

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	http://www.hornellny.com/content/chida-public-documents
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	http://www.hornellny.com/content/chida-public-documents
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	http://www.hornellny.com/content/chida-public-documents
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	http://www.hornellny.com/sites/default/files/public_documents/new_mission_statement_9.27.12.doc
9. Has the Authority's mission statement been revised and adopted during the reporting period?	Yes	N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		http://www.hornellny.com/sites/default/files/public_documents/performance_measures2.doc

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):		http://www.hornellny.com/content/chida-public-documents
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		http://www.hornellny.com/content/chida-public-documents
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	http://www.hornellny.com/content/chida-public-documents
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	http://www.hornellny.com/content/chida-public-documents
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?	No	

Board of Directors Listing

Name	Parmley, David	Name	Prete, George
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	01/01/2006	Term Start Date	01/01/2007
Term Expiration Date	12/31/2018	Term Expiration Date	12/31/2019
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Hogan, Shawn	Name	Nasca, Samuel J
Chair of the Board	No	Chair of the Board	Yes
If yes, Chairman Designated by.		If yes, Chairman Designated by.	Local
Term Start Date	01/01/2008	Term Start Date	01/01/2004
Term Expiration Date	Pleasure of Authority	Term Expiration Date	12/31/2016
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	Yes	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Foreman, Joseph
Chair of the Board	No
If yes, Chairman Designated by.	
Term Start Date	01/01/2005
Term Expiration Date	Pleasure of Authority
Title	
Has the Board member appointed a designee?	
Designee Name	
Ex-officio	No
Nominated By	Local
Appointed By	Local
Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	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
Griffin, James W	Executive Director	Executive	Agency			FT	No	0.00	0	0	0	0	0	0	No	
Margaret, Frungillo	Administrative Assistant	Administrative and Clerical				FT	No	45,000.00	33,750	0	0	0	0	33,750	No	
White, Wanda L	Admin. Assistant	Administrative and Clerical				FT	No	43,316.00	10,829	0	0	0	11,662	22,491	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
Prete, George	Board of Directors												X	
Parmley, David	Board of Directors												X	
Foreman, Joseph	Board of Directors												X	
Hogan, Shawn	Board of Directors												X	
Nasca, Samuel J	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
No Data has been entered by the Authority for this section in PARIS														

Subsidiary/Component Unit Verification

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

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

Name of Subsidiary/Component Unit	Establishment Date	Entity Purpose
HORNELL AREA INDUSTRIAL DEVELOPMENT CORPORATION	11/01/1962	TO CONSTRUCT, AQUIRE, REHABILITATE AND IMPROVE FOR USE BY OTHER INDUSTRIAL MANUFACTURING PLANTS IN THE TERRITORY IN WHICH ITS OPERATIONS ARE PRINCIPALLY CONDUCTED.

Subsidiary/Component unit Termination

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

SUMMARY STATEMENT OF NET ASSETS

<u>Assets</u>	
Current Assets	
Cash and cash equivalents	\$1,463,362
Investments	\$0
Receivables, net	\$33,239
Other assets	\$43,924
Total Current Assets	\$1,540,525
Noncurrent Assets	
Restricted cash and investments	\$3,000
Long-term receivables, net	\$273,289
Other assets	\$0
Capital Assets	
Land and other nondepreciable property	\$806,399
Buildings and equipment	\$10,008,001
Infrastructure	\$0
Accumulated depreciation	\$5,881,325
Net Capital Assets	\$4,933,075
Total Noncurrent Assets	\$5,209,364
Total Assets	\$6,749,889

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities

Current Liabilities

Accounts payable	\$0
Pension contribution payable	\$0
Other post-employment benefits	\$0
Accrued liabilities	\$1,551
Deferred revenues	\$0
Bonds and notes payable	\$144,199
Other long-term obligations due within one year	\$0
Total Current Liabilities	\$145,750

Noncurrent Liabilities

Pension contribution payable	\$0
Other post-employment benefits	\$0
Bonds and notes payable	\$706,292
Long Term Leases	\$0
Other long-term obligations	\$55,000
Total Noncurrent Liabilities	\$761,292

Total Liabilities

\$907,042

Net Asset (Deficit)

Net Asset

Invested in capital assets, net of related debt	\$4,121,874
Restricted	\$3,000
Unrestricted	\$1,717,973
Total Net Assets	\$5,842,847

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Operating Revenues

Charges for services	\$0
Rental & financing income	\$845,645
Other operating revenues	\$0
Total Operating Revenue	\$845,645

Operating Expenses

Salaries and wages	\$56,575
Other employee benefits	\$12,212
Professional services contracts	\$215,113
Supplies and materials	\$15,138
Depreciation & amortization	\$303,550
Other operating expenses	\$383,820
Total Operating Expenses	\$986,408

Operating Income (Loss) **(\$140,763)**

Nonoperating Revenues

Investment earnings	\$1,854
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$5,523
Total Nonoperating Revenue	\$7,377

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Nonoperating Expenses

Interest and other financing charges	\$36,393
Subsidies to other public authorities	\$0
Grants and donations	\$0
Other nonoperating expenses	\$0
Total Nonoperating Expenses	\$36,393
Income (Loss) Before Contributions	(\$169,779)
Capital Contributions	\$0
Change in net assets	(\$169,779)
Net assets (deficit) beginning of year	\$6,012,626
Other net assets changes	\$0
Net assets (deficit) at end of year	\$5,842,847

Current Debt

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

New Debt Issuances List by Type of Debt and Program

No Data has been entered by the Authority for this section in PARIS

Schedule of Authority Debt

Type of Debt	Statutory Authorization (\$)	Outstanding Start of Fiscal Year (\$)	New Debt Issuances (\$)	Debt Retired (\$)	Outstanding End of Fiscal Year (\$)
State Obligation					
State Guaranteed					
State Supported					
State Contingent Obligation					
State Moral Obligation					
Other State Funded					
Authority Obligation					
General Obligation					
Revenue					
Other Non-State Funded	0.00	919,831.00	0.00	108,630.00	811,201.00
Conduit					
Conduit Debt	0.00	919,831.00	0.00	919,831.00	0.00
Conduit Debt - Pilot Increment Financing					

Real Property Acquisition/Disposal List

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

Personal Property

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

Property Documents

Question	Response	URL (if applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	http://www.hornellny.com/content/chida-public-documents
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	http://www.hornellny.com/content/chida-public-documents
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: 4602 00 01A
Project Type: Straight Lease
Project Name: Alstom Transportation

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

Total Project Amount: \$6,600,000.00
Benefited Project Amount: \$6,600,000.00
Bond/Note Amount:
Annual Lease Payment: \$756,450
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 12/09/2002
IDA Took Title Yes
to Property:
Date IDA Took Title 12/09/2002
or Leasehold Interest:
Year Financial Assitance is 2020
planned to End:
Notes: Construction of manufacturing facilities which when completed will be used in the manufacturing of rolling stock.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$79,579
Local Property Tax Exemption: \$104,242
School Property Tax Exemption: \$169,361
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$353,182.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$47,363	\$47,363
Local PILOT:	\$158,719	\$158,719
School District PILOT:	\$163,338	\$163,338
Total PILOTS:	\$369,420	\$369,420

Net Exemptions: -\$16,238

Location of Project

Address Line1: Transit Drive
Address Line2:
City: HORNELL
State: NY
Zip - Plus4: 14843
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 500
Average estimated annual salary of jobs to be created.(at Current market rates): 16,640
Annualized salary Range of Jobs to be Created: 16,640 To: 31,200
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: 680
of FTE Construction Jobs during fiscal year: 40
Net Employment Change: 680

Applicant Information

Applicant Name: Dan Larsen, Site Controlelr
Address Line1: Alstom Transportation
Address Line2: Transit Drive
City: HORNELL
State: NY
Zip - Plus4: 14843
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: 4602 14 01A
Project Type: Straight Lease
Project Name: Amexstra Inc.

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

Total Project Amount: \$150,000.00
Benefited Project Amount: \$150,000.00
Bond/Note Amount:
Annual Lease Payment: \$10,000
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 07/01/2014
IDA Took Title Yes
to Property:
Date IDA Took Title 08/13/2014
or Leasehold Interest:
Year Financial Assitance is 2024
planned to End:
Notes: Nonpayment of pilot payment is due to change in our fiscal year ending.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$1,104
Local Sales Tax Exemption: \$1,104
County Real Property Tax Exemption: \$4,413
Local Property Tax Exemption: \$5,781
School Property Tax Exemption: \$9,392
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$21,794.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,200	\$2,200
Local PILOT:	\$3,000	\$3,000
School District PILOT:	\$4,800	\$4,800
Total PILOTS:	\$10,000	\$10,000

Net Exemptions: \$11,794

Location of Project

Address Line1: 27 Bank Street
Address Line2:
City: HORNELL
State: NY
Zip - Plus4: 14843
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 10
Average estimated annual salary of jobs to be created.(at Current market rates): 36,000
Annualized salary Range of Jobs to be Created: 25,000 To: 36,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 31,000
Current # of FTEs: 3
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 3

Applicant Information

Applicant Name: Jaso Rodd
Address Line1: 37 Hillcrest Drive
Address Line2:
City: ALFRED
State: NY
Zip - Plus4: 14802
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: 4602 11 14
Project Type: Straight Lease
Project Name: Electrical Power Worx

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

Total Project Amount: \$600,000.00
Benefited Project Amount: \$600,000.00
Bond/Note Amount:
Annual Lease Payment: \$15,600
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 10/20/2011
IDA Took Title Yes
to Property:
Date IDA Took Title 06/21/2001
or Leasehold Interest:
Year Financial Assitance is 2012
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

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

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

Net Exemptions: \$0

Location of Project

Address Line1: 18 N. Main Street
Address Line2:
City: HORNELL
State: NY
Zip - Plus4: 14843
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 3
Original Estimate of Jobs to be created: 10
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: 35,000
Original Estimate of Jobs to be Retained: 2
Estimated average annual salary of jobs to be retained.(at Current Market rates): 60,000
Current # of FTEs: 3
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: Stuart Fielding, President
Address Line1: Electrical Power Worx
Address Line2: 200 N. Main Street
City: ALFRED
State: NY
Zip - Plus4: 14802
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

4.

General Project Information

Project Code: 4602 94 01A
Project Type: Straight Lease
Project Name: Excel/New Plan Realty (Walmart)

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

Total Project Amount: \$2,153,652.00
Benefited Project Amount: \$2,153,652.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/01/1994
IDA Took Title Yes
to Property:
Date IDA Took Title 08/01/1994
or Leasehold Interest:
Year Financial Assitance is 2015
planned to End:
Notes: Construction of retail facilities in target area.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$120,324
Local Property Tax Exemption: \$157,615
School Property Tax Exemption: \$256,073
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$534,012.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$48,517	\$48,517
Local PILOT:	\$262,803	\$262,803
School District PILOT:	\$92,992	\$92,992
Total PILOTS:	\$404,312	\$404,312

Net Exemptions: \$129,700

Location of Project

Address Line1: State Route 36
Address Line2:
City: HORNELL
State: NY
Zip - Plus4: 14843
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 240
Average estimated annual salary of jobs to be created.(at Current market rates): 20,800
Annualized salary Range of Jobs to be Created: 20,800 To: 26,000
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: 386
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 386

Applicant Information

Applicant Name: Alex Baker/A.B./Hornell Limited Pa
Address Line1: 1701 Lee Branch Lane
Address Line2:
City: BIRMINGHAM
State: AL
Zip - Plus4: 35242
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

5.

General Project Information

Project Code: 4602 11 13A
Project Type: Straight Lease
Project Name: Federation Lofts

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

Total Project Amount: \$3,500,000.00
Benefited Project Amount: \$3,500,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 11/18/2010
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2011
planned to End:
Notes: This project should finish in 2015Nonpayment of pilot payment is due to change in our fiscal year ending.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$5,541
Local Sales Tax Exemption: \$5,541
County Real Property Tax Exemption: \$3,117
Local Property Tax Exemption: \$3,943
School Property Tax Exemption: \$6,087
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$24,229.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,141	\$3,141
Local PILOT:	\$4,115	\$4,115
School District PILOT:	\$6,685	\$6,685
Total PILOTS:	\$13,941	\$13,941

Net Exemptions: \$10,288

Location of Project

Address Line1: 40 Broadway
Address Line2:
City: HORNELL
State: NY
Zip - Plus4: 14843
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 1
Average estimated annual salary of jobs to be created.(at Current market rates): 40,000
Annualized salary Range of Jobs to be Created: 35,000 To: 45,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 1
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 1

Applicant Information

Applicant Name: Federation Lofts
Address Line1: 4 Centre Drive
Address Line2:
City: ORCHARD PARK
State: NY
Zip - Plus4: 14127
Province/Region:
Country: USA

Project Status

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

IDA Projects

6.

General Project Information

Project Code: 4602 07 01A
Project Type: Straight Lease
Project Name: Gray's Manufacturing Industries LLC

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

Total Project Amount: \$1,080,000.00
Benefited Project Amount: \$1,080,000.00
Bond/Note Amount:
Annual Lease Payment: \$32,490
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 04/01/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 04/01/2007
or Leasehold Interest:
Year Financial Assitance is 2012
planned to End:
Notes: Construction of a 19000 sq.ft. facility which includes 4,000 sq.ft. of office space.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$9,447
Local Property Tax Exemption: \$11,935
School Property Tax Exemption: \$19,316
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$40,698.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$7,176	\$7,176
Local PILOT:	\$9,400	\$9,400
School District PILOT:	\$15,272	\$15,272
Total PILOTS:	\$31,848	\$31,848

Net Exemptions: \$8,850

Location of Project

Address Line1: 6258 Ice hOUSE Road
Address Line2:
City: HORNELL
State: NY
Zip - Plus4: 14843
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): 45,695
Annualized salary Range of Jobs to be Created: 45,695 To: 55,000
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: 14
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 14

Applicant Information

Applicant Name: Dave Gray/Rich Head
Address Line1: PO Box 126
Address Line2:
City: HORNELL
State: NY
Zip - Plus4: 14843
Province/Region:
Country: USA

Project Status

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

IDA Projects

7.

General Project Information

Project Code: 4602 2013-02A
Project Type: Straight Lease
Project Name: Iron Horse Depot

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

Total Project Amount: \$1,850,000.00
Benefited Project Amount: \$1,850,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 03/14/2013
IDA Took Title Yes
to Property:
Date IDA Took Title 03/14/2013
or Leasehold Interest:
Year Financial Assitance is 2014
planned to End:

Notes: ServicesNonpayment of pilot payment is due to change in our fiscal year ending.

Location of Project

Address Line1: 111 Loder Street
Address Line2:
City: HORNELL
State: NY
Zip - Plus4: 14843 - 1919
Province/Region:
Country: USA

Applicant Information

Applicant Name: Peter Wall
Address Line1: Iron Horse Depot LLC
Address Line2: 32 Broadway
City: HORNELL
State: NY
Zip - Plus4: 14843 1919
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$11,947
Local Property Tax Exemption: \$15,093
School Property Tax Exemption: \$24,427
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$51,467.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$4,578	\$4,578
Local PILOT:	\$6,242	\$6,242
School District PILOT:	\$9,988	\$9,988
Total PILOTS:	\$20,808	\$20,808

Net Exemptions: \$30,659

Project Employment Information

of FTEs before IDA Status: 30
Original Estimate of Jobs to be created: 60
Average estimated annual salary of jobs to be created.(at Current market rates): 30,000
Annualized salary Range of Jobs to be Created: 25,000 To: 30,000
Original Estimate of Jobs to be Retained: 30
Estimated average annual salary of jobs to be retained.(at Current Market rates): 25,000
Current # of FTEs: 78
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 48

Project Status

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

IDA Projects

8.

General Project Information

Project Code: 4602 08 10A
Project Type: Straight Lease
Project Name: Lowe's Home Centers, Inc.

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

Total Project Amount: \$16,850,000.00
Benefited Project Amount: \$16,850,000.00

Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 05/29/2008
IDA Took Title Yes
to Property:
Date IDA Took Title 12/01/2008
or Leasehold Interest:
Year Financial Assitance is 2027
planned to End:

Notes: Lowe's opened in August of 2009.

Location of Project

Address Line1: 949 State Rt. 36
Address Line2:
City: HORNELL
State: NY
Zip - Plus4: 14843
Province/Region:
Country: USA

Applicant Information

Applicant Name: Bradley Hincer
Address Line1: Lowe's Home Centers, Inc.
Address Line2: 1605 Curtis Bridge Rd., REEC Dock
City: WILKESBORO
State: NC
Zip - Plus4: 28697
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$54,540
Local Property Tax Exemption: \$67,560
School Property Tax Exemption: \$104,280
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$226,380.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$48,000	\$48,000
Local PILOT:	\$264,000	\$264,000
School District PILOT:	\$88,000	\$88,000
Total PILOTS:	\$400,000	\$400,000

Net Exemptions: -\$173,620

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 115
Average estimated annual salary of jobs to be created.(at Current market rates): 21,000
Annualized salary Range of Jobs to be Created: 16,000 To: 30,000
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

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: 4602 11 01A
Project Type: Straight Lease
Project Name: Prindle Avenue Project

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

Total Project Amount: \$550,000.00
Benefited Project Amount: \$550,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 06/23/2011
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2012
planned to End:
Notes: This project has not completed but will complete by 2015.Nonpayment of pilot payment is due to change in our fiscal year ending.

Location of Project

Address Line1: 1-3-5-9 Prindle Avenue
Address Line2:
City: HORNELL
State: NY
Zip - Plus4: 14843
Province/Region:
Country: USA

Applicant Information

Applicant Name: Hewan Fraser, GM/Owner
Address Line1: Iron Shore Properties, LLC
Address Line2: 120 Dekrait Pl, Apt. 15J
City: BRONX
State: NY
Zip - Plus4: 10475
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$1,781
Local Property Tax Exemption: \$2,253
School Property Tax Exemption: \$3,478
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$7,512.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$1,795
Local PILOT:	\$0	\$2,351
School District PILOT:	\$0	\$3,820
Total PILOTS:	\$0	\$7,966

Net Exemptions: \$7,512

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 1
Average estimated annual salary of jobs to be created.(at Current market rates): 15,000
Annualized salary Range of Jobs to be Created: 15,000 To: 18,000
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: 2
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 2

Project Status

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

IDA Projects

10.

General Project Information

Project Code: 4602 2014 02A
Project Type: Straight Lease
Project Name: Specialty Retailers, Inc.

Project part of another phase or multi phase: Yes
Original Project Code: 4602-2013-01A
Project Purpose Category: Services

Total Project Amount: \$1,135,000.00
Benefited Project Amount: \$1,135,000.00

Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 03/14/2013
IDA Took Title Yes
to Property:
Date IDA Took Title 01/01/2014
or Leasehold Interest:
Year Financial Assitance is 2034
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$3,676
Local Property Tax Exemption: \$4,644
School Property Tax Exemption: \$7,516
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$15,836.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,001	\$3,001
Local PILOT:	\$4,093	\$4,093
School District PILOT:	\$6,548	\$6,548
Total PILOTS:	\$13,642	\$13,642

Net Exemptions: \$2,194

Location of Project

Address Line1: 33 Broadway
Address Line2:
City: HORNELL
State: NY
Zip - Plus4: 14843 - 1919
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 8
Original Estimate of Jobs to be created: 13
Average estimated annual salary of jobs to be created.(at Current market rates): 25,000
Annualized salary Range of Jobs to be Created: 14,000 To: 36,000
Original Estimate of Jobs to be Retained: 8
Estimated average annual salary of jobs to be retained.(at Current Market rates): 25,000
Current # of FTEs: 11
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 3

Applicant Information

Applicant Name: Specialty Retailers, Inc.
Address Line1: 10201 S. Main Street
Address Line2:
City: HOUSTON
State: TX
Zip - Plus4: 77025 5529
Province/Region:
Country: USA

Project Status

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

IDA Projects

11.

General Project Information

Project Code: 4602 2014 03A
Project Type: Tax Exemptions
Project Name: Spotlight Theater

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

Total Project Amount: \$0.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment:
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 10/24/2014
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2015
planned to End:
Notes: Renovations on building

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

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

Net Exemptions: \$0

Location of Project

Address Line1: 191 Main Street
Address Line2:
City: HORNELL
State: NY
Zip - Plus4: 14843
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): 22,880
Annualized salary Range of Jobs to be Created: 18,000 To: 25,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 22,880
Current # of FTEs: 5
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 5

Applicant Information

Applicant Name: Scott Treutlein
Address Line1: 23 S. Main Street
Address Line2:
City: WARSAW
State: NY
Zip - Plus4: 14569
Province/Region:
Country: USA

Project Status

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

IDA Projects

12.

General Project Information

Project Code: 4602 02 01A
Project Type: Straight Lease
Project Name: Transportation Transit Associates

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

Total Project Amount: \$3,350,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 02/01/2002
IDA Took Title Yes
to Property:
Date IDA Took Title 02/01/2002
or Leasehold Interest:
Year Financial Assitance is 2017
planned to End:
Notes: Manufacturing

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$20,407
Local Property Tax Exemption: \$25,279
School Property Tax Exemption: \$39,018
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$84,704.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$16,146	\$16,146
Local PILOT:	\$21,150	\$21,150
School District PILOT:	\$34,362	\$34,362
Total PILOTS:	\$71,658	\$71,658

Net Exemptions: \$13,046

Location of Project

Address Line1: 1 William K. Jackson Lane
Address Line2:
City: HORNELL
State: NY
Zip - Plus4: 14843
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 1
Original Estimate of Jobs to be created: 100
Average estimated annual salary of jobs to be created.(at Current market rates): 30,056
Annualized salary Range of Jobs to be Created: 30,056 To: 31,200
Original Estimate of Jobs to be Retained: 1
Estimated average annual salary of jobs to be retained.(at Current Market rates): 30,056
Current # of FTEs: 57
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 56

Applicant Information

Applicant Name: Michael Nisbet
Address Line1: 20 Bennett Street
Address Line2:
City: CANISTEO
State: NY
Zip - Plus4: 14823
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: 4602 13 01B
Project Type: Straight Lease
Project Name: Trikeenan Tileworks

Project part of another phase or multi phase: Yes
Original Project Code: 4602 06 02A
Project Purpose Category: Services

Total Project Amount: \$1,025,000.00
Benefited Project Amount: \$1,025,000.00

Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 02/01/2006
IDA Took Title Yes
to Property:
Date IDA Took Title 02/01/2006
or Leasehold Interest:
Year Financial Assistance is 2020
planned to End:
Notes:

Location of Project

Address Line1: 40 Shawmut Park
Address Line2:
City: HORNELL
State: NY
Zip - Plus4: 14843 - 1559
Province/Region:
Country: USA

Applicant Information

Applicant Name: Elgin Butler
Address Line1: 365 FM 696
Address Line2:
City: ELGIN
State: TX
Zip - Plus4: 78621 5034
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: \$13,908
Local Property Tax Exemption: \$17,228
School Property Tax Exemption: \$26,591
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$57,727.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,751	\$12,782
Local PILOT:	\$4,694	\$16,744
School District PILOT:	\$7,555	\$27,203
Total PILOTS:	\$16,000	\$56,729

Net Exemptions: \$41,727

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 30
Average estimated annual salary of jobs to be created.(at Current market rates): 18,876
Annualized salary Range of Jobs to be Created: 18,876 To: 20,958
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 20,958
Current # of FTEs: 21
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 21

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: 4602 98 01A
Project Type: Straight Lease
Project Name: Willow Ridge

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

Total Project Amount: \$750,000.00
Benefited Project Amount: \$750,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: Yes
Date Project Approved: 10/01/2002
IDA Took Title Yes
to Property:
Date IDA Took Title 10/24/2002
or Leasehold Interest:
Year Financial Assistance is 2014
planned to End:
Notes: Services

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$8,661
Local Property Tax Exemption: \$10,729
School Property Tax Exemption: \$16,560
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$35,950.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$7,849	\$7,849
Local PILOT:	\$10,281	\$10,281
School District PILOT:	\$16,704	\$1,670,421
Total PILOTS:	\$34,834	\$1,688,551

Net Exemptions: \$1,116

Location of Project

Address Line1: 131 Hornell Steet
Address Line2:
City: HORNELL
State: NY
Zip - Plus4: 14843
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 2
Original Estimate of Jobs to be created: 11
Average estimated annual salary of jobs to be created.(at Current market rates): 16,640
Annualized salary Range of Jobs to be Created: 16,640 To: 28,600
Original Estimate of Jobs to be Retained: 2
Estimated average annual salary of jobs to be retained.(at Current Market rates): 20,800
Current # of FTEs: 21
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 19

Applicant Information

Applicant Name: Josephine Updyke
Address Line1: 131 Hornell Street
Address Line2:
City: HORNELL
State: NY
Zip - Plus4: 14843
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 Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
14	\$1,453,491.0	\$1,386,463.0	\$67,028	1,353

Additional Comments:

The change in the current debt has made the outstanding debt at start of fiscal year amount wrong and the debt retired wrong.
The outstanding debt at end of year is correct therefore the report should correct itself in next year's report.