

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.theagency-ny.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.theagency-ny.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.theagency-ny.com
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.theagency-ny.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.theagency-ny.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.theagency-ny.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.theagency-ny.com
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	www.theagency-ny.com
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	www.theagency-ny.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?	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	Kane, Terrence M	Name	Smith, Jeffrey K
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	12/30/2014	Term Start Date	12/30/2014
Term Expiration Date	12/31/2016	Term Expiration Date	12/31/2015
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Other	Nominated By	Other
Appointed By	Other	Appointed By	Other
Confirmed by Senate?	No	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	Rounds, James G	Name	Stevens, John J
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	12/30/2014	Term Start Date	12/30/2014
Term Expiration Date	12/31/2017	Term Expiration Date	12/31/2017
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Other	Nominated By	Other
Appointed By	Other	Appointed By	Other
Confirmed by Senate?	No	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	Baumgartner, James V	Name	Davis, Jeffery K
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	12/30/2014	Term Start Date	12/30/2014
Term Expiration Date	12/31/2015	Term Expiration Date	12/31/2015
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Other	Nominated By	Other
Appointed By	Other	Appointed By	Other
Confirmed by Senate?	No	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	Howard, Wayne L	Name	Nielsen, Robert N
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	12/30/2014	Term Start Date	12/30/2014
Term Expiration Date	12/31/2017	Term Expiration Date	12/31/2016
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Other	Nominated By	Other
Appointed By	Other	Appointed By	Other
Confirmed by Senate?	No	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	Yes
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

<u>Board of Directors Listing</u>	
Name	Bernardo, John M
Chair of the Board	No
If yes, Chairman Designated by.	
Term Start Date	12/30/2014
Term Expiration Date	12/31/2016
Title	
Has the Board member appointed a designee?	
Designee Name	
Ex-officio	No
Nominated By	Other
Appointed By	Other
Confirmed by Senate?	No
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?	Yes

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
Campon, Carly L	Operations Manager	Administrative and Clerical				FT	Yes	37,000.00	37,000	0	0	0	0	37,000	No	
D'Attilio, Richard	Executive Director	Executive				FT	Yes	61,546.06	61,546.06	0	0	0	3,300	64,846.06	No	
Gray, Thomas M	Director of Business Development & Loan Funds	Professional				FT	Yes	79,000.00	79,000	0	0	2,000	0	81,000	No	
McLaughlin, Kevin	Executive Director	Executive				FT	Yes	135,000.00	135,000	0	0	0	6,000	141,000	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 Allow-ance	Spousal / Dependent Life Insurance	Tuition Assist-ance	Multi-Year Employ-ment	None of These Benefits	Other
Smith, Jeffrey K	Board of Directors												X	
Davis, Jeffery K	Board of Directors												X	
Baumgartner, James V	Board of Directors												X	
Stevens, John J	Board of Directors												X	
Kane, Terrence M	Board of Directors												X	
Nielsen, Robert N	Board of Directors												X	
Rounds, James G	Board of Directors												X	
Bernardo, John M	Board of Directors												X	
Howard, Wayne L	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
McLaughlin, Kevin	Executive Director				X		X							

Subsidiary/Component Unit Verification

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

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

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

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

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

<u>Assets</u>	
Current Assets	
Cash and cash equivalents	\$8,564,366
Investments	\$0
Receivables, net	\$1,754,248
Other assets	\$2,043,788
Total Current Assets	\$12,362,402
Noncurrent Assets	
Restricted cash and investments	\$752,624
Long-term receivables, net	\$1,593,968
Other assets	\$323,530
Capital Assets	
Land and other nondepreciable property	\$0
Buildings and equipment	\$13,483,312
Infrastructure	\$0
Accumulated depreciation	\$0
Net Capital Assets	\$13,483,312
Total Noncurrent Assets	\$16,153,434
Total Assets	\$28,515,836

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities

Current Liabilities

Accounts payable	\$1,127,488
Pension contribution payable	\$0
Other post-employment benefits	\$0
Accrued liabilities	\$0
Deferred revenues	\$288,388
Bonds and notes payable	\$166,184
Other long-term obligations due within one year	\$841
Total Current Liabilities	\$1,582,901

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 **\$1,582,901**

Net Asset (Deficit)

Net Asset

Invested in capital assets, net of related debt	\$13,483,312
Restricted	\$2,818,978
Unrestricted	\$10,630,645
Total Net Assets	\$26,932,935

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Operating Revenues

Charges for services	\$519,561
Rental & financing income	\$2,329,477
Other operating revenues	\$168,917
Total Operating Revenue	\$3,017,955

Operating Expenses

Salaries and wages	\$424,117
Other employee benefits	\$0
Professional services contracts	\$117,613
Supplies and materials	\$45,150
Depreciation & amortization	\$408,575
Other operating expenses	\$1,470,094
Total Operating Expenses	\$2,465,549

Operating Income (Loss) **\$552,406**

Nonoperating Revenues

Investment earnings	\$7,137
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$79,436
Total Nonoperating Revenue	\$86,573

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

Interest and other financing charges	\$0
Subsidies to other public authorities	\$0
Grants and donations	\$95,344
Other nonoperating expenses	\$263,295
Total Nonoperating Expenses	\$358,639
Income (Loss) Before Contributions	\$280,340
Capital Contributions	\$0
Change in net assets	\$280,340
Net assets (deficit) beginning of year	\$26,652,595
Other net assets changes	\$0
Net assets (deficit) at end of year	\$26,932,935

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	332,367.00	0.00	166,183.00	166,184.00
Revenue					
Other Non-State Funded					
Conduit					
Conduit Debt	0.00	102,676,743.00	0.00	43,045,549.00	59,631,194.00
Conduit Debt - Pilot Increment Financing					

Real Property Acquisition/Disposal List

1. Address Line1: 399 Broome Corporate Parkway

Address Line2:

City: CONKLIN

State: NY

Postal Code: 13748

Plus4:

Province/Region:

Country: USA

Property Description: Vacant Lot/Undeveloped Land

Estimated Fair Market Value: \$650,000

How was the Fair Market Value Appraisal

Determined?

Transaction Type: ACQUISITION

If Other, Explain:

Transaction Date: 02/24/2014

Purchase Sale Price: \$650,000.00

Lease Data (If applicable)

Market Rate(\$/square foot):

Lease Rate(\$/square foot):

Lease Period (months):

Seller/Purchaser/Tenant Data:

Organization: FRGK Realty, LLC

Last Name:

First Name:

Address Line1: 245 Clinton Street

Address Line2:

City: BINGHAMTON

State: NY

Postal Code: 13905

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.theagency-ny.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.theagency-ny.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: 03011103
Project Type: Straight Lease
Project Name: 20 Hawley Street - Hawley Street Members, LLC

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

Total Project Amount: \$10,637,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 10/24/2011
IDA Took Title Yes
to Property:
Date IDA Took Title 12/19/2011
or Leasehold Interest:
Year Financial Assitance is 2022
planned to End:
Notes: Hawley Street Members, LLC acquired the property in October 2009. The property consists of a vacant 167,000 squarefoot steel framed office building that was in

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$8,522.97
Local Property Tax Exemption: \$41,269.68
School Property Tax Exemption: \$38,788.77
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$88,581.42
Total Exemptions Net of RPTL Section 485-b: \$88,581.42

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$49,171.67	\$49,171.67
Local PILOT:	\$0	\$0
School District PILOT:	\$38,072.4	\$38,072.4
Total PILOTS:	\$87,244.07	\$87,244.07

Net Exemptions: \$1,337.35

Location of Project

Address Line1: 20 Hawley Street
Address Line2:
City: BINGHAMTON
State: NY
Zip - Plus4: 13901
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 2
Original Estimate of Jobs to be created: 9
Average estimated annual salary of jobs to be created.(at Current market rates): 22,222
Annualized salary Range of Jobs to be Created: 22,222 To: 42,500
Original Estimate of Jobs to be Retained: 2
Estimated average annual salary of jobs to be retained.(at Current Market rates): 42,500
Current # of FTEs: 12
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 10

Applicant Information

Applicant Name: Hawley Street Members, LLC
Address Line1: 120 Old Post Road
Address Line2:
City: RYE
State: NY
Zip - Plus4: 10580
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: 03010403B
Project Type: Bonds/Notes Issuance
Project Name: Binghamton University Student Housing
Phase II
Project part of another phase or multi phase: Yes
Original Project Code: 03010403A
Project Purpose Category: Civic Facility

Total Project Amount: \$15,390,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$15,390,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 12/12/2003
IDA Took Title Yes
to Property:
Date IDA Took Title 09/14/2004
or Leasehold Interest:
Year Financial Assitance is 2036
planned to End:
Notes: Issuance of tax exempt bonds to finance the construction of student housing

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$64,796.41
Local Property Tax Exemption: \$37,734.39
School Property Tax Exemption: \$200,088.73
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$302,619.53
Total Exemptions Net of RPTL Section 485-b: \$302,619.53

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$49,623.06	\$49,623.06
Local PILOT:	\$41,925.81	\$41,925.81
School District PILOT:	\$149,173.67	\$149,173.67
Total PILOTS:	\$240,722.54	\$240,722.54

Net Exemptions: \$61,896.99

Location of Project

Address Line1: 4700 Vestal Parkway East
Address Line2: PO Box 6005
City: BINGHAMTON
State: NY
Zip - Plus4: 13902
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 3
Average estimated annual salary of jobs to be created.(at Current market rates): 29,182.4
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

Applicant Information

Applicant Name: Binghamton University Foundation
Address Line1: PO Box 6005
Address Line2:
City: BINGHAMTON
State: NY
Zip - Plus4: 13902
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: 03010403C
Project Type: Bonds/Notes Issuance
Project Name: Binghamton University Student Housing
Phase III

Project part of another phase or multi phase: Yes
Original Project Code: 03010403A
Project Purpose Category: Civic Facility

Total Project Amount: \$11,555,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$11,555,000.00
Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 12/12/2003
IDA Took Title Yes
to Property:
Date IDA Took Title 09/29/2004
or Leasehold Interest:
Year Financial Assitance is 2036
planned to End:

Notes: Issuance of tax exempt bonds to finance the construction of student housing

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$65,382.85
Local Property Tax Exemption: \$38,075.91
School Property Tax Exemption: \$201,899.63
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$305,358.39
Total Exemptions Net of RPTL Section 485-b: \$305,358.39

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$49,623.06	\$49,623.06
Local PILOT:	\$41,925.81	\$41,925.81
School District PILOT:	\$149,173.67	\$149,173.67
Total PILOTS:	\$240,722.54	\$240,722.54

Net Exemptions: \$64,635.85

Location of Project

Address Line1: 4700 Vestal Parkway East
Address Line2: PO Box 6005
City: BINGHAMTON
State: NY
Zip - Plus4: 13902
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 3
Average estimated annual salary of jobs to be created.(at Current market rates): 29,182.4
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

Applicant Information

Applicant Name: Binghamton University Foundation
Address Line1: PO Box 6005
Address Line2:
City: BINGHAMTON
State: NY
Zip - Plus4: 13902
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: 03010403A
Project Type: Bonds/Notes Issuance
Project Name: Binghamton University Student Housing
Project Phase I

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

Total Project Amount: \$18,605,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$18,605,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 12/12/2003
IDA Took Title Yes
to Property:
Date IDA Took Title 08/17/2004
or Leasehold Interest:
Year Financial Assitance is 2036
planned to End:
Notes: Issuance of tax exempt bonds to finance the construction of off campus student housing

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$68,313.04
Local Property Tax Exemption: \$39,872.32
School Property Tax Exemption: \$210,947.95
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$319,133.31
Total Exemptions Net of RPTL Section 485-b: \$319,043.31

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$49,623.06	\$49,623.06
Local PILOT:	\$41,925.81	\$41,925.81
School District PILOT:	\$149,173.67	\$149,173.67
Total PILOTS:	\$240,722.54	\$240,722.54

Net Exemptions: \$78,410.77

Location of Project

Address Line1: 4700 Vestal Parkway East
Address Line2: PO Box 6005
City: BINGHAMTON
State: NY
Zip - Plus4: 13902
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 3
Average estimated annual salary of jobs to be created.(at Current market rates): 29,182.4
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

Applicant Information

Applicant Name: Binghamton University Foundation
Address Line1: PO Box 6005
Address Line2:
City: BINGHAMTON
State: NY
Zip - Plus4: 13902
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: 03010102A
Project Type: Straight Lease
Project Name: CLMM Development Corp.

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Transportation, Communication, Electric,

Total Project Amount: \$710,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 07/14/2000
IDA Took Title Yes
to Property:
Date IDA Took Title 02/15/2001
or Leasehold Interest:
Year Financial Assitance is 2016
planned to End:
Notes: Construction of a 9,300 square foot steel frame metal building to be used as a 24 door trucking terminal with necessary dock and parking areas

Location of Project

Address Line1: 163 Corporate Drive
Address Line2:
City: KIRKWOOD
State: NY
Zip - Plus4: 13795
Province/Region:
Country: USA

Applicant Information

Applicant Name: CLMM Development Corp.
Address Line1: 101 Castle Creek Road
Address Line2:
City: BINGHAMTON
State: NY
Zip - Plus4: 13901
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$2,330.02
Local Property Tax Exemption: \$764.31
School Property Tax Exemption: \$6,200.53
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$9,294.86
Total Exemptions Net of RPTL Section 485-b: \$9,294.86

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,864.02	\$1,864.02
Local PILOT:	\$611.45	\$611.45
School District PILOT:	\$4,960.42	\$4,960.42
Total PILOTS:	\$7,435.89	\$7,435.89

Net Exemptions: \$1,858.97

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 20
Average estimated annual salary of jobs to be created.(at Current market rates): 9,700
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: 35
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 35

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: 03010501A
Project Type: Straight Lease
Project Name: Central New York Railroad Corporation

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Transportation, Communication, Electric,

Total Project Amount: \$0.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 01/14/2005
IDA Took Title Yes
to Property:
Date IDA Took Title 02/28/2005
or Leasehold Interest:
Year Financial Assitance is 2015
planned to End:
Notes: This is a leaseleaseback transaction where the Agency appointed Central NY Railroad as an agent of the Agency to renovate the Southern Tier Railroad Line

Location of Project

Address Line1: 1 Railroad Avenue
Address Line2:
City: COOPERSTOWN
State: NY
Zip - Plus4: 13326
Province/Region:
Country: USA

Applicant Information

Applicant Name: Central New York Railroad Corporat
Address Line1: 1 Railroad Avenue
Address Line2:
City: COOPERSTOWN
State: NY
Zip - Plus4: 13326
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: \$13,372.69
Local Property Tax Exemption: \$24,783.36
School Property Tax Exemption: \$41,280.18
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$79,436.23
Total Exemptions Net of RPTL Section 485-b: \$79,436.23

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$13,372.69	\$13,372.69
Local PILOT:	\$24,783.36	\$24,783.36
School District PILOT:	\$41,280.18	\$41,280.18
Total PILOTS:	\$79,436.23	\$79,436.23

Net Exemptions: \$0

Project Employment Information

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

Project Status

Current Year Is Last Year for reporting: 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: 03011403
Project Type: Straight Lease
Project Name: Chenango Place, LLC

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

Total Project Amount: \$14,050,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 02/14/2014
IDA Took Title Yes
to Property:
Date IDA Took Title 12/30/2014
or Leasehold Interest:
Year Financial Assitance is 2024
planned to End:
Notes: The project is for the redevelopment of the former Fair Store building in downtown Binghamton for use as a mixeduse space with residences on the up

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$14,327.08
Local Property Tax Exemption: \$67,301.61
School Property Tax Exemption: \$38,114.59
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$119,743.28
Total Exemptions Net of RPTL Section 485-b: \$119,743.28

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: \$119,743.28

Location of Project

Address Line1: 7-9 Court Street
Address Line2: 20-24 Wall Street
City: BINGHAMTON
State: NY
Zip - Plus4: 13901
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 25
Average estimated annual salary of jobs to be created.(at Current market rates): 42,000
Annualized salary Range of Jobs to be Created: 24,000 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: 6
of FTE Construction Jobs during fiscal year: 150
Net Employment Change: 6

Applicant Information

Applicant Name: Chenango Place, LLC
Address Line1: 500 East 83rd Street, #4L
Address Line2:
City: NEW YORK
State: NY
Zip - Plus4: 10028
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

8.

General Project Information

Project Code: 03011101
Project Type: Straight Lease
Project Name: Clover Communities Johnson City, LLC

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

Total Project Amount: \$8,093,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 03/11/2011
IDA Took Title Yes
to Property:
Date IDA Took Title 09/01/2011
or Leasehold Interest:
Year Financial Assitance is 2022
planned to End:
Notes: Clover Communities Johnson City, LLC project entails the construction of a single, threestory brick and mortar apartment building that is fully sprinkl

Location of Project

Address Line1: 1035 & 1039 Anna Maria Drive
Address Line2:
City: JOHNSON CITY
State: NY
Zip - Plus4: 13790
Province/Region:
Country: USA

Applicant Information

Applicant Name: Clover Communities Johnson City, L
Address Line1: 348 Harris Hill Road, Suite B
Address Line2:
City: WILLIAMSVILLE
State: NY
Zip - Plus4: 14221
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: \$40,801.81
Local Property Tax Exemption: \$93,828.67
School Property Tax Exemption: \$151,391.28
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$286,021.76
Total Exemptions Net of RPTL Section 485-b: \$286,021.76

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$10,200.45	\$10,200.45
Local PILOT:	\$9,320.42	\$9,320.42
School District PILOT:	\$37,847.82	\$37,847.82
Total PILOTS:	\$57,368.69	\$57,368.69

Net Exemptions: \$228,653.07

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 2.5
Average estimated annual salary of jobs to be created.(at Current market rates): 28,000
Annualized salary Range of Jobs to be Created: 28,000 To: 30,800
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: 2
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 2

Project Status

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

IDA Projects

9.

General Project Information

Project Code: 03019902A
Project Type: Straight Lease
Project Name: Frito Lay - Kirkwood Facility

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: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 12/11/1998
IDA Took Title Yes
to Property:
Date IDA Took Title 10/29/1999
or Leasehold Interest:
Year Financial Assitance is 2014
planned to End:
Notes: Construction of a 18,000 square foot addition to be used as a vending products warehouse and distribution center

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$1,304.81
Local Property Tax Exemption: \$428.01
School Property Tax Exemption: \$3,472.29
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$5,205.11
Total Exemptions Net of RPTL Section 485-b: \$5,205.11

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,304.81	\$1,304.81
Local PILOT:	\$428.01	\$428.01
School District PILOT:	\$3,472.29	\$3,472.29
Total PILOTS:	\$5,205.11	\$5,205.11

Net Exemptions: \$0

Location of Project

Address Line1: 10 Spud Lane
Address Line2:
City: KIRKWOOD
State: NY
Zip - Plus4: 13795
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 684
Original Estimate of Jobs to be created: 10
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 684
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 452
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (232)

Applicant Information

Applicant Name: Frito Lay
Address Line1: 7701 Legacy Drive 3A-306
Address Line2: c/o Frito Lay Kirkwood Facility
City: PLANO
State: TX
Zip - Plus4: 75024 4099
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

10.

General Project Information

Project Code: 03010402A
Project Type: Straight Lease
Project Name: Gannett Satellite Information Network

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

Total Project Amount: \$16,580,967.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 04/21/2004
IDA Took Title Yes
to Property:
Date IDA Took Title 08/13/2004
or Leasehold Interest:
Year Financial Assitance is 2019
planned to End:
Notes: Construction of a 97,790 square foot building with a 4,884 square foot covered overhang to be used as a hightechnology printing press and produc

Location of Project

Address Line1: 10 Gannett Drive
Address Line2: PO Box 1270
City: BINGHAMTON
State: NY
Zip - Plus4: 13902
Province/Region:
Country: USA

Applicant Information

Applicant Name: Gannett Satellite Information Netw
Address Line1: PO Box 1270
Address Line2:
City: BINGHAMTON
State: NY
Zip - Plus4: 13902
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: \$106,548.03
Local Property Tax Exemption: \$245,019.99
School Property Tax Exemption: \$395,336.41
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$746,904.43
Total Exemptions Net of RPTL Section 485-b: \$746,904.43

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$53,274.02	\$53,274.02
Local PILOT:	\$132,695.24	\$122,510
School District PILOT:	\$197,668.21	\$197,668.21
Total PILOTS:	\$383,637.47	\$373,452.23

Net Exemptions: \$363,266.96

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 57
Average estimated annual salary of jobs to be created.(at Current market rates): 23,962.88
Annualized salary Range of Jobs to be Created: 23,962.88 To: 32,402.23
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: 142
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 142

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: 03010801A
Project Type: Bonds/Notes Issuance
Project Name: Good Shepherd Village at Endwell, Inc.

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

Total Project Amount: \$23,160,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$23,160,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 03/09/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 08/01/2008
or Leasehold Interest:
Year Financial Assitance is 2040
planned to End:
Notes: Good Shepherd Village at Endwell (the Village) is a feeforservice continuing care retirement community to be constructed in the Town of Union, Broome

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,190.43	\$1,190.43
Local PILOT:	\$394.97	\$394.97
School District PILOT:	\$4,572.58	\$4,572.58
Total PILOTS:	\$6,157.98	\$6,157.98

Net Exemptions: -\$6,157.98

Location of Project

Address Line1: Farm to Market Road
Address Line2:
City: ENDWELL
State: NY
Zip - Plus4: 13760
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 36.32
Average estimated annual salary of jobs to be created.(at Current market rates): 30,480.74
Annualized salary Range of Jobs to be Created: 14,566 To: 87,734
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: 38
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 38

Applicant Information

Applicant Name: Good Shepherd Village at Endwell,
Address Line1: 800 Hooper Road, Suite 300
Address Line2:
City: ENDWELL
State: NY
Zip - Plus4: 13760
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: 03010801C
Project Type: Bonds/Notes Issuance
Project Name: Good Shepherd Village at Endwell, Inc.

Project part of another phase or multi phase: Yes
Original Project Code: 03010801B
Project Purpose Category: Civic Facility

Total Project Amount: \$23,160,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$23,160,000.00
Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 03/09/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 08/01/2008
or Leasehold Interest:
Year Financial Assitance is 2040
planned to End:

Notes: Correction the bond is \$23,180,000; In 2008 Good Shepherd Village at Endwell (the Village) built a feeforservice continuing care retirement community in

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,190.43	\$1,190.43
Local PILOT:	\$394.97	\$394.97
School District PILOT:	\$4,572.58	\$4,572.58
Total PILOTS:	\$6,157.98	\$6,157.98

Net Exemptions: -\$6,157.98

Location of Project

Address Line1: Farm to Market Road
Address Line2:
City: ENDWELL
State: NY
Zip - Plus4: 13760
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 36.32
Average estimated annual salary of jobs to be created.(at Current market rates): 30,480.74
Annualized salary Range of Jobs to be Created: 14,556 To: 87,734
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: 38
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 38

Applicant Information

Applicant Name: Good Shepherd Village at Endwell,
Address Line1: 800 Hooper Road, Suite 300
Address Line2:
City: ENDWELL
State: NY
Zip - Plus4: 13760
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: 03010801B
Project Type: Bonds/Notes Issuance
Project Name: Good Shepherd Village at Endwell, Inc.
Series B
Project part of another phase or multi phase: Yes
Original Project Code: 03010801A
Project Purpose Category: Civic Facility

Total Project Amount: \$18,310,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$18,310,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 03/09/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 08/01/2008
or Leasehold Interest:
Year Financial Assitance is 2023
planned to End:
Notes: Good Shepherd Village at Endwell (the Village) is a feeforservice continuing care retirement community to be constructed in the Town of Union, Broome

Location of Project

Address Line1: Farm to Market Road
Address Line2:
City: ENDWELL
State: NY
Zip - Plus4: 13760
Province/Region:
Country: USA

Applicant Information

Applicant Name: Good Shepherd Village at Endwell,
Address Line1: 800 Hooper Road, Suite 300
Address Line2:
City: ENDWELL
State: NY
Zip - Plus4: 13760
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,190.43	\$1,190.43
Local PILOT:	\$394.97	\$394.97
School District PILOT:	\$4,572.58	\$4,572.58
Total PILOTS:	\$6,157.98	\$6,157.98

Net Exemptions: -\$6,157.98

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 36.34
Average estimated annual salary of jobs to be created.(at Current market rates): 30,480.74
Annualized salary Range of Jobs to be Created: 14,566 To: 87,734
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: 38
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 38

Project Status

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

IDA Projects

14.

General Project Information

Project Code: 03010901A
Project Type: Bonds/Notes Issuance
Project Name: Impress USA, Inc.

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

Total Project Amount: \$30,831,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$6,970,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Taxable
Not For Profit: No
Date Project Approved: 06/19/2009
IDA Took Title Yes
to Property:
Date IDA Took Title 08/20/2009
or Leasehold Interest:
Year Financial Assitance is 2040
planned to End:
Notes: Impress USA, Inc. has acquired approximately 12.68 acres of land located at 379 Broome Corporate Parkway, Conklin, NY to construct an app

Location of Project

Address Line1: 379 Broome Corporate Parkway
Address Line2:
City: CONKLIN
State: NY
Zip - Plus4: 13748
Province/Region:
Country: USA

Applicant Information

Applicant Name: Impress USA, Inc.
Address Line1: 600 North Bell Avenue
Address Line2: Building One, Suite 200
City: CARNEGIE
State: PA
Zip - Plus4: 15106
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: \$14,022.59
Local Property Tax Exemption: \$5,418.45
School Property Tax Exemption: \$52,982.76
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$72,423.80
Total Exemptions Net of RPTL Section 485-b: \$72,423.80

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$14,022.59	\$14,022.59
Local PILOT:	\$7,161.18	\$7,161.18
School District PILOT:	\$52,982.76	\$52,982.76
Total PILOTS:	\$74,166.53	\$74,166.53

Net Exemptions: -\$1,742.73

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 44.5
Average estimated annual salary of jobs to be created.(at Current market rates): 41,080
Annualized salary Range of Jobs to be Created: 31,678.4 To: 104,000
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: 33
of FTE Construction Jobs during fiscal year: 4
Net Employment Change: 33

Project Status

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

IDA Projects

15.

General Project Information

Project Code: 03010901B
Project Type: Bonds/Notes Issuance
Project Name: Impress USA, Inc.

Project part of another phase or multi phase: Yes
Original Project Code: 03010901A
Project Purpose Category: Manufacturing

Total Project Amount: \$30,831,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$20,000,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Taxable
Not For Profit: No
Date Project Approved: 06/19/2009
IDA Took Title Yes
to Property:
Date IDA Took Title 08/20/2009
or Leasehold Interest:
Year Financial Assitance is 2040
planned to End:
Notes: Impress USA, Inc. has acquired approximately 12.68 acres of land located at 379 Broome Corporate Parkway, Conklin, NY to construct an app

Location of Project

Address Line1: 379 Broome Corporate Parkway
Address Line2:
City: CONKLIN
State: NY
Zip - Plus4: 13748
Province/Region:
Country: USA

Applicant Information

Applicant Name: Impress USA, Inc.
Address Line1: 600 North Bell Avenue
Address Line2: Building One, Suite 200
City: CARNEGIE
State: PA
Zip - Plus4: 15106
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: \$14,022.59
Local Property Tax Exemption: \$5,418.45
School Property Tax Exemption: \$52,982.76
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$72,423.80
Total Exemptions Net of RPTL Section 485-b: \$72,423.80

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$14,022.59	\$14,022.59
Local PILOT:	\$7,161.18	\$7,161.18
School District PILOT:	\$52,982.76	\$52,982.76
Total PILOTS:	\$74,166.53	\$74,166.53

Net Exemptions: -\$1,742.73

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 44.5
Average estimated annual salary of jobs to be created.(at Current market rates): 41,080
Annualized salary Range of Jobs to be Created: 31,678.4 To: 104,000
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: 33
of FTE Construction Jobs during fiscal year: 4
Net Employment Change: 33

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

16.

General Project Information

Project Code: 03010101A
Project Type: Straight Lease
Project Name: JMI II/NLX Corporation

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

Total Project Amount: \$11,700,000.00
Benefited Project Amount: \$0.00

Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 05/11/2001
IDA Took Title Yes
to Property:
Date IDA Took Title 08/02/2001
or Leasehold Interest:
Year Financial Assitance is 2016
planned to End:

Notes: Construction of a 97,932 square foot manufacturing and office facility to be used for the manufacture of flight simulation equipmentPer Pilot Agreement,

Location of Project

Address Line1: 33 Lewis Road
Address Line2:
City: BINGHAMTON
State: NY
Zip - Plus4: 13905
Province/Region:
Country: USA

Applicant Information

Applicant Name: JMI II
Address Line1: 201 Robinson Street
Address Line2:
City: BINGHAMTON
State: NY
Zip - Plus4: 13904
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: \$35,681.69
Local Property Tax Exemption: \$16,371.93
School Property Tax Exemption: \$124,177.62
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$176,231.24
Total Exemptions Net of RPTL Section 485-b: \$176,231.24

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: \$176,231.24

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 70
Average estimated annual salary of jobs to be created.(at Current market rates): 92,857.15
Annualized salary Range of Jobs to be Created: 65,000 To: 65,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 120
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 120

Project Status

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

IDA Projects

17.

General Project Information

Project Code: 03011102A
Project Type: Straight Lease
Project Name: Maines - Maple Drive Expansion Project

Project part of another phase or multi phase: Yes
Original Project Code: 03010603A
Project Purpose Category: Wholesale Trade

Total Project Amount: \$4,800,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 10/14/2011
IDA Took Title Yes
to Property:
Date IDA Took Title 12/23/2011
or Leasehold Interest:
Year Financial Assitance is 2022
planned to End:
Notes: In October 2011, the Agency approved a Sale Leaseback and Payment in Lieu of Tax Agreement with Maines Paper & Food Service, Inc., to expand their distribut

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$13,714.24
Local Property Tax Exemption: \$5,299.3
School Property Tax Exemption: \$51,817.69
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$70,831.23
Total Exemptions Net of RPTL Section 485-b: \$70,831.23

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$6,857.12	\$6,857.12
Local PILOT:	\$5,759.01	\$5,759.01
School District PILOT:	\$25,908.84	\$25,908.84
Total PILOTS:	\$38,524.97	\$38,524.97

Net Exemptions: \$32,306.26

Location of Project

Address Line1: 215 Broome Corporate Parkway
Address Line2: PO Box 450
City: CONKLIN
State: NY
Zip - Plus4: 13748
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 40
Average estimated annual salary of jobs to be created.(at Current market rates): 40,000
Annualized salary Range of Jobs to be Created: 40,000 To: 40,000
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: Maines Paper & Food Service, INC.
Address Line1: 101 Broome Corporate Parkway
Address Line2: PO Box 450
City: CONKLIN
State: NY
Zip - Plus4: 13748
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

18.

General Project Information

Project Code: 31010401A
Project Type: Straight Lease
Project Name: Maines Paper & Food Service Inc. -
Addition to Corporate Office

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

Total Project Amount: \$11,000,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 04/21/2004
IDA Took Title Yes
to Property:
Date IDA Took Title 11/18/2004
or Leasehold Interest:
Year Financial Assitance is 2017
planned to End:
Notes: Expansion project to the existing headquarters to construct of a 107,780 square foot metal building to be used as an office, cooler, warehouse facility

Location of Project

Address Line1: 101 Broome Corporate Parkway
Address Line2: PO Box 450
City: CONKLIN
State: NY
Zip - Plus4: 13748
Province/Region:
Country: USA

Applicant Information

Applicant Name: Maines Paper & Food Service, Inc.
Address Line1: 101 Broome Corporate Pkwy
Address Line2: PO Box 450
City: CONKLIN
State: NY
Zip - Plus4: 13748
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: \$70,229.19
Local Property Tax Exemption: \$27,137.18
School Property Tax Exemption: \$265,353.06
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$362,719.43
Total Exemptions Net of RPTL Section 485-b: \$362,719.43

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$35,114.6	\$35,114.6
Local PILOT:	\$13,568.59	\$13,568.59
School District PILOT:	\$132,676.53	\$132,676.53
Total PILOTS:	\$181,359.72	\$181,359.72

Net Exemptions: \$181,359.71

Project Employment Information

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

Project Status

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

IDA Projects

19.

General Project Information

Project Code: 03019704A
Project Type: Straight Lease
Project Name: Maines Paper & Food Service Inc. -
Corporate Office

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

Total Project Amount: \$24,600,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 02/14/1997
IDA Took Title Yes
to Property:
Date IDA Took Title 07/01/1997
or Leasehold Interest:
Year Financial Assitance is 2017
planned to End:
Notes: Construction of a warehouse and corporate office

Location of Project

Address Line1: 101 Broome Corporate Parkway
Address Line2: PO Box 450
City: CONKLIN
State: NY
Zip - Plus4: 13748
Province/Region:
Country: USA

Applicant Information

Applicant Name: Maines Paper & Food Service Inc.
Address Line1: 101 Broome Corporate Pkwy
Address Line2: PO Box 450
City: CONKLIN
State: NY
Zip - Plus4: 13748
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: \$70,229.19
Local Property Tax Exemption: \$27,137.18
School Property Tax Exemption: \$265,353.06
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$362,719.43
Total Exemptions Net of RPTL Section 485-b: \$362,719.43

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$35,114.6	\$35,114.6
Local PILOT:	\$13,568.59	\$13,568.59
School District PILOT:	\$132,676.53	\$132,676.53
Total PILOTS:	\$181,359.72	\$181,359.72

Net Exemptions: \$181,359.71

Project Employment Information

of FTEs before IDA Status: 625
Original Estimate of Jobs to be created: 124
Average estimated annual salary of jobs to be created.(at Current market rates): 24,999.93
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 624
Estimated average annual salary of jobs to be retained.(at Current Market rates): 39,102.45
Current # of FTEs: 957
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 332

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

20.

General Project Information

Project Code: 03010603A
Project Type: Straight Lease
Project Name: Maines Paper & Food Service Inc. - Maple Drive Facility

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

Total Project Amount: \$9,980,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 10/13/2006
IDA Took Title Yes
to Property:
Date IDA Took Title 08/31/2007
or Leasehold Interest:
Year Financial Assitance is 2022
planned to End:
Notes: To build a new one story 76,655 square foot food distribution facility. The building will be comprised of cooler, freezer, dry storage areas, cooler loadi

Location of Project

Address Line1: 101 Broome Corporate Parkway
Address Line2: PO Box 450
City: CONKLIN
State: NY
Zip - Plus4: 13748
Province/Region:
Country: USA

Applicant Information

Applicant Name: Maines Paper & Food Service
Address Line1: 101 Broome Corporate Parkway
Address Line2: PO Box 450
City: CONKLIN
State: NY
Zip - Plus4: 13748
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: \$13,714.24
Local Property Tax Exemption: \$5,299.3
School Property Tax Exemption: \$51,817.69
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$70,831.23
Total Exemptions Net of RPTL Section 485-b: \$70,831.23

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$6,857.12	\$6,857.12
Local PILOT:	\$5,759.01	\$2,649.65
School District PILOT:	\$25,908.84	\$25,908.84
Total PILOTS:	\$38,524.97	\$35,415.61

Net Exemptions: \$32,306.26

Project Employment Information

of FTEs before IDA Status: 51
Original Estimate of Jobs to be created: 22
Average estimated annual salary of jobs to be created.(at Current market rates): 454,545.46
Annualized salary Range of Jobs to be Created: 43,636.37 To: 45,454.55
Original Estimate of Jobs to be Retained: 51
Estimated average annual salary of jobs to be retained.(at Current Market rates): 43,636.37
Current # of FTEs: 125
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 74

Project Status

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

IDA Projects

21.

General Project Information

Project Code: 03010204A
Project Type: Straight Lease
Project Name: Matco Group

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

Total Project Amount: \$5,600,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 06/14/2002
IDA Took Title Yes
to Property:
Date IDA Took Title 09/06/2002
or Leasehold Interest:
Year Financial Assitance is 2015
planned to End:
Notes: Construction of office facility

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$13,637.79
Local Property Tax Exemption: \$64,073.64
School Property Tax Exemption: \$61,768.46
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$139,479.89
Total Exemptions Net of RPTL Section 485-b: \$139,469.89

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: \$139,479.89

Location of Project

Address Line1: Court Street
Address Line2:
City: BINGHAMTON
State: NY
Zip - Plus4: 13905
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 597
Original Estimate of Jobs to be created: 21
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 597
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 85
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (512)

Applicant Information

Applicant Name: Matco Group
Address Line1: 320 North Jensen Road
Address Line2:
City: VESTAL
State: NY
Zip - Plus4: 13850
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

22.

General Project Information

Project Code: 03011402
Project Type: Straight Lease
Project Name: Metroplex - University Plaza

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

Total Project Amount: \$54,153,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 04/11/2014
IDA Took Title Yes
to Property:
Date IDA Took Title 09/18/2014
or Leasehold Interest:
Year Financial Assitance is 2026
planned to End:
Notes: Includes the acquisition of existing student housing property, refurbishing and improving to meet current demands of student housing market. Also include

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$56,913.42
Local Property Tax Exemption: \$49,086.87
School Property Tax Exemption: \$175,746.38
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$281,746.67
Total Exemptions Net of RPTL Section 485-b: \$281,746.67

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$662,453	\$662,453
Total PILOTS:	\$662,453	\$662,453

Net Exemptions: -\$380,706.33

Location of Project

Address Line1: 4710 Vestal Parkway
Address Line2:
City: VESTAL
State: NY
Zip - Plus4: 13851
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 6
Average estimated annual salary of jobs to be created.(at Current market rates): 29,182.4
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): 29,182.4
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: Vestal Park, LLC
Address Line1: 300 Plaza Drive
Address Line2: P.O. Box 678
City: VESTAL
State: NY
Zip - Plus4: 13851 0678
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

23.

General Project Information

Project Code: 03010602A
Project Type: Straight Lease
Project Name: Millennium Pipeline, LLC

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

Total Project Amount: \$76,300,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 05/24/2006
IDA Took Title Yes
to Property:
Date IDA Took Title 05/24/2006
or Leasehold Interest:
Year Financial Assitance is 2021
planned to End:
Notes: PROJECT was completed in November 2009, the Pilot will begin in 2010.
Construction of 200,815 feet of a 30" gas tranmission pipeline runnig through

Location of Project

Address Line1: One Blue Hill Plaza, 7th Floor
Address Line2: PO Box 1565
City: PEARL RIVER
State: NY
Zip - Plus4: 10965
Province/Region:
Country: USA

Applicant Information

Applicant Name: Millennium Pipeline, LLC
Address Line1: One Blue Hill Plaza, 7th Floor
Address Line2: PO Box 1565
City: PEARL RIVER
State: NY
Zip - Plus4: 10965
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: \$418,378.37
Local Property Tax Exemption: \$173,809.84
School Property Tax Exemption: \$1,264,333.39
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$1,856,521.60
Total Exemptions Net of RPTL Section 485-b: \$1,856,421.60

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$101,979.74	\$101,979.74
Local PILOT:	\$42,088.22	\$42,088.22
School District PILOT:	\$310,698.63	\$310,698.63
Total PILOTS:	\$454,766.59	\$454,766.59

Net Exemptions: \$1,401,755.01

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 6
Average estimated annual salary of jobs to be created.(at Current market rates): 51,851.86
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

24.

General Project Information

Project Code: 03010601A
Project Type: Bonds/Notes Issuance
Project Name: Parlor City Paper Box Co., Inc.

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

Total Project Amount: \$3,810,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$3,810,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: No
Date Project Approved: 07/14/2005
IDA Took Title Yes
to Property:
Date IDA Took Title 10/01/2006
or Leasehold Interest:
Year Financial Assitance is 2016
planned to End:
Notes: Issuance of tax exempt bonds to finance the acquisition and installation of equipment into the facilityProject does not have a pilot

Location of Project

Address Line1: 2 Eldridge Street
Address Line2: PO Box 756
City: BINGHAMTON
State: NY
Zip - Plus4: 13902
Province/Region:
Country: USA

Applicant Information

Applicant Name: Parlor City Paper Box Co., Inc.
Address Line1: PO Box 756
Address Line2: 2 Eldredge Street
City: BINGHAMTON
State: NY
Zip - Plus4: 13902
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

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

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 39
Original Estimate of Jobs to be created: 3
Average estimated annual salary of jobs to be created.(at Current market rates): 33,582.34
Annualized salary Range of Jobs to be Created: 35,714.29 To: 45,074.7
Original Estimate of Jobs to be Retained: 39
Estimated average annual salary of jobs to be retained.(at Current Market rates): 35,878.29
Current # of FTEs: 50
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

25.

General Project Information

Project Code: 03019804A
Project Type: Straight Lease
Project Name: Penguin Group (USA) Inc. - Grossett Dunlap
Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: \$2,645,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 10/16/1998
IDA Took Title Yes
to Property:
Date IDA Took Title 04/08/1999
or Leasehold Interest:
Year Financial Assitance is 2019
planned to End:
Notes: Construction of a 72,000 square foot addition, including an AS/RS automated system to be used as a warehouse/distribution center

Location of Project

Address Line1: 1 Grossett Drive
Address Line2:
City: KIRKWOOD
State: NY
Zip - Plus4: 13795
Province/Region:
Country: USA

Applicant Information

Applicant Name: Penguin Group (USA) Inc.
Address Line1: c/o Pearson Education Tax Departme
Address Line2: 1 Lake Street
City: UPPER SADDLE RIVER
State: NJ
Zip - Plus4: 07458
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$39,144.34
School Property Tax Exemption: \$12,840.43
Mortgage Recording Tax Exemption: \$104,168.82
Total Exemptions: \$156,153.59
Total Exemptions Net of RPTL Section 485-b: \$156,153.59

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$39,144.34	\$39,144.34
Local PILOT:	\$12,840.43	\$12,840.43
School District PILOT:	\$104,168.82	\$104,168.82
Total PILOTS:	\$156,153.59	\$156,153.59

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 183
Original Estimate of Jobs to be created: 200
Average estimated annual salary of jobs to be created.(at Current market rates): 18,720
Annualized salary Range of Jobs to be Created: 18,720 To: 49,071.43
Original Estimate of Jobs to be Retained: 183
Estimated average annual salary of jobs to be retained.(at Current Market rates): 24,861.88
Current # of FTEs: 293
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 110

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

26.

General Project Information

Project Code: 03010701A
Project Type: Straight Lease
Project Name: Scannell Properties #96, LLC - Fedex Ground Package System, Inc.

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Transportation, Communication, Electric,

Total Project Amount: \$7,960,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 07/20/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 09/26/2007
or Leasehold Interest:
Year Financial Assitance is 2019
planned to End:
Notes: The relocation, consolidation and expansion of FedEx Ground's Binghamton, New York area businesstobusiness and businesstoresidential small package tran

Location of Project

Address Line1: 299 Broome Corporate Parkway
Address Line2:
City: CONKLIN
State: NY
Zip - Plus4: 13748
Province/Region:
Country: USA

Applicant Information

Applicant Name: Samson Managment LLC a/a/f 299 Bro
Address Line1: 97-77 Queens Blvd. Suite 710
Address Line2:
City: REGO PARK
State: NY
Zip - Plus4: 11374
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: \$17,825.79
Local Property Tax Exemption: \$6,889.05
School Property Tax Exemption: \$67,352.74
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$92,067.58
Total Exemptions Net of RPTL Section 485-b: \$92,067.58

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$4,456.45	\$4,456.45
Local PILOT:	\$1,722.26	\$1,722.26
School District PILOT:	\$33,676.37	\$33,676.37
Total PILOTS:	\$39,855.08	\$39,855.08

Net Exemptions: \$52,212.5

Project Employment Information

of FTEs before IDA Status: 20.5
Original Estimate of Jobs to be created: 15
Average estimated annual salary of jobs to be created.(at Current market rates): 20,000
Annualized salary Range of Jobs to be Created: 28,873.24 To: 32,669.18
Original Estimate of Jobs to be Retained: 20.5
Estimated average annual salary of jobs to be retained.(at Current Market rates): 36,250
Current # of FTEs: 36
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 15.5

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

27.

General Project Information

Project Code: 03011302
Project Type: Straight Lease
Project Name: Sheedy Road LLC/Juneberry Road LLC

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

Total Project Amount: \$40,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 07/19/2013
IDA Took Title Yes
to Property:
Date IDA Took Title 02/06/2014
or Leasehold Interest:
Year Financial Assitance is 2025
planned to End:
Notes: Upstate SK, LLC acquired the property in 2013. Subsequent to acquisition, Upstate subdivided the property into two parcels: a 14.6 acre lot owned by an

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$871,456
Local Sales Tax Exemption: \$871,456
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$17,083.55
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$1,759,995.55
Total Exemptions Net of RPTL Section 485-b: \$1,759,995.55

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: \$1,759,995.55

Location of Project

Address Line1: 1501 Route 26S
Address Line2:
City: VESTAL
State: NY
Zip - Plus4: 13850
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 135
Original Estimate of Jobs to be created: 115
Average estimated annual salary of jobs to be created.(at Current market rates): 33,851
Annualized salary Range of Jobs to be Created: 33,851 To: 34,000
Original Estimate of Jobs to be Retained: 135
Estimated average annual salary of jobs to be retained.(at Current Market rates): 33,851
Current # of FTEs: 132
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (3)

Applicant Information

Applicant Name: Upstate SK, LLC
Address Line1: 286 North Main Street, Suite 308
Address Line2:
City: SPRING VALLEY
State: NY
Zip - Plus4: 10977
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

28.

General Project Information

Project Code: 03011001A
Project Type: Straight Lease
Project Name: Stellar 83 Court LLC

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

Total Project Amount: \$10,134,396.00
Benefited Project Amount: \$7,930,677.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 07/19/2010
IDA Took Title Yes
to Property:
Date IDA Took Title 12/08/2010
or Leasehold Interest:
Year Financial Assitance is 2022
planned to End:
Notes: Stellar 83 Court LLC has acquired and is rehabilitating 102,847 square feet of the historic building known as the Midtown Mall located in downtown Bingham

Location of Project

Address Line1: 15-17 Chenango Street
Address Line2: 83-87 Court Street
City: BINGHAMTON
State: NY
Zip - Plus4: 13901
Province/Region:
Country: USA

Applicant Information

Applicant Name: Stellar 83 Court LLC
Address Line1: 60-01 31st Avenue
Address Line2:
City: WOODSIDE
State: NY
Zip - Plus4: 11377
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: \$1,108.91
Local Property Tax Exemption: \$5,209.1
School Property Tax Exemption: \$196,881.21
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$203,199.22
Total Exemptions Net of RPTL Section 485-b: \$203,199.22

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$4,886	\$5,045
Local PILOT:	\$21,767	\$21,768
School District PILOT:	\$20,877	\$21,503
Total PILOTS:	\$47,530	\$48,316

Net Exemptions: \$155,669.22

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 20
Average estimated annual salary of jobs to be created.(at Current market rates): 25,000
Annualized salary Range of Jobs to be Created: 25,000 To: 34,000
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: 80
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

29.

General Project Information

Project Code: 03010301A
Project Type: Bonds/Notes Issuance
Project Name: United Methodist Homes - Elizabeth Church Manor

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

Total Project Amount: \$6,475,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$6,475,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 07/28/2003
IDA Took Title Yes
to Property:
Date IDA Took Title 08/08/2003
or Leasehold Interest:
Year Financial Assitance is 2029
planned to End:
Notes: Mortgage Refinancing ProjectPilot for services only

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

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

Net Exemptions: \$0

Location of Project

Address Line1: 863 Front Street
Address Line2:
City: BINGHAMTON
State: NY
Zip - Plus4: 13905
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 78
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 78
Estimated average annual salary of jobs to be retained.(at Current Market rates): 21,933.74
Current # of FTEs: 139
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 61

Applicant Information

Applicant Name: United Methodist Homes
Address Line1: 286 Deyo Hill Road
Address Line2:
City: JOHNSON CITY
State: NY
Zip - Plus4: 13790
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

30.

General Project Information

Project Code: 03010302A
Project Type: Bonds/Notes Issuance
Project Name: United Methodist Homes - Hilltop Retirement Campus

Project part of another phase or multi phase: Yes
Original Project Code: 03010301A
Project Purpose Category: Civic Facility

Total Project Amount: \$6,070,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$6,070,000.00
Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 07/28/2003
IDA Took Title Yes
to Property:
Date IDA Took Title 08/08/2003
or Leasehold Interest:
Year Financial Assitance is 2029
planned to End:
Notes: Mortgage Refinancing ProjectPilot for services only

Location of Project

Address Line1: 286 Deyo Hill Road
Address Line2:
City: JOHNSON CITY
State: NY
Zip - Plus4: 13790
Province/Region:
Country: USA

Applicant Information

Applicant Name: United Methodist Homes
Address Line1: Hilltop Retirement Campus
Address Line2: 286 Deyo Hill Road
City: JOHNSON CITY
State: NY
Zip - Plus4: 13790
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

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

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 92
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 92
Estimated average annual salary of jobs to be retained.(at Current Market rates): 29,122.79
Current # of FTEs: 155
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 63

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

31.

General Project Information

Project Code: 03010303A
Project Type: Bonds/Notes Issuance
Project Name: United Methodist Homes - James E. Johnson Nursing Home
Project part of another phase or multi phase: Yes
Original Project Code: 03010301A
Project Purpose Category: Civic Facility

Total Project Amount: \$2,850,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$2,850,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 07/28/2003
IDA Took Title Yes
to Property:
Date IDA Took Title 08/08/2003
or Leasehold Interest:
Year Financial Assitance is 2029
planned to End:
Notes: Mortgage Refinancing ProjectPilot for services only

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

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

Net Exemptions: \$0

Location of Project

Address Line1: 286 Deyo Hill Road
Address Line2:
City: JOHNSON CITY
State: NY
Zip - Plus4: 13790
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 88
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 88
Estimated average annual salary of jobs to be retained.(at Current Market rates): 21,923.9
Current # of FTEs: 155
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 67

Applicant Information

Applicant Name: United Methodist Homes
Address Line1: James E. Johnson Nursing Home
Address Line2: 286 Deyo Hill Road
City: JOHNSON CITY
State: NY
Zip - Plus4: 13790
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

32.

General Project Information

Project Code: 03010004A
Project Type: Straight Lease
Project Name: Vestal Park, LLC - Nationwide Credit

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

Total Project Amount: \$750,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 06/11/1999
IDA Took Title Yes
to Property:
Date IDA Took Title 02/14/2001
or Leasehold Interest:
Year Financial Assitance is 2011
planned to End:
Notes: Renovation and redevelopment of a 54,956 square foot vacant retail and office space.

Location of Project

Address Line1: 4700 Vestal Parkway East
Address Line2: PO Box 678
City: VESTAL
State: NY
Zip - Plus4: 13851
Province/Region:
Country: USA

Applicant Information

Applicant Name: Vestal Park, LLC - Nationwide Cred
Address Line1: PO Box 678
Address Line2:
City: VESTAL
State: NY
Zip - Plus4: 13851 0678
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: \$32,395.74
Local Property Tax Exemption: \$18,865.76
School Property Tax Exemption: \$100,036.75
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$151,298.25
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$7,693.98	\$7,693.98
Local PILOT:	\$11,026.02	\$5,770.49
School District PILOT:	\$367,017	\$25,005.44
Total PILOTS:	\$385,737	\$38,469.91

Net Exemptions: -\$234,438.75

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 190
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

33.

General Project Information

Project Code: 03011301
Project Type: Straight Lease
Project Name: Vitaluna, LLC

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

Total Project Amount: \$500,100.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 03/08/2013
IDA Took Title Yes
to Property:
Date IDA Took Title 07/01/2013
or Leasehold Interest:
Year Financial Assitance is 2024
planned to End:
Notes: Vitaluna, LLC acquired the property in February 2010. The property consists of 60,000 sq ft of semioccupied office space with an underground 107 car parkin

Location of Project

Address Line1: 2 Court St
Address Line2:
City: BINGHAMTON
State: NY
Zip - Plus4: 13901
Province/Region:
Country: USA

Applicant Information

Applicant Name: Vitaluna, LLC
Address Line1: 122 State St
Address Line2:
City: BINGHAMTON
State: NY
Zip - Plus4: 13901
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: \$19,117.57
Local Property Tax Exemption: \$89,804.94
School Property Tax Exemption: \$86,587.55
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$195,510.06
Total Exemptions Net of RPTL Section 485-b: \$195,510.06

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$13,347.95	\$13,347.95
Local PILOT:	\$63,306.02	\$63,306.02
School District PILOT:	\$59,625.76	\$59,625.76
Total PILOTS:	\$136,279.73	\$136,279.73

Net Exemptions: \$59,230.33

Project Employment Information

of FTEs before IDA Status: 61
Original Estimate of Jobs to be created: 42
Average estimated annual salary of jobs to be created.(at Current market rates): 41,456
Annualized salary Range of Jobs to be Created: 41,456 To: 53,000
Original Estimate of Jobs to be Retained: 61
Estimated average annual salary of jobs to be retained.(at Current Market rates): 41,456
Current # of FTEs: 2
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (59)

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

34.

General Project Information

Project Code: 03011002A
Project Type: Straight Lease
Project Name: Washington Development Associates LLC

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

Total Project Amount: \$24,000,000.00
Benefited Project Amount: \$18,797,000.00
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 08/31/2010
or Leasehold Interest:
Year Financial Assitance is 2032
planned to End:
Notes: The project is located on Washington Street in downtown Binghamton, across from the Binghamton University Academic Center. The project will be comprised o

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$72,744.33
Local Property Tax Exemption: \$341,717.18
School Property Tax Exemption: \$329,474.67
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$743,936.18
Total Exemptions Net of RPTL Section 485-b: \$743,936.18

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$19,284	\$19,284
Local PILOT:	\$85,912	\$85,912
School District PILOT:	\$82,398	\$82,398
Total PILOTS:	\$187,594	\$187,594

Net Exemptions: \$556,342.18

Location of Project

Address Line1: 21-45 Washington Street
Address Line2:
City: BINGHAMTON
State: NY
Zip - Plus4: 13901
Province/Region:
Country: USA

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): 36,000
Annualized salary Range of Jobs to be Created: 36,000 To: 38,200
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: 6
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 6

Applicant Information

Applicant Name: Washington Development Associates
Address Line1: 3101 Shippers Road
Address Line2:
City: VESTAL
State: NY
Zip - Plus4: 13850
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

35.

General Project Information

Project Code: 03019806A
Project Type: Straight Lease
Project Name: Willow Run Foods

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

Total Project Amount: \$12,000,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 09/01/1998
IDA Took Title Yes
to Property:
Date IDA Took Title 12/16/1998
or Leasehold Interest:
Year Financial Assitance is 2018
planned to End:
Notes: The construction of a 125,000 square foot wholesale food distribution warehouse and a 25,000 square foot corporate office building on a parcel of

Location of Project

Address Line1: Route 11
Address Line2: PO Box 1350
City: BINGHAMTON
State: NY
Zip - Plus4: 13902
Province/Region:
Country: USA

Applicant Information

Applicant Name: Willow Run Foods
Address Line1: 1004 Route 11
Address Line2: PO Box 1350
City: BINGHAMTON
State: NY
Zip - Plus4: 13902
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: \$79,220.68
Local Property Tax Exemption: \$25,986.59
School Property Tax Exemption: \$210,817.85
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$316,025.12
Total Exemptions Net of RPTL Section 485-b: \$316,025.12

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$93,059.79	\$79,220.68
Local PILOT:	\$20,693.52	\$25,986.59
School District PILOT:	\$210,817.85	\$210,817.85
Total PILOTS:	\$324,571.16	\$316,025.12

Net Exemptions: -\$8,546.04

Project Employment Information

of FTEs before IDA Status: 167
Original Estimate of Jobs to be created: 44
Average estimated annual salary of jobs to be created.(at Current market rates): 28,130
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 167
Estimated average annual salary of jobs to be retained.(at Current Market rates): 28,130
Current # of FTEs: 378
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 211

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
35	\$9,346,412.19	\$4,344,011.61	\$5,002,400.58	639.5

Additional Comments: