province/Region: Country: USA	Project Employment Information <div style="text-align: right;"> # of FTEs before IDA Status: 100 Original Estimate of Jobs to be created: 42 Average estimated annual salary of jobs to be created.(at Current market rates): 25,609 Annualized salary Range of Jobs to be Created: 20,000 To: 30,000 Original Estimate of Jobs to be Retained: 100 Estimated average annual salary of jobs to be retained.(at Current Market rates): 25,797 Current # of FTEs: 95.5 # of FTE Construction Jobs during fiscal year: 0 Net Employment Change: (4.5) </div>															
Applicant Information Applicant Name: Baillie Lumber Address Line1: 4002 Legion Drive Address Line2: PO Box 6 City: HAMBURG State: NY Zip - Plus4: 14075 Province/Region: Country: USA	Project Status <div style="text-align: right;"> Current Year Is Last Year for reporting: Yes There is no debt outstanding for this project: Yes IDA does not hold title to the property: Yes The project receives no tax exemptions: Yes </div>															

4.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	\$0
Local Sales Tax Exemption:	\$0
County Real Property Tax Exemption:	\$3,701.31
Local Property Tax Exemption:	\$1,838.56
School Property Tax Exemption:	\$7,764.08
Mortgage Recording Tax Exemption:	\$0
Total Exemptions:	\$13,303.95
Total Exemptions Net of RPTL Section 485-b:	\$0.00

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,480.52	\$1,480.52
Local PILOT:	\$735.41	\$735.41
School District PILOT:	\$3,105.63	\$3,105.63
Total PILOTS:	\$5,321.56	\$5,321.56

Net Exemptions:	\$7,982.39
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Project Employment Information

# of FTEs before IDA Status:	17	
Original Estimate of Jobs to be created:	2	
Average estimated annual salary of jobs to be created.(at Current market rates):	22,000	
Annualized salary Range of Jobs to be Created:	18,000	To: 26,000
Original Estimate of Jobs to be Retained:	17	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	23,066	
Current # of FTEs:	7	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	(10)	

-Project Status

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

5.

Project Employment Information			
# of FTEs before IDA Status:	14		
Original Estimate of Jobs to be created:	13		
Average estimated annual salary of jobs to be created.(at Current market rates):	33,000		
Annualized salary Range of Jobs to be Created:	25,000	To:	38,000
Original Estimate of Jobs to be Retained:	14		
Estimated average annual salary of jobs to be retained.(at Current Market rates):	28,571		
Current # of FTEs:	17		
# of FTE Construction Jobs during fiscal year:	0		
Net Employment Change:	3		

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

6.

Project Employment Information			
# of FTEs before IDA Status:	574		
Original Estimate of Jobs to be created:	0		
Average estimated annual salary of jobs to be created.(at Current market rates):	0		
Annualized salary Range of Jobs to be Created:	0	To: 0	
Original Estimate of Jobs to be Retained:	574		
Estimated average annual salary of jobs to be retained.(at Current Market rates):	27,851		
Current # of FTEs:	452		
# of FTE Construction Jobs during fiscal year:	0		
Net Employment Change:	(122)		

Project Status

Current Year Is Last Year for reporting: No

There is no debt outstanding for this project: No

IDA does not hold title to the property: No

The project receives no tax exemptions: No

7.

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

8.

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9.

-Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	\$0
Local Sales Tax Exemption:	\$0
County Real Property Tax Exemption:	\$151,157
Local Property Tax Exemption:	\$63,127.56
School Property Tax Exemption:	\$260,036.32
Mortgage Recording Tax Exemption:	\$165,000
Total Exemptions:	\$639,320.88
Total Exemptions Net of RPTL Section 485-b:	\$0.00

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$75,578.5	\$75,578.5
Local PILOT:	\$31,563.78	\$31,563.78
School District PILOT:	\$129,629.21	\$129,629.21
Total PILOTS:	\$236,771.49	\$236,771.49

Net Exemptions:	\$402,549.39
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-Project Employment Information

# of FTEs before IDA Status:	202	
Original Estimate of Jobs to be created:	0	
Average estimated annual salary of jobs to be created.(at Current market rates):	0	
Annualized salary Range of Jobs to be Created:	0	To: 0
Original Estimate of Jobs to be Retained:	202	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	40,000	
Current # of FTEs:	369	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	167	

Project Status

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

10.

-Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	\$0
Local Sales Tax Exemption:	\$0
County Real Property Tax Exemption:	\$0
Local Property Tax Exemption:	\$0
School Property Tax Exemption:	\$0
Mortgage Recording Tax Exemption:	\$0
Total Exemptions:	\$0.00
Total Exemptions Net of RPTL Section 485-b:	\$0.00

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

Net Exemptions:	\$0
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-Project Employment Information

# of FTEs before IDA Status:	66	
Original Estimate of Jobs to be created:	9	
Average estimated annual salary of jobs to be created.(at Current market rates):	32,000	
Annualized salary Range of Jobs to be Created:	22,000	To: 38,000
Original Estimate of Jobs to be Retained:	66	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	43,000	
Current # of FTEs:	74	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	8	

Project Status

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

IDA Projects

11.

General Project Information	
Project Code:	8010101
Project Type:	Bonds/Notes Issuance
Project Name:	Upturn Industries
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Manufacturing
Total Project Amount:	\$512,000.00
Benefited Project Amount:	\$512,000.00
Bond/Note Amount:	\$512,000.00
Annual Lease Payment:	
Federal Tax Status of Bonds:	Taxable
Not For Profit:	No
Date Project Approved:	10/17/2001
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	12/28/2001
Year Financial Assitance is planned to End:	2011
Notes:	Project to include construction of a new building and installation of machinery and equipment; client requested financial assistance in the fo

Location of Project	
Address Line1:	2-4 Whitney Way
Address Line2:	
City:	BAINBRIDGE
State:	NY
Zip - Plus4:	13733
Province/Region:	
Country:	USA

Applicant Information	
Applicant Name:	Upturn Industries
Address Line1:	2-4 Whitney Way
Address Line2:	
City:	BAINBRIDGE
State:	NY
Zip - Plus4:	13733
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information	
State Sales Tax Exemption:	\$0
Local Sales Tax Exemption:	\$0
County Real Property Tax Exemption:	\$2,977.39
Local Property Tax Exemption:	\$1,275.63
School Property Tax Exemption:	\$5,422.47
Mortgage Recording Tax Exemption:	\$0
Total Exemptions:	\$9,675.49
Total Exemptions Net of RPTL Section 485-b:	\$0.00
PILOT Payment Information	
Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,827.94
Local PILOT:	\$1,211.85
School District PILOT:	\$5,151.35
Total PILOTS:	\$9,191.14
Net Exemptions:	\$484.35

Project Employment Information	
# of FTEs before IDA Status:	38
Original Estimate of Jobs to be created:	19
Average estimated annual salary of jobs to be created.(at Current market rates):	25,900
Annualized salary Range of Jobs to be Created:	20,000 To: 30,000
Original Estimate of Jobs to be Retained:	38
Estimated average annual salary of jobs to be retained.(at Current Market rates):	22,628.39
Current # of FTEs:	32
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	(6)

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

12.

-Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	\$0
Local Sales Tax Exemption:	\$0
County Real Property Tax Exemption:	\$11,235.4
Local Property Tax Exemption:	\$4,148.46
School Property Tax Exemption:	\$20,520.17
Mortgage Recording Tax Exemption:	\$0
Total Exemptions:	\$35,904.03
Total Exemptions Net of RPTL Section 485-b:	\$0.00

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,932.39	\$3,932.39
Local PILOT:	\$1,451.96	\$1,451.96
School District PILOT:	\$7,182.06	\$7,182.06
Total PILOTS:	\$12,566.41	\$12,566.41

Net Exemptions:	\$23,337.62
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-Project Employment Information

# of FTEs before IDA Status:	27	
Original Estimate of Jobs to be created:	9	
Average estimated annual salary of jobs to be created.(at Current market rates):	30,000	
Annualized salary Range of Jobs to be Created:	22,000	To: 35,000
Original Estimate of Jobs to be Retained:	27	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	44,500	
Current # of FTEs:	50	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	23	

Project Status

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

IDA Projects

13.

General Project Information Project Code: 8010701 Project Type: Straight Lease Project Name: Who's We, LLC Project part of another phase or multi phase: No Original Project Code: Project Purpose Category: Services Total Project Amount: \$1,500,000.00 Benefited Project Amount: \$1,000,000.00 Bond/Note Amount: Annual Lease Payment: \$1 Federal Tax Status of Bonds: Not For Profit: No Date Project Approved: 01/29/2007 IDA Took Title Yes to Property: Date IDA Took Title 02/26/2007 or Leasehold Interest: Year Financial Assitance is 2017 planned to End: Notes: Provide incentive to purchase a property and put it back on tax rolls, to increase employment at property in downtown area	Project Tax Exemptions & PILOT Payment Information <div style="text-align: right;"> State Sales Tax Exemption: \$0 Local Sales Tax Exemption: \$0 County Real Property Tax Exemption: \$17,024.06 Local Property Tax Exemption: \$21,011.58 School Property Tax Exemption: \$33,265.26 Mortgage Recording Tax Exemption: \$0 Total Exemptions: \$71,300.90 Total Exemptions Net of RPTL Section 485-b: \$0.00 </div> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> PILOT Payment Information <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;"></th> <th style="width:25%; text-align: right;">Actual Payment Made</th> <th style="width:25%; text-align: right;">Payment Due Per Agreement</th> </tr> </thead> <tbody> <tr> <td>County PILOT:</td> <td style="text-align: right;">\$7,660.82</td> <td style="text-align: right;">\$7,660.82</td> </tr> <tr> <td>Local PILOT:</td> <td style="text-align: right;">\$9,455.2</td> <td style="text-align: right;">\$9,445.2</td> </tr> <tr> <td>School District PILOT:</td> <td style="text-align: right;">\$18,295.89</td> <td style="text-align: right;">\$18,295.89</td> </tr> <tr> <td>Total PILOTS:</td> <td style="text-align: right;">\$35,411.91</td> <td style="text-align: right;">\$35,401.91</td> </tr> </tbody> </table> </div> <div style="text-align: right; margin-top: 10px;"> Net Exemptions: \$35,888.99 </div>		Actual Payment Made	Payment Due Per Agreement	County PILOT:	\$7,660.82	\$7,660.82	Local PILOT:	\$9,455.2	\$9,445.2	School District PILOT:	\$18,295.89	\$18,295.89	Total PILOTS:	\$35,411.91	\$35,401.91
	Actual Payment Made	Payment Due Per Agreement														
County PILOT:	\$7,660.82	\$7,660.82														
Local PILOT:	\$9,455.2	\$9,445.2														
School District PILOT:	\$18,295.89	\$18,295.89														
Total PILOTS:	\$35,411.91	\$35,401.91														
Location of Project Address Line1: 19 Eaton Avenue Address Line2: City: NORWICH State: NY Zip - Plus4: 13815 Province/Region: Country: USA	Project Employment Information <div style="text-align: right;"> # of FTEs before IDA Status: 7 Original Estimate of Jobs to be created: 75 Average estimated annual salary of jobs to be created.(at Current market rates): 32,000 Annualized salary Range of Jobs to be Created: 24,000 To: 38,000 Original Estimate of Jobs to be Retained: 7 Estimated average annual salary of jobs to be retained.(at Current Market rates): 35,714 Current # of FTEs: 5 # of FTE Construction Jobs during fiscal year: 0 Net Employment Change: (2) </div>															
Applicant Information Applicant Name: Who's We, LLC Address Line1: 19 Eaton Avenue Address Line2: City: NORWICH State: NY Zip - Plus4: 13815 Province/Region: Country: USA	Project Status <div style="text-align: right;"> Current Year Is Last Year for reporting: No There is no debt outstanding for this project: No IDA does not hold title to the property: No The project receives no tax exemptions: No </div>															

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
13	\$4,044,848.01	\$325,271.79	\$3,719,576.22	936.5

Additional Comments: