Annual Report for Tioga County Industrial Development Agency **Run Date: 07/21/2014**
Fiscal Year Ending:12/31/2013 **Status: CERTIFIED**

Governance Information (Authority-Related)

Question	Response	URL (if applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	www.developtioga.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.developtioga.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?	No	
6. Are any Authority staff also employed by another government agency?	No	
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	www.developtioga.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.developtioga.com

Annual Report for Tioga County Industrial Development Agency **Run Date: 07/21/2014**
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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.developtioga.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.developtioga.com
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	www.developtioga.com
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	www.developtioga.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?	Yes	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	Yes	www.developtioga.com
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	www.developtioga.com

Board of Directors Listing

Name	Daniels, Dean	**Name**	Gowan, Aaron
Chair of the Board	No	**Chair of the Board**	Yes
If yes, Chairman Designated by.		**If yes, Chairman Designated by.**	Elected by Board
Term Start Date	01/01/2010	**Term Start Date**	01/01/2007
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	Kelsey, Ralph E	**Name**	Sauerbrey, Martha
Chair of the Board	No	**Chair of the Board**	No
If yes, Chairman Designated by.		**If yes, Chairman Designated by.**	
Term Start Date	01/01/2007	**Term Start Date**	01/01/2007
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?**	Yes

Board of Directors Listing

Name	Woods, William J	**Name**	Monell, Tracy
Chair of the Board	No	**Chair of the Board**	No
If yes, Chairman Designated by.		**If yes, Chairman Designated by.**	
Term Start Date	01/01/2007	**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?**	Yes

Board of Directors Listing

Name	Dougherty, Kevin
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

Annual Report for Tioga County Industrial Development Agency **Run Date: 07/21/2014**
Fiscal Year Ending:12/31/2013 **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
Fiato, Ruth L	Executive Administrator	Administrative and Clerical				FT	Yes	56,000.00	30,153.9	0	0	0	0	30,153.9	No	
Tinney, LeeAnn M	Business Administrator	Administrative and Clerical				FT	Yes	58,917.00	36,260.11	0	0	0	0	36,260.11	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	Transpo-rtation	Housing Allow-ance	Spousal / Dependent Life Insurance	Tuition Assist-ance	Multi-Year Employ-ment	None of These Benefits	Other
Gowan, Aaron	Board of Directors												X	
Daniels, Dean	Board of Directors												X	
Woods, William J	Board of Directors												X	
Kelsey, Ralph E	Board of Directors												X	
Monell, Tracy	Board of Directors												X	
Dougherty, Kevin	Board of Directors												X	
Sauerbrey, Martha	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	$4,436,038
Investments	$0
Receivables, net	$1,777,895
Other assets	$0
Total Current Assets	$6,213,933
Noncurrent Assets	
Restricted cash and investments	$0
Long-term receivables, net	$753,108
Other assets	$0
Capital Assets	
Land and other nondepreciable property	$261,710
Buildings and equipment	$3,721
Infrastructure	$2,410,175
Accumulated depreciation	$1,066,923
Net Capital Assets	$1,608,683
Total Noncurrent Assets	$2,361,791
Total Assets	**$8,575,724**

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities	
Current Liabilities	
Accounts payable	$32,803
Pension contribution payable	$0
Other post-employment benefits	$0
Accrued liabilities	$2,906,410
Deferred revenues	$0
Bonds and notes payable	$64,612
Other long-term obligations due within one year	$0
Total Current Liabilities	$3,003,825
Noncurrent Liabilities	
Pension contribution payable	$0
Other post-employment benefits	$0
Bonds and notes payable	$974,122
Long Term Leases	$0
Other long-term obligations	$0
Total Noncurrent Liabilities	$974,122
Total Liabilities	**$3,977,947**
Net Asset (Deficit)	
Net Asset	
Invested in capital assets, net of related debt	$1,608,683
Restricted	$422,224
Unrestricted	$2,566,870
Total Net Assets	**$4,597,777**

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Operating Revenues	
Charges for services	$208,091
Rental & financing income	$36,711
Other operating revenues	$233,952
Total Operating Revenue	**$478,754**
Operating Expenses	
Salaries and wages	$63,088
Other employee benefits	$11,367
Professional services contracts	$137,702
Supplies and materials	$0
Depreciation & amortization	$23,823
Other operating expenses	$77,057
Total Operating Expenses	$313,037
Operating Income (Loss)	**$165,717**
Nonoperating Revenues	
Investment earnings	$11,900
State subsidies/grants	$0
Federal subsidies/grants	$0
Municipal subsidies/grants	$0
Public authority subsidies	$0
Other nonoperating revenues	$0
Total Nonoperating Revenue	**$11,900**

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	$0
Total Nonoperating Expenses	**$0**
Income (Loss) Before Contributions	**$177,617**
Capital Contributions	$0
Change in net assets	$177,617
Net assets (deficit) beginning of year	$4,420,160
Other net assets changes	$0
Net assets (deficit) at end of year	**$4,597,777**

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 Tioga County Industrial Development Agency **Run Date: 07/21/2014**
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Schedule of Authority Debt

Type of Debt	Statutory Authorization ($)	Outstanding Start of Fiscal Year ($)	New Debt Issuances ($)	Debt Retired ($)	Outstanding End of Fiscal Year ($)
State Obligation					
State Guaranteed					
State Supported					
State Contingent Obligation					
State Moral Obligation					
Other State Funded					
Authority Obligation					
General Obligation					
Revenue					
Other Non-State Funded	0.00	1,103,332.00	0.00	64,598.00	1,038,734.00
Conduit					
Conduit Debt					
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.developtioga.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.developtioga.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	

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IDA Projects

1.

General Project Information

Project Code: 4901 06 02 A
Project Type: Straight Lease
Project Name: 231 Main

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

Total Project Amount: $1,892,000.00
Benefited Project Amount: $1,829,000.00
Bond/Note Amount:
Annual Lease Payment: $15
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 10/05/2005
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 02/01/2006
Year Financial Assitance is planned to End: 2022
Notes: acquisition of existing facility

Location of Project

Address Line1: 231 Main Street
Address Line2:
City: OWEGO
State: NY
Zip - Plus4: 13827
Province/Region:
Country: USA

Applicant Information

Applicant Name: 231 Main Street
Address Line1: 231 Main Street
Address Line2:
City: OWEGO
State: NY
Zip - Plus4: 13827
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: $4,393.35
Local Property Tax Exemption: $7,645.57
School Property Tax Exemption: $10,144.52
Mortgage Recording Tax Exemption: $0
Total Exemptions: $22,183.44
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:	$38.24	$38.24
Total PILOTS:	$38.24	$38.24

Net Exemptions: $22,145.2

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): 20,000
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: 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: 4901 07 01 A
Project Type: Straight Lease
Project Name: Central New York Oil & Gas

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

Total Project Amount: $127,692,500.00
Benefited Project Amount: $117,463,967.00
Bond/Note Amount:
Annual Lease Payment: $10
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 04/04/2007
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 10/01/2007
Year Financial Assitance is planned to End: 2019
Notes: expansion of existing facility

Location of Project

Address Line1: 800 Robinson Road
Address Line2:
City: OWEGO
State: NY
Zip - Plus4: 13827
Province/Region:
Country: USA

Applicant Information

Applicant Name: Central New York Oil and Gas Compa
Address Line1: Two Brush Creek Blvd.
Address Line2:
City: KANSAS CITY
State: MO
Zip - Plus4: 64112
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: $1,096,473.15
Local Property Tax Exemption: $506,405.51
School Property Tax Exemption: $2,531,734.17
Mortgage Recording Tax Exemption: $0
Total Exemptions: $4,134,612.83
Total Exemptions Net of RPTL Section 485-b: $0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$1,033,244.73	$1,033,244.73
Local PILOT:	$486,999.08	$486,999.08
School District PILOT:	$2,410,620.5	$2,410,620.5
Total PILOTS:	$3,930,864.31	$3,930,864.31

Net Exemptions: $203,748.52

Project Employment Information

# of FTEs before IDA Status: 14
Original Estimate of Jobs to be created: 2
Average estimated annual salary of jobs to be created.(at Current market rates): 70,000
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 14
Estimated average annual salary of jobs to be retained.(at Current Market rates): 89,285
Current # of FTEs: 23
# of FTE Construction Jobs during fiscal year: 0
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

3.

General Project Information

Project Code: 4901 10 01 B
Project Type: Straight Lease
Project Name: Central New York Oil & Gas

Project part of another phase or multi phase: Yes
Original Project Code: 4901 07 01 A
Project Purpose Category: Other Categories

Total Project Amount: $35,799,000.00
Benefited Project Amount: $31,582,170.00
Bond/Note Amount:
Annual Lease Payment: $1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 10/06/2010
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 08/01/2011
Year Financial Assitance is planned to End: 2023
Notes: expansion of existing facility

Location of Project

Address Line1: Rosenberger Road
Address Line2:
City: OWEGO
State: NY
Zip - Plus4: 13827
Province/Region:
Country: USA

Applicant Information

Applicant Name: Central New York Oil & Gas
Address Line1: Two Brush Creek Blvd.
Address Line2:
City: KANSAS CITY
State: MO
Zip - Plus4: 64112
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: $200,742.3
Local Property Tax Exemption: $92,698.32
School Property Tax Exemption: $463,526.93
Mortgage Recording Tax Exemption: $0
Total Exemptions: $756,967.55
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:	$31,085.35	$31,085.35
School District PILOT:	$47,925.44	$47,925.44
Total PILOTS:	$79,010.79	$79,010.79

Net Exemptions: $677,956.76

Project Employment Information

# of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 4
Average estimated annual salary of jobs to be created.(at Current market rates): 66,000
Annualized salary Range of Jobs to be Created: 50,000 To: 75,000
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

4.

General Project Information

Project Code: 4901 96 01 A
Project Type: Straight Lease
Project Name: Hadco/Sanmina

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

Total Project Amount: $23,342,000.00
Benefited Project Amount: $23,042,000.00
Bond/Note Amount:
Annual Lease Payment: $10
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 10/04/1995
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 02/01/1996
Year Financial Assitance is planned to End: 2019
Notes: acquistion and improvement of existing facility

Location of Project

Address Line1: 1201 Taylor Road
Address Line2:
City: OWEGO
State: NY
Zip - Plus4: 13827
Province/Region:
Country: USA

Applicant Information

Applicant Name: Hadco/Sanmina
Address Line1: 1201 Taylor Road
Address Line2:
City: OWEGO
State: NY
Zip - Plus4: 13827
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: $54,796.16
Local Property Tax Exemption: $24,068.95
School Property Tax Exemption: $123,816.58
Mortgage Recording Tax Exemption: $0
Total Exemptions: $202,681.69
Total Exemptions Net of RPTL Section 485-b: $0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$38,378.55	$38,378.55
Local PILOT:	$19,029.96	$19,029.96
School District PILOT:	$86,050.18	$86,050.18
Total PILOTS:	$143,458.69	$143,458.69

Net Exemptions: $59,223

Project Employment Information

# of FTEs before IDA Status: 656
Original Estimate of Jobs to be created: 219
Average estimated annual salary of jobs to be created.(at Current market rates): 34,246
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 656
Estimated average annual salary of jobs to be retained.(at Current Market rates): 30,487
Current # of FTEs: 451
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (205)

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: 4901 06 03 A
Project Type: Straight Lease
Project Name: Hampton Inn

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

Total Project Amount: $4,500,000.00
Benefited Project Amount: $4,105,000.00
Bond/Note Amount:
Annual Lease Payment: $10
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/16/2005
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 04/01/2006
Year Financial Assitance is planned to End: 2018
Notes: new construction

Location of Project

Address Line1: 1030 State Route 17C
Address Line2:
City: OWEGO
State: NY
Zip - Plus4: 13827
Province/Region:
Country: USA

Applicant Information

Applicant Name: Owego Associates/Hampton Inn
Address Line1: 1030 State Route 17C
Address Line2:
City: OWEGO
State: NY
Zip - Plus4: 13827
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: $18,854.23
Local Property Tax Exemption: $8,706.47
School Property Tax Exemption: $43,535.62
Mortgage Recording Tax Exemption: $0
Total Exemptions: $71,096.32
Total Exemptions Net of RPTL Section 485-b: $0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$9,427.12	$9,427.12
Local PILOT:	$5,813.03	$5,813.03
School District PILOT:	$26,187.02	$26,187.02
Total PILOTS:	$41,427.17	$41,427.17

Net Exemptions: $29,669.15

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): 16,944
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: 11
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 11

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: 4901 06 01 A
Project Type: Straight Lease
Project Name: Lockheed Martin

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

Total Project Amount: $29,000,000.00
Benefited Project Amount: $29,000,000.00
Bond/Note Amount:
Annual Lease Payment: $20
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 02/02/2005
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 02/01/2006
Year Financial Assitance is planned to End: 2027
Notes: new construction, purchase machinery and equipment

Location of Project

Address Line1: 1801 State Route 17C
Address Line2:
City: OWEGO
State: NY
Zip - Plus4: 13827
Province/Region:
Country: USA

Applicant Information

Applicant Name: Lockheed Martin Corp.
Address Line1: 1801 State Route 17C
Address Line2:
City: OWEGO
State: NY
Zip - Plus4: 13827
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: $306,047.52
Local Property Tax Exemption: $141,325.93
School Property Tax Exemption: $706,683.47
Mortgage Recording Tax Exemption: $0
Total Exemptions: $1,154,056.92
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:	$47,392.08	$47,392.08
School District PILOT:	$2,664.2	$2,664.2
Total PILOTS:	$50,056.28	$50,056.28

Net Exemptions: $1,104,000.64

Project Employment Information

# of FTEs before IDA Status: 2,445
Original Estimate of Jobs to be created: 175
Average estimated annual salary of jobs to be created.(at Current market rates): 75,983
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 2,445
Estimated average annual salary of jobs to be retained.(at Current Market rates): 75,983
Current # of FTEs: 2,116
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (329)

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: 4901 02 01 A
Project Type: Bonds/Notes Issuance
Project Name: Nichols Distribution

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

Total Project Amount: $43,002,000.00
Benefited Project Amount: $42,770,000.00
Bond/Note Amount: $7,005,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Taxable
Not For Profit: No
Date Project Approved: 05/01/2002
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 09/01/2002
Year Financial Assitance is planned to End: 2011
Notes: construction of warehouse distribution center

Location of Project

Address Line1: 55 Berry Road
Address Line2:
City: NICHOLS
State: NY
Zip - Plus4: 13812
Province/Region:
Country: USA

Applicant Information

Applicant Name: Nichols Distribution/Best Buy
Address Line1: 55 Berry Road
Address Line2:
City: NICHOLS
State: NY
Zip - Plus4: 13812
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: $460,628.1
Local Property Tax Exemption: $204,063.77
School Property Tax Exemption: $1,147,753.64
Mortgage Recording Tax Exemption: $0
Total Exemptions: $1,812,445.51
Total Exemptions Net of RPTL Section 485-b: $0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$356,687.41	$356,687.41
Local PILOT:	$167,486.98	$167,486.98
School District PILOT:	$888,361.29	$888,361.29
Total PILOTS:	$1,412,535.68	$1,412,535.68

Net Exemptions: $399,909.83

Project Employment Information

# of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 367
Average estimated annual salary of jobs to be created.(at Current market rates): 16,893.73
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: 221
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 221

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: 4901 94 01 A
Project Type: Straight Lease
Project Name: Rynone

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

Total Project Amount: $194,750.00
Benefited Project Amount: $194,750.00
Bond/Note Amount:
Annual Lease Payment: $10
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 06/02/1993
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 02/01/1994
Year Financial Assitance is planned to End: 2019
Notes: consolidation of operations, construction of building

Location of Project

Address Line1: 9-11 Route 34
Address Line2:
City: WAVERLY
State: NY
Zip - Plus4: 14892
Province/Region:
Country: USA

Applicant Information

Applicant Name: Rynone Waverly
Address Line1: 9-11 Route 34
Address Line2:
City: WAVERLY
State: NY
Zip - Plus4: 14892
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: $6,627.14
Local Property Tax Exemption: $2,013.36
School Property Tax Exemption: $10,870.14
Mortgage Recording Tax Exemption: $0
Total Exemptions: $19,510.64
Total Exemptions Net of RPTL Section 485-b: $0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$6,279.21	$6,279.21
Local PILOT:	$1,939.71	$1,939.71
School District PILOT:	$10,299.46	$10,299.46
Total PILOTS:	$18,518.38	$18,518.38

Net Exemptions: $992.26

Project Employment Information

# of FTEs before IDA Status: 20
Original Estimate of Jobs to be created: 65
Average estimated annual salary of jobs to be created.(at Current market rates): 14,154
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 20
Estimated average annual salary of jobs to be retained.(at Current Market rates): 17,662
Current # of FTEs: 46
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 26

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

Annual Report for Tioga County Industrial Development Agency **Run Date: 07/21/2014**

Fiscal Year Ending:12/31/2013 **Status: CERTIFIED**

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
8	$8,173,554.90	$5,675,909.54	$2,497,645.36	(262)

Additional Comments: