Annual Report for City of Utica Industrial Development Agency **Run Date: 08/12/2013**

Fiscal Year Ending:12/31/2012 **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?	Yes	www.cityofutica.com
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	www.cityofutica.com
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	www.cityofutica.com
6. Are any Authority staff also employed by another government agency?	Yes	City of Utica
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	www.cityofutica.com
9. Has the Authority's mission statement been revised and adopted during the reporting period?	Yes	N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		www.cityofutica.com

Governance Information (Board-Related)

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

Board of Directors Listing

Name	Gilroy, Vincent	**Name**	Martin, Emmett
Chair of the Board	No	**Chair of the Board**	No
If yes, Chairman Designated by.		**If yes, Chairman Designated by.**	
Term Start Date	03/07/2000	**Term Start Date**	02/01/2008
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?	No	**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?	No	**Complied with training requirement of Section 2824?**	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	**Does the Board member/designee also hold an elected or appointed State gove**	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	**Does the Board member/designee also hold an elected or appointed municipal government position?**	No

Board of Directors Listing

Name	Buffa, John	**Name**	Hobika Sr., Joseph H
Chair of the Board	No	**Chair of the Board**	Yes
If yes, Chairman Designated by.		**If yes, Chairman Designated by.**	Local
Term Start Date	02/28/2008	**Term Start Date**	08/12/1996
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?	No	**Complied with training requirement of Section 2824?**	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	**Does the Board member/designee also hold an elected or appointed State gove**	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	**Does the Board member/designee also hold an elected or appointed municipal government position?**	No

Board of Directors Listing

Name	Pattarini, Nancy
Chair of the Board	No
If yes, Chairman Designated by.	
Term Start Date	06/01/2005
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

Annual Report for City of Utica Industrial Development Agency **Run Date: 08/12/2013**
Fiscal Year Ending:12/31/2012 **Status: CERTIFIED**

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 Compens-ation	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by State or local government
Spaeth, Jack	Executive Director	Executive	City of Utica Urban & Economic Development	CSEA		FT	No	0.00	0	0	0	0	0	0	Yes	Yes

Benefit Information

During the fiscal year, did the Authority continue to pay for any of the above mentioned benefits for No

Board Members

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transpo-rtation	Housing Allow-ance	Spousal / Dependent Life Insurance	Tuition Assist-ance	Multi-Year Employ-ment	None of These Benefits	Other
Buffa, John	Board of Directors												X	
Martin, Emmett	Board of Directors												X	
Gilroy, Vincent	Board of Directors												X	
Hobika Sr., Joseph H	Board of Directors												X	
Pattarini, Nancy	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

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

Subsidiary/Component Unit Verification

Is the list of subsidiaries, as assembled by the Office of the State Comptroller, correct?	Yes
Are there other subsidiaries or component units of the Authority that are active, not included in the PARIS reports submitted by this	No

Name of Subsidiary/Component Unit	Status	Requested Changes

Subsidiary/Component Unit Creation

Name of Subsidiary/Component Unit	Establishment Date	Entity Purpose

Subsidiary/Component unit Termination

Name of Subsidiary/Component Unit	Termination Date	Termination Reason	Proof of Termination

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

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Assets	
Current Assets	
Cash and cash equivalents	$16,022
Investments	$0
Receivables, net	$0
Other assets	$0
Total Current Assets	$16,022
Noncurrent Assets	
Restricted cash and investments	$0
Long-term receivables, net	$0
Other assets	$49,990
Capital Assets	
Land and other nondepreciable property	$0
Buildings and equipment	$0
Infrastructure	$0
Accumulated depreciation	$0
Net Capital Assets	$0
Total Noncurrent Assets	$49,990
Total Assets	**$66,012**

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities	
Current Liabilities	
Accounts payable	$0
Pension contribution payable	$0
Other post-employment benefits	$0
Accrued liabilities	$0
Deferred revenues	$0
Bonds and notes payable	$0
Other long-term obligations due within one year	$0
Total Current Liabilities	$0
Noncurrent Liabilities	
Pension contribution payable	$0
Other post-employment benefits	$0
Bonds and notes payable	$0
Long Term Leases	$0
Other long-term obligations	$0
Total Noncurrent Liabilities	$0
Total Liabilities	**$0**
Net Asset (Deficit)	
Net Asset	
Invested in capital assets, net of related debt	$0
Restricted	$0
Unrestricted	$66,012
Total Net Assets	**$66,012**

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Operating Revenues	
Charges for services	$139,662
Rental & financing income	$44,467
Other operating revenues	$0
Total Operating Revenue	**$184,129**
Operating Expenses	
Salaries and wages	$0
Other employee benefits	$0
Professional services contracts	$27,899
Supplies and materials	$0
Depreciation & amortization	$0
Other operating expenses	$70,800
Total Operating Expenses	$98,699
Operating Income (Loss)	**$85,430**
Nonoperating Revenues	
Investment earnings	$39
State subsidies/grants	$0
Federal subsidies/grants	$0
Municipal subsidies/grants	$0
Public authority subsidies	$0
Other nonoperating revenues	$111,205
Total Nonoperating Revenue	**$111,244**

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Nonoperating Expenses	
Interest and other financing charges	$0
Subsidies to other public authorities	$0
Grants and donations	$0
Other nonoperating expenses	$61,205
Total Nonoperating Expenses	**$61,205**
Income (Loss) Before Contributions	**$135,469**
Capital Contributions	$0
Change in net assets	$135,469
Net assets (deficit) beginning of year	($69,457)
Other net assets changes	$0
Net assets (deficit) at end of year	**$66,012**

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

Annual Report for City of Utica Industrial Development Agency **Run Date: 08/12/2013**
Fiscal Year Ending:12/31/2012 **Status: CERTIFIED**

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	31,524,677.00	0.00	9,457,732.03	22,066,944.97
Conduit Debt - Pilot Increment Financing					

Real Property Acquisition/Disposal List

1.

Address Line1:	177 Genesee Street
Address Line2:	
City:	UTICA
State:	NY
Postal Code:	13501
Plus4:	
Province/Region:	
Country:	USA
Property Description:	Office Building
Estimated Fair Market Value:	$250,000
How was the Fair Market Value Determined?	Appraisal
Transaction Type:	DISPOSITION SALE
If Other, Explain:	
Transaction Date:	07/31/2012
Purchase Sale Price:	$250,000.00
Lease Data (If applicable)	
Market Rate($/square foot):	
Lease Rate($/square foot):	
Lease Period (months):	
Seller/Purchaser/Tenant Data:	
Organization:	Adron Building, LLC
Last Name:	
First Name:	
Address Line1:	181 Genesee Street
Address Line2:	
City:	UTICA
State:	NY
Postal Code:	13501
Plus4:	
Province/Region:	
Country:	USA
Relation With Board member/senior authority management?	No

Personal Property

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

Property Documents

Question	Response	URL (if applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	www.cityofutica.com
2. Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	www.cityofutica.com
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	

IDA Projects

1.

General Project Information

Project Code: 3002-97-01
Project Type: Straight Lease
Project Name: ADIRONDACK BUILDING

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

Total Project Amount: $0.00
Benefited Project Amount: $0.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 01/01/1997
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 05/14/1998
Year Financial Assitance is planned to End: 2018
Notes: Other

Location of Project

Address Line1: 185 GENESEE STREET
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13501
Province/Region:
Country: USA

Applicant Information

Applicant Name: ADRON BUILDING
Address Line1: 185 GENESEE STREET
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13501
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $0
Local Sales Tax Exemption: $0
County Real Property Tax Exemption: $16,755
Local Property Tax Exemption: $40,797
School Property Tax Exemption: $45,946
Mortgage Recording Tax Exemption: $0
Total Exemptions: $103,498.00
Total Exemptions Net of RPTL Section 485-b: $0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$16,755	$16,755
Local PILOT:	$40,979	$40,979
School District PILOT:	$45,946	$45,946
Total PILOTS:	$103,680	$103,680

Net Exemptions: -$182

Project Employment Information

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

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: 3002-11-2
Project Type: Straight Lease
Project Name: Advanced Physical Medicine

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

Total Project Amount: $1,825,000.00
Benefited Project Amount: $1,750,000.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 04/05/2011
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 08/01/2011
Year Financial Assitance is planned to End: 2018
Notes:

Location of Project

Address Line1: 1508 Genesee Street
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Applicant Information

Applicant Name: Gasnar Corporation, Inc.
Address Line1: 2208 Genesee Street
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $15,161
Local Sales Tax Exemption: $18,015
County Real Property Tax Exemption: $0
Local Property Tax Exemption: $0
School Property Tax Exemption: $0
Mortgage Recording Tax Exemption: $0
Total Exemptions: $33,176.00
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: $33,176

Project Employment Information

# of FTEs before IDA Status: 25
Original Estimate of Jobs to be created: 10
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 26
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 1

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: 3002-10-02
Project Type: Straight Lease
Project Name: BUSINESS PARK ASSOCIATES FACILITY

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

Total Project Amount: $5,162,000.00
Benefited Project Amount: $5,162,000.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 10/12/2010
IDA Took Title to Property: No
Date IDA Took Title or Leasehold Interest:
Year Financial Assitance is planned to End: 2015
Notes:

Location of Project

Address Line1: 116 BUSINESS PARK DRIVE
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Applicant Information

Applicant Name: "116 BUSINESS PARK ASSOCIATES, LLC
Address Line1: 110 BUSINESS PARK DRIVE
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $0
Local Sales Tax Exemption: $0
County Real Property Tax Exemption: $4,407
Local Property Tax Exemption: $10,778
School Property Tax Exemption: $12,084
Mortgage Recording Tax Exemption: $0
Total Exemptions: $27,269.00
Total Exemptions Net of RPTL Section 485-b: $0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$8,813	$8,813
Local PILOT:	$21,555	$21,555
School District PILOT:	$24,168	$24,168
Total PILOTS:	$54,536	$54,536

Net Exemptions: -$27,267

Project Employment Information

# of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 22
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 20.6
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 20.6

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

4.

General Project Information

Project Code: 3002-09-03
Project Type: Straight Lease
Project Name: COLONIAL SQUARE

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

Total Project Amount: $3,925,000.00
Benefited Project Amount: $3,925,000.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/08/2009
IDA Took Title to Property: No
Date IDA Took Title or Leasehold Interest:
Year Financial Assitance is planned to End: 2012
Notes:

Location of Project

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

Applicant Information

Applicant Name: "COLONIAL SQUARE, LLC"
Address Line1: 105 MAIN STREET
Address Line2:
City: WHITESBORO
State: NY
Zip - Plus4: 13492
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $5,935.5
Local Sales Tax Exemption: $7,052.46
County Real Property Tax Exemption: $12,596
Local Property Tax Exemption: $5,150
School Property Tax Exemption: $14,123
Mortgage Recording Tax Exemption: $0
Total Exemptions: $44,856.96
Total Exemptions Net of RPTL Section 485-b: $0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$4,742	$4,742
Local PILOT:	$1,939	$1,939
School District PILOT:	$5,317	$5,317
Total PILOTS:	$11,998	$11,998

Net Exemptions: $32,858.96

Project Employment Information

# of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 46
Average estimated annual salary of jobs to be created.(at Current market rates): 34,171
Annualized salary Range of Jobs to be Created: 20,800 To: 49,920
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 9
# of FTE Construction Jobs during fiscal year: 6
Net Employment Change: 9

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

5.

General Project Information

Project Code: 3002-07-04
Project Type: Straight Lease
Project Name: COURT STREET BUILDING

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

Total Project Amount: $0.00
Benefited Project Amount: $0.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/16/2007
IDA Took Title to Property: No
Date IDA Took Title or Leasehold Interest:
Year Financial Assitance is planned to End: 2017
Notes:

Location of Project

Address Line1: 430 COURT STREET
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Applicant Information

Applicant Name: "GVH REALTY, LLC"
Address Line1: 401 HERKIMER ROAD
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $0
Local Sales Tax Exemption: $0
County Real Property Tax Exemption: $4,634
Local Property Tax Exemption: $11,334
School Property Tax Exemption: $12,708
Mortgage Recording Tax Exemption: $0
Total Exemptions: $28,676.00
Total Exemptions Net of RPTL Section 485-b: $0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$2,282	$2,282
Local PILOT:	$5,582	$5,582
School District PILOT:	$6,259	$6,259
Total PILOTS:	$14,123	$14,123

Net Exemptions: $14,553

Project Employment Information

# of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 100
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 153
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 153

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

6.

General Project Information

Project Code: 3002-11-1
Project Type: Straight Lease
Project Name: Dacobe Enterprises, LLC

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

Total Project Amount: $236,000.00
Benefited Project Amount: $232,000.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 09/07/2010
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 01/01/2011
Year Financial Assitance is planned to End: 2022
Notes:

Location of Project

Address Line1: 325 Lafayette Street
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Applicant Information

Applicant Name: Thorp Holdings, LLC
Address Line1: 325 Lafayette Street
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $0
Local Sales Tax Exemption: $0
County Real Property Tax Exemption: $58
Local Property Tax Exemption: $1,275
School Property Tax Exemption: $1,429
Mortgage Recording Tax Exemption: $0
Total Exemptions: $2,762.00
Total Exemptions Net of RPTL Section 485-b: $0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$112	$112
Local PILOT:	$2,474	$2,474
School District PILOT:	$2,774	$2,774
Total PILOTS:	$5,360	$5,360

Net Exemptions: -$2,598

Project Employment Information

# of FTEs before IDA Status: 13
Original Estimate of Jobs to be created: 7
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 13
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 7
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (6)

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

7.

General Project Information

Project Code: 3002-08-02
Project Type: Straight Lease
Project Name: EMPIRE RECYCLING

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

Total Project Amount: $4,000,000.00
Benefited Project Amount: $4,000,000.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/27/2007
IDA Took Title to Property: No
Date IDA Took Title or Leasehold Interest:
Year Financial Assitance is planned to End: 2017
Notes:

Location of Project

Address Line1: NORTH GENESEE STREET
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13503
Province/Region:
Country: USA

Applicant Information

Applicant Name: "EMPIRE RECYCLING OPERATINS, INC."
Address Line1: PO BOX 353
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13503
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $0
Local Sales Tax Exemption: $0
County Real Property Tax Exemption: $1,739
Local Property Tax Exemption: $4,254
School Property Tax Exemption: $4,770
Mortgage Recording Tax Exemption: $0
Total Exemptions: $10,763.00
Total Exemptions Net of RPTL Section 485-b: $0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$857	$857
Local PILOT:	$2,095	$2,095
School District PILOT:	$2,349	$2,349
Total PILOTS:	$5,301	$5,301

Net Exemptions: $5,462

Project Employment Information

# of FTEs before IDA Status: 56
Original Estimate of Jobs to be created: 8
Average estimated annual salary of jobs to be created.(at Current market rates): 35,000
Annualized salary Range of Jobs to be Created: 30,000 To: 40,000
Original Estimate of Jobs to be Retained: 56
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 99
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 43

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

8.

General Project Information

Project Code: 3002-11-3
Project Type: Straight Lease
Project Name: Fayez Chahfe, MD

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

Total Project Amount: $3,025,000.00
Benefited Project Amount: $3,025,000.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 07/05/2011
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 07/01/2012
Year Financial Assitance is planned to End: 2018
Notes:

Location of Project

Address Line1: 2206 Genesee Street
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Applicant Information

Applicant Name: Fayez Chahfe, MD
Address Line1: 2206 Genesee Street
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $13,668
Local Sales Tax Exemption: $16,240
County Real Property Tax Exemption: $0
Local Property Tax Exemption: $0
School Property Tax Exemption: $0
Mortgage Recording Tax Exemption: $0
Total Exemptions: $29,908.00
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: $29,908

Project Employment Information

# of FTEs before IDA Status: 17
Original Estimate of Jobs to be created: 7
Average estimated annual salary of jobs to be created.(at Current market rates): 33,585
Annualized salary Range of Jobs to be Created: 11,000 To: 80,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 24
# of FTE Construction Jobs during fiscal year: 10
Net Employment Change: 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

IDA Projects

9.

General Project Information

Project Code: 3002-06-01
Project Type: Straight Lease
Project Name: HAGE & HAGE

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

Total Project Amount: $0.00
Benefited Project Amount: $0.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/01/2006
IDA Took Title to Property: No
Date IDA Took Title or Leasehold Interest:
Year Financial Assitance is planned to End: 2019
Notes:

Location of Project

Address Line1: 610 CHARLOTTE STREET
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13501
Province/Region:
Country: USA

Applicant Information

Applicant Name: CWC-ZUZU LLC
Address Line1: 150 GENESEE STREET
Address Line2:
City: NEW HARTFORD
State: NY
Zip - Plus4: 13413
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $0
Local Sales Tax Exemption: $0
County Real Property Tax Exemption: $2,157
Local Property Tax Exemption: $5,276
School Property Tax Exemption: $5,916
Mortgage Recording Tax Exemption: $0
Total Exemptions: $13,349.00
Total Exemptions Net of RPTL Section 485-b: $0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$1,063	$1,063
Local PILOT:	$2,599	$2,599
School District PILOT:	$2,914	$2,914
Total PILOTS:	$6,576	$6,576

Net Exemptions: $6,773

Project Employment Information

# of FTEs before IDA Status: 6
Original Estimate of Jobs to be created: 2
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 6
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 7
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 1

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

10.

General Project Information

Project Code: 3002-07-02
Project Type: Straight Lease
Project Name: HAMPTON INN

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

Total Project Amount: $0.00
Benefited Project Amount: $0.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/01/2007
IDA Took Title to Property: No
Date IDA Took Title or Leasehold Interest:
Year Financial Assitance is planned to End: 2012
Notes:

Location of Project

Address Line1: NORTH GENESEE STREET
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13503
Province/Region:
Country: USA

Applicant Information

Applicant Name: "MARSH ENTERPRISES, LLC"
Address Line1: 382 EAST SECOND STREET
Address Line2:
City: CORNING
State: NY
Zip - Plus4: 14830
Province/Region:
Country: USA

Project 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

Project Employment Information

# of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 17
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 20
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 20

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: 3002-12-2
Project Type: Straight Lease
Project Name: Harza Building

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

Total Project Amount: $250,000.00
Benefited Project Amount: $250,000.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 06/14/2012
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 08/01/2012
Year Financial Assitance is planned to End: 2032
Notes:

Location of Project

Address Line1: 175-183 Genesee Street
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13501
Province/Region:
Country: USA

Applicant Information

Applicant Name: Adron Building, LLC
Address Line1: 185 Genesee Street
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13501
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $6,236
Local Sales Tax Exemption: $7,409
County Real Property Tax Exemption: $0
Local Property Tax Exemption: $0
School Property Tax Exemption: $0
Mortgage Recording Tax Exemption: $2,500
Total Exemptions: $16,145.00
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: $16,145

Project Employment Information

# of FTEs before IDA Status: 45
Original Estimate of Jobs to be created: 45
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 90
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 45

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

12.

General Project Information

Project Code: 3002-11-4
Project Type: Straight Lease
Project Name: Holiday Inn Express

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

Total Project Amount: $6,599,000.00
Benefited Project Amount: $5,601,500.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/15/2011
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 10/01/2011
Year Financial Assitance is planned to End: 2022
Notes:

Location of Project

Address Line1: Wells Avenue
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Applicant Information

Applicant Name: North Utica Lodging Associates, LL
Address Line1: 382 East Second Street
Address Line2:
City: CORNING
State: NY
Zip - Plus4: 14830
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $57,646
Local Sales Tax Exemption: $48,544
County Real Property Tax Exemption: $0
Local Property Tax Exemption: $0
School Property Tax Exemption: $0
Mortgage Recording Tax Exemption: $4,250
Total Exemptions: $110,440.00
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: $110,440

Project Employment Information

# of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 16
Average estimated annual salary of jobs to be created.(at Current market rates): 21,944
Annualized salary Range of Jobs to be Created: 15,080 To: 34,647
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 7
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 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

IDA Projects

13.

General Project Information

Project Code: 3002-10-01
Project Type: Straight Lease
Project Name: MANUFACTURING FACILITY

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

Total Project Amount: $550,000.00
Benefited Project Amount: $550,000.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/12/2010
IDA Took Title to Property: No
Date IDA Took Title or Leasehold Interest:
Year Financial Assitance is planned to End: 2020
Notes: Project name should be ESK Realty, LLC

Location of Project

Address Line1: 36 WURZ AVENUE
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13503
Province/Region:
Country: USA

Applicant Information

Applicant Name: "ESK REALTY, LLC"
Address Line1: PO BOX 3353
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13503
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $0
Local Sales Tax Exemption: $0
County Real Property Tax Exemption: $3,896
Local Property Tax Exemption: $9,529
School Property Tax Exemption: $10,684
Mortgage Recording Tax Exemption: $0
Total Exemptions: $24,109.00
Total Exemptions Net of RPTL Section 485-b: $0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$1,919	$1,919
Local PILOT:	$4,693	$4,693
School District PILOT:	$5,262	$5,262
Total PILOTS:	$11,874	$11,874

Net Exemptions: $12,235

Project Employment Information

# of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 5
Average estimated annual salary of jobs to be created.(at Current market rates): 25,000
Annualized salary Range of Jobs to be Created: 20,000 To: 30,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 24
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 24

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

14.

General Project Information

Project Code: 3002-09-02
Project Type: Straight Lease
Project Name: MEMORIAL PARKWAY, LLC FACILITY

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

Total Project Amount: $0.00
Benefited Project Amount: $0.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/08/2009
IDA Took Title to Property: No
Date IDA Took Title or Leasehold Interest:
Year Financial Assitance is planned to End: 2014
Notes: Number of FTE's before IDA involvement should be 110. Orig. est of jobs to be created should be 10.

Location of Project

Address Line1: 106 MEMORIAL PARKWAY
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13501
Province/Region:
Country: USA

Applicant Information

Applicant Name: "106 MEMORIAL PARKWAY, LLC"
Address Line1: 401 HERKIMER ROAD
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $0
Local Sales Tax Exemption: $0
County Real Property Tax Exemption: $8,335
Local Property Tax Exemption: $20,384
School Property Tax Exemption: $22,855
Mortgage Recording Tax Exemption: $0
Total Exemptions: $51,574.00
Total Exemptions Net of RPTL Section 485-b: $0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$8,335	$8,335
Local PILOT:	$20,384	$20,384
School District PILOT:	$22,855	$22,855
Total PILOTS:	$51,574	$51,574

Net Exemptions: $0

Project Employment Information

# of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 110
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 125
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 125

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

15.

General Project Information

Project Code: 3002-92-01
Project Type: Bonds/Notes Issuance
Project Name: MET LIFE

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: $7,715,000.00
Benefited Project Amount: $7,715,000.00
Bond/Note Amount: $7,715,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Taxable
Not For Profit: No
Date Project Approved: 01/01/2000
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 01/01/2000
Year Financial Assitance is planned to End: 2015
Notes: Insurance

Location of Project

Address Line1: 125 BUSINESS PARK DRIVE
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Applicant Information

Applicant Name: THE WIDEWATERS GROUP
Address Line1: 125 BUSINESS PARK DRIVE
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $0
Local Sales Tax Exemption: $0
County Real Property Tax Exemption: $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

Project Employment Information

# of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 180
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Project Status

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

IDA Projects

16.

General Project Information

Project Code: 3002-99-03
Project Type: Bonds/Notes Issuance
Project Name: MUNSON-WILLIAMS-PROCTOR INSTITUTE

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

Total Project Amount: $15,000,000.00
Benefited Project Amount: $15,000,000.00
Bond/Note Amount: $15,000,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 01/01/1999
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 01/01/1999
Year Financial Assitance is planned to End: 2014
Notes: Other

Location of Project

Address Line1: 310 GENESEE STREET
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Applicant Information

Applicant Name: MUNSON-WILLIAMS PROCTOR INSTITUTE
Address Line1: 310 GENESEE STREET
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $0
Local Sales Tax Exemption: $0
County Real Property Tax Exemption: $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

Project Employment Information

# of FTEs before IDA Status: 129
Original Estimate of Jobs to be created: 26
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: 129
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 182
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 53

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

17.

General Project Information

Project Code: 3002-08-01
Project Type: Straight Lease
Project Name: NEW HARTFORD SHEETE METAL

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

Total Project Amount: $2,000,000.00
Benefited Project Amount: $2,000,000.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 05/12/2008
IDA Took Title to Property: No
Date IDA Took Title or Leasehold Interest:
Year Financial Assitance is planned to End: 2018
Notes:

Location of Project

Address Line1: 1821 BROAD STREET
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13501
Province/Region:
Country: USA

Applicant Information

Applicant Name: "JAYCHLO, LLC"
Address Line1: 1821 BROAD STREET
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13501
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $0
Local Sales Tax Exemption: $0
County Real Property Tax Exemption: $3,729
Local Property Tax Exemption: $9,121
School Property Tax Exemption: $10,226
Mortgage Recording Tax Exemption: $0
Total Exemptions: $23,076.00
Total Exemptions Net of RPTL Section 485-b: $0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$1,837	$1,837
Local PILOT:	$4,492	$4,492
School District PILOT:	$5,037	$5,037
Total PILOTS:	$11,366	$11,366

Net Exemptions: $11,710

Project Employment Information

# of FTEs before IDA Status: 39
Original Estimate of Jobs to be created: 20
Average estimated annual salary of jobs to be created.(at Current market rates): 27,000
Annualized salary Range of Jobs to be Created: 27,000 To: 27,000
Original Estimate of Jobs to be Retained: 20
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 41
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 2

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

18.

General Project Information

Project Code: 3002-07-01
Project Type: Straight Lease
Project Name: NEW STANLEY THEATER, LLC

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

Total Project Amount: $22,500,000.00
Benefited Project Amount: $22,500,000.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 12/18/2006
IDA Took Title to Property: No
Date IDA Took Title or Leasehold Interest:
Year Financial Assitance is planned to End: 2011
Notes:

Location of Project

Address Line1: 261 GENESEE STREET
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13501
Province/Region:
Country: USA

Applicant Information

Applicant Name: "NEW STANLEY THEATER, LLC"
Address Line1: 261 GENESEE STREET
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13501
Province/Region:
Country: USA

Project 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

Project Employment Information

# of FTEs before IDA Status: 15
Original Estimate of Jobs to be created: 2
Average estimated annual salary of jobs to be created.(at Current market rates): 161,210
Annualized salary Range of Jobs to be Created: 16,000 To: 16,250
Original Estimate of Jobs to be Retained: 15
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 3
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (12)

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

19.

General Project Information

Project Code: 3002-05-02
Project Type: Bonds/Notes Issuance
Project Name: RCIL

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

Total Project Amount: $2,683,700.00
Benefited Project Amount: $2,683,700.00
Bond/Note Amount: $2,600,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: No
Date Project Approved: 11/17/2005
IDA Took Title to Property: No
Date IDA Took Title or Leasehold Interest:
Year Financial Assitance is planned to End: 2021
Notes:

Location of Project

Address Line1: 409 COLUMBIA STREET
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Applicant Information

Applicant Name: "RCIL, INC."
Address Line1: 409 COLUMBIA STREET
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $0
Local Sales Tax Exemption: $0
County Real Property Tax Exemption: $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

Project Employment Information

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

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

20.

General Project Information

Project Code: 3002-09-01
Project Type: Straight Lease
Project Name: RHODES DRIVE BUILDING

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

Total Project Amount: $2,850,000.00
Benefited Project Amount: $2,850,000.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 01/01/2009
IDA Took Title to Property: No
Date IDA Took Title or Leasehold Interest:
Year Financial Assitance is planned to End: 2012
Notes: Project Name should be 111 Business Park Drive Indium, not Rhodes Drive Building

Location of Project

Address Line1: 111 Business Park Drive
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Applicant Information

Applicant Name: THE INDIUM CORPORATION OF AMERICA
Address Line1: 111 BUSINESS PARK DRIVE
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $0
Local Sales Tax Exemption: $0
County Real Property Tax Exemption: $12,009
Local Property Tax Exemption: $30,489
School Property Tax Exemption: $32,278
Mortgage Recording Tax Exemption: $0
Total Exemptions: $74,776.00
Total Exemptions Net of RPTL Section 485-b: $0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$4,277	$4,277
Local PILOT:	$9,342	$9,342
School District PILOT:	$12,381	$12,381
Total PILOTS:	$26,000	$26,000

Net Exemptions: $48,776

Project Employment Information

# of FTEs before IDA Status: 120
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 21,000
Annualized salary Range of Jobs to be Created: 18,000 To: 23,000
Original Estimate of Jobs to be Retained: 120
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 170
# of FTE Construction Jobs during fiscal year: 5
Net Employment Change: 50

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

21.

General Project Information

Project Code: 3002-07-03
Project Type: Straight Lease
Project Name: SENIOR DEVELOPMENT

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

Total Project Amount: $22,090,384.00
Benefited Project Amount: $22,090,384.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/01/2007
IDA Took Title to Property: No
Date IDA Took Title or Leasehold Interest:
Year Financial Assitance is planned to End: 2012
Notes:

Location of Project

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

Applicant Information

Applicant Name: "TRENTON ROAD, LLC"
Address Line1: 400 JORDAN ROAD
Address Line2:
City: TROY
State: NY
Zip - Plus4: 12180
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $0
Local Sales Tax Exemption: $0
County Real Property Tax Exemption: $98,686
Local Property Tax Exemption: $242,562
School Property Tax Exemption: $269,910
Mortgage Recording Tax Exemption: $0
Total Exemptions: $611,158.00
Total Exemptions Net of RPTL Section 485-b: $0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$21,025	$21,025
Local PILOT:	$8,596	$8,596
School District PILOT:	$23,573	$23,573
Total PILOTS:	$53,194	$53,194

Net Exemptions: $557,964

Project Employment Information

# of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 5
Average estimated annual salary of jobs to be created.(at Current market rates): 40,500
Annualized salary Range of Jobs to be Created: 25,000 To: 65,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 5
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 5

Project Status

Current Year Is Last Year for reporting: 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

22.

General Project Information

Project Code: 3002-98-01
Project Type: Bonds/Notes Issuance
Project Name: UTICA COLLEGE

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

Total Project Amount: $9,295,000.00
Benefited Project Amount: $9,295,000.00
Bond/Note Amount: $9,295,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 01/01/1998
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 01/01/1998
Year Financial Assitance is planned to End: 2013
Notes: College

Location of Project

Address Line1: 1600 BURRSTONE ROAD
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Applicant Information

Applicant Name: Utica College
Address Line1: 1600 Burrstone Road
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13501
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $0
Local Sales Tax Exemption: $0
County Real Property Tax Exemption: $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

Project Employment Information

# of FTEs before IDA Status: 374
Original Estimate of Jobs to be created: 26
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: 374
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 502
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 128

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

23.

General Project Information

Project Code: 3002-99-04
Project Type: Bonds/Notes Issuance
Project Name: UTICA CONVERTERS

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

Total Project Amount: $15,000,000.00
Benefited Project Amount: $15,000,000.00
Bond/Note Amount: $15,000,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Taxable
Not For Profit: No
Date Project Approved: 01/01/1999
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 01/01/1999
Year Financial Assitance is planned to End: 2014
Notes: Manufacturing

Location of Project

Address Line1: 2214 WHITESBORO STREET
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Applicant Information

Applicant Name: UTICA CONVERTERS INC.
Address Line1: 2214 WHITESBORO STREET
Address Line2:
City: UTICA
State: NY
Zip - Plus4: 13502
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $0
Local Sales Tax Exemption: $0
County Real Property Tax Exemption: $29,109
Local Property Tax Exemption: $71,193
School Property Tax Exemption: $79,822
Mortgage Recording Tax Exemption: $0
Total Exemptions: $180,124.00
Total Exemptions Net of RPTL Section 485-b: $0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$6,634	$6,634
Local PILOT:	$16,225	$16,225
School District PILOT:	$18,191	$18,191
Total PILOTS:	$41,050	$41,050

Net Exemptions: $139,074

Project Employment Information

# of FTEs before IDA Status: 180
Original Estimate of Jobs to be created: 20
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 26,400 To: 26,700
Original Estimate of Jobs to be Retained: 180
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 7
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (173)

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

Annual Report for City of Utica Industrial Development Agency **Run Date: 08/12/2013**

Fiscal Year Ending:12/31/2012 **Status: CERTIFIED**

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
23	$1,385,659.96	$396,632.0	$989,027.96	503.6

Additional Comments: