

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.cortlandbusiness.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.cortlandbusiness.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.cortlandbusiness.com
6. Are any Authority staff also employed by another government agency?	Yes	Cortland County Business Development Corp
7. Does the Authority have Claw Back agreements?	No	N/A
8. Has the Authority posted their mission statement to their website?	Yes	www.cortlandbusiness.com
9. Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		www.cortlandbusiness.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.cortlandbusiness.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.cortlandbusiness.com
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	www.cortlandbusiness.com
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	www.cortlandbusiness.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	McMahon, Mike	Name	Compagni, Stephen
Chair of the Board	Yes	Chair of the Board	No
If yes, Chairman Designated by.	Elected by Board	If yes, Chairman Designated by.	
Term Start Date	01/01/2010	Term Start Date	01/01/2010
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	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	Ames, Johanna	Name	Dries, Paul
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	01/01/2010	Term Start Date	01/01/2013
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	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	Reagan, John O	Name	Pelowski, James
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	01/01/2010	Term Start Date	02/14/2011
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	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	No
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	Shirley, John
Chair of the Board	No
If yes, Chairman Designated by.	
Term Start Date	01/01/2010
Term Expiration Date	Pleasure of Authority
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?	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

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 State or local government
Griep, Sandy	Office Manager	Administrative and Clerical				FT	Yes	0.00	0	0	0	0	0	0	Yes	No
Niday, Karen	CFO/EDS	Administrative and Clerical				FT	Yes	0.00	0	0	0	0	0	0	Yes	No
VanGorder, Garry	Executive Director	Executive				FT	Yes	0.00	0	0	0	0	0	0	Yes	No

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 Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of These Benefits	Other
McMahon, Mike	Board of Directors												X	
Reagan, John O	Board of Directors												X	
Compagni, Stephen	Board of Directors												X	
Shirley, John	Board of Directors												X	
Ames, Johanna	Board of Directors												X	
Pelowski, James	Board of Directors												X	
Dries, Paul	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 Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	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? No
 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
Cortland County Agricultural Local Development Corporation	ACTIVE	
Cortland County Local Development Corporation	ACTIVE	
Redevelopment Local Development Corporation	ACTIVE	

Subsidiary/Component Unit Creation

Name of Subsidiary/Component Unit	Establishment Date	Entity Purpose
Cortland County Development Corporation	01/26/2011	The purpose for which the Corporation is formed and operated is to stimulate economic growth and to lessen the burdens of government through facilitating investments that will promote the creation and preservation of employment opportunities for the residents of Cortland County, improve the quality of life of county citizens, generate prosperity and encourage economic vibrancy for Cortland County by using available incentives including the issuance of negotiable bonds for Cortland County's nonprofit organizations providing those organizations with access to capital.

Subsidiary/Component unit Termination

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

SUMMARY STATEMENT OF NET ASSETS

<u>Assets</u>	
Current Assets	
Cash and cash equivalents	\$393,257
Investments	\$0
Receivables, net	\$0
Other assets	\$1,047
Total Current Assets	\$394,304
Noncurrent Assets	
Restricted cash and investments	\$0
Long-term receivables, net	\$0
Other assets	\$0
Capital Assets	
Land and other nondepreciable property	\$209,818
Buildings and equipment	\$0
Infrastructure	\$0
Accumulated depreciation	\$0
Net Capital Assets	\$209,818
Total Noncurrent Assets	\$209,818
Total Assets	\$604,122

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities

Current Liabilities

Accounts payable	\$1,210
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	\$1,210

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 **\$1,210**

Net Asset (Deficit)

Net Asset

Invested in capital assets, net of related debt	\$209,818
Restricted	\$0
Unrestricted	\$393,094
Total Net Assets	\$602,912

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Operating Revenues

Charges for services	\$276,713
Rental & financing income	\$5,500
Other operating revenues	\$0
Total Operating Revenue	\$282,213

Operating Expenses

Salaries and wages	\$0
Other employee benefits	\$0
Professional services contracts	\$24,956
Supplies and materials	\$364
Depreciation & amortization	\$0
Other operating expenses	\$14,899
Total Operating Expenses	\$40,219

Operating Income (Loss) **\$241,994**

Nonoperating Revenues

Investment earnings	\$155
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$0
Total Nonoperating Revenue	\$155

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	\$128,776
Total Nonoperating Expenses	\$128,776
Income (Loss) Before Contributions	\$113,373
Capital Contributions	\$0
Change in net assets	\$113,373
Net assets (deficit) beginning of year	\$489,539
Other net assets changes	\$0
Net assets (deficit) at end of year	\$602,912

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	0.00	1,150,000.00	0.00	1,150,000.00	0.00
Revenue					
Other Non-State Funded					
Conduit					
Conduit Debt	0.00	16,355,000.00	0.00	16,355,000.00	0.00
Conduit Debt - Pilot Increment Financing					

Real Property Acquisition/Disposal List

1. Address Line1: Lots 1-14 known as Finger Lakes East
Business Park

Address Line2:

City: CORTLAND

State: NY

Postal Code: 13045

Plus4:

Province/Region:

Country: USA

Property Description: Vacant Lot/Undeveloped Land

Estimated Fair Market Value: \$848,400

How was the Fair Market Value Appraisal

Determined?

Transaction Type: DISPOSITION SALE

If Other, Explain:

Transaction Date: 09/23/2013

Purchase Sale Price: \$1,150,000.00

Lease Data (If applicable)

Market Rate(\$/square foot):

Lease Rate(\$/square foot):

Lease Period (months):

Seller/Purchaser/Tenant Data:

Organization: C'Ville LLC

Last Name:

First Name:

Address Line1: 3111-3165 Finger Lakes East Drive

Address Line2:

City: CORTLAND

State: NY

Postal Code: 13045

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.cortlandbusiness.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.cortlandbusiness.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: 1101-13-2
Project Type: Straight Lease
Project Name: C'Ville LLC

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

Total Project Amount: \$30,162,962.00
Benefited Project Amount: \$30,162,962.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 03/21/2013
IDA Took Title Yes
to Property:
Date IDA Took Title 09/23/2013
or Leasehold Interest:
Year Financial Assitance is 2033
planned to End:
Notes:

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: \$174,420
Total Exemptions: \$174,420.00
Total Exemptions Net of RPTL Section 485-b:

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: \$174,420

Location of Project

Address Line1: 715 NYS Route 13 & Finger Lakes Ea
Address Line2:
City: CORTLAND
State: NY
Zip - Plus4: 13045
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 78
Average estimated annual salary of jobs to be created.(at Current market rates): 42,500
Annualized salary Range of Jobs to be Created: 35,000 To: 50,000
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: 0
of FTE Construction Jobs during fiscal year: 200
Net Employment Change: 0

Applicant Information

Applicant Name: C'Ville LLC
Address Line1: 715 NYS Route 13 & Finger Lakes Ea
Address Line2:
City: CORTLAND
State: NY
Zip - Plus4: 13045
Province/Region:
Country: USA

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: 1101-10-04
Project Type: Straight Lease
Project Name: Clock Tower Project

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

Total Project Amount: \$4,266,007.00
Benefited Project Amount: \$4,266,007.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 12/19/2008
IDA Took Title Yes
to Property:
Date IDA Took Title 12/19/2008
or Leasehold Interest:
Year Financial Assitance is 2020
planned to End:
Notes: Project was originally set up as project code 11010802 with an incorrect Project Type. Project Code 11011004 now set up for use moving forward to correct

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$12,263
Local Property Tax Exemption: \$13,031
School Property Tax Exemption: \$15,367
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$40,661.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,365	\$5,365
Local PILOT:	\$5,701	\$5,701
School District PILOT:	\$6,723	\$6,723
Total PILOTS:	\$17,789	\$17,789

Net Exemptions: \$22,872

Location of Project

Address Line1: Corner of S Main and Tompkins St
Address Line2:
City: CORTLAND
State: NY
Zip - Plus4: 13045
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 15
Average estimated annual salary of jobs to be created.(at Current market rates): 16,000
Annualized salary Range of Jobs to be Created: 1 To: 20,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 16,000
Current # of FTEs: 24
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 24

Applicant Information

Applicant Name: Clock Tower Holdings LLC
Address Line1: 4065 Highland Rd
Address Line2:
City: CORTLAND
State: NY
Zip - Plus4: 13045
Province/Region:
Country: USA

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: 1101-10-02
Project Type: Straight Lease
Project Name: Cortland Plastics International LLC

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

Total Project Amount: \$2,800,000.00
Benefited Project Amount: \$2,800,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 12/08/2009
IDA Took Title Yes
to Property:
Date IDA Took Title 10/01/2010
or Leasehold Interest:
Year Financial Assitance is 2021
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$15,556
Local Property Tax Exemption: \$16,530
School Property Tax Exemption: \$19,495
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$51,581.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$4,172	\$4,172
Local PILOT:	\$4,433	\$4,433
School District PILOT:	\$5,228	\$5,228
Total PILOTS:	\$13,833	\$13,833

Net Exemptions: \$37,748

Location of Project

Address Line1: 215 S Main St
Address Line2:
City: CORTLAND
State: NY
Zip - Plus4: 13045
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 39
Original Estimate of Jobs to be created: 32
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: 35,000
Original Estimate of Jobs to be Retained: 39
Estimated average annual salary of jobs to be retained.(at Current Market rates): 30,000
Current # of FTEs: 45
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 6

Applicant Information

Applicant Name: Cortland Plastics Intl. LLC
Address Line1: 215 S Main St
Address Line2:
City: CORTLAND
State: NY
Zip - Plus4: 13045
Province/Region:
Country: USA

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: 1101-10-01
Project Type: Straight Lease
Project Name: Cortland commerce Center

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

Total Project Amount: \$6,463,000.00
Benefited Project Amount: \$6,463,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 05/10/2010
IDA Took Title Yes
to Property:
Date IDA Took Title 05/28/2010
or Leasehold Interest:
Year Financial Assitance is 2021
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$59,862
Local Property Tax Exemption: \$12,587
School Property Tax Exemption: \$74,124
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$146,573.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$38,762	\$38,762
Local PILOT:	\$8,147	\$8,147
School District PILOT:	\$46,091	\$46,091
Total PILOTS:	\$93,000	\$93,000

Net Exemptions: \$53,573

Location of Project

Address Line1: 839 NYS Route 1316
Address Line2:
City: CORTLAND
State: NY
Zip - Plus4: 13045
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 196
Original Estimate of Jobs to be created: 25
Average estimated annual salary of jobs to be created.(at Current market rates): 40,000
Annualized salary Range of Jobs to be Created: 30,000 To: 75,000
Original Estimate of Jobs to be Retained: 196
Estimated average annual salary of jobs to be retained.(at Current Market rates): 50,000
Current # of FTEs: 245
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 49

Applicant Information

Applicant Name: Cortland Commerce Center LLC
Address Line1: 1 North Main St
Address Line2:
City: CORTLAND
State: NY
Zip - Plus4: 13045
Province/Region:
Country: USA

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: 1101-13-3
Project Type: Tax Exemptions
Project Name: Greek Peak Holdings LLC

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

Total Project Amount: \$3,844,000.00
Benefited Project Amount: \$3,844,000.00
Bond/Note Amount:
Annual Lease Payment:
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 08/20/2013
IDA Took Title Yes
to Property:
Date IDA Took Title 09/26/2013
or Leasehold Interest:
Year Financial Assitance is 2018
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$116,336
Local Sales Tax Exemption: \$116,336
County Real Property Tax Exemption:
Local Property Tax Exemption:
School Property Tax Exemption:
Mortgage Recording Tax Exemption:
Total Exemptions: \$232,672.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

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

Net Exemptions: \$232,672

Location of Project

Address Line1: 2000 NYS Route 392
Address Line2:
City: CORTLAND
State: NY
Zip - Plus4: 13045
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 75
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: 20,000 To: 50,000
Original Estimate of Jobs to be Retained: 75
Estimated average annual salary of jobs to be retained.(at Current Market rates): 34,179
Current # of FTEs: 75
of FTE Construction Jobs during fiscal year: 21
Net Employment Change: 0

Applicant Information

Applicant Name: Greek Peak Holdings LLC
Address Line1: 2000 NYS Route 392
Address Line2:
City: CORTLAND
State: NY
Zip - Plus4: 13045
Province/Region:
Country: USA

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: 1101-13-1
Project Type: Straight Lease
Project Name: N E Transformer Services LLC

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

Total Project Amount: \$1,650,000.00
Benefited Project Amount: \$1,650,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 08/13/2012
IDA Took Title Yes
to Property:
Date IDA Took Title 01/01/2013
or Leasehold Interest:
Year Financial Assitance is 2023
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$19,668
Local Property Tax Exemption: \$1,525
School Property Tax Exemption: \$26,539
Mortgage Recording Tax Exemption: \$13,200
Total Exemptions: \$60,932.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$19,668	\$19,668
Local PILOT:	\$1,525	\$1,525
School District PILOT:	\$9,289	\$9,289
Total PILOTS:	\$30,482	\$30,482

Net Exemptions: \$30,450

Location of Project

Address Line1: 7209 Rte 281
Address Line2:
City: PREBLE
State: NY
Zip - Plus4: 13141
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 37
Original Estimate of Jobs to be created: 20
Average estimated annual salary of jobs to be created.(at Current market rates): 20,800
Annualized salary Range of Jobs to be Created: 18,720 To: 22,880
Original Estimate of Jobs to be Retained: 37
Estimated average annual salary of jobs to be retained.(at Current Market rates): 21,840
Current # of FTEs: 46
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 9

Applicant Information

Applicant Name: North East Transformer Services LL
Address Line1: 7209 Rte 281
Address Line2:
City: PREBLE
State: NY
Zip - Plus4: 13141
Province/Region:
Country: USA

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: 1101-11-01
Project Type: Straight Lease
Project Name: Peak Resorts Inc and REDI, LLC

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

Total Project Amount: \$11,000,000.00
Benefited Project Amount: \$11,000,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 02/01/2011
IDA Took Title Yes
to Property:
Date IDA Took Title 02/01/2011
or Leasehold Interest:
Year Financial Assitance is 2021
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$23,173
Local Property Tax Exemption: \$4,067
School Property Tax Exemption: \$29,650
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$56,890.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$29,650	\$29,650
Total PILOTS:	\$29,650	\$29,650

Net Exemptions: \$27,240

Location of Project

Address Line1: 2000 NYS Rt 392
Address Line2:
City: CORTLAND
State: NY
Zip - Plus4: 13045
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 20
Original Estimate of Jobs to be created: 35
Average estimated annual salary of jobs to be created.(at Current market rates): 18,000
Annualized salary Range of Jobs to be Created: 14,000 To: 34,000
Original Estimate of Jobs to be Retained: 20
Estimated average annual salary of jobs to be retained.(at Current Market rates): 15,000
Current # of FTEs: 37
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 17

Applicant Information

Applicant Name: Peak Resorts Inc and REDI, LLC
Address Line1: 2000 NYS Rt 392
Address Line2:
City: CORTLAND
State: NY
Zip - Plus4: 13045
Province/Region:
Country: USA

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

8.

General Project Information

Project Code: 1101-11-02
Project Type: Straight Lease
Project Name: Pyrotek, Inc

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

Total Project Amount: \$3,336,000.00
Benefited Project Amount: \$3,336,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 02/01/2011
IDA Took Title Yes
to Property:
Date IDA Took Title 02/01/2011
or Leasehold Interest:
Year Financial Assistance is 2027
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$24,821
Local Property Tax Exemption: \$5,219
School Property Tax Exemption: \$30,735
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$60,775.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$24,821	\$24,821
Local PILOT:	\$5,219	\$5,219
School District PILOT:	\$30,735	\$30,735
Total PILOTS:	\$60,775	\$60,775

Net Exemptions: \$0

Location of Project

Address Line1: 641 Rt 13
Address Line2:
City: CORTLAND
State: NY
Zip - Plus4: 13045
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 42
Original Estimate of Jobs to be created: 68
Average estimated annual salary of jobs to be created.(at Current market rates): 40,000
Annualized salary Range of Jobs to be Created: 20,000 To: 80,000
Original Estimate of Jobs to be Retained: 42
Estimated average annual salary of jobs to be retained.(at Current Market rates): 35,000
Current # of FTEs: 92
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 50

Applicant Information

Applicant Name: Pyrotek, Inc.
Address Line1: 9601 E Montgomery Ave
Address Line2:
City: SPOKANE VALLEY
State: WA
Zip - Plus4: 99206
Province/Region:
Country: USA

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: 1101-12-02
Project Type: Straight Lease
Project Name: Sky Hospitality

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

Total Project Amount: \$4,152,000.00
Benefited Project Amount: \$4,152,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 05/14/2012
IDA Took Title Yes
to Property:
Date IDA Took Title 12/07/2012
or Leasehold Interest:
Year Financial Assistance is 2023
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$68,329
Local Sales Tax Exemption: \$68,328
County Real Property Tax Exemption: \$476
Local Property Tax Exemption: \$100
School Property Tax Exemption: \$15,259
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$152,492.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$476	\$476
Local PILOT:	\$100	\$100
School District PILOT:	\$0	\$0
Total PILOTS:	\$576	\$576

Net Exemptions: \$151,916

Location of Project

Address Line1: Rt 13, Finger Lakes East Business
Address Line2:
City: CORTLAND
State: NY
Zip - Plus4: 13045
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 9
Average estimated annual salary of jobs to be created.(at Current market rates): 36,000
Annualized salary Range of Jobs to be Created: 16,000 To: 60,000
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: 1
of FTE Construction Jobs during fiscal year: 143
Net Employment Change: 1

Applicant Information

Applicant Name: Sky Hospitality, LLC
Address Line1: 26 WCourt St
Address Line2:
City: CORTLAND
State: NY
Zip - Plus4: 13045
Province/Region:
Country: USA

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: 1101-12-01
Project Type: Straight Lease
Project Name: Suit Kote Corporation

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

Total Project Amount: \$2,500,000.00
Benefited Project Amount: \$2,500,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 04/09/2012
IDA Took Title Yes
to Property:
Date IDA Took Title 05/31/2012
or Leasehold Interest:
Year Financial Assitance is 2023
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$10,329
Local Sales Tax Exemption: \$10,328
County Real Property Tax Exemption: \$38,050
Local Property Tax Exemption: \$2,950
School Property Tax Exemption: \$51,343
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$113,000.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$38,050	\$38,050
Local PILOT:	\$2,950	\$2,950
School District PILOT:	\$0	\$0
Total PILOTS:	\$41,000	\$41,000

Net Exemptions: \$72,000

Location of Project

Address Line1: 2188 Thomas Albert Drive
Address Line2:
City: PREBLE
State: NY
Zip - Plus4: 13141
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 210
Original Estimate of Jobs to be created: 7
Average estimated annual salary of jobs to be created.(at Current market rates): 40,000
Annualized salary Range of Jobs to be Created: 30,000 To: 50,000
Original Estimate of Jobs to be Retained: 210
Estimated average annual salary of jobs to be retained.(at Current Market rates): 40,000
Current # of FTEs: 239
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 29

Applicant Information

Applicant Name: Suit Kote Corporation
Address Line1: 1911 Lorings Crossing Rd
Address Line2:
City: CORTLAND
State: NY
Zip - Plus4: 13045
Province/Region:
Country: USA

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: 1101-06-01
Project Type: Straight Lease
Project Name: cayuga press

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

Total Project Amount: \$3,045,000.00
Benefited Project Amount: \$3,045,000.00

Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 07/01/2006
IDA Took Title Yes
to Property:
Date IDA Took Title 07/01/2006
or Leasehold Interest:
Year Financial Assitance is 2016
planned to End:
Notes: commercial printing project

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$12,326
Local Property Tax Exemption: \$13,098
School Property Tax Exemption: \$15,447
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$40,871.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$9,245	\$9,245
Local PILOT:	\$9,823	\$9,823
School District PILOT:	\$11,585	\$11,585
Total PILOTS:	\$30,653	\$30,653

Net Exemptions: \$10,218

Location of Project

Address Line1: 215 main st
Address Line2:
City: CORTLAND
State: NY
Zip - Plus4: 13045
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 65
Original Estimate of Jobs to be created: 11
Average estimated annual salary of jobs to be created.(at Current market rates): 29,000
Annualized salary Range of Jobs to be Created: 1 To: 50,000
Original Estimate of Jobs to be Retained: 65
Estimated average annual salary of jobs to be retained.(at Current Market rates): 30,000
Current # of FTEs: 39
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (26)

Applicant Information

Applicant Name: Cayuga Press
Address Line1: 215 main st
Address Line2:
City: CORTLAND
State: NY
Zip - Plus4: 13045
Province/Region:
Country: USA

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: 1101-07-01
Project Type: Straight Lease
Project Name: cortland crown homes

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

Total Project Amount: \$8,252,000.00
Benefited Project Amount: \$8,252,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 04/02/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 04/02/2007
or Leasehold Interest:
Year Financial Assitance is 2024
planned to End:
Notes: constrction project

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$15,496
Local Property Tax Exemption: \$16,463
School Property Tax Exemption: \$19,415
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$51,374.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,971	\$3,971
Local PILOT:	\$4,219	\$4,219
School District PILOT:	\$4,977	\$4,977
Total PILOTS:	\$13,167	\$13,167

Net Exemptions: \$38,207

Location of Project

Address Line1: 1201 e fayette st suite 22
Address Line2:
City: SYRACUSE
State: NY
Zip - Plus4: 13210
Province/Region:
Country: USA

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: 1 To: 50,000
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: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: Cortland Crown Homes
Address Line1: 156 main st
Address Line2:
City: CORTLAND
State: NY
Zip - Plus4: 13045
Province/Region:
Country: USA

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: 1101-02-04b
Project Type: Bonds/Notes Issuance
Project Name: cortland memorial hospital

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

Total Project Amount: \$20,000,000.00
Benefited Project Amount: \$20,000,000.00
Bond/Note Amount: \$20,000,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 06/20/2002
IDA Took Title Yes
to Property:
Date IDA Took Title 06/20/2002
or Leasehold Interest:
Year Financial Assitance is 2053
planned to End:
Notes: civic facility bonds

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:

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

Location of Project

Address Line1: 134 homer st
Address Line2:
City: CORTLAND
State: NY
Zip - Plus4: 13045
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 703
Original Estimate of Jobs to be created: 19
Average estimated annual salary of jobs to be created.(at Current market rates): 37,000
Annualized salary Range of Jobs to be Created: 1 To: 50,000
Original Estimate of Jobs to be Retained: 703
Estimated average annual salary of jobs to be retained.(at Current Market rates): 37,000
Current # of FTEs: 859
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 156

Applicant Information

Applicant Name: cortland memorial hospital
Address Line1: 134 homer ave
Address Line2:
City: CORTLAND
State: NY
Zip - Plus4: 13045
Province/Region:
Country: USA

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

14.

General Project Information

Project Code: 1101-04-02
Project Type: Straight Lease
Project Name: essex steel

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

Total Project Amount: \$1,700,000.00
Benefited Project Amount: \$1,700,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 10/01/2004
IDA Took Title Yes
to Property:
Date IDA Took Title 10/01/2004
or Leasehold Interest:
Year Financial Assitance is 2010
planned to End:
Notes: construction project

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$11,885
Local Property Tax Exemption: \$2,499
School Property Tax Exemption: \$14,716
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$29,100.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,942	\$5,942
Local PILOT:	\$1,249	\$1,249
School District PILOT:	\$11,037	\$11,037
Total PILOTS:	\$18,228	\$18,228

Net Exemptions: \$10,872

Location of Project

Address Line1: 607 state rt 13
Address Line2:
City: CORTLAND
State: NY
Zip - Plus4: 13045
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 26
Original Estimate of Jobs to be created: 4
Average estimated annual salary of jobs to be created.(at Current market rates): 40,000
Annualized salary Range of Jobs to be Created: 1 To: 50,000
Original Estimate of Jobs to be Retained: 26
Estimated average annual salary of jobs to be retained.(at Current Market rates): 41,000
Current # of FTEs: 23.92
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (2.08)

Applicant Information

Applicant Name: essex steel
Address Line1: 607 st rt 13
Address Line2:
City: CORTLAND
State: NY
Zip - Plus4: 13045
Province/Region:
Country: USA

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 Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
14	\$1,211,341.0	\$349,153.0	\$862,188	312.92

Additional Comments: