

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.syracusecentral.com/media/docs/ocdc/2012OCDCAnnualReport.pdf
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	www.syracusecentral.com/media/docs/ocdc/2012OCDCAnnualReport.pdf
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?	No	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.syracusecentral.com/media/docs/ocdc/2012OCDCAnnualReport.pdf
6. Are any Authority staff also employed by another government agency?	Yes	Onondag County
7. Has the Authority posted their mission statement to their website?	Yes	www.syracusecentral.com/media/docs/ocdc/2012OCDCAnnualReport.pdf
8. Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
9. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL.		www.syracusecentral.com/media/docs/ocdc/2012OCDCAnnualReport.pdf

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.syracusecentral.com/media/docs/ocdc/2012OCDCAnnualReport.pdf
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.syracusecentral.com/ocdcmeetingmaterials.aspx
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	www.syracusecentral.com/media/docs/ocdc/OCDC%20Handbook%206.72011.pdf
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	www.syracusecentral.com/media/docs/ocdc/OCDC%20Handbook%206.72011.pdf
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	Yes	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	Yes	www.syracusecentral.com/media/docs/ocdc/OCDC%20Handbook%206.72011.pdf

Board of Directors Listing

Name	Koldin, Scott	Name	Farrell, Jim
Chair of Board	No	Chair of Board	No
If yes, Chair designated By.		If yes, Chair designated By.	
Term Start Date	10/14/2009	Term Start Date	10/14/2009
Term Expiration Date	10/06/2012	Term Expiration Date	10/06/2014
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	Local	Nominated By	Local
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

Board of Directors Listing

Name	Cerio, Thomas	Name	Colon, Don
Chair of Board	No	Chair of Board	No
If yes, Chair designated By.		If yes, Chair designated By.	
Term Start Date	03/21/2011	Term Start Date	10/14/2009
Term Expiration Date	10/06/2013	Term Expiration Date	10/06/2012
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	Local	Nominated By	Local
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

Board of Directors Listing

Name	McAnaney, Matthew J	Name	Sweetland, Dale
Chair of Board	Yes	Chair of Board	No
If yes, Chair designated By.	Elected by Board	If yes, Chair designated By.	
Term Start Date	10/14/2009	Term Start Date	10/14/2009
Term Expiration Date	10/06/2012	Term Expiration Date	10/06/2013
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	Local	Nominated By	Local
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

Board of Directors Listing

Name	Johnson, Cydney
Chair of Board	No
If yes, Chair designated By.	
Term Start Date	10/14/2009
Term Expiration Date	10/06/2014
Title	
Has the Board member appointed a designee?	
Designee Name	
Ex-officio	No
Nominated By	Local
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?	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

Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/Allowances/Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by a State or local government
------	-------	-------	-------------------------	------------	-----------------	----------------------	--------	------------------------	--------------------------------------	-----------------------------	-------------------	-----------	---	--------------------	---	--

This authority has indicated that it has no staff during the reporting period.

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	Transportation	Housing Allow-ance	Spousal / Dependent Life Insurance	Tuition Assist-ance	Multi-Year Employ-ment	None of These Benefits	Other
Cerio, Thomas	Board of Directors												X	
Sweetland, Dale	Board of Directors												X	
Koldin, Scott	Board of Directors												X	
Colon, Don	Board of Directors												X	
Johnson, Cydney	Board of Directors												X	
Farrell, Jim	Board of Directors												X	
McAnaney, Matthew J	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	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 Aut 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

<u>Assets</u>	
Current Assets	
Cash and cash equivalents	\$2,241,297
Investments	\$0
Receivables, net	\$808
Other assets	\$9,923
Total Current Assets	\$2,252,028
Noncurrent Assets	
Restricted cash and investments	\$0
Long-term receivables, net	\$100,000
Other assets	\$0
Capital Assets	
Land and other nondepreciable property	\$0
Buildings and equipment	\$39,157
Infrastructure	\$0
Accumulated depreciation	\$0
Net Capital Assets	\$39,157
Total Noncurrent Assets	\$139,157
Total Assets	\$2,391,185

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities

Current Liabilities

Accounts payable	\$59,000
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	\$59,000

Noncurrent Liabilities

Pension contribution payable	\$0
Other post-employment benefits	\$0
Bonds and notes payable	\$0
Long Term Leases	\$0
Other long-term obligations	\$54,200
Total Noncurrent Liabilities	\$54,200

Total Liabilities **\$113,200**

Net Asset (Deficit)

Net Asset

Invested in capital assets, net of related debt	\$39,157
Restricted	\$54,200
Unrestricted	\$2,184,628
Total Net Assets	\$2,277,985

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

Charges for services	\$1,497,025
Rental & financing income	\$500
Other operating revenues	\$0
Total Operating Revenue	\$1,497,525

Operating Expenses

Salaries and wages	\$0
Other employee benefits	\$0
Professional services contracts	\$422,843
Supplies and materials	\$0
Depreciation & amortization	\$7,096
Other operating expenses	\$6,234
Total Operating Expenses	\$436,173

Operating Income (Loss) **\$1,061,352**

Nonoperating Revenues

Investment earnings	\$3,470
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$0
Total Nonoperating Revenue	\$3,470

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

Interest and other financing charges	\$0
Subsidies to other public authorities	\$0
Grants and donations	\$0
Other nonoperating expenses	\$0
Total Nonoperating Expenses	\$0
Income (Loss) Before Contributions	\$1,064,822
Capital Contributions	\$0
Change in net assets	\$1,064,822
Net assets (deficit) beginning of year	\$1,213,163
Other net assets changes	\$0
Net assets (deficit) at end of year	\$2,277,985

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?	Yes

New Debt Issuances List by Type of Debt and Program

Type Of Debt: Conduit Debt

Program:

Project	Amounts	CUSIP Number	Bond Closing Date	Taxable Status	Issue Process	True Interest Cost	Interest Type	Term	Cost of Issuance (\$)	PACB Project	URL
LeMoyne College	Refunding	0.00	10/30/2012		Competitive	0	Fixed	30	17,240,000.00		
	New	17,240,000.00									
	Total	17,240,000.00									
St. Jopseph's Hospital Helath Center	Refunding	0.00	09/20/2012		Competitive	0	Fixed	30	142,745,000.00		
	New	142,745,000.00									
	Total	142,745,000.00									

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	0.00	0.00	0.00	0.00	0.00
Conduit					
Conduit Debt	0.00	162,283,296.00	159,985,000.00	2,746,180.00	319,522,116.00
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	www.syracusecentral.com/media/docs/OCDC/2012OCDCAnnualReport.pdf
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.syracusecentral.com/media/docs/ocdc/OCDC%20Handbook%206.72011.pdf
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	

Grant Information

This Authority has indicated that it did not award any grants during the reporting period.

Loan Information

1. Source of Loan Funds: Other
Name of Loan Recipient: Light 4 Life Candles
Address Line1: 100 Buckley Road
Address Line2:
City: LIVERPOOL
State: NY
Zip - Plus4: 13088
Province/Region:
Country: USA
Original Amount of Loan: \$100,000
Date Loan Awarded: 08/14/2012
Interest Rate(%): 4.5
Length of Loan(# of years
to repay): 6
Amount of Loan Principal Repaid
to Date: \$0.00
Purpose of Loan: Equipment and Fixed Asset Acquisition

Was the Loan expected to result
in new jobs being created? Yes
If yes, how many jobs were planned
to be created? 12
If yes, how many jobs have been
created to date? 0
Have the terms of the loan been
completed? No

Bond Information

1. Name of Recipient of Bond
 Proceeds: Abby Lane Housing Corp.
 Address Line1: 1 Forestry Drive
 Address Line2: 214 Bary Hall
 City: SYRACUSE
 State: NY
 Zip - Plus4: 13210
 Province/Region:
 Country: USA
 Amount of Bonds Issued: \$31,470,000.00
 Date Bonds Issued: 05/11/2010
 Bond Interest Rate: 4.39
 Last Year Bonds Expected to be Retired: 2020
 Amount of Bond Principal retired during the reporting year: \$206,980
 Amt of Bond Principal retired prior to reporting year: \$455,104
 Current Amount of Bonds Outstanding: \$30,807,916
 Purpose of project requiring the Bond Issuance: Education/Training(Business Development)

Was the bond issuance expected to result in new jobs being created? Yes
 If yes, how many jobs were planned to be created? 5
 If yes, how many jobs have been created to date? 5
 Have the bonds been fully retired? No

2. Name of Recipient of Bond
 Proceeds: LeMoyne College
 Address Line1: 1419 Salt Springs Road
 Address Line2:
 City: SYRACUSE
 State: NY
 Zip - Plus4: 13214
 Province/Region:
 Country: USA
 Amount of Bonds Issued: \$25,000,000.00
 Date Bonds Issued: 07/15/2010
 Bond Interest Rate: 5.36
 Last Year Bonds Expected to be Retired: 2040
 Amount of Bond Principal retired during the reporting year: \$0
 Amt of Bond Principal retired prior to reporting year: \$0
 Current Amount of Bonds Outstanding: \$25,000,000
 Purpose of project requiring the Bond Issuance: Education/Training(Business Development)

Was the bond issuance expected to result in new jobs being created? Yes
 If yes, how many jobs were planned to be created? 3
 If yes, how many jobs have been created to date? 3
 Have the bonds been fully retired? No

Bond Information

3. Name of Recipient of Bond
 Proceeds: LeMoyne College
 Address Line1: 1419 Salt Springs Road
 Address Line2:
 City: SYRACUSE
 State: NY
 Zip - Plus4: 13214
 Province/Region:
 Country: USA
 Amount of Bonds Issued: \$17,240,000.00
 Date Bonds Issued: 10/30/2012
 Bond Interest Rate: 3
 Last Year Bonds Expected to be Retired: 2042
 Amount of Bond Principal retired during the reporting year: \$0
 Amt of Bond Principal retired prior to reporting year:
 Current Amount of Bonds Outstanding: \$17,240,000
 Purpose of project requiring the Bond Issuance: Commercial Property Construction/Acquisition/Revitalization/Improvement
 Was the bond issuance expected to result in new jobs being created? No
 If yes, how many jobs were planned to be created?
 If yes, how many jobs have been created to date?
 Have the bonds been fully retired? No

4. Name of Recipient of Bond
 Proceeds: Onondaga Community College Housing Development
 Address Line1: 4585 West Seneca Tpk.
 Address Line2:
 City: SYRACUSE
 State: NY
 Zip - Plus4: 13215
 Province/Region:
 Country: USA
 Amount of Bonds Issued: \$11,000,000.00
 Date Bonds Issued: 08/24/2011
 Bond Interest Rate: 5
 Last Year Bonds Expected to be Retired: 2031
 Amount of Bond Principal retired during the reporting year: \$0
 Amt of Bond Principal retired prior to reporting year: \$0
 Current Amount of Bonds Outstanding: \$11,000,000
 Purpose of project requiring the Bond Issuance: Residential Property Construction/Acquisition/Rehabilitation/Improvement
 Was the bond issuance expected to result in new jobs being created? No
 If yes, how many jobs were planned to be created?
 If yes, how many jobs have been created to date?
 Have the bonds been fully retired? No

Bond Information

5. Name of Recipient of Bond
 Proceeds: St. Joesph's Health Center
 Address Line1: 301 Prospect Ave
 Address Line2:
 City: SYRACUSE
 State: NY
 Zip - Plus4: 13203
 Province/Region:
 Country: USA
 Amount of Bonds Issued: \$63,480,000.00
 Date Bonds Issued: 07/16/2010
 Bond Interest Rate: 3.75
 Last Year Bonds Expected to be Retired: 2036
 Amount of Bond Principal retired during the reporting year: \$2,539,200
 Amt of Bond Principal retired prior to reporting year: \$211,600
 Current Amount of Bonds Outstanding: \$60,729,200
 Purpose of project requiring the Bond Issuance: Commercial Property Construction/Acquisition/Revitalization/Improvement
 Was the bond issuance expected to result in new jobs being created? Yes
 If yes, how many jobs were planned to be created? 115
 If yes, how many jobs have been created to date? 115
 Have the bonds been fully retired? No

6. Name of Recipient of Bond
 Proceeds: St. Joseph's Hospital Health Center
 Address Line1: 301 Prospect Ave
 Address Line2:
 City: SYRACUSE
 State: NY
 Zip - Plus4: 13203
 Province/Region:
 Country: USA
 Amount of Bonds Issued: \$142,745,000.00
 Date Bonds Issued: 09/20/2012
 Bond Interest Rate: 2
 Last Year Bonds Expected to be Retired: 2042
 Amount of Bond Principal retired during the reporting year: \$0
 Amt of Bond Principal retired prior to reporting year:
 Current Amount of Bonds Outstanding: \$142,745,000
 Purpose of project requiring the Bond Issuance: Commercial Property Construction/Acquisition/Revitalization/Improvement
 Was the bond issuance expected to result in new jobs being created? Yes
 If yes, how many jobs were planned to be created? 204
 If yes, how many jobs have been created to date? 0
 Have the bonds been fully retired? No

Bond Information

7. Name of Recipient of Bond
Proceeds: Upstate Properties Development, Inc.
Address Line1: 750 East Adams Street
Address Line2: 209 CAB
City: SYRACUSE
State: NY
Zip - Plus4: 13210
Province/Region:
Country: USA
Amount of Bonds Issued: \$32,000,000.00
Date Bonds Issued: 11/30/2011
Bond Interest Rate: 5
Last Year Bonds Expected to be Retired: 2031
Amount of Bond Principal retired during the reporting year: \$0
Amt of Bond Principal retired prior to reporting year: \$0
Current Amount of Bonds Outstanding: \$32,000,000
Purpose of project requiring the Bond Issuance: Residential Property Construction/Acquisition/Rehabilitation/Improvement
Was the bond issuance expected to result in new jobs being created? No
If yes, how many jobs were planned to be created?
If yes, how many jobs have been created to date?
Have the bonds been fully retired? No

Additional Comments: