

**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	<a href="http://www.theagency-ny.com">www.theagency-ny.com</a>
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	<a href="http://www.theagency-ny.com">www.theagency-ny.com</a>
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	<a href="http://www.theagency-ny.com">www.theagency-ny.com</a>
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	<a href="http://www.theagency-ny.com">www.theagency-ny.com</a>
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?		<a href="http://www.theagency-ny.com">www.theagency-ny.com</a>

**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	Howard, Wayne L
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	12/31/2017
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	Stevens, John J	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	12/31/2017	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	Nielsen, Robert N	Name	Smith, Jeffrey 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	12/31/2016	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	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	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Baumgartner, James V	Name	Rounds, James G
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	12/31/2017
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

<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
Abbadessa, Natalie	Administrative Assistant	Administrative and Clerical				FT	Yes	35,000.00	17,500	0	0	0	0	17,500	No	
Campon, Carly L	Operations Manager	Administrative and Clerical				FT	Yes	42,000.00	42,000	0	0	0	0	42,000	No	
Duncan, Stacey	Deputy Director, Communications & Business Development	Professional				FT	Yes	62,500.00	62,500	0	0	0	0	62,500	No	
Gray, Thomas M	Senior Deputy Director of Operations	Professional				FT	Yes	90,000.00	90,000	0	0	2,000	0	92,000	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>	
<b>Current Assets</b>	
Cash and cash equivalents	\$6,037,720
Investments	\$0
Receivables, net	\$706,094
Other assets	\$4,365,018
<b>Total Current Assets</b>	<b>\$11,108,832</b>
<b>Noncurrent Assets</b>	
Restricted cash and investments	\$683,370
Long-term receivables, net	\$2,298,881
Other assets	\$239,612
<b>Capital Assets</b>	
Land and other nondepreciable property	\$0
Buildings and equipment	\$12,428,049
Infrastructure	\$0
Accumulated depreciation	\$0
Net Capital Assets	\$12,428,049
<b>Total Noncurrent Assets</b>	<b>\$15,649,912</b>
<b>Total Assets</b>	<b>\$26,758,744</b>

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities

**Current Liabilities**

Accounts payable	\$1,624
Pension contribution payable	\$0
Other post-employment benefits	\$0
Accrued liabilities	\$0
Deferred revenues	\$62,653
Bonds and notes payable	\$0
Other long-term obligations due within one year	\$841
<b>Total Current Liabilities</b>	<b>\$65,118</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** **\$65,118**

Net Asset (Deficit)

**Net Asset**

Invested in capital assets, net of related debt	\$12,428,049
Restricted	\$2,624,511
Unrestricted	\$11,641,066
<b>Total Net Assets</b>	<b>\$26,693,626</b>

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

Charges for services	\$868,855
Rental & financing income	\$1,255,588
Other operating revenues	\$49,539
<b>Total Operating Revenue</b>	<b>\$2,173,982</b>

Operating Expenses

Salaries and wages	\$435,520
Other employee benefits	\$0
Professional services contracts	\$153,990
Supplies and materials	\$148,082
Depreciation & amortization	\$347,925
Other operating expenses	\$2,019,064
<b>Total Operating Expenses</b>	<b>\$3,104,581</b>

Operating Income (Loss) **(\$930,599)**

Nonoperating Revenues

Investment earnings	\$37,743
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$332,390
<b>Total Nonoperating Revenue</b>	<b>\$370,133</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	\$59,164
<b>Total Nonoperating Expenses</b>	<b>\$59,164</b>
<b>Income (Loss) Before Contributions</b>	<b>(\$619,630)</b>
Capital Contributions	\$0
Change in net assets	(\$619,630)
Net assets (deficit) beginning of year	\$26,932,935
Other net assets changes	\$380,321
Net assets (deficit) at end of year	<b>\$26,693,626</b>

**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 (\$)
<b>State Obligation</b>					
State Guaranteed					
State Supported					
State Contingent Obligation					
State Moral Obligation					
Other State Funded					
<b>Authority Obligation</b>					
General Obligation	0.00	166,184.00	0.00	166,184.00	0.00
Revenue					
Other Non-State Funded					
<b>Conduit</b>					
Conduit Debt	0.00	59,631,194.00	0.00	59,151,194.00	480,000.00
Conduit Debt - Pilot Increment Financing					

Real Property Acquisition/Disposal List

1. Address Line1: 56 Broome Corporate Parkway

Address Line2:

City: CONKLIN

State: NY

Postal Code: 13748

Plus4:

Province/Region:

Country: USA

Property Description: Office Building

Estimated Fair Market Value: \$710,000

How was the Fair Market Value Appraisal

Determined?

Transaction Type: DISPOSITION SALE

If Other, Explain:

Transaction Date: 08/05/2015

Purchase Sale Price: \$710,000.00

Lease Data (If applicable)

Market Rate(\$/square foot):

Lease Rate(\$/square foot):

Lease Period (months):

Seller/Purchaser/Tenant Data:

Organization: ADEC Solutions USA, Inc.

Last Name:

First Name:

Address Line1: 56 Broome Corporate Parkway

Address Line2:

City: CONKLIN

State: NY

Postal Code: 13748

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	<a href="http://www.theagency-ny.com">www.theagency-ny.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.theagency-ny.com">www.theagency-ny.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: 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: \$46,580.83  
Local Property Tax Exemption: \$22,108  
School Property Tax Exemption: \$211,039.93  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$279,728.76  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$8,747.92	\$8,747.92
Local PILOT:	\$40,424	\$40,424
School District PILOT:	\$38,072.4	\$38,072.4
Total PILOTS:	\$87,244.32	\$87,244.32

Net Exemptions: \$192,484.44

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: 14  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 12

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: 3011502  
Project Type: Straight Lease  
Project Name: ADEC Solutions USA

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

Total Project Amount: \$920,500.00  
Benefited Project Amount: \$0.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 08/14/2015  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 02/25/2016  
or Leasehold Interest:  
Year Financial Assitance is 2031  
planned to End:  
Notes: Acquisition and rehabilitation of 56 Broome Corporate Parkway into the corporate center for ADEC Solutions. The company expects to hire up to 250 em

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

Project Employment Information

# of FTEs before IDA Status: 1  
Original Estimate of Jobs to be created: 133  
Average estimated annual salary of jobs to be created.(at Current market rates): 19,511  
Annualized salary Range of Jobs to be Created: 30,000 To: 75,000  
Original Estimate of Jobs to be Retained: 1  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 19,511  
Current # of FTEs: 117  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 116

Applicant Information

Applicant Name: ADEC Solutions USA, Inc.  
Address Line1: 56 Broome Corporate Parkway  
Address Line2:  
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

3.

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: \$33,403.71  
Local Sales Tax Exemption: \$33,403.71  
County Real Property Tax Exemption: \$66,811.73  
Local Property Tax Exemption: \$40,788.22  
School Property Tax Exemption: \$203,646.1  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$378,053.47  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$33,555	\$33,555
Local PILOT:	\$19,299.67	\$19,299.67
School District PILOT:	\$101,515.33	\$101,515.33
Total PILOTS:	\$154,370	\$154,370

Net Exemptions: \$223,683.47

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: 5  
# of FTE Construction Jobs during fiscal year: 3.3  
Net Employment Change: 5

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: 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: \$33,403.71  
Local Sales Tax Exemption: \$33,403.71  
County Real Property Tax Exemption: \$66,811.73  
Local Property Tax Exemption: \$40,788.22  
School Property Tax Exemption: \$203,646.1  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$378,053.47  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$33,555	\$33,555
Local PILOT:	\$19,299.67	\$19,299.67
School District PILOT:	\$101,515.33	\$101,515.33
Total PILOTS:	\$154,370	\$154,370

Net Exemptions: \$223,683.47

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: 5  
# of FTE Construction Jobs during fiscal year: 3.3  
Net Employment Change: 5

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: 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

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

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 Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$33,403.71  
Local Sales Tax Exemption: \$33,403.71  
County Real Property Tax Exemption: \$66,811.73  
Local Property Tax Exemption: \$40,788.22  
School Property Tax Exemption: \$203,646.1  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$378,053.47  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$33,555	\$33,555
Local PILOT:	\$19,299.67	\$19,299.67
School District PILOT:	\$101,515.33	\$101,515.33
Total PILOTS:	\$154,370	\$154,370

Net Exemptions: \$223,683.47

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: 5  
# of FTE Construction Jobs during fiscal year: 3.3  
Net Employment Change: 5

Project Status

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

IDA Projects

6.

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: \$2,705.71  
Local Property Tax Exemption: \$875  
School Property Tax Exemption: \$7,528.99  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$11,109.70  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,620.71	\$2,620.71
Local PILOT:	\$360.23	\$360.23
School District PILOT:	\$8,710.53	\$8,710.53
Total PILOTS:	\$11,691.47	\$11,691.47

Net Exemptions: -\$581.77

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

7.

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: \$13,829.24  
Local Property Tax Exemption: \$23,332.45  
School Property Tax Exemption: \$39,998.64  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$77,160.33  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$13,829.24	\$13,829.24
Local PILOT:	\$23,332.45	\$23,332.45
School District PILOT:	\$39,998.64	\$39,998.64
Total PILOTS:	\$77,160.33	\$77,160.33

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: 41  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 41

Project Status

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

IDA Projects

8.

General Project Information

Project Code: 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: \$8,497.42  
Local Property Tax Exemption: \$40,152.78  
School Property Tax Exemption: \$187,703.78  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$236,353.98  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$8,048	\$8,048
Local PILOT:	\$39,148	\$39,148
School District PILOT:	\$37,530	\$37,530
Total PILOTS:	\$84,726	\$84,726

Net Exemptions: \$151,627.98

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: 28  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 28

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

9.

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$44,471.25  
Local Property Tax Exemption: \$33,024.12  
School Property Tax Exemption: \$156,108.69  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$233,604.06  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$11,117.81	\$11,117.81
Local PILOT:	\$8,256.03	\$8,256.03
School District PILOT:	\$54,638.04	\$54,638.04
Total PILOTS:	\$74,011.88	\$74,011.88

Net Exemptions: \$159,592.18

Location of Project

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

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

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 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: 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: \$116,130.23  
Local Property Tax Exemption: \$252,451.87  
School Property Tax Exemption: \$407,655.25  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$776,237.35  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$58,065.11	\$58,065.11
Local PILOT:	\$137,500.39	\$137,500.39
School District PILOT:	\$203,827.63	\$203,827.63
Total PILOTS:	\$399,393.13	\$399,393.13

Net Exemptions: \$376,844.22

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: 85.5  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 85.5

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

11.

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:	\$1,214.24	\$1,214.24
Local PILOT:	\$41,066.67	\$41,066.67
School District PILOT:	\$4,664.03	\$4,664.03
Total PILOTS:	\$46,944.94	\$46,944.94

Net Exemptions: -\$46,944.94

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: 18  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 18

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: 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:	\$1,214.24	\$1,214.24
Local PILOT:	\$41,066.67	\$41,066.67
School District PILOT:	\$4,664.03	\$4,664.03
Total PILOTS:	\$46,944.94	\$46,944.94

Net Exemptions: -\$46,944.94

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: 18  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 18

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:	\$1,214.24	\$1,214.24
Local PILOT:	\$41,066.67	\$41,066.67
School District PILOT:	\$4,664.03	\$4,664.03
Total PILOTS:	\$46,944.94	\$46,944.94

Net Exemptions: -\$46,944.94

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: 18  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 18

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: 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: \$13,847.53  
Local Property Tax Exemption: \$5,608.76  
School Property Tax Exemption: \$53,459.6  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$72,915.89  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$13,847.53	\$13,847.53
Local PILOT:	\$7,381.78	\$7,381.78
School District PILOT:	\$53,459.6	\$53,459.6
Total PILOTS:	\$74,688.91	\$74,688.91

Net Exemptions: -\$1,773.02

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: 29.5  
# of FTE Construction Jobs during fiscal year: 4  
Net Employment Change: 29.5

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

15.

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: \$13,847.53  
Local Property Tax Exemption: \$5,608.76  
School Property Tax Exemption: \$53,459.6  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$72,915.89  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$13,847.53	\$13,847.53
Local PILOT:	\$7,381.78	\$7,381.78
School District PILOT:	\$53,459.6	\$53,459.6
Total PILOTS:	\$74,688.91	\$74,688.91

Net Exemptions: -\$1,773.02

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: 29.5  
# of FTE Construction Jobs during fiscal year: 4  
Net Employment Change: 29.5

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

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,

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$38,541.75  
Local Property Tax Exemption: \$17,175.82  
School Property Tax Exemption: \$135,294.2  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$191,011.77  
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: \$191,011.77

Location of Project

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

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: 115  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 115

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 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

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: \$13,543.02  
Local Property Tax Exemption: \$5,485.43  
School Property Tax Exemption: \$52,284.04  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$71,312.49  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$6,771.51	\$6,771.51
Local PILOT:	\$5,947.14	\$5,947.14
School District PILOT:	\$26,142.02	\$26,142.02
Total PILOTS:	\$38,860.67	\$38,860.67

Net Exemptions: \$32,451.82

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: \$69,352.43  
Local Property Tax Exemption: \$28,090.31  
School Property Tax Exemption: \$267,741.2  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$365,183.94  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$34,676.22	\$34,676.22
Local PILOT:	\$29,754.63	\$29,754.63
School District PILOT:	\$133,870.6	\$133,870.6
Total PILOTS:	\$198,301.45	\$198,301.45

Net Exemptions: \$166,882.49

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 No  
phase or multi phase:  
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: \$69,352.43  
Local Property Tax Exemption: \$28,090.31  
School Property Tax Exemption: \$267,741.2  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$365,183.94  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$34,676.22	\$34,767.22
Local PILOT:	\$29,754.63	\$29,754.63
School District PILOT:	\$133,870.6	\$133,870.6
Total PILOTS:	\$198,301.45	\$198,392.45

Net Exemptions: \$166,882.49

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: 977  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 352

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: \$13,543.02  
Local Property Tax Exemption: \$5,485.43  
School Property Tax Exemption: \$52,284.04  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$71,312.49  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$6,771.51	\$6,771.51
Local PILOT:	\$5,947.14	\$5,947.14
School District PILOT:	\$26,142.02	\$26,142.02
Total PILOTS:	\$38,860.67	\$38,860.67

Net Exemptions: \$32,451.82

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: 134  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 83

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: \$13,770.9  
Local Property Tax Exemption: \$65,071.54  
School Property Tax Exemption: \$48,186.11  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$127,028.55  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

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

Net Exemptions: \$127,028.55

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: 86  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: (511)

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: 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

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

Location of Project

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

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 Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$57,470.51  
Local Property Tax Exemption: \$35,085.45  
School Property Tax Exemption: \$175,173.5  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$267,729.46  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$125,055	\$125,055
Local PILOT:	\$71,927	\$71,927
School District PILOT:	\$378,080	\$378,080
Total PILOTS:	\$575,062	\$575,062

Net Exemptions: -\$307,332.54

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

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: \$408,535.19  
Local Property Tax Exemption: \$165,196.33  
School Property Tax Exemption: \$1,229,547.03  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$1,803,278.55  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$204,267.6	\$204,267.6
Local PILOT:	\$82,598.17	\$82,598.17
School District PILOT:	\$614,773.54	\$614,773.54
Total PILOTS:	\$901,639.31	\$901,639.31

Net Exemptions: \$901,639.24

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: 52  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 13

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: 3011503  
Project Type: Straight Lease  
Project Name: Printing House

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

Total Project Amount: \$19,249,266.00  
Benefited Project Amount: \$0.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 08/14/2015  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 02/24/2016  
or Leasehold Interest:  
Year Financial Assitance is 2026  
planned to End:  
Notes: Renovating and equipping three historic buildings in downtown Binghamton into student and tenant housing and retail floor space.

Location of Project

Address Line1: 25 Chenango Street  
Address Line2:  
City: BINGHAMTON  
State: NY  
Zip - Plus4: 13901  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: Chenango Empire, LLC  
Address Line1: 250 Greenpoint Ave.  
Address Line2:  
City: BROOKLYN  
State: NY  
Zip - Plus4: 11222  
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: 0  
Original Estimate of Jobs to be created: 8  
Average estimated annual salary of jobs to be created.(at Current market rates): 23,000  
Annualized salary Range of Jobs to be Created: 23,000 To: 23,000  
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

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

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: \$17,603.25  
Local Property Tax Exemption: \$7,129.97  
School Property Tax Exemption: \$67,958.91  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$92,692.13  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$8,801.62	\$8,801.62
Local PILOT:	\$7,730.1	\$7,730.1
School District PILOT:	\$33,979.45	\$33,979.45
Total PILOTS:	\$50,511.17	\$50,511.17

Net Exemptions: \$42,180.96

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: 33  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 12.5

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: \$40,000,000.00  
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: \$454,659  
Local Sales Tax Exemption: \$454,659  
County Real Property Tax Exemption: \$0  
Local Property Tax Exemption: \$0  
School Property Tax Exemption: \$603,702.7  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$1,513,020.70  
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:	\$301,851.36	\$301,851.35
Total PILOTS:	\$301,851.36	\$301,851.35

Net Exemptions: \$1,211,169.34

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: 146  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 11

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: 03011501  
Project Type: Straight Lease  
Project Name: Skye View Heights

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

Total Project Amount: \$8,305,000.00  
Benefited Project Amount: \$0.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 02/26/2015  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 10/02/2015  
or Leasehold Interest:  
Year Financial Assitance is 2038  
planned to End:  
Notes: Renovation of a two family house and construction of 26 new two family houses in the Village of Endicott.  
Total of 54 twobedroom units for 55 and

Location of Project

Address Line1: 417 E Franklin St.  
Address Line2:  
City: ENDICOTT  
State: NY  
Zip - Plus4: 13760  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: American Horizons Group, LLC  
Address Line1: 1550 Vestal Parkway East - Suite E  
Address Line2:  
City: VESTAL  
State: NY  
Zip - Plus4: 13850  
Province/Region:  
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$133,450  
Local Sales Tax Exemption: \$133,450  
County Real Property Tax Exemption: \$0  
Local Property Tax Exemption: \$0  
School Property Tax Exemption: \$0  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$266,900.00  
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: \$266,900

Project Employment Information

# of FTEs before IDA Status: 1  
Original Estimate of Jobs to be created: 5  
Average estimated annual salary of jobs to be created.(at Current market rates): 30,000  
Annualized salary Range of Jobs to be Created: 30,000 To: 30,000  
Original Estimate of Jobs to be Retained: 1  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 30,000  
Current # of FTEs: 4  
# of FTE Construction Jobs during fiscal year: 74  
Net Employment Change: 3

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: 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: \$43,893.47  
Local Property Tax Exemption: \$207,409.46  
School Property Tax Exemption: \$198,864.55  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$450,167.48  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,032.75	\$5,032.75
Local PILOT:	\$22,420.95	\$22,420.92
School District PILOT:	\$21,503.88	\$21,503.88
Total PILOTS:	\$48,957.58	\$48,957.55

Net Exemptions: \$401,209.9

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: 4  
# of FTE Construction Jobs during fiscal year: 25  
Net Employment Change: 4

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

30.

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.

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: 4700 Vestal Parkway East  
Address Line2: PO Box 678  
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: 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

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 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: 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: \$19,304.17  
Local Property Tax Exemption: \$91,217.83  
School Property Tax Exemption: \$87,459.82  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$197,981.82  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$13,748.39	\$13,748.39
Local PILOT:	\$65,205.12	\$65,205.12
School District PILOT:	\$61,414.54	\$61,414.54
Total PILOTS:	\$140,368.05	\$140,368.05

Net Exemptions: \$57,613.77

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

32.

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

Location of Project

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

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 Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$73,454.38  
Local Property Tax Exemption: \$347,093.38  
School Property Tax Exemption: \$332,793.74  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$753,341.50  
Total Exemptions Net of RPTL Section 485-b: \$0.00

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: \$565,747.5

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: 5  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 5

Project Status

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

IDA Projects

33.

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: \$79,994.84  
Local Property Tax Exemption: \$25,896.53  
School Property Tax Exemption: \$222,596.3  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$328,487.67  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$95,454.16	\$95,454.16
Local PILOT:	\$20,398.77	\$20,398.77
School District PILOT:	\$222,596.3	\$222,596.3
Total PILOTS:	\$338,449.23	\$338,449.23

Net Exemptions: -\$9,961.56

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: 430  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 263

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: 03011504  
Project Type: Straight Lease  
Project Name: Woodburn Court

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

Total Project Amount: \$1,010,000.00  
Benefited Project Amount: \$0.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 12/11/2015  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 12/11/2015  
or Leasehold Interest:  
Year Financial Assitance is 2036  
planned to End:  
Notes: An extension of the existing PILOT on the facility: an 11 story, 148 unit apartment complex designated strictly for elderly residents and is subject to

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: 21-23 Exchange St.  
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): 34,648  
Annualized salary Range of Jobs to be Created: 12,480 To: 53,587  
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: 3.5  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 3.5

Applicant Information

Applicant Name: Polymar Housing SPE LLC & Well Do  
Address Line1: 215 S La Cienega Blvd  
Address Line2: Suite 203  
City: BEVERLY HILLS  
State: CA  
Zip - Plus4: 90211  
Province/Region:  
Country: USA

Project Status

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

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
34	\$9,758,818.86	\$4,506,306.71	\$5,252,512.15	742.5

Additional Comments: