

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.tompkinsida.org/?page_id=1384
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.tompkinsida.org/?page_id=1384
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	No	
6. Are any Authority staff also employed by another government agency?	No	
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	http://www.tompkinsida.org/
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?		http://www.tompkinsida.org/?page_id=1384

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?	No	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.tompkinsida.org/?page_id=1333
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	No	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		http://www.tompkinsida.org/?page_id=1807
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	http://www.tompkinsida.org/?page_id=1384
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	http://www.tompkinsida.org/?page_id=1384
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	No	N/A
Time and Attendance	No	N/A
Whistleblower Protection	No	N/A
Defense and Indemnification of Board Members	No	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?	No	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	No	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	No	
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	

Board of Directors Listing

Name	Chiang, Grace	Name	Burbank, Will
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	01/01/2013	Term Start Date	01/01/2010
Term Expiration Date	12/31/2016	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Other	Nominated By	Other
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	Yes

Board of Directors Listing

Name	Myrick, Svante	Name	Snyder, Richard
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	01/01/2014	Term Start Date	01/01/2014
Term Expiration Date	12/31/2015	Term Expiration Date	Ex-Officio
Title		Title	Advisory Committee
Has the Board member appointed a designee?		Has the Board member appointed a designee?	No
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	Yes
Nominated By	Other	Nominated By	Ex-Officio
Appointed By	Local	Appointed By	Ex-Officio
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	Mareane, Joe	Name	Dennis, Jim
Chair of the Board	No	Chair of the Board	Yes
If yes, Chairman Designated by.		If yes, Chairman Designated by.	Local
Term Start Date	01/01/2009	Term Start Date	01/01/2010
Term Expiration Date	Ex-Officio	Term Expiration Date	Pleasure of Authority
Title	Advisory Committee	Title	
Has the Board member appointed a designee?	No	Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	Yes	Ex-officio	No
Nominated By	Ex-Officio	Nominated By	Local
Appointed By	Ex-Officio	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	Yes

Board of Directors Listing

Name	Robertson, Martha	Name	Marx, Ed
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	01/01/2007	Term Start Date	01/01/2007
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Ex-Officio
Title		Title	Advisory Committee
Has the Board member appointed a designee?		Has the Board member appointed a designee?	No
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	Yes
Nominated By	Other	Nominated By	Ex-Officio
Appointed By	Local	Appointed By	Ex-Officio
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	Shinagawa, Nathan	Name	Tavares, Jennifer
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	01/01/2010	Term Start Date	01/01/2015
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	Other	Nominated By	Other
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

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
Arthur, Ina	Manager of Administrative Services	Administrative and Clerical				FT	Yes	0.00	0	0	0	0	0	0	Yes	No
McDaniel, Heather	VP, Director Economic Development Services	Administrative and Clerical				FT	Yes	0.00	0	0	0	0	0	0	Yes	No
Stamm, Michael	Administrative Director	Administrative and Clerical				FT	Yes	0.00	0	0	0	0	0	0	Yes	No

Benefit Information

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

No

Board Members

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of These Benefits	Other
Tavares, Jennifer	Board of Directors												X	
Myrick, Svante	Board of Directors												X	
Dennis, Jim	Board of Directors												X	
Chiang, Grace	Board of Directors												X	
Burbank, Will	Board of Directors												X	
Shinagawa, Nathan	Board of Directors												X	
Robertson, Martha	Board of Directors												X	
Marx, Ed	Board of Directors												X	
Snyder, Richard	Board of Directors												X	
Mareane, Joe	Board of Directors												X	

Staff

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

Subsidiary/Component Unit Verification

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

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

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

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

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

<u>Assets</u>	
Current Assets	
Cash and cash equivalents	\$543,623
Investments	\$0
Receivables, net	\$0
Other assets	\$0
Total Current Assets	\$543,623
Noncurrent Assets	
Restricted cash and investments	\$0
Long-term receivables, net	\$0
Other assets	\$0
Capital Assets	
Land and other nondepreciable property	\$0
Buildings and equipment	\$0
Infrastructure	\$0
Accumulated depreciation	\$0
Net Capital Assets	\$0
Total Noncurrent Assets	\$0
Total Assets	\$543,623

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	\$0
Deferred revenues	\$0
Bonds and notes payable	\$0
Other long-term obligations due within one year	\$0
Total Current Liabilities	\$0

Noncurrent Liabilities

Pension contribution payable	\$0
Other post-employment benefits	\$0
Bonds and notes payable	\$0
Long Term Leases	\$0
Other long-term obligations	\$0
Total Noncurrent Liabilities	\$0

Total Liabilities **\$0**

Net Asset (Deficit)

Net Asset

Invested in capital assets, net of related debt	\$0
Restricted	\$0
Unrestricted	\$543,623
Total Net Assets	\$543,623

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Operating Revenues

Charges for services	\$385,196
Rental & financing income	\$0
Other operating revenues	\$0
Total Operating Revenue	\$385,196

Operating Expenses

Salaries and wages	\$0
Other employee benefits	\$0
Professional services contracts	\$204,535
Supplies and materials	\$0
Depreciation & amortization	\$0
Other operating expenses	\$0
Total Operating Expenses	\$204,535

Operating Income (Loss) **\$180,661**

Nonoperating Revenues

Investment earnings	\$235
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$0
Total Nonoperating Revenue	\$235

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Nonoperating Expenses

Interest and other financing charges	\$0
Subsidies to other public authorities	\$0
Grants and donations	\$0
Other nonoperating expenses	\$0
Total Nonoperating Expenses	\$0
Income (Loss) Before Contributions	\$180,896
Capital Contributions	\$0
Change in net assets	\$180,896
Net assets (deficit) beginning of year	\$362,727
Other net assets changes	\$0
Net assets (deficit) at end of year	\$543,623

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					
Conduit					
Conduit Debt	0.00	247,551,380.00	0.00	50,811,383.00	196,739,997.00
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?	No	
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?	No	
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?	No	

IDA Projects

1.

General Project Information

Project Code: 50031503A
Project Type: Straight Lease
Project Name: 209215 Dryden Associates

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

Total Project Amount: \$39,350,000.00
Benefited Project Amount: \$30,000,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 09/24/2015
IDA Took Title Yes
to Property:
Date IDA Took Title 12/09/2015
or Leasehold Interest:
Year Financial Assitance is 2065
planned to End:
Notes: Building built to be leased to CU MBA school PILOT starts 2017

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: \$127,917
Total Exemptions: \$127,917.00
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: \$127,917

Location of Project

Address Line1: 209-215 Dryden Road
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 1
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: 1
Estimated average annual salary of jobs to be retained.(at Current Market rates): 40,000
Current # of FTEs: 1
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: 209-215 Dryden Associates LLC
Address Line1: 15 Thornwood Drive
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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: 50039902A
Project Type: Straight Lease
Project Name: 22 Thornwood Drive (Kionix)

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

Total Project Amount: \$5,075,000.00
Benefited Project Amount: \$5,075,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 03/31/1999
IDA Took Title Yes
to Property:
Date IDA Took Title 03/31/1999
or Leasehold Interest:
Year Financial Assitance is 2015
planned to End:
Notes: Construction of offices for company Kionix

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$13,299
Local Property Tax Exemption: \$6,458
School Property Tax Exemption: \$42,054
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$61,811.00
Total Exemptions Net of RPTL Section 485-b: \$3,640.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$12,516	\$12,516
Local PILOT:	\$6,078	\$6,078
School District PILOT:	\$39,577	\$39,577
Total PILOTS:	\$58,171	\$58,171

Net Exemptions: \$3,640

Location of Project

Address Line1: PO Box 4860
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 15
Original Estimate of Jobs to be created: 30
Average estimated annual salary of jobs to be created.(at Current market rates): 67,500
Annualized salary Range of Jobs to be Created: 25,000 To: 125,000
Original Estimate of Jobs to be Retained: 15
Estimated average annual salary of jobs to be retained.(at Current Market rates): 67,500
Current # of FTEs: 46
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 31

Applicant Information

Applicant Name: Techfab Facility Associates
Address Line1: PO Box 4860
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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

3.

General Project Information

Project Code: 50031306A
Project Type: Straight Lease
Project Name: 318 South Albany LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Continuing Care Retirement Communities

Total Project Amount: \$3,960,000.00
Benefited Project Amount: \$3,060,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 12/18/2013
IDA Took Title Yes
to Property:
Date IDA Took Title 12/30/2013
or Leasehold Interest:
Year Financial Assitance is 2024
planned to End:
Notes: PILOT started in 2015

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$4,850
Local Sales Tax Exemption: \$4,850
County Real Property Tax Exemption: \$20,591
Local Property Tax Exemption: \$38,670
School Property Tax Exemption: \$54,483
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$123,444.00
Total Exemptions Net of RPTL Section 485-b: \$102,370.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,059	\$2,059
Local PILOT:	\$3,867	\$3,867
School District PILOT:	\$5,448	\$5,448
Total PILOTS:	\$11,374	\$11,374

Net Exemptions: \$112,070

Location of Project

Address Line1: 318 South Albany Street
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 101
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: 101
Estimated average annual salary of jobs to be retained.(at Current Market rates): 31,120
Current # of FTEs: 163
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 62

Applicant Information

Applicant Name: BTRNC LLC
Address Line1: 1 Hillcrest Center Drive
Address Line2: Suite 225
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

4.

General Project Information

Project Code: 50031403A
Project Type: Tax Exemptions
Project Name: 330MainStreet/Incodema3D

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

Total Project Amount: \$7,400,000.00
Benefited Project Amount: \$6,300,000.00
Bond/Note Amount:
Annual Lease Payment:
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 07/24/2014
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2015
planned to End:
Notes: Sales Tax Exemption portion of project only

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$8,631.5
Local Sales Tax Exemption: \$8,631.5
County Real Property Tax Exemption:
Local Property Tax Exemption:
School Property Tax Exemption:
Mortgage Recording Tax Exemption: \$1,933
Total Exemptions: \$19,196.00
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: \$19,196

Location of Project

Address Line1: 330 Main Street
Address Line2:
City: FREEVILLE
State: NY
Zip - Plus4: 13068
Province/Region:
Country: USA

Project Employment Information

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

Applicant Information

Applicant Name: 330 Main Street Holdings/Incodema3
Address Line1: 407 Cliff Street
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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: Yes
The project receives no tax exemptions: No

IDA Projects

5.

General Project Information

Project Code: 50030506A
Project Type: Straight Lease
Project Name: 35 Thornwood Drive

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

Total Project Amount: \$4,171,331.00
Benefited Project Amount: \$4,171,331.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 12/28/2005
IDA Took Title Yes
to Property:
Date IDA Took Title 09/30/2006
or Leasehold Interest:
Year Financial Assitance is 2015
planned to End:
Notes: Construction of office business park for Cornell University Real Estate Dept. No original jobs to be retained therefore no average salary for original

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$25,193
Local Property Tax Exemption: \$12,234
School Property Tax Exemption: \$79,664
Mortgage Recording Tax Exemption: \$4,758
Total Exemptions: \$121,849.00
Total Exemptions Net of RPTL Section 485-b: \$53,527.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$13,676	\$13,676
Local PILOT:	\$6,642	\$6,642
School District PILOT:	\$43,246	\$43,246
Total PILOTS:	\$63,564	\$63,564

Net Exemptions: \$58,285

Location of Project

Address Line1: 35 Thornwood Drive
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 50
Average estimated annual salary of jobs to be created.(at Current market rates): 55,000
Annualized salary Range of Jobs to be Created: 25,000 To: 100,000
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: 86.5
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 86.5

Applicant Information

Applicant Name: Cornell University
Address Line1: Real Estate Department
Address Line2: Box DH - Real Estate
City: ITHACA
State: NY
Zip - Plus4: 14853
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: 50030104A
Project Type: Straight Lease
Project Name: 36 Thornwood Drive

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

Total Project Amount: \$4,000,000.00
Benefited Project Amount: \$4,000,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 01/18/2001
IDA Took Title Yes
to Property:
Date IDA Took Title 06/05/2001
or Leasehold Interest:
Year Financial Assitance is 2017
planned to End:

Notes: Construction of multiuse building for businesses. No original jobs to be retained therefore no average salary for original jobs

Location of Project

Address Line1: PO Box 4860
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Applicant Information

Applicant Name: Thirty-six Thornwood Associates
Address Line1: PO Box 4860
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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: \$25,707
Local Property Tax Exemption: \$12,484
School Property Tax Exemption: \$81,290
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$119,481.00
Total Exemptions Net of RPTL Section 485-b: \$26,496.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$20,006	\$20,006
Local PILOT:	\$9,716	\$9,716
School District PILOT:	\$63,263	\$63,263
Total PILOTS:	\$92,985	\$92,985

Net Exemptions: \$26,496

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 53
Average estimated annual salary of jobs to be created.(at Current market rates): 77,000
Annualized salary Range of Jobs to be Created: 28,000 To: 205,000
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: 95
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 95

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: 50030103A
Project Type: Straight Lease
Project Name: ADIC & Auto Desk

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

Total Project Amount: \$3,900,000.00
Benefited Project Amount: \$3,900,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 01/18/2001
IDA Took Title Yes
to Property:
Date IDA Took Title 01/18/2001
or Leasehold Interest:
Year Financial Assitance is 2017
planned to End:
Notes: Construction of offices for manufacturing companies ADIC and Auto Desk. No original jobs so no salary information.

Location of Project

Address Line1: PO Box 4860
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Applicant Information

Applicant Name: Ten Brown Road Associates
Address Line1: PO Box 4860
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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: \$24,747
Local Property Tax Exemption: \$12,018
School Property Tax Exemption: \$78,255
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$115,020.00
Total Exemptions Net of RPTL Section 485-b: \$20,345.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$20,370	\$20,370
Local PILOT:	\$9,892	\$9,892
School District PILOT:	\$64,413	\$64,413
Total PILOTS:	\$94,675	\$94,675

Net Exemptions: \$20,345

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 90
Average estimated annual salary of jobs to be created.(at Current market rates): 44,000
Annualized salary Range of Jobs to be Created: 18,500 To: 270,000
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: 91
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 91

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: 50030801A
Project Type: Straight Lease
Project Name: AES Cayuga

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: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 02/27/2009
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2029
planned to End:
Notes: PILOT agreement with power company to level out assessment value. Not associated with job creation. There are no tax exemptions. This PILOT agreement

Location of Project

Address Line1: 228 Cayuga Drive
Address Line2:
City: LANSING
State: NY
Zip - Plus4: 14882
Province/Region:
Country: USA

Applicant Information

Applicant Name: AES Cayuga
Address Line1: 228 Cayuga Drive
Address Line2:
City: LANSING
State: NY
Zip - Plus4: 14882
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: \$411,927
Local Property Tax Exemption: \$140,346
School Property Tax Exemption: \$1,300,638
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$1,852,911.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$411,927	\$411,927
Local PILOT:	\$140,346	\$140,346
School District PILOT:	\$1,300,638	\$1,300,638
Total PILOTS:	\$1,852,911	\$1,852,911

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 94
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: 94
Estimated average annual salary of jobs to be retained.(at Current Market rates): 70,000
Current # of FTEs: 64
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (30)

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: 50031401A
Project Type: Tax Exemptions
Project Name: Advanced Design Consulting

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

Total Project Amount: \$2,030,000.00
Benefited Project Amount: \$2,030,000.00
Bond/Note Amount:
Annual Lease Payment:
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 05/08/2014
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2016
planned to End:
Notes: Sales Tax exemption only

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$4,690
Local Sales Tax Exemption: \$4,690
County Real Property Tax Exemption:
Local Property Tax Exemption:
School Property Tax Exemption:
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$9,380.00
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: \$9,380

Location of Project

Address Line1: 126 Ridge Road
Address Line2:
City: LANSING
State: NY
Zip - Plus4: 14882
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 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: Advanced Design Consulting USA
Address Line1: 126 Ridge Road
Address Line2:
City: LANSING
State: NY
Zip - Plus4: 14882
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: Yes
The project receives no tax exemptions: No

IDA Projects

10.

General Project Information

Project Code: 50030405A
Project Type: Straight Lease
Project Name: C&D Assembly

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

Total Project Amount: \$75,410.00
Benefited Project Amount: \$389,000.00

Bond/Note Amount:
Annual Lease Payment: \$0

Federal Tax Status of Bonds:

Not For Profit: No
Date Project Approved: 04/02/2004
IDA Took Title Yes

to Property:
Date IDA Took Title 02/26/2008

or Leasehold Interest:
Year Financial Assitance is 2015

planned to End:
Notes: PILOT and property tax exemptions begin 2009.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$2,571
Local Property Tax Exemption: \$4,579
School Property Tax Exemption: \$8,058
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$15,208.00
Total Exemptions Net of RPTL Section 485-b: \$1,080.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,388	\$2,388
Local PILOT:	\$4,254	\$4,254
School District PILOT:	\$7,486	\$7,486
Total PILOTS:	\$14,128	\$14,128

Net Exemptions: \$1,080

Location of Project

Address Line1: 107 Corona Avenue
Address Line2:
City: GROTON
State: NY
Zip - Plus4: 13073
Province/Region:
Country: USA

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): 47,840
Annualized salary Range of Jobs to be Created: 25,000 To: 81,700
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: 24.23
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 24.23

Applicant Information

Applicant Name: Jeff Cronk
Address Line1: 107 Corona Avenue
Address Line2:
City: GROTON
State: NY
Zip - Plus4: 13073
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
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

11.

General Project Information

Project Code: 50031505A
Project Type: Tax Exemptions
Project Name: CBORD Group

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

Total Project Amount: \$3,700,000.00
Benefited Project Amount: \$3,700,000.00
Bond/Note Amount:
Annual Lease Payment:
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 10/08/2015
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2016
planned to End:
Notes: Sales tax exemption only

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$16,750
Local Sales Tax Exemption: \$16,750
County Real Property Tax Exemption:
Local Property Tax Exemption:
School Property Tax Exemption:
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$33,500.00
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: \$33,500

Location of Project

Address Line1: 950 Danby Road
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 224
Original Estimate of Jobs to be created: 6
Average estimated annual salary of jobs to be created.(at Current market rates): 55,463
Annualized salary Range of Jobs to be Created: 50,000 To: 60,000
Original Estimate of Jobs to be Retained: 224
Estimated average annual salary of jobs to be retained.(at Current Market rates): 62,500
Current # of FTEs: 221
of FTE Construction Jobs during fiscal year: 15
Net Employment Change: (3)

Applicant Information

Applicant Name: The CBORD Group, Inc.
Address Line1: 61 Brown Road
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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: 50031407A
Project Type: Tax Exemptions
Project Name: Carey Building

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

Total Project Amount: \$5,757,000.00
Benefited Project Amount: \$4,179,000.00
Bond/Note Amount:
Annual Lease Payment:
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 12/11/2014
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2016
planned to End:
Notes: Sales Tax Exemption portion of over all project. Lease/PILOT will come later.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$83,467.5
Local Sales Tax Exemption: \$83,467.5
County Real Property Tax Exemption:
Local Property Tax Exemption:
School Property Tax Exemption:
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$166,935.00
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: \$166,935

Location of Project

Address Line1: 314-320 East State Street
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 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: Carey Building Associates
Address Line1: 323 North Tioga Street
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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: 50030305A
Project Type: Straight Lease
Project Name: Cascade Plaza Hotel Project

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

Total Project Amount: \$21,865,000.00
Benefited Project Amount: \$21,865,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 04/08/2003
IDA Took Title Yes
to Property:
Date IDA Took Title 04/29/2004
or Leasehold Interest:
Year Financial Assitance is 2025
planned to End:
Notes: Construction of hotel and office buildings in downtown Ithaca. No original jobs to be retained therefore no average salary for original jobs

Location of Project

Address Line1: 130 East Seneca Street
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Applicant Information

Applicant Name: Cascade Plaza LLC
Address Line1: 350 Essjay Road
Address Line2:
City: WILLIAMSVILLE
State: NY
Zip - Plus4: 14221
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$181,889
Local Property Tax Exemption: \$341,585
School Property Tax Exemption: \$481,269
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$1,004,743.00
Total Exemptions Net of RPTL Section 485-b: \$566,448.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$79,345	\$79,345
Local PILOT:	\$149,008	\$149,008
School District PILOT:	\$209,942	\$209,942
Total PILOTS:	\$438,295	\$438,295

Net Exemptions: \$566,448

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 305
Average estimated annual salary of jobs to be created.(at Current market rates): 55,000
Annualized salary Range of Jobs to be Created: 14,000 To: 77,000
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: 379
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 379

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: 50030306A
Project Type: Bonds/Notes Issuance
Project Name: Cayuga Green Garage

Project part of another phase or multi phase: Yes
Original Project Code: 50030306B
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$19,305,000.00
Benefited Project Amount: \$19,305,000.00
Bond/Note Amount: \$19,305,000.00
Annual Lease Payment:

Federal Tax Status of Bonds: Taxable
Not For Profit: No
Date Project Approved: 12/05/2003
IDA Took Title Yes
to Property:
Date IDA Took Title 05/09/2006
or Leasehold Interest:
Year Financial Assitance is 2030
planned to End:

Notes: Construction of garage with retail offices on first floor. Salary information not collected. Land owned by city of ithaca so no taxes

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: Cayuga and Green St
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

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): 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

Applicant Information

Applicant Name: CDP Ithaca
Address Line1: 97 Upper Vine Street
Address Line2:
City: BINGHAMTON
State: NY
Zip - Plus4: 13903
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

15.

General Project Information

Project Code: 50030306B
Project Type: Straight Lease
Project Name: Cayuga Green LLC

Project part of another phase or multi phase: Yes
Original Project Code: 50030306A
Project Purpose Category: Services

Total Project Amount: \$3,311,268.00
Benefited Project Amount: \$16,780,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 09/08/2006
IDA Took Title Yes
to Property:
Date IDA Took Title 08/17/2007
or Leasehold Interest:
Year Financial Assitance is 2020
planned to End:
Notes: "Construction of multiuse building for retail, movie theatre, garage, and condominiums. In construction phase so no jobs."

Location of Project

Address Line1: Green Street
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Applicant Information

Applicant Name: Ken Schon
Address Line1: 660 Lincoln Avenue
Address Line2: Suite 303
City: CINCINNATI
State: OH
Zip - Plus4: 45206
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: \$78,109
Local Property Tax Exemption: \$146,688
School Property Tax Exemption: \$206,673
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$431,470.00
Total Exemptions Net of RPTL Section 485-b: \$194,029.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$42,985	\$42,984
Local PILOT:	\$80,724	\$80,724
School District PILOT:	\$113,733	\$113,733
Total PILOTS:	\$237,442	\$237,441

Net Exemptions: \$194,028

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 79
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 22,500 To: 33,000
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: 69
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 69

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: 50030304A
Project Type: Bonds/Notes Issuance
Project Name: Cayuga Medical Center

Project part of another phase or multi phase: Yes
Original Project Code: 50030304B
Project Purpose Category: Services

Total Project Amount: \$15,000,000.00
Benefited Project Amount: \$15,000,000.00
Bond/Note Amount: \$15,000,000.00
Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 10/03/2003
IDA Took Title Yes
to Property:
Date IDA Took Title 10/08/2003
or Leasehold Interest:
Year Financial Assitance is 2018
planned to End:
Notes: Expansion of Radiology Dept of hospital

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: 101 Dates Dr
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 779
Original Estimate of Jobs to be created: 31
Average estimated annual salary of jobs to be created.(at Current market rates): 45,000
Annualized salary Range of Jobs to be Created: 27,800 To: 56,200
Original Estimate of Jobs to be Retained: 779
Estimated average annual salary of jobs to be retained.(at Current Market rates): 45,000
Current # of FTEs: 1,384
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 605

Applicant Information

Applicant Name: Cayuga Medical Center at Ithaca
Address Line1: 101 Dates Drive
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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

17.

General Project Information

Project Code: 50030210A
Project Type: Straight Lease
Project Name: College Circle Associates

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

Total Project Amount: \$10,665,000.00
Benefited Project Amount: \$10,665,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 09/19/2002
IDA Took Title Yes
to Property:
Date IDA Took Title 09/30/2002
or Leasehold Interest:
Year Financial Assitance is 2043
planned to End:
Notes: Construction of College Housing units.
No original jobs to be retained
therefore no average salary for original jobs

Location of Project

Address Line1: 1033 Danby Road
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Applicant Information

Applicant Name: College Circle Associates
Address Line1: 1033 Danby Road
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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: \$228,687
Local Property Tax Exemption: \$218,246
School Property Tax Exemption: \$604,765
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$1,051,698.00
Total Exemptions Net of RPTL Section 485-b: \$759,986.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$59,275	\$59,275
Local PILOT:	\$29,415	\$29,415
School District PILOT:	\$203,022	\$203,022
Total PILOTS:	\$291,712	\$291,712

Net Exemptions: \$759,986

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 4
Average estimated annual salary of jobs to be created.(at Current market rates): 25,000
Annualized salary Range of Jobs to be Created: 21,640 To: 30,213
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: 0
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

18.

General Project Information

Project Code: 50030401A
Project Type: Straight Lease
Project Name: Community Corners

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

Total Project Amount: \$8,500,000.00
Benefited Project Amount: \$8,500,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 01/16/2004
IDA Took Title Yes
to Property:
Date IDA Took Title 06/23/2005
or Leasehold Interest:
Year Financial Assitance is 2015
planned to End:
Notes: Construction of multiuse building for businesses including health services. No original jobs to be retained therefore no average salary for original

Location of Project

Address Line1: 806 West Buffalo Street
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Applicant Information

Applicant Name: JOC H&F LLC
Address Line1: 806 West Buffalo Street
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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: \$65,892
Local Property Tax Exemption: \$123,744
School Property Tax Exemption: \$174,347
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$363,983.00
Total Exemptions Net of RPTL Section 485-b: \$68,891.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$53,421	\$53,421
Local PILOT:	\$100,323	\$100,323
School District PILOT:	\$141,348	\$141,348
Total PILOTS:	\$295,092	\$295,092

Net Exemptions: \$68,891

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 16
Average estimated annual salary of jobs to be created.(at Current market rates): 55,000
Annualized salary Range of Jobs to be Created: 24,000 To: 70,000
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: 116.6
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 116.6

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: 50030109A
Project Type: Bonds/Notes Issuance
Project Name: Community Recreational Center

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

Total Project Amount: \$1,600,000.00
Benefited Project Amount: \$1,600,000.00
Bond/Note Amount: \$1,600,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 09/20/2001
IDA Took Title Yes
to Property:
Date IDA Took Title 10/18/2001
or Leasehold Interest:
Year Financial Assitance is 2021
planned to End:
Notes: Construction of community recreation center

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: 1767 East Shore Dr
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 7
Average estimated annual salary of jobs to be created.(at Current market rates): 40,000
Annualized salary Range of Jobs to be Created: 19,000 To: 68,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 40,000
Current # of FTEs: 5
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 5

Applicant Information

Applicant Name: Community Recreation Center
Address Line1: 1767 East Shore Drive
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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

20.

General Project Information

Project Code: 50030705A
Project Type: Bonds/Notes Issuance
Project Name: Cornell Heat & Power

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

Total Project Amount: \$70,000,000.00
Benefited Project Amount: \$46,000,000.00
Bond/Note Amount: \$70,000,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 12/20/2007
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2037
planned to End:
Notes: Bonds to finance upgrades to heat and power plant.

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: Cornell University
Address Line2: Humphries Service Building
City: ITHACA
State: NY
Zip - Plus4: 14853
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 36
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: 36
Estimated average annual salary of jobs to be retained.(at Current Market rates): 58,000
Current # of FTEs: 26
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (10)

Applicant Information

Applicant Name: Cornell University
Address Line1: 35 Thornwood Drive
Address Line2: Suite 200
City: ITHACA
State: NY
Zip - Plus4: 14850
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

21.

General Project Information

Project Code: 50030001A
Project Type: Bonds/Notes Issuance
Project Name: Cornell University Lake Source Cooling

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

Total Project Amount: \$50,000,000.00
Benefited Project Amount: \$50,000,000.00
Bond/Note Amount: \$50,000,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Taxable
Not For Profit: No
Date Project Approved: 02/17/2000
IDA Took Title Yes
to Property:
Date IDA Took Title 02/01/2002
or Leasehold Interest:
Year Financial Assitance is 2015
planned to End:
Notes: Construction of building to house cooling operations for University.

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: 102 Prospect St
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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): 53,000
Annualized salary Range of Jobs to be Created: 53,000 To: 53,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 53,000
Current # of FTEs: 5
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 5

Applicant Information

Applicant Name: Cornell University
Address Line1: 102 Prospect Street
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Project Status

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

IDA Projects

22.

General Project Information

Project Code: 50031004A
Project Type: Straight Lease
Project Name: Cortland Produce

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

Total Project Amount: \$1,004,000.00
Benefited Project Amount: \$1,004,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 11/05/2010
IDA Took Title Yes
to Property:
Date IDA Took Title 12/31/2010
or Leasehold Interest:
Year Financial Assitance is 2015
planned to End:
Notes: Company bought building of failed/bankrupt IDA project and assumed PILOT

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$7,984
Local Property Tax Exemption: \$3,342
School Property Tax Exemption: \$23,505
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$34,831.00
Total Exemptions Net of RPTL Section 485-b: \$3,770.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$6,297	\$6,297
Local PILOT:	\$2,971	\$2,971
School District PILOT:	\$20,893	\$20,893
Total PILOTS:	\$30,161	\$30,161

Net Exemptions: \$4,670

Location of Project

Address Line1: 150 Johnson Road
Address Line2:
City: FREEVILLE
State: NY
Zip - Plus4: 13068
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 26
Original Estimate of Jobs to be created: 12
Average estimated annual salary of jobs to be created.(at Current market rates): 44,375
Annualized salary Range of Jobs to be Created: 21,800 To: 44,000
Original Estimate of Jobs to be Retained: 26
Estimated average annual salary of jobs to be retained.(at Current Market rates): 44,375
Current # of FTEs: 28
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 2

Applicant Information

Applicant Name: Cortland Produce
Address Line1: 150 Johnson Road
Address Line2:
City: FREEVILLE
State: NY
Zip - Plus4: 13068
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

23.

General Project Information

Project Code: 50031303A
Project Type: Tax Exemptions
Project Name: Dairy One Cooperative

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

Total Project Amount: \$4,115,000.00
Benefited Project Amount: \$4,115,000.00
Bond/Note Amount:
Annual Lease Payment:
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 11/21/2013
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2015
planned to End:
Notes: Sales Tax Exemption portion only. PILOT starts 2016

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$47,805.69
Local Sales Tax Exemption: \$47,805.69
County Real Property Tax Exemption:
Local Property Tax Exemption:
School Property Tax Exemption:
Mortgage Recording Tax Exemption: \$7,001
Total Exemptions: \$102,612.38
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: \$102,612.38

Location of Project

Address Line1: 730 Warren Road
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 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: 259
of FTE Construction Jobs during fiscal year: 42
Net Employment Change: 259

Applicant Information

Applicant Name: Dairy One Cooperative
Address Line1: 730 Warren Road
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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

24.

General Project Information

Project Code: 50030404A
Project Type: Straight Lease
Project Name: F&T Distributing

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

Total Project Amount: \$1,200,000.00
Benefited Project Amount: \$1,200,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 03/05/2004
IDA Took Title Yes
to Property:
Date IDA Took Title 05/09/2006
or Leasehold Interest:
Year Financial Assitance is 2015
planned to End:
Notes: "Expansion of building for wholesale company. Original jobs equals 15, cell changes to date. Original salary information not obtained"

Location of Project

Address Line1: 15 Royal Road
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Applicant Information

Applicant Name: Prudence Properties
Address Line1: 15 Royal Road
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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: \$7,485
Local Property Tax Exemption: \$3,532
School Property Tax Exemption: \$24,838
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$35,855.00
Total Exemptions Net of RPTL Section 485-b: \$4,836.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$6,476	\$6,476
Local PILOT:	\$3,055	\$3,055
School District PILOT:	\$21,488	\$21,488
Total PILOTS:	\$31,019	\$31,019

Net Exemptions: \$4,836

Project Employment Information

of FTEs before IDA Status: 15
Original Estimate of Jobs to be created: 12
Average estimated annual salary of jobs to be created.(at Current market rates): 44,000
Annualized salary Range of Jobs to be Created: 29,000 To: 66,000
Original Estimate of Jobs to be Retained: 15
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: (1)

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: 50030704A
Project Type: Bonds/Notes Issuance
Project Name: Family & Children's Service of Ithaca

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

Total Project Amount: \$4,007,285.00
Benefited Project Amount: \$3,957,000.00
Bond/Note Amount: \$4,007,285.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 12/07/2007
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2038
planned to End:
Notes: Bond to finance purchase of building.

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: 127 West State Street
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 47
Original Estimate of Jobs to be created: 4
Average estimated annual salary of jobs to be created.(at Current market rates): 58,250
Annualized salary Range of Jobs to be Created: 21,500 To: 78,500
Original Estimate of Jobs to be Retained: 47
Estimated average annual salary of jobs to be retained.(at Current Market rates): 58,250
Current # of FTEs: 48
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 1

Applicant Information

Applicant Name: Jim Johnston
Address Line1: 127 West State Street
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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

26.

General Project Information

Project Code: 50030504A
Project Type: Straight Lease
Project Name: Gateway Commons

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

Total Project Amount: \$5,675,000.00
Benefited Project Amount: \$5,675,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 07/15/2005
IDA Took Title Yes
to Property:
Date IDA Took Title 12/30/2005
or Leasehold Interest:
Year Financial Assitance is 2016
planned to End:
Notes: Construction of condominium building with retail on first floor. No original jobs to be retained therefore no average salary for original jobs Salary

Location of Project

Address Line1: 311 East State Street
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Applicant Information

Applicant Name: Gateway Commons
Address Line1: PO Box 6531
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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: \$27,455
Local Property Tax Exemption: \$51,560
School Property Tax Exemption: \$72,644
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$151,659.00
Total Exemptions Net of RPTL Section 485-b: \$27,905.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$22,403	\$22,403
Local PILOT:	\$42,073	\$42,073
School District PILOT:	\$59,278	\$59,278
Total PILOTS:	\$123,754	\$123,754

Net Exemptions: \$27,905

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 4
Average estimated annual salary of jobs to be created.(at Current market rates): 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: 16
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 16

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: 50030006A
Project Type: Bonds/Notes Issuance
Project Name: George Junior Republic Expansion Project

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

Total Project Amount: \$2,000,000.00
Benefited Project Amount: \$2,000,000.00
Bond/Note Amount: \$2,000,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 11/16/2000
IDA Took Title Yes
to Property:
Date IDA Took Title 02/07/2001
or Leasehold Interest:
Year Financial Assitance is 2015
planned to End:
Notes: Construction of buildings

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: 380 Freeville Rd
Address Line2:
City: FREEVILLE
State: NY
Zip - Plus4: 13068
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 239
Original Estimate of Jobs to be created: 14
Average estimated annual salary of jobs to be created.(at Current market rates): 21,000
Annualized salary Range of Jobs to be Created: 19,000 To: 23,000
Original Estimate of Jobs to be Retained: 239
Estimated average annual salary of jobs to be retained.(at Current Market rates): 21,000
Current # of FTEs: 438
of FTE Construction Jobs during fiscal year: 7
Net Employment Change: 199

Applicant Information

Applicant Name: George Junior Republic
Address Line1: 380 Freeville Road
Address Line2:
City: FREEVILLE
State: NY
Zip - Plus4: 13068
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

28.

General Project Information

Project Code: 50031305A
Project Type: Tax Exemptions
Project Name: Harold's Square

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

Total Project Amount: \$38,000,000.00
Benefited Project Amount: \$31,200,000.00
Bond/Note Amount:
Annual Lease Payment:
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 12/18/2013
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2015
planned to End:
Notes: Sales tax exemption portion of project onlyno jobs with this portion, construction has not started

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: 123-27, 133, 135, 137-39 E State S
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 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: Harold's Square LLC
Address Line1: 225 Colonial Drive
Address Line2:
City: HORSEHEADS
State: NY
Zip - Plus4: 14845
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

29.

General Project Information

Project Code: 50031301A
Project Type: Straight Lease
Project Name: Hotel Ithaca (Marriott)

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

Total Project Amount: \$32,000,000.00
Benefited Project Amount: \$21,000,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 03/20/2013
IDA Took Title Yes
to Property:
Date IDA Took Title 12/15/2014
or Leasehold Interest:
Year Financial Assitance is 2026
planned to End:
Notes: Project approved in 2013, Lease hold interest finalized in 2014. Sales Tax exemption valid until 2016 PILOT not starting until 2016

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$66,207
Local Sales Tax Exemption: \$66,207
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$132,414.00
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: \$132,414

Location of Project

Address Line1: 120 South Aurora Street
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 75
Average estimated annual salary of jobs to be created.(at Current market rates): 48,000
Annualized salary Range of Jobs to be Created: 16,000 To: 80,000
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: Hotel Ithaca LLC
Address Line1: 6710A Rockledge Drive
Address Line2: Suite 420
City: BETHESDA
State: MD
Zip - Plus4: 20817
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

30.

General Project Information

Project Code: 50031001A
Project Type: Straight Lease
Project Name: Italthai, LLC

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

Total Project Amount: \$2,963,033.00
Benefited Project Amount: \$2,963,033.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 04/02/2010
IDA Took Title Yes
to Property:
Date IDA Took Title 04/25/2011
or Leasehold Interest:
Year Financial Assitance is 2022
planned to End:
Notes: Density Project in Downtown Ithaca, building restored, top floors rental apartments, office space and restaurant.

Location of Project

Address Line1: 130-132 East State Street
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Applicant Information

Applicant Name: Ithalthai, LLC
Address Line1: 20 Rosina Drive
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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: \$7,550
Local Property Tax Exemption: \$14,179
School Property Tax Exemption: \$19,977
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$41,706.00
Total Exemptions Net of RPTL Section 485-b: \$21,384.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,679	\$3,679
Local PILOT:	\$6,909	\$6,909
School District PILOT:	\$9,734	\$9,734
Total PILOTS:	\$20,322	\$20,322

Net Exemptions: \$21,384

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 22
Average estimated annual salary of jobs to be created.(at Current market rates): 22,000
Annualized salary Range of Jobs to be Created: 20,000 To: 25,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 25
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 25

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

31.

General Project Information

Project Code: 50031405B
Project Type: Tax Exemptions
Project Name: Ithaca B&T Nine Brown Road (BinOptics)

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

Total Project Amount: \$1,596,667.00
Benefited Project Amount: \$1,596,667.00
Bond/Note Amount:
Annual Lease Payment:
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 11/13/2014
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2016
planned to End:
Notes: Sales Tax portion of project only.
PILOT to come in future

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$15,866.5
Local Sales Tax Exemption: \$15,866.5
County Real Property Tax Exemption:
Local Property Tax Exemption:
School Property Tax Exemption:
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$31,733.00
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: \$31,733

Location of Project

Address Line1: 9 Brown Road
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 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: Ithaca B&T 9 Brown Road
Address Line1: PO Box 4860 15 Thornwood Drive
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Project Status

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

IDA Projects

32.

General Project Information

Project Code: 50031405c
Project Type: Straight Lease
Project Name: Ithaca B&T Nine Brown Road Twenty
Thornwood
Project part of another phase or multi phase: Yes
Original Project Code: 50031405A
Project Purpose Category: Manufacturing

Total Project Amount: \$7,700,000.00
Benefited Project Amount: \$2,390,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 11/13/2014
IDA Took Title Yes
to Property:
Date IDA Took Title 02/27/2015
or Leasehold Interest:
Year Financial Assitance is 2031
planned to End:
Notes: BinOptics/Macom is company in the buildings final year of PILOT on property 2015, then keep assessemtn at same level as new PILOT takes place 2016

Location of Project

Address Line1: 9 Brown Road and 20 Thornwood
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Applicant Information

Applicant Name: Ithaca B&T Assoc and Twenty Thornw
Address Line1: 15 Thornwood Drive
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$6,581
Local Property Tax Exemption: \$3,196
School Property Tax Exemption: \$20,810
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$30,587.00
Total Exemptions Net of RPTL Section 485-b: \$1,289.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$6,304	\$6,304
Local PILOT:	\$3,061	\$3,061
School District PILOT:	\$19,933	\$19,933
Total PILOTS:	\$29,298	\$29,298

Net Exemptions: \$1,289

Project Employment Information

of FTEs before IDA Status: 57
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: 57
Estimated average annual salary of jobs to be retained.(at Current Market rates): 61,000
Current # of FTEs: 57
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Project Status

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

IDA Projects

33.

General Project Information

Project Code: 50031406A
Project Type: Tax Exemptions
Project Name: Ithaca Beer 2014 Expansion

Project part of another phase or multi phase: Yes
Original Project Code: 50031101A
Project Purpose Category: Construction

Total Project Amount: \$7,200,000.00
Benefited Project Amount: \$7,200,000.00
Bond/Note Amount:
Annual Lease Payment:
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 11/13/2014
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2016
planned to End:
Notes: Sales Tax Exemption portion of project only

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$56,000
Local Sales Tax Exemption: \$56,000
County Real Property Tax Exemption:
Local Property Tax Exemption:
School Property Tax Exemption:
Mortgage Recording Tax Exemption: \$7,000
Total Exemptions: \$119,000.00
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: \$119,000

Location of Project

Address Line1: 122 Ithaca Beer Drive
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 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: Ithaca Beer Co/Nut Brown Realty
Address Line1: 122 Ithaca Beer Drive
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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

34.

General Project Information

Project Code: 50030411A
Project Type: Bonds/Notes Issuance
Project Name: Ithaca College I

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

Total Project Amount: \$31,100,000.00
Benefited Project Amount: \$31,100,000.00
Bond/Note Amount: \$3,100,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 10/15/2004
IDA Took Title Yes
to Property:
Date IDA Took Title 11/08/2004
or Leasehold Interest:
Year Financial Assitance is 2034
planned to End:
Notes: "Construction of building on college campus. No jobs to be created, no salary information"

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: 200 Job Hall
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 1,205
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: 1,205
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 1,619
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 414

Applicant Information

Applicant Name: Ithaca College
Address Line1: 200 Job Hall
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Project Status

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

IDA Projects

35.

General Project Information

Project Code: 50030505A
Project Type: Bonds/Notes Issuance
Project Name: Ithaca College II

Project part of another phase or multi phase: Yes
Original Project Code: 50030411A
Project Purpose Category: Services

Total Project Amount: \$49,370,000.00
Benefited Project Amount: \$49,370,000.00
Bond/Note Amount: \$49,370,000.00
Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 09/02/2005
IDA Took Title Yes
to Property:
Date IDA Took Title 09/29/2005
or Leasehold Interest:
Year Financial Assitance is 2026
planned to End:

Notes: "Refinance of existing debt. No jobs to be created, no salary information"

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: 200 Job Hall
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 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: Ithaca College
Address Line1: 200 Job Hall
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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

36.

General Project Information

Project Code: 50030701A
Project Type: Bonds/Notes Issuance
Project Name: Ithaca College III

Project part of another phase or multi phase: Yes
Original Project Code: 50030411A
Project Purpose Category: Services

Total Project Amount: \$31,075,000.00
Benefited Project Amount: \$32,000,000.00
Bond/Note Amount: \$31,075,000.00

Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 04/06/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 04/25/2007
or Leasehold Interest:
Year Financial Assitance is 2037
planned to End:
Notes: "Construction of administrative buildings on campus. no salary information collected at time of application"

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: 200 Job Hall
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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): 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

Applicant Information

Applicant Name: Ithaca College
Address Line1: 200 Job hall
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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

37.

General Project Information

Project Code: 50039201A
Project Type: Bonds/Notes Issuance
Project Name: Ithaca Community Childcare Center

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

Total Project Amount: \$1,045,333.00
Benefited Project Amount: \$1,045,333.00
Bond/Note Amount: \$1,045,333.00

Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 02/25/1992
IDA Took Title Yes
to Property:
Date IDA Took Title 02/27/1992
or Leasehold Interest:
Year Financial Assitance is 2029
planned to End:

Notes: Construction of child care center

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: 579 Warren Rd
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 83
Average estimated annual salary of jobs to be created.(at Current market rates): 33,500
Annualized salary Range of Jobs to be Created: 19,000 To: 52,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 33,500
Current # of FTEs: 75
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 75

Applicant Information

Applicant Name: Ithaca Community Childcare Center
Address Line1: 579 Warren Road
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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

38.

General Project Information

Project Code: 50030408A
Project Type: Straight Lease
Project Name: Ithaca Materials Research Test Lab IV

Project part of another phase or multi phase: Yes
Original Project Code: 50039702A
Project Purpose Category: Services

Total Project Amount: \$1,670,000.00
Benefited Project Amount: \$1,670,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/06/2004
IDA Took Title Yes
to Property:
Date IDA Took Title 06/01/2005
or Leasehold Interest:
Year Financial Assitance is 2012
planned to End:
Notes: "Construction of building for manufacturing company. Original salary information not obtained. 4 phases cannot break out individual amounts, see

Location of Project

Address Line1: 131 Woodsedge Dive
Address Line2:
City: LANSING
State: NY
Zip - Plus4: 14882
Province/Region:
Country: USA

Applicant Information

Applicant Name: Zar Associates
Address Line1: 131 Woodsedge Drive
Address Line2:
City: LANSING
State: NY
Zip - Plus4: 14882
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: \$13,044
Local Property Tax Exemption: \$4,444
School Property Tax Exemption: \$41,187
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$58,675.00
Total Exemptions Net of RPTL Section 485-b: \$1,806.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$12,643	\$12,643
Local PILOT:	\$4,307	\$4,307
School District PILOT:	\$39,919	\$39,919
Total PILOTS:	\$56,869	\$56,869

Net Exemptions: \$1,806

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 23
Average estimated annual salary of jobs to be created.(at Current market rates): 49,000
Annualized salary Range of Jobs to be Created: 34,000 To: 79,000
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: 84
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 84

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

39.

General Project Information

Project Code: 50039602A
Project Type: Bonds/Notes Issuance
Project Name: Ithacare Center I

Project part of another phase or multi phase: Yes
Original Project Code: 50030702A
Project Purpose Category: Services

Total Project Amount: \$11,450,000.00
Benefited Project Amount: \$11,450,000.00
Bond/Note Amount: \$11,450,000.00
Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 12/18/1996
IDA Took Title Yes
to Property:
Date IDA Took Title 04/01/1997
or Leasehold Interest:
Year Financial Assitance is 2037
planned to End:

Notes: Construction of assisted living facility. Salary information not provided. jobs reported in phase II of project.

Location of Project

Address Line1: 1 Bella Vista Dr
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Applicant Information

Applicant Name: Longview an Ithacare Community
Address Line1: 1 Bella Vista Drive
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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: 6
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

40.

General Project Information

Project Code: 50030702A
Project Type: Bonds/Notes Issuance
Project Name: Ithacare Center II

Project part of another phase or multi phase: Yes
Original Project Code: 50039602A
Project Purpose Category: Services

Total Project Amount: \$14,600,000.00
Benefited Project Amount: \$13,765,000.00
Bond/Note Amount: \$14,600,000.00
Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 10/10/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 01/01/2008
or Leasehold Interest:
Year Financial Assitance is 2016
planned to End:
Notes: Bond and PILOT agreement

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: 1 Bella Vista Dr
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 37
Original Estimate of Jobs to be created: 19
Average estimated annual salary of jobs to be created.(at Current market rates): 23,500
Annualized salary Range of Jobs to be Created: 17,000 To: 30,000
Original Estimate of Jobs to be Retained: 37
Estimated average annual salary of jobs to be retained.(at Current Market rates): 57,500
Current # of FTEs: 93.07
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 56.07

Applicant Information

Applicant Name: Longview and Ithacare Community
Address Line1: 1 Bella Vista Drive
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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

41.

General Project Information

Project Code: 50030412A
Project Type: Straight Lease
Project Name: Kaida Technologies

Project part of another phase or multi phase: Yes
Original Project Code: 50030302B
Project Purpose Category: Services

Total Project Amount: \$350,000.00
Benefited Project Amount: \$3,650,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 10/15/2004
IDA Took Title Yes
to Property:
Date IDA Took Title 10/29/2004
or Leasehold Interest:
Year Financial Assitance is 2012
planned to End:
Notes: Construction of office building and warehouse.2009 NOTE:First phase of two phase project. NOTE: exemptions and all jobs reported in phase II.

Location of Project

Address Line1: 21 Dutch Mill Road
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Applicant Information

Applicant Name: Kaide Computer Technologies
Address Line1: 23
Address Line2: Cinema Drive
City: ITHACA
State: NY
Zip - Plus4: 14850
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: 5
Original Estimate of Jobs to be created: 14
Average estimated annual salary of jobs to be created.(at Current market rates): 28,000
Annualized salary Range of Jobs to be Created: 22,000 To: 35,000
Original Estimate of Jobs to be Retained: 5
Estimated average annual salary of jobs to be retained.(at Current Market rates): 28,000
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (5)

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

42.

General Project Information

Project Code: 50030302B
Project Type: Straight Lease
Project Name: Kaida Technologies/Global PCT

Project part of another phase or multi phase: Yes
Original Project Code: 50030412A
Project Purpose Category: Wholesale Trade

Total Project Amount: \$2,445,123.00
Benefited Project Amount: \$3,200,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 09/07/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 03/20/2008
or Leasehold Interest:
Year Financial Assitance is 2015
planned to End:
Notes: Second Expansion

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$28,011
Local Property Tax Exemption: \$9,544
School Property Tax Exemption: \$88,443
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$125,998.00
Total Exemptions Net of RPTL Section 485-b: \$26,084.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$22,212	\$22,212
Local PILOT:	\$7,568	\$7,568
School District PILOT:	\$70,134	\$70,134
Total PILOTS:	\$99,914	\$99,914

Net Exemptions: \$26,084

Location of Project

Address Line1: 21 Dutch Mill Road
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 17
Original Estimate of Jobs to be created: 23
Average estimated annual salary of jobs to be created.(at Current market rates): 51,500
Annualized salary Range of Jobs to be Created: 22,000 To: 80,000
Original Estimate of Jobs to be Retained: 17
Estimated average annual salary of jobs to be retained.(at Current Market rates): 34,500
Current # of FTEs: 38
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 21

Applicant Information

Applicant Name: Kevin
Address Line1: Kong
Address Line2: 21 Dutch Mill Road
City: ITHACA
State: NY
Zip - Plus4: 14850
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

43.

General Project Information

Project Code: 50030004A
Project Type: Bonds/Notes Issuance
Project Name: Kendal at Ithaca II

Project part of another phase or multi phase: Yes
Original Project Code: 50039402A
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$9,000,000.00
Benefited Project Amount: \$9,000,000.00
Bond/Note Amount: \$9,000,000.00
Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 08/24/2000
IDA Took Title Yes
to Property:
Date IDA Took Title 09/05/2000
or Leasehold Interest:
Year Financial Assitance is 2025
planned to End:

Notes: Expansion of retirement home facility. second phase all jobs reported in first phase. Refinance under TCDC paid off these bonds 12/31/14

Location of Project

Address Line1: 2230 N. Triphammer Rd
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Applicant Information

Applicant Name: Kendal at Ithaca
Address Line1: 2230 North Triphammer Road
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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: 12
Average estimated annual salary of jobs to be created.(at Current market rates): 37,000
Annualized salary Range of Jobs to be Created: 19,320 To: 40,644
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 37,000
Current # of FTEs: 231
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 231

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

44.

General Project Information

Project Code: 50030303A
Project Type: Bonds/Notes Issuance
Project Name: Kendal at Ithaca III

Project part of another phase or multi phase: Yes
Original Project Code: 50039402A
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$7,710,000.00
Benefited Project Amount: \$7,710,000.00
Bond/Note Amount: \$7,710,000.00
Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 08/08/2003
IDA Took Title Yes
to Property:
Date IDA Took Title 09/03/2003
or Leasehold Interest:
Year Financial Assitance is 2024
planned to End:

Notes: Refinance of bonds issued in 2000. no jobs associated with this phase. refinance under TCDC paid off this bond 12/31/14

Location of Project

Address Line1: 2230 N. Triphammer Rd
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Applicant Information

Applicant Name: Kendal at Ithaca
Address Line1: 2230 North Triphammer Road
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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: 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: 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

45.

General Project Information

Project Code: 50031005A
Project Type: Straight Lease
Project Name: Lansing Market

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

Total Project Amount: \$3,025,000.00
Benefited Project Amount: \$3,025,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 11/05/2010
IDA Took Title Yes
to Property:
Date IDA Took Title 03/31/2011
or Leasehold Interest:
Year Financial Assitance is 2019
planned to End:
Notes: Grocery Store in under served area

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$1,250
Local Sales Tax Exemption: \$1,250
County Real Property Tax Exemption: \$8,582
Local Property Tax Exemption: \$2,924
School Property Tax Exemption: \$27,097
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$41,103.00
Total Exemptions Net of RPTL Section 485-b: \$24,968.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,031	\$3,031
Local PILOT:	\$1,033	\$1,033
School District PILOT:	\$9,571	\$9,571
Total PILOTS:	\$13,635	\$13,635

Net Exemptions: \$27,468

Location of Project

Address Line1: 3125 N. Triphammer Road
Address Line2:
City: LANSING
State: NY
Zip - Plus4: 14882
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 17
Average estimated annual salary of jobs to be created.(at Current market rates): 39,500
Annualized salary Range of Jobs to be Created: 15,500 To: 76,000
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: 42
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 42

Applicant Information

Applicant Name: Lansing Market
Address Line1: 521 Ridge Road
Address Line2:
City: LANSING
State: NY
Zip - Plus4: 14882
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

46.

General Project Information

Project Code: 50039904B
Project Type: Straight Lease
Project Name: MPL, Inc II

Project part of another phase or multi phase: Yes
Original Project Code: 50039904A
Project Purpose Category: Services

Total Project Amount: \$540,000.00
Benefited Project Amount: \$540,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 12/02/2005
IDA Took Title Yes
to Property:
Date IDA Took Title 06/28/2006
or Leasehold Interest:
Year Financial Assitance is 2014
planned to End:
Notes: Expansion of manufacturing company department. Original salary information not obtained.PILOT ended 2014 should have been removed with 2014 audit

Location of Project

Address Line1: 41 Dutch Mill Rd
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Applicant Information

Applicant Name: Brieshell LLC
Address Line1: 41 Dutch Mill Road
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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: 10
Average estimated annual salary of jobs to be created.(at Current market rates): 40,000
Annualized salary Range of Jobs to be Created: 19,200 To: 28,640
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: 36
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 36

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

47.

General Project Information

Project Code: 50030108A
Project Type: Straight Lease
Project Name: Moldflow

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

Total Project Amount: \$2,850,000.00
Benefited Project Amount: \$2,250,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 07/12/2001
IDA Took Title Yes
to Property:
Date IDA Took Title 11/20/2001
or Leasehold Interest:
Year Financial Assitance is 2017
planned to End:
Notes: Construction of building for manufacturing company. No original jobs to be retained therefore no average salary for original jobs.2009 company bo

Location of Project

Address Line1: 301 East State Street
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Applicant Information

Applicant Name: Blinders Property Company
Address Line1: 301 East State Street
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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: \$13,573
Local Property Tax Exemption: \$6,592
School Property Tax Exemption: \$35,959.99
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$56,124.99
Total Exemptions Net of RPTL Section 485-b: \$9,232.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$11,341	\$11,341
Local PILOT:	\$5,507	\$5,507
School District PILOT:	\$30,044	\$30,044
Total PILOTS:	\$46,892	\$46,892

Net Exemptions: \$9,232.99

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 15
Average estimated annual salary of jobs to be created.(at Current market rates): 73,000
Annualized salary Range of Jobs to be Created: 50,000 To: 80,000
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: 23
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 23

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

48.

General Project Information

Project Code: 50030507A
Project Type: Straight Lease
Project Name: Nine Brown Rd

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

Total Project Amount: \$6,650,000.00
Benefited Project Amount: \$6,650,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 11/04/2005
IDA Took Title Yes
to Property:
Date IDA Took Title 01/18/2007
or Leasehold Interest:
Year Financial Assitance is 2015
planned to End:
Notes: "Construction of office and labs for Company, Advion BioSciences" Advion now called Quintiles. Building is 19 Brown Road

Location of Project

Address Line1: 9/19 Brown Rd
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Applicant Information

Applicant Name: Phil Prujanski
Address Line1: 15 Thornwood Drive
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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: \$25,364
Local Property Tax Exemption: \$12,318
School Property Tax Exemption: \$80,206
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$117,888.00
Total Exemptions Net of RPTL Section 485-b: \$78,950.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$8,378	\$8,378
Local PILOT:	\$4,068	\$4,068
School District PILOT:	\$26,492	\$26,492
Total PILOTS:	\$38,938	\$38,938

Net Exemptions: \$78,950

Project Employment Information

of FTEs before IDA Status: 125
Original Estimate of Jobs to be created: 53
Average estimated annual salary of jobs to be created.(at Current market rates): 100,000
Annualized salary Range of Jobs to be Created: 80,000 To: 120,000
Original Estimate of Jobs to be Retained: 125
Estimated average annual salary of jobs to be retained.(at Current Market rates): 100,000
Current # of FTEs: 122.6
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (2.4)

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

49.

General Project Information

Project Code: 50031101A
Project Type: Straight Lease
Project Name: Nut Brown Realty, LLC

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

Total Project Amount: \$3,200,000.00
Benefited Project Amount: \$3,200,000.00

Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/17/2011
IDA Took Title Yes
to Property:
Date IDA Took Title 12/30/2011
or Leasehold Interest:
Year Financial Assistance is 2019
planned to End:
Notes: Brewery

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$10,301
Local Property Tax Exemption: \$9,831
School Property Tax Exemption: \$27,242
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$47,374.00
Total Exemptions Net of RPTL Section 485-b: \$28,095.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$4,192	\$4,192
Local PILOT:	\$4,001	\$4,001
School District PILOT:	\$11,086	\$11,086
Total PILOTS:	\$19,279	\$19,279

Net Exemptions: \$28,095

Location of Project

Address Line1: 608 Elmira Road
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 14
Original Estimate of Jobs to be created: 8
Average estimated annual salary of jobs to be created.(at Current market rates): 34,250
Annualized salary Range of Jobs to be Created: 23,000 To: 40,000
Original Estimate of Jobs to be Retained: 14
Estimated average annual salary of jobs to be retained.(at Current Market rates): 41,166
Current # of FTEs: 47.75
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 33.75

Applicant Information

Applicant Name: Nut Brown Realty
Address Line1: 409 Taughannock Blvd.
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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

50.

General Project Information

Project Code: 50030703A
Project Type: Straight Lease
Project Name: Plastisol Composites

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

Total Project Amount: \$2,270,916.00
Benefited Project Amount: \$1,560,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 09/07/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 09/29/2008
or Leasehold Interest:
Year Financial Assitance is 2016
planned to End:
Notes: PILOT agreement begins in 2010.Company has become defunct

Location of Project

Address Line1: Route 222
Address Line2: PO Box 120
City: GROTON
State: NY
Zip - Plus4: 13073
Province/Region:
Country: USA

Applicant Information

Applicant Name: Alan Saulsbury
Address Line1: Route 222
Address Line2: PO Box 120
City: GROTON
State: NY
Zip - Plus4: 13073
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: \$12,202
Local Property Tax Exemption: \$21,735
School Property Tax Exemption: \$38,251
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$72,188.00
Total Exemptions Net of RPTL Section 485-b: \$18,242.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$9,119	\$9,119
Local PILOT:	\$16,242	\$16,242
School District PILOT:	\$28,585	\$28,585
Total PILOTS:	\$53,946	\$53,946

Net Exemptions: \$18,242

Project Employment Information

of FTEs before IDA Status: 1
Original Estimate of Jobs to be created: 27
Average estimated annual salary of jobs to be created.(at Current market rates): 64,500
Annualized salary Range of Jobs to be Created: 14,500 To: 50,000
Original Estimate of Jobs to be Retained: 1
Estimated average annual salary of jobs to be retained.(at Current Market rates): 90,000
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (1)

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

51.

General Project Information

Project Code: 50031307A
Project Type: Tax Exemptions
Project Name: SHBC Combined Power and Heat Energy

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

Total Project Amount: \$1,633,000.00
Benefited Project Amount: \$1,183,000.00

Bond/Note Amount:
Annual Lease Payment:
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 12/18/2013
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2016
planned to End:

Notes: Sales Tax Exemption only relating to energy provision in UTEP . Not job related.

Location of Project

Address Line1: 950 Danby Road
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Applicant Information

Applicant Name: Andrew Sciarabba
Address Line1: 950 Danby Road
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$15,348
Local Sales Tax Exemption: \$15,348
County Real Property Tax Exemption:
Local Property Tax Exemption:
School Property Tax Exemption:
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$30,696.00

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: \$30,696

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

52.

General Project Information

Project Code: 50030502A
Project Type: Straight Lease
Project Name: South Hill Business Campus

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: \$5,500,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 05/06/2005
IDA Took Title Yes
to Property:
Date IDA Took Title 02/27/2007
or Leasehold Interest:
Year Financial Assitance is 2015
planned to End:
Notes: Renovation of old warehouse to create office business park

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$24,034.5
Local Sales Tax Exemption: \$24,034.5
County Real Property Tax Exemption: \$43,540
Local Property Tax Exemption: \$41,552
School Property Tax Exemption: \$115,141
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$248,302.00
Total Exemptions Net of RPTL Section 485-b: \$58,383.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$30,845	\$30,845
Local PILOT:	\$29,436	\$29,436
School District PILOT:	\$81,569	\$81,569
Total PILOTS:	\$141,850	\$141,850

Net Exemptions: \$106,452

Location of Project

Address Line1: 950 Danby Rd
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 130
Original Estimate of Jobs to be created: 120
Average estimated annual salary of jobs to be created.(at Current market rates): 40,000
Annualized salary Range of Jobs to be Created: 30,000 To: 50,000
Original Estimate of Jobs to be Retained: 130
Estimated average annual salary of jobs to be retained.(at Current Market rates): 40,000
Current # of FTEs: 296
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 166

Applicant Information

Applicant Name: South Hill Business Campus LLC
Address Line1: 950 Danby Road
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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

53.

General Project Information

Project Code: 50030209A
Project Type: Straight Lease
Project Name: Taugannock Aviation I

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

Total Project Amount: \$1,000,000.00
Benefited Project Amount: \$1,000,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/07/2002
IDA Took Title Yes
to Property:
Date IDA Took Title 06/30/2004
or Leasehold Interest:
Year Financial Assitance is 2015
planned to End:
Notes: Expansion of hanger. Multi phase project. Job Information not able to be separated. Jobs and exemptions on phase 1

Location of Project

Address Line1: Tompkins County Airport
Address Line2: Brown Rd
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Applicant Information

Applicant Name: Taughannock Aviation
Address Line1: 66 Brown Road
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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: \$5,793
Local Property Tax Exemption: \$2,813
School Property Tax Exemption: \$18,317
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$26,923.00
Total Exemptions Net of RPTL Section 485-b: \$1,209.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,532	\$5,532
Local PILOT:	\$2,687	\$2,687
School District PILOT:	\$17,495	\$17,495
Total PILOTS:	\$25,714	\$25,714

Net Exemptions: \$1,209

Project Employment Information

of FTEs before IDA Status: 28
Original Estimate of Jobs to be created: 17
Average estimated annual salary of jobs to be created.(at Current market rates): 65,000
Annualized salary Range of Jobs to be Created: 38,800 To: 92,000
Original Estimate of Jobs to be Retained: 28
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 46
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 18

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

54.

General Project Information

Project Code: 50030209B
Project Type: Straight Lease
Project Name: Taugannock Aviation II

Project part of another phase or multi phase: Yes
Original Project Code: 50030209A
Project Purpose Category: Transportation, Communication, Electric,

Total Project Amount: \$800,000.00
Benefited Project Amount: \$1,100,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 05/04/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 11/30/2007
or Leasehold Interest:
Year Financial Assitance is 2015
planned to End:
Notes: Construction of new hanger. NOTE: see first phase for total jobs.

Location of Project

Address Line1: Tompkins County Airport
Address Line2: Brown Rd
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Applicant Information

Applicant Name: taughannock Aviation
Address Line1: 66 Brown Road
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$6,512
Local Property Tax Exemption: \$3,163
School Property Tax Exemption: \$20,593
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$30,268.00
Total Exemptions Net of RPTL Section 485-b: \$3,314.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,799	\$5,799
Local PILOT:	\$2,816	\$2,816
School District PILOT:	\$18,339	\$18,339
Total PILOTS:	\$26,954	\$26,954

Net Exemptions: \$3,314

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 11
Average estimated annual salary of jobs to be created.(at Current market rates): 65,000
Annualized salary Range of Jobs to be Created: 38,800 To: 92,000
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: 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

55.

General Project Information

Project Code: 50030902A
Project Type: Bonds/Notes Issuance
Project Name: Transonic Systems

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

Total Project Amount: \$4,750,000.00
Benefited Project Amount: \$4,750,000.00
Bond/Note Amount: \$4,500,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: No
Date Project Approved: 11/05/2010
IDA Took Title Yes
to Property:
Date IDA Took Title 12/15/2010
or Leasehold Interest:
Year Financial Assitance is 2030
planned to End:
Notes: Recovery Zone Bonds issued / conduit debt. Wrap around PILOT only if Empire Zone tax credit fails.

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: 34 Dutch Mill Road
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 116
Original Estimate of Jobs to be created: 20
Average estimated annual salary of jobs to be created.(at Current market rates): 47,700
Annualized salary Range of Jobs to be Created: 18,720 To: 33,660
Original Estimate of Jobs to be Retained: 116
Estimated average annual salary of jobs to be retained.(at Current Market rates): 47,700
Current # of FTEs: 92
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (24)

Applicant Information

Applicant Name: Transonic Systems
Address Line1: 34 Dutch Mill Road
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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

56.

General Project Information

Project Code: 50031405A
Project Type: Tax Exemptions
Project Name: Twenty Thornwood (BinOptics)

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

Total Project Amount: \$793,333.00
Benefited Project Amount: \$793,333.00
Bond/Note Amount:
Annual Lease Payment:
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 11/13/2014
IDA Took Title Yes
to Property:
Date IDA Took Title 12/31/2014
or Leasehold Interest:
Year Financial Assitance is 2030
planned to End:
Notes: Sales Tax exemption. Project closed on financing and PILOT end of 2014 PILOT not in force until 2016

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$21,551.5
Local Sales Tax Exemption: \$21,551.5
County Real Property Tax Exemption:
Local Property Tax Exemption:
School Property Tax Exemption:
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$43,103.00
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: \$43,103

Location of Project

Address Line1: 20 Thornwood Drive
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 91
Original Estimate of Jobs to be created: 45
Average estimated annual salary of jobs to be created.(at Current market rates): 87,000
Annualized salary Range of Jobs to be Created: 24,000 To: 150,000
Original Estimate of Jobs to be Retained: 91
Estimated average annual salary of jobs to be retained.(at Current Market rates): 87,000
Current # of FTEs: 93
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 2

Applicant Information

Applicant Name: Twenty Thornwood (BinOptics)
Address Line1: PO Box 4860 15 Thornwood Drive
Address Line2:
City: ITHACA
State: NY
Zip - Plus4: 14850
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
56	\$7,197,586.37	\$4,208,894.0	\$2,988,692.37	3,209.75

Additional Comments: