

**Governance Information (Authority-Related)**

Question	Response	URL (if applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	www.cortlandbusiness.com
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	www.cortlandbusiness.com
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	www.cortlandbusiness.com
6. Are any Authority staff also employed by another government agency?	Yes	Cortland County Business Development Corp
7. Does the Authority have Claw Back agreements?	No	N/A
8. Has the Authority posted their mission statement to their website?	Yes	www.cortlandbusiness.com
9. Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		www.cortlandbusiness.com

**Governance Information (Board-Related)**

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

Board of Directors Listing

Name	Servies, Steve	Name	Shirley, John
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	03/01/2014	Term Start Date	01/01/2010
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?	No	Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	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	Compagni, Stephen	Name	McMahon, Mike
Chair of the Board	No	Chair of the Board	Yes
If yes, Chairman Designated by.		If yes, Chairman Designated by.	Elected by Board
Term Start Date	01/01/2010	Term Start Date	01/01/2010
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Reagan, John O	Name	Ames, Johanna
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	01/01/2010	Term Start Date	01/01/2010
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Bradley, Totman
Chair of the Board	No
If yes, Chairman Designated by.	
Term Start Date	05/01/2014
Term Expiration Date	Pleasure of Authority
Title	
Has the Board member appointed a designee?	
Designee Name	
Ex-officio	No
Nominated By	Local
Appointed By	Local
Confirmed by Senate?	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?	No

**Staff Listing**

Name	Title	Group	Department / Subsidiary	Union Name	Barga- ining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individua l	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensa tion/Allo wances/Ad justments	Total Compens -ation	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by State or local government
Griep, Sandy	Office Manager	Administrative and Clerical				FT	Yes	0.00	0	0	0	0	0	0	Yes	No
Niday, Karen	CFO/EDS	Administrative and Clerical				FT	Yes	0.00	0	0	0	0	0	0	Yes	No
VanGorder , Garry EO	Executive Director/C	Executive				FT	Yes	0.00	0	0	0	0	0	0	Yes	No

**Benefit Information**

During the fiscal year, did the Authority continue to pay for any of the above mentioned benefits for

No

**Board Members**

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of These Benefits	Other
McMahon, Mike	Board of Directors												X	
Reagan, John O	Board of Directors												X	
Compagni, Stephen	Board of Directors												X	
Shirley, John	Board of Directors												X	
Ames, Johanna	Board of Directors												X	
Servies, Steve	Board of Directors												X	
Bradley, Totman	Board of Directors												X	

**Staff**

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of These Benefits	Other
No Data has been entered by the Authority for this section in PARIS														

**Subsidiary/Component Unit Verification**

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

Name of Subsidiary/Component Unit	Status	Requested Changes
Cortland County Agricultural Local Development Corporation	ACTIVE	
Cortland County Local Development Corporation	ACTIVE	
Redevelopment Local Development Corporation	ACTIVE	Contento Redevelopment Corporation

**Subsidiary/Component Unit Creation**

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

**Subsidiary/Component unit Termination**

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

## SUMMARY STATEMENT OF NET ASSETS

<u>Assets</u>	
<b>Current Assets</b>	
Cash and cash equivalents	\$372,929
Investments	\$0
Receivables, net	\$0
Other assets	\$1,047
<b>Total Current Assets</b>	<b>\$373,976</b>
<b>Noncurrent Assets</b>	
Restricted cash and investments	\$0
Long-term receivables, net	\$0
Other assets	\$0
<b>Capital Assets</b>	
Land and other nondepreciable property	\$209,818
Buildings and equipment	\$0
Infrastructure	\$0
Accumulated depreciation	\$0
Net Capital Assets	\$209,818
<b>Total Noncurrent Assets</b>	<b>\$209,818</b>
<b>Total Assets</b>	<b>\$583,794</b>

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities

**Current Liabilities**

Accounts payable	\$860
Pension contribution payable	\$0
Other post-employment benefits	\$0
Accrued liabilities	\$0
Deferred revenues	\$0
Bonds and notes payable	\$0
Other long-term obligations due within one year	\$0
<b>Total Current Liabilities</b>	<b>\$860</b>

**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
<b>Total Noncurrent Liabilities</b>	<b>\$0</b>

**Total Liabilities** **\$860**

Net Asset (Deficit)

**Net Asset**

Invested in capital assets, net of related debt	\$209,818
Restricted	\$0
Unrestricted	\$373,116
<b>Total Net Assets</b>	<b>\$582,934</b>

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

<u>Operating Revenues</u>	
Charges for services	\$16,606
Rental & financing income	\$5,500
Other operating revenues	\$0
<b>Total Operating Revenue</b>	<b>\$22,106</b>
<u>Operating Expenses</u>	
Salaries and wages	\$0
Other employee benefits	\$0
Professional services contracts	\$16,906
Supplies and materials	\$220
Depreciation & amortization	\$0
Other operating expenses	\$25,000
<b>Total Operating Expenses</b>	<b>\$42,126</b>
<b>Operating Income (Loss)</b>	<b>(\$20,020)</b>
<u>Nonoperating Revenues</u>	
Investment earnings	\$42
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$0
<b>Total Nonoperating Revenue</b>	<b>\$42</b>

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Nonoperating Expenses

Interest and other financing charges	\$0
Subsidies to other public authorities	\$0
Grants and donations	\$0
Other nonoperating expenses	\$0
<b>Total Nonoperating Expenses</b>	<b>\$0</b>
Income (Loss) Before Contributions	<b>(\$19,978)</b>
Capital Contributions	\$0
Change in net assets	(\$19,978)
Net assets (deficit) beginning of year	\$602,912
Other net assets changes	\$0
Net assets (deficit) at end of year	<b>\$582,934</b>

**Current Debt**

Question	Response
1. Did the Authority have any outstanding debt, including conduit debt, at any point during the reporting period?	No
2. If yes, has the Authority issued any debt during the reporting period?	

**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 (\$)
<b>State Obligation</b> State Guaranteed  State Supported  State Contingent Obligation  State Moral Obligation  Other State Funded					
<b>Authority Obligation</b>  General Obligation  Revenue  Other Non-State Funded					
<b>Conduit</b>  Conduit Debt  Conduit Debt - Pilot Increment Financing					

Real Property Acquisition/Disposal List

This Authority has indicated that it had no real property acquisitions or disposals during the reporting period.

Personal Property

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

**Property Documents**

Question	Response	URL (if applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	<a href="http://www.cortlandbusiness.com">www.cortlandbusiness.com</a>
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	<a href="http://www.cortlandbusiness.com">www.cortlandbusiness.com</a>
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	

IDA Projects

1.

General Project Information

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

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$2,447.5  
Local Sales Tax Exemption: \$2,447.5  
County Real Property Tax Exemption: \$0  
Local Property Tax Exemption: \$0  
School Property Tax Exemption: \$105,119.19  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$110,014.19  
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:	\$34,286.6	\$34,286.6
Total PILOTS:	\$34,286.6	\$34,286.6

Net Exemptions: \$75,727.59

Location of Project

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

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 78  
Average estimated annual salary of jobs to be created.(at Current market rates): 42,500  
Annualized salary Range of Jobs to be Created: 35,000 To: 50,000  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 33  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 33

Applicant Information

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

Project Status

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

IDA Projects

2.

General Project Information

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

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$12,347.91  
Local Property Tax Exemption: \$13,243  
School Property Tax Exemption: \$15,651.78  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$41,242.69  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,402.21	\$5,402.21
Local PILOT:	\$0	\$13,243
School District PILOT:	\$3,912.87	\$3,912.87
Total PILOTS:	\$9,315.08	\$22,558.08

Net Exemptions: \$31,927.61

Location of Project

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

Project Employment Information

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

Applicant Information

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

Project Status

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

IDA Projects

3.

General Project Information

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

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

Total Project Amount: \$2,800,000.00  
Benefited Project Amount: \$2,800,000.00

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$15,664.42  
Local Property Tax Exemption: \$16,799.91  
School Property Tax Exemption: \$19,855.66  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$52,319.99  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$9,079.35	\$9,079.35
Local PILOT:	\$8,107.49	\$8,107.49
School District PILOT:	\$5,324.26	\$5,324.26
Total PILOTS:	\$22,511.1	\$22,511.1

Net Exemptions: \$29,808.89

Location of Project

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

Project Employment Information

# of FTEs before IDA Status: 39  
Original Estimate of Jobs to be created: 32  
Average estimated annual salary of jobs to be created.(at Current market rates): 25,000  
Annualized salary Range of Jobs to be Created: 20,000 To: 35,000  
Original Estimate of Jobs to be Retained: 39  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 30,000  
Current # of FTEs: 45  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 6

Applicant Information

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

Project Status

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

IDA Projects

4.

General Project Information

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

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$60,124.07  
Local Property Tax Exemption: \$12,546  
School Property Tax Exemption: \$75,496.82  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$148,166.89  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$38,762.4	\$38,762.4
Local PILOT:	\$8,146.8	\$8,146.8
School District PILOT:	\$46,090.8	\$46,090.8
Total PILOTS:	\$93,000	\$93,000

Net Exemptions: \$55,166.89

Location of Project

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

Project Employment Information

# of FTEs before IDA Status: 196  
Original Estimate of Jobs to be created: 25  
Average estimated annual salary of jobs to be created.(at Current market rates): 40,000  
Annualized salary Range of Jobs to be Created: 30,000 To: 75,000  
Original Estimate of Jobs to be Retained: 196  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 50,000  
Current # of FTEs: 227  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 31

Applicant Information

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

Project Status

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

IDA Projects

5.

General Project Information

Project Code: 1101-14-1  
Project Type: Straight Lease  
Project Name: Forkey Construction and Fabricating Inc

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

Total Project Amount: \$2,175,000.00  
Benefited Project Amount: \$2,175,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 04/14/2014  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 10/02/2014  
or Leasehold Interest:  
Year Financial Assitance is 2024  
planned to End:  
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$37,100.95  
Local Property Tax Exemption: \$7,741.8  
School Property Tax Exemption: \$35,596.2  
Mortgage Recording Tax Exemption: \$11,000  
Total Exemptions: \$91,438.95  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$37,100.95	\$37,100.95
Local PILOT:	\$7,741.8	\$7,741.8
School District PILOT:	\$35,596.2	\$35,596.2
Total PILOTS:	\$80,438.95	\$80,438.95

Net Exemptions: \$11,000

Location of Project

Address Line1: 3690 Luker Rd  
Address Line2:  
City: CORTLAND  
State: NY  
Zip - Plus4: 13045  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 83  
Original Estimate of Jobs to be created: 50  
Average estimated annual salary of jobs to be created.(at Current market rates): 29,500  
Annualized salary Range of Jobs to be Created: 23,000 To: 36,000  
Original Estimate of Jobs to be Retained: 83  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 33,205  
Current # of FTEs: 83  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 0

Applicant Information

Applicant Name: Forkey Construction & Fabricating  
Address Line1: 2235 Clarks Corner Rd  
Address Line2:  
City: MARATHON  
State: NY  
Zip - Plus4: 13803  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

6.

General Project Information

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

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$15,148.12  
Local Sales Tax Exemption: \$15,148.12  
County Real Property Tax Exemption:  
Local Property Tax Exemption:  
School Property Tax Exemption:  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$30,296.24  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

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

Net Exemptions: \$30,296.24

Location of Project

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

Project Employment Information

# of FTEs before IDA Status: 75  
Original Estimate of Jobs to be created: 0  
Average estimated annual salary of jobs to be created.(at Current market rates): 0  
Annualized salary Range of Jobs to be Created: 20,000 To: 50,000  
Original Estimate of Jobs to be Retained: 75  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 34,179  
Current # of FTEs: 89  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 14

Applicant Information

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

Project Status

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

IDA Projects

7.

General Project Information

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

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

Total Project Amount: \$1,650,000.00  
Benefited Project Amount: \$1,650,000.00

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$19,907.76  
Local Property Tax Exemption: \$1,576.56  
School Property Tax Exemption: \$26,791.44  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$48,275.76

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$6,967.71	\$6,967.71
Local PILOT:	\$549.81	\$549.81
School District PILOT:	\$9,377.02	\$9,377.02
Total PILOTS:	\$16,894.54	\$16,894.54

Net Exemptions: \$31,381.22

Location of Project

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

Project Employment Information

# of FTEs before IDA Status: 37  
Original Estimate of Jobs to be created: 20  
Average estimated annual salary of jobs to be created.(at Current market rates): 20,800  
Annualized salary Range of Jobs to be Created: 18,720 To: 22,880  
Original Estimate of Jobs to be Retained: 37  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 21,840  
Current # of FTEs: 53  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 16

Applicant Information

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

Project Status

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

IDA Projects

8.

General Project Information

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

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$24,929.49  
Local Property Tax Exemption: \$5,203.33  
School Property Tax Exemption: \$31,303.56  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$61,436.38  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$24,929.49	\$24,929.49
Local PILOT:	\$5,203.33	\$5,203.33
School District PILOT:	\$31,303.63	\$31,303.63
Total PILOTS:	\$61,436.45	\$61,436.45

Net Exemptions: -\$0.07

Location of Project

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

Project Employment Information

# of FTEs before IDA Status: 42  
Original Estimate of Jobs to be created: 68  
Average estimated annual salary of jobs to be created.(at Current market rates): 40,000  
Annualized salary Range of Jobs to be Created: 20,000 To: 80,000  
Original Estimate of Jobs to be Retained: 42  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 35,000  
Current # of FTEs: 124  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 82

Applicant Information

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

Project Status

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

IDA Projects

9.

General Project Information

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

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$6,450  
Local Sales Tax Exemption: \$6,450  
County Real Property Tax Exemption: \$12,382.63  
Local Property Tax Exemption: \$2,584.52  
School Property Tax Exemption: \$15,548.66  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$43,415.81  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$12,382.63	\$12,382.63
Local PILOT:	\$2,584.52	\$2,584.52
School District PILOT:	\$0	\$0
Total PILOTS:	\$14,967.15	\$14,967.15

Net Exemptions: \$28,448.66

Location of Project

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

Project Employment Information

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

Applicant Information

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

Project Status

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

IDA Projects

10.

General Project Information

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

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$33,824.95  
Local Property Tax Exemption: \$2,677.9  
School Property Tax Exemption: \$45,507.26  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$82,010.11  
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: \$82,010.11

Location of Project

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

Project Employment Information

# of FTEs before IDA Status: 210  
Original Estimate of Jobs to be created: 7  
Average estimated annual salary of jobs to be created.(at Current market rates): 40,000  
Annualized salary Range of Jobs to be Created: 30,000 To: 50,000  
Original Estimate of Jobs to be Retained: 210  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 40,000  
Current # of FTEs: 265  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 55

Applicant Information

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

Project Status

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

IDA Projects

11.

General Project Information

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

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

Total Project Amount: \$3,045,000.00  
Benefited Project Amount: \$3,045,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 07/01/2006  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 07/01/2006  
or Leasehold Interest:  
Year Financial Assitance is 2016  
planned to End:  
Notes: commercial printing project

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$12,411.83  
Local Property Tax Exemption: \$13,311.55  
School Property Tax Exemption: \$15,732.8  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$41,456.18  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$9,308.87	\$9,308.87
Local PILOT:	\$0	\$13,311.55
School District PILOT:	\$15,732.8	\$15,732.8
Total PILOTS:	\$25,041.67	\$38,353.22

Net Exemptions: \$16,414.51

Location of Project

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

Project Employment Information

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

Applicant Information

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

Project Status

Current Year Is Last Year for reporting: 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

12.

General Project Information

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

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$15,600.5  
Local Property Tax Exemption: \$16,731.36  
School Property Tax Exemption: \$19,774.64  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$52,106.50  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$4,114.37	\$4,114.37
Local PILOT:	\$4,413.11	\$4,413.11
School District PILOT:	\$5,215.12	\$5,215.12
Total PILOTS:	\$13,742.6	\$13,742.6

Net Exemptions: \$38,363.9

Location of Project

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

Project Employment Information

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

Applicant Information

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

Project Status

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

IDA Projects

13.

General Project Information

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

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

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

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$11,936.83  
Local Property Tax Exemption: \$2,490.84  
School Property Tax Exemption: \$14,988.88  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$29,416.55  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$9,698.67	\$9,698.67
Local PILOT:	\$2,024.32	\$2,024.32
School District PILOT:	\$12,081.27	\$12,081.27
Total PILOTS:	\$23,804.26	\$23,804.26

Net Exemptions: \$5,612.29

Project Employment Information

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

Project Status

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

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
13	\$831,596.24	\$395,438.40	\$436,157.84	240

Additional Comments: