

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

Governance Information (Board-Related)

Question	Response	URL
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		fingerlakesedc.com
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		fingerlakesedc.com
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	fingerlakesedc.com
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	fingerlakesedc.com
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	Yes	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	Yes	fingerlakesedc.com
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	fingerlakesedc.com

Board of Directors Listing

Name	Pierce, Gene	Name	Zelazny, Mary
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	01/01/2015	Term Start Date	03/01/2011
Term Expiration Date	12/31/2016	Term Expiration Date	12/31/2016
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?	No	Confirmed by Senate?	No
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Long, James	Name	Gow, Rita
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	01/01/2009	Term Start Date	01/01/2015
Term Expiration Date	12/31/2015	Term Expiration Date	12/31/2016
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?	No	Confirmed by Senate?	No
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Hiller, Jerry	Name	Willson, James
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	12/31/2015
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?	No	Confirmed by Senate?	No
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

<u>Board of Directors Listing</u>	
Name	Morris, Mark
Chair of the Board	No
If yes, Chairman Designated by.	
Term Start Date	01/01/2014
Term Expiration Date	12/31/2015
Title	
Has the Board member appointed a designee?	
Designee Name	
Ex-officio	No
Nominated By	Local
Appointed By	Local
Confirmed by Senate?	No
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	Yes

Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/Allowances/Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by State or local government
DeWick, Kari R	Community Development Director	Administrative and Clerical				FT	Yes	40,000.00	23,333.38	0	0	0	-108.36	23,225.02	No	
Griffin, Stephen G	Chief Executive Officer	Executive				FT	Yes	89,301.00	89,301	0	8,385	0	0	97,686	No	
Jensen, Doreen J	Chief Financial Officer	Administrative and Clerical				FT	Yes	37,185.12	37,185.12	0	1,269	0	-1,627.34	36,826.78	No	
Sorensen, Joseph A	Maintenance	Operational				FT	Yes	27,000.00	24,187.5	0	0	0	0	24,187.5	No	

Benefit Information

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

No

Board Members

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allow-ance	Spousal / Dependent Life Insurance	Tuition Assist-ance	Multi-Year Employ-ment	None of These Benefits	Other
Pierce, Gene	Board of Directors												X	
Gow, Rita	Board of Directors												X	
Long, James	Board of Directors												X	
Zelazny, Mary	Board of Directors												X	
Hiller, Jerry	Board of Directors												X	
Willson, James	Board of Directors												X	
Morris, Mark	Board of Directors												X	

Staff

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

Subsidiary/Component Unit Verification

Is the list of subsidiaries, as assembled by the Office of the State Comptroller, correct? 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	\$1,718,739
Investments	\$457,291
Receivables, net	\$13,066
Other assets	\$579,865
Total Current Assets	\$2,768,961
Noncurrent Assets	
Restricted cash and investments	\$0
Long-term receivables, net	\$1,252,451
Other assets	\$31,212
Capital Assets	
Land and other nondepreciable property	\$2,455,710
Buildings and equipment	\$0
Infrastructure	\$270,889
Accumulated depreciation	\$0
Net Capital Assets	\$2,726,599
Total Noncurrent Assets	\$4,010,262
Total Assets	\$6,779,223

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities

Current Liabilities

Accounts payable	\$4,051
Pension contribution payable	\$0
Other post-employment benefits	\$1,947
Accrued liabilities	\$0
Deferred revenues	\$0
Bonds and notes payable	\$0
Other long-term obligations due within one year	\$81,194
Total Current Liabilities	\$87,192

Noncurrent Liabilities

Pension contribution payable	\$79,714
Other post-employment benefits	\$0
Bonds and notes payable	\$0
Long Term Leases	\$608,806
Other long-term obligations	\$0
Total Noncurrent Liabilities	\$688,520

Total Liabilities

\$775,712

Net Asset (Deficit)

Net Asset

Invested in capital assets, net of related debt	\$2,091,599
Restricted	\$2,201,979
Unrestricted	\$1,709,933
Total Net Assets	\$6,003,511

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

<u>Operating Revenues</u>	
Charges for services	\$149,678
Rental & financing income	\$593,219
Other operating revenues	\$63,758
Total Operating Revenue	\$806,655
<u>Operating Expenses</u>	
Salaries and wages	\$187,062.18
Other employee benefits	\$75,956.33
Professional services contracts	\$63,810.2
Supplies and materials	\$107,065.29
Depreciation & amortization	\$163,305
Other operating expenses	\$14,428
Total Operating Expenses	\$611,627
Operating Income (Loss)	\$195,028
<u>Nonoperating Revenues</u>	
Investment earnings	\$2,073
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$280,366
Total Nonoperating Revenue	\$282,439

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	\$477,467
Total Nonoperating Expenses	\$477,467
Income (Loss) Before Contributions	\$0
Capital Contributions	(\$10,240)
Change in net assets	(\$10,240)
Net assets (deficit) beginning of year	\$5,536,284
Other net assets changes	\$477,467
Net assets (deficit) at end of year	\$6,003,511

Current Debt

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

New Debt Issuances List by Type of Debt and Program

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

Schedule of Authority Debt

Type of Debt	Statutory Authorization (\$)	Outstanding Start of Fiscal Year (\$)	New Debt Issuances (\$)	Debt Retired (\$)	Outstanding End of Fiscal Year (\$)
State Obligation					
State Guaranteed					
State Supported					
State Contingent Obligation					
State Moral Obligation					
Other State Funded					
Authority Obligation					
General Obligation					
Revenue					
Other Non-State Funded	0.00	0.00	0.00	0.00	0.00
Conduit					
Conduit Debt	0.00	6,048,469.00	0.00	718,829.00	5,329,640.00
Conduit Debt - Pilot Increment Financing					

Real Property Acquisition/Disposal List

1. Address Line1: 109 Horizon Park Drive
Address Line2:
City: PENN YAN
State: NY
Postal Code: 14527
Plus4:
Province/Region:
Country: USA
Property Description: Commercial Building
Estimated Fair Market Value: \$850,000
How was the Fair Market Value Other
Determined?
Transaction Type: ACQUISITION
If Other, Explain:

Transaction Date: 12/23/2015
Purchase Sale Price: \$635,000.00
Lease Data (If applicable)
Market Rate(\$/square foot):
Lease Rate(\$/square foot):
Lease Period (months):
Seller/Purchaser/Tenant Data:
Organization: Yates County Industrial Development Agency
Last Name:
First Name:

Address Line1: 1 Keuka Business Park, Suite 104
Address Line2:
City: PENN YAN
State: NY
Postal Code: 14527
Plus4:
Province/Region:
Country: USA
Relation With Board
member/senior authority
management? No

2. Address Line1: 38 Powell Lane
Address Line2:
City: PENN YAN
State: NY
Postal Code: 14527
Plus4:
Province/Region:
Country: USA
Property Description: Industrial Facility/Plant
Estimated Fair Market Value: \$333,900
How was the Fair Market Value Other
Determined?
Transaction Type: DISPOSITION SALE
If Other, Explain:

Transaction Date: 12/31/2015
Purchase Sale Price: \$450,000.00
Lease Data (If applicable)
Market Rate(\$/square foot):
Lease Rate(\$/square foot):
Lease Period (months):
Seller/Purchaser/Tenant Data:
Organization: The Lundquist 1996 Family Trust
Last Name:
First Name:

Address Line1: 250 Roblar Avenue
Address Line2:
City: HILLSBOROUGH
State: CA
Postal Code: 94010
Plus4:
Province/Region:
Country: USA
Relation With Board
member/senior authority
management? No

Personal Property

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

Property Documents

Question	Response	URL (if applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	fingerlakesedc.com
2. Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	fingerlakesedc.com
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	

IDA Projects

1.

General Project Information

Project Code: 22013
Project Type: Straight Lease
Project Name: 135 Seneca Street

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

Total Project Amount: \$565,720.00
Benefited Project Amount: \$565,720.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 01/16/2013
IDA Took Title Yes
to Property:
Date IDA Took Title 02/25/2013
or Leasehold Interest:
Year Financial Assistance is 2023
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$2,874.23
Local Property Tax Exemption: \$6,809.76
School Property Tax Exemption: \$3,825.33
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$13,509.32
Total Exemptions Net of RPTL Section 485-b: \$6,754.66

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$571.05	\$571.05
Local PILOT:	\$1,352.94	\$1,352.94
School District PILOT:	\$1,333.17	\$1,333.17
Total PILOTS:	\$3,257.16	\$3,257.16

Net Exemptions: \$10,252.16

Location of Project

Address Line1: 135 Seneca Street
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 30
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 30
Annualized salary Range of Jobs to be Created: 18,720 To: 31,200
Original Estimate of Jobs to be Retained: 30
Estimated average annual salary of jobs to be retained.(at Current Market rates): 26,000
Current # of FTEs: 30
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: Birkett Mills
Address Line1: 163 Main Street
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
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: No
The project receives no tax exemptions: No

IDA Projects

2.

General Project Information

Project Code: 20132
Project Type: Straight Lease
Project Name: Abandon Brewing Company, LLC

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

Total Project Amount: \$670,134.00
Benefited Project Amount: \$670,134.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 12/21/2012
IDA Took Title Yes
to Property:
Date IDA Took Title 02/28/2013
or Leasehold Interest:
Year Financial Assitance is 2023
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$1,643.13
Local Property Tax Exemption: \$551.58
School Property Tax Exemption: \$2,007.46
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$4,202.17
Total Exemptions Net of RPTL Section 485-b: \$4,507.16

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,308.88	\$2,308.88
Local PILOT:	\$775.07	\$775.07
School District PILOT:	\$3,846.08	\$3,846.08
Total PILOTS:	\$6,930.03	\$6,930.03

Net Exemptions: -\$2,727.86

Location of Project

Address Line1: 2994 Merritt Hill Rd.
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
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): 27,500
Annualized salary Range of Jobs to be Created: 10,000 To: 30,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 5
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 5

Applicant Information

Applicant Name: Garry Sperrick
Address Line1: 2994 Merritt Hill Road
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
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: No
The project receives no tax exemptions: No

IDA Projects

3.

General Project Information

Project Code: 4102011
Project Type: Straight Lease
Project Name: BWF Holdings, LLC

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

Total Project Amount: \$2,210,000.00
Benefited Project Amount: \$2,210,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 05/18/2011
IDA Took Title Yes
to Property:
Date IDA Took Title 10/05/2011
or Leasehold Interest:
Year Financial Assitance is 2022
planned to End:
Notes: Construction of multi commodity tasting facility.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$4,937.59
Local Property Tax Exemption: \$2,599.09
School Property Tax Exemption: \$6,467.5
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$14,004.18
Total Exemptions Net of RPTL Section 485-b: \$6,849.03

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,019.27	\$2,019.27
Local PILOT:	\$1,062.93	\$1,062.93
School District PILOT:	\$4,358.95	\$4,358.95
Total PILOTS:	\$7,441.15	\$7,441.15

Net Exemptions: \$6,563.03

Location of Project

Address Line1: 5428 Route 14
Address Line2:
City: DUNDEE
State: NY
Zip - Plus4: 14837
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 3
Average estimated annual salary of jobs to be created.(at Current market rates): 25,000
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: 2
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 2

Applicant Information

Applicant Name: BWF Holdings, LLC
Address Line1: 22 Castle Street
Address Line2:
City: GENEVA
State: NY
Zip - Plus4: 14456
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: No
The project receives no tax exemptions: No

IDA Projects

4.

General Project Information

Project Code: 122012
Project Type: Straight Lease
Project Name: Birkett Properties, LLC

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

Total Project Amount: \$6,206,385.00
Benefited Project Amount: \$6,206,385.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 10/19/2011
IDA Took Title Yes
to Property:
Date IDA Took Title 12/31/2012
or Leasehold Interest:
Year Financial Assitance is 2023
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$9,007.83
Local Property Tax Exemption: \$23,739.68
School Property Tax Exemption: \$12,091.34
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$44,838.85
Total Exemptions Net of RPTL Section 485-b: \$23,699.76

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,017.05	\$2,017.05
Local PILOT:	\$2,380.97	\$2,380.97
School District PILOT:	\$4,415.86	\$4,415.86
Total PILOTS:	\$8,813.88	\$8,813.88

Net Exemptions: \$36,024.97

Location of Project

Address Line1: 120-130 Water Street
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
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: 2
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 2

Applicant Information

Applicant Name: Birkett Properties, LLC
Address Line1: Box214
Address Line2:
City: GORHAM
State: NY
Zip - Plus4: 14461
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: No
The project receives no tax exemptions: No

IDA Projects

5.

General Project Information

Project Code: 57010801A
Project Type: Straight Lease
Project Name: CASP, LLC

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

Total Project Amount: \$527,500.00
Benefited Project Amount: \$527,500.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 05/16/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 02/27/2008
or Leasehold Interest:
Year Financial Assitance is 2019
planned to End:
Notes: Construction of a wastewater treatment facility. This project rolls 57010303A and 57010501A to one.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$13,167.6
Local Property Tax Exemption: \$30,818.72
School Property Tax Exemption: \$19,731.72
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$63,718.04
Total Exemptions Net of RPTL Section 485-b: \$50,774.37

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$13,167.6	\$13,167.6
Local PILOT:	\$30,818.72	\$30,818.72
School District PILOT:	\$19,731.72	\$19,731.72
Total PILOTS:	\$63,718.04	\$63,718.04

Net Exemptions: \$0

Location of Project

Address Line1: PO Box 217
Address Line2: Horizon Business Park
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 10
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 20,000 To: 25,000
Original Estimate of Jobs to be Retained: 10
Estimated average annual salary of jobs to be retained.(at Current Market rates): 22,500
Current # of FTEs: 81
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 71

Applicant Information

Applicant Name: CASP, LLC
Address Line1: PO Box 217
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
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: No
The project receives no tax exemptions: No

IDA Projects

6.

General Project Information

Project Code: 20133
Project Type: Straight Lease
Project Name: Climbing Bines Hop Farm

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

Total Project Amount: \$300,000.00
Benefited Project Amount: \$300,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 12/21/2012
IDA Took Title Yes
to Property:
Date IDA Took Title 03/14/2013
or Leasehold Interest:
Year Financial Assitance is 2024
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$324.28
Local Property Tax Exemption: \$160.52
School Property Tax Exemption: \$445.69
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$930.49
Total Exemptions Net of RPTL Section 485-b: \$465.25

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$492.82	\$492.82
Local PILOT:	\$243.94	\$243.94
School District PILOT:	\$802.12	\$802.12
Total PILOTS:	\$1,538.88	\$1,538.88

Net Exemptions: -\$608.39

Location of Project

Address Line1: 511 Hansen Point ROad
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 6
Average estimated annual salary of jobs to be created.(at Current market rates): 20,100
Annualized salary Range of Jobs to be Created: 10,000 To: 35,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 30,000
Current # of FTEs: 4
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 4

Applicant Information

Applicant Name: Climbing Bines Hop Farm
Address Line1: 515 Hansen Point Road
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
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: No
The project receives no tax exemptions: No

IDA Projects

7.

General Project Information

Project Code: 57010707A
Project Type: Straight Lease
Project Name: Empire Pipeline

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

Total Project Amount: \$35,600,000.00
Benefited Project Amount: \$35,600,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 04/18/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 07/26/2007
or Leasehold Interest:
Year Financial Assitance is 2034
planned to End:
Notes: "Acquisition, construction & equipping on land 24" pipe for natural gas pipeline." Pipeline not completed until after taxable status date. There was no

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$146,276.89
Local Property Tax Exemption: \$24,423.86
School Property Tax Exemption: \$81,567.68
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$252,268.43
Total Exemptions Net of RPTL Section 485-b: \$252,268.43

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$83,740.81	\$83,740.81
Local PILOT:	\$135,522.8	\$135,522.8
School District PILOT:	\$253,536.4	\$253,536.4
Total PILOTS:	\$472,800.01	\$472,800.01

Net Exemptions: -\$220,531.58

Location of Project

Address Line1: 6363 Main Street
Address Line2:
City: WILLIAMSVILLE
State: NY
Zip - Plus4: 14221 - 5887
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: Empire State Pipeline
Address Line1: 6363 State Pipeline
Address Line2:
City: WILLIAMSVILLE
State: NY
Zip - Plus4: 14221 5887
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: No
The project receives no tax exemptions: No

IDA Projects

8.

General Project Information

Project Code: 57019501
Project Type: Straight Lease
Project Name: Finger Lakes Railway Corporation

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

Total Project Amount: \$591,744.00
Benefited Project Amount: \$591,744.00
Bond/Note Amount:
Annual Lease Payment: \$1,000
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 07/11/1995
IDA Took Title Yes
to Property:
Date IDA Took Title 07/01/1995
or Leasehold Interest:
Year Financial Assitance is 2025
planned to End:
Notes: Acquisition of 23 miles of railroad line and improvements located in Yates County from Conrail. Interagency agreement is in place with 6 total count

Location of Project

Address Line1: 68 Border City Road
Address Line2:
City: GENEVA
State: NY
Zip - Plus4: 14456
Province/Region:
Country: USA

Applicant Information

Applicant Name: Finger Lakes Railway Corporation
Address Line1: PO Box 1750
Address Line2:
City: CLINTON
State: OK
Zip - Plus4: 73601
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: \$15,162.92
Local Property Tax Exemption: \$11,460.66
School Property Tax Exemption: \$12,745.74
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$39,369.32
Total Exemptions Net of RPTL Section 485-b: \$39,369.32

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$8,726.13	\$8,726.13
Local PILOT:	\$4,694.7	\$4,694.7
School District PILOT:	\$22,665.28	\$22,665.28
Total PILOTS:	\$36,086.11	\$36,086.11

Net Exemptions: \$3,283.21

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): 27,500
Annualized salary Range of Jobs to be Created: 27,500 To: 50,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 27,500
Current # of FTEs: 56
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 56

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: No
The project receives no tax exemptions: No

IDA Projects

9.

General Project Information

Project Code: 012012
Project Type: Straight Lease
Project Name: Glenora Corners Grocery, LLC

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

Total Project Amount: \$908,000.00
Benefited Project Amount: \$603,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 02/22/2012
IDA Took Title Yes
to Property:
Date IDA Took Title 02/22/2012
or Leasehold Interest:
Year Financial Assitance is 2022
planned to End:
Notes: Assessed value is different for school tax calculations.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$1,084.56
Local Property Tax Exemption: \$570.9
School Property Tax Exemption: \$1,358.72
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$3,014.18
Total Exemptions Net of RPTL Section 485-b: \$1,371.76

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,412.78	\$1,412.78
Local PILOT:	\$743.67	\$743.67
School District PILOT:	\$2,430.54	\$2,430.54
Total PILOTS:	\$4,586.99	\$4,586.99

Net Exemptions: -\$1,572.81

Location of Project

Address Line1: 5430 State Route 14
Address Line2:
City: DUNDEE
State: NY
Zip - Plus4: 14837
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): 10,000
Annualized salary Range of Jobs to be Created: 6,000 To: 19,000
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: 1
Net Employment Change: 0

Applicant Information

Applicant Name: Dave Bunnell
Address Line1: 22 Castle Street
Address Line2:
City: GENEVA
State: NY
Zip - Plus4: 14456
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: No
The project receives no tax exemptions: No

IDA Projects

10.

General Project Information

Project Code: 112014
Project Type: Straight Lease
Project Name: Indus Elm Street, LLC

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

Total Project Amount: \$5,400,000.00
Benefited Project Amount: \$4,955,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 07/16/2014
IDA Took Title Yes
to Property:
Date IDA Took Title 11/18/2014
or Leasehold Interest:
Year Financial Assitance is 2025
planned to End:

Notes: Construction of a Microtel. This is currently under construction so there are no employees yet. PILOT does not go into affect until 2016.

Location of Project

Address Line1: 124 Elm Street
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Applicant Information

Applicant Name: Indus Elm Street, LLC
Address Line1: 1080 Pittsford-Victor Road
Address Line2:
City: PITTSFORD
State: NY
Zip - Plus4: 14534
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: \$3,402.44
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$3,402.44
Total Exemptions Net of RPTL Section 485-b: \$1,447.64

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$507.16	\$507.16
Total PILOTS:	\$507.16	\$507.16
Net Exemptions: \$2,895.28		

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): 20,000
Annualized salary Range of Jobs to be Created: 18,750 To: 45,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 10
of FTE Construction Jobs during fiscal year: 10
Net Employment Change: 10

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: No
The project receives no tax exemptions: No

IDA Projects

11.

General Project Information

Project Code: 57011502
Project Type: Straight Lease
Project Name: JAVA Gourmet. Inc.

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

Total Project Amount: \$280,000.00
Benefited Project Amount: \$280,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 11/18/2015
IDA Took Title Yes
to Property:
Date IDA Took Title 12/21/2015
or Leasehold Interest:
Year Financial Assitance is 2026
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$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: 2808 State Route 54A
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 2
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: 25,000 To: 25,000
Original Estimate of Jobs to be Retained: 2
Estimated average annual salary of jobs to be retained.(at Current Market rates): 25,000
Current # of FTEs: 2
of FTE Construction Jobs during fiscal year: 1
Net Employment Change: 0

Applicant Information

Applicant Name: Brian & Susan Friguilette
Address Line1: 2792 State Route 54A
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
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: No
The project receives no tax exemptions: No

IDA Projects

12.

General Project Information

Project Code: 57011501
Project Type: Straight Lease
Project Name: Keuka Lake Hotel, LLC

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

Total Project Amount: \$9,480,000.00
Benefited Project Amount: \$9,480,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 11/20/2013
IDA Took Title Yes
to Property:
Date IDA Took Title 09/16/2015
or Leasehold Interest:
Year Financial Assitance is 2027
planned to End:
Notes: The construction did not begin until the end of 2015. The hotel construction is not completed as of this date so there are no employees.

Location of Project

Address Line1: 10 Mace Street
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Applicant Information

Applicant Name: Keuka Lake Hotel, LLC
Address Line1: 4661 Dewey Avenue
Address Line2: PO Box 214
City: GORHAM
State: NY
Zip - Plus4: 14461
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$31,138
Local Sales Tax Exemption: \$31,138
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$62,276.00
Total Exemptions Net of RPTL Section 485-b: \$83,840.00

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: \$62,276

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): 19,100
Annualized salary Range of Jobs to be Created: 14,900 To: 55,900
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 19,100
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 90
Net Employment Change: 0

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: No
The project receives no tax exemptions: No

IDA Projects

13.

General Project Information

Project Code: 57010901A
Project Type: Straight Lease
Project Name: Lake Street Plaza/Seancony LP

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

Total Project Amount: \$170,550.00
Benefited Project Amount: \$170,550.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 04/23/2008
IDA Took Title Yes
to Property:
Date IDA Took Title 07/10/2008
or Leasehold Interest:
Year Financial Assitance is 2020
planned to End:
Notes: This projet was for construction of a department store. The Plaza owner leases to the department store. The Plaza owner has no employees in NYS. The

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$9,429.17
Local Property Tax Exemption: \$22,088.18
School Property Tax Exemption: \$14,118
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$45,635.35
Total Exemptions Net of RPTL Section 485-b: \$30,369.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$15,957.06	\$15,957.06
Local PILOT:	\$37,806.2	\$37,806.2
School District PILOT:	\$13,296.04	\$13,296.04
Total PILOTS:	\$67,059.3	\$67,059.3

Net Exemptions: -\$21,423.95

Location of Project

Address Line1: 220 Lake Street Plaza
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

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: 8
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 8

Applicant Information

Applicant Name: Seancony LP
Address Line1: 2304 Brodhead Rd.
Address Line2:
City: ALIQUIPPA
State: PA
Zip - Plus4: 15001
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: No
The project receives no tax exemptions: No

IDA Projects

14.

General Project Information

Project Code: 32013
Project Type: Straight Lease
Project Name: Lake Street Wines & Spirits

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

Total Project Amount: \$400,000.00
Benefited Project Amount: \$400,000.00

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

Federal Tax Status of Bonds:

Not For Profit: No
Date Project Approved: 12/21/2012

IDA Took Title Yes
to Property:
Date IDA Took Title 03/28/2013

or Leasehold Interest:
Year Financial Assitance is 2024

planned to End:
Notes: PILOT for County and Town will start in 2015 according to PILOT schedule.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$1,769.78
Local Property Tax Exemption: \$4,193.05
School Property Tax Exemption: \$2,316.98
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$8,279.81

Total Exemptions Net of RPTL Section 485-b: \$244.72

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,008.2	\$1,008.2
Local PILOT:	\$2,388.67	\$2,388.67
School District PILOT:	\$1,842.4	\$1,842.4
Total PILOTS:	\$5,239.27	\$5,239.27

Net Exemptions: \$3,040.54

Location of Project

Address Line1: 132 Water Street
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 5
Original Estimate of Jobs to be created: 1.5
Average estimated annual salary of jobs to be created.(at Current market rates): 10,000
Annualized salary Range of Jobs to be Created: 10,000 To: 25,000
Original Estimate of Jobs to be Retained: 5
Estimated average annual salary of jobs to be retained.(at Current Market rates): 15,000
Current # of FTEs: 3
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (2)

Applicant Information

Applicant Name: Ray & Sandi Spencer
Address Line1: 3156 Williams Hill Road
Address Line2:
City: KEUKA PARK
State: NY
Zip - Plus4: 14478
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: No
The project receives no tax exemptions: No

IDA Projects

15.

General Project Information

Project Code: 57010902A
Project Type: Straight Lease
Project Name: Oak Hill Bulk Foods, Inc.

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

Total Project Amount: \$352,500.00
Benefited Project Amount: \$352,500.00

Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:

Not For Profit: No
Date Project Approved: 07/02/2009
IDA Took Title Yes
to Property:
Date IDA Took Title 07/02/2009

or Leasehold Interest:
Year Financial Assitance is 2020
planned to End:

Notes: Expansion of a Mennonite owned bulk food store and addition of a cafe. The business is a major tourism draw routinely bringing in multiple out of th

Location of Project

Address Line1: 3173 Route 14A
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Applicant Information

Applicant Name: Oak Hill Bulk Foods, Inc.
Address Line1: 3173 Route 14A
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$1,072.31
Local Property Tax Exemption: \$405.95
School Property Tax Exemption: \$1,337.95
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$2,816.21
Total Exemptions Net of RPTL Section 485-b: \$1,399.53

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,193.81	\$2,193.81
Local PILOT:	\$830.5	\$830.5
School District PILOT:	\$3,552.31	\$3,552.31
Total PILOTS:	\$6,576.62	\$6,576.62

Net Exemptions: -\$3,760.41

Project Employment Information

of FTEs before IDA Status: 6
Original Estimate of Jobs to be created: 4
Average estimated annual salary of jobs to be created.(at Current market rates): 20,000
Annualized salary Range of Jobs to be Created: 16,000 To: 24,900
Original Estimate of Jobs to be Retained: 6
Estimated average annual salary of jobs to be retained.(at Current Market rates): 30,000
Current # of FTEs: 28
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 22

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: No
The project receives no tax exemptions: No

IDA Projects

16.

General Project Information

Project Code: 01012011
Project Type: Straight Lease
Project Name: Penn Yan Hospitality

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

Total Project Amount: \$800,838.00
Benefited Project Amount: \$800,838.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 04/21/2010
IDA Took Title Yes
to Property:
Date IDA Took Title 01/01/2011
or Leasehold Interest:
Year Financial Assitance is 2025
planned to End:
Notes: Expansion of Best Western. This project participates in the Empire Zone program, so the PILOT was amended to reflect this.

Location of Project

Address Line1: 142 Lake Street
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Applicant Information

Applicant Name: Penn Yan Hospitality Group, LLC
Address Line1: 142 Lake Street
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$1,588.63
Local Property Tax Exemption: \$3,763.86
School Property Tax Exemption: \$2,378.61
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$7,731.10
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$7,059.37	\$7,059.37
Local PILOT:	\$16,725.38	\$16,725.38
School District PILOT:	\$10,569.77	\$10,569.77
Total PILOTS:	\$34,354.52	\$34,354.52

Net Exemptions: -\$26,623.42

Project Employment Information

of FTEs before IDA Status: 5
Original Estimate of Jobs to be created: 6
Average estimated annual salary of jobs to be created.(at Current market rates): 20,000
Annualized salary Range of Jobs to be Created: 20,000 To: 20,000
Original Estimate of Jobs to be Retained: 5
Estimated average annual salary of jobs to be retained.(at Current Market rates): 20,000
Current # of FTEs: 16
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 11

Project Status

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

IDA Projects

17.

General Project Information

Project Code: 222011
Project Type: Straight Lease
Project Name: REI REI, LLC

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

Total Project Amount: \$249,500.00
Benefited Project Amount: \$249,500.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 11/17/2010
IDA Took Title Yes
to Property:
Date IDA Took Title 02/28/2011
or Leasehold Interest:
Year Financial Assitance is 2021
planned to End:
Notes: Renovation to a building to become a multi tenant facility for retail, housing, etc. Village tax assessment higher than actual resulting in a negati

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$507.72
Local Property Tax Exemption: \$1,023.33
School Property Tax Exemption: \$995
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$2,526.05
Total Exemptions Net of RPTL Section 485-b: \$1,344.93

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$840.65	\$840.65
Local PILOT:	\$2,171.29	\$2,171.29
School District PILOT:	\$1,023.87	\$1,023.87
Total PILOTS:	\$4,035.81	\$4,035.81

Net Exemptions: -\$1,509.76

Location of Project

Address Line1: 111 Liberty Street
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
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: 1
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 1

Applicant Information

Applicant Name: Cindy Rosato
Address Line1: 120 Carverdale Drive
Address Line2:
City: ROCHESTER
State: NY
Zip - Plus4: 14618
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: No
The project receives no tax exemptions: No

IDA Projects

18.

General Project Information

Project Code: 57019601A
Project Type: Bonds/Notes Issuance
Project Name: Soldiers & Sailors Memorial Hospital

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

Total Project Amount: \$1,300,000.00
Benefited Project Amount: \$1,300,000.00
Bond/Note Amount: \$130,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 06/25/1999
IDA Took Title Yes
to Property:
Date IDA Took Title 06/29/1999
or Leasehold Interest:
Year Financial Assitance is 2016
planned to End:
Notes: Construction of outpatient mental health facility

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: Finger Lakes Health
Address Line2: 196 North Street
City: GENEVA
State: NY
Zip - Plus4: 14456
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 24
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: 24
Estimated average annual salary of jobs to be retained.(at Current Market rates): 29,182.55
Current # of FTEs: 9
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (15)

Applicant Information

Applicant Name: Soldiers & Sailors Memorial Hospit
Address Line1: 418 N. Main Street
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
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: Yes

IDA Projects

19.

General Project Information

Project Code: 57019902A
Project Type: Bonds/Notes Issuance
Project Name: Soldiers & Sailors Memorial Hospital

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

Total Project Amount: \$9,050,000.00
Benefited Project Amount: \$9,050,000.00
Bond/Note Amount: \$9,050,000.00

Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 11/28/2000
IDA Took Title Yes
to Property:
Date IDA Took Title 12/14/2000
or Leasehold Interest:
Year Financial Assitance is 2021
planned to End:

Notes: Homestead refinancing and refurbishment of units 1 & 2. FTE jobs are reported on Project # 57010003B

Location of Project

Address Line1: Finger Lakes Health
Address Line2: 196 North Street
City: GENEVA
State: NY
Zip - Plus4: 14456
Province/Region:
Country: USA

Applicant Information

Applicant Name: Soldiers & Sailors Memorial Hospit
Address Line1: 418 N. Main Street
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
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: 48
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: 48
Estimated average annual salary of jobs to be retained.(at Current Market rates): 29,182.55
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (48)

Project Status

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

IDA Projects

20.

General Project Information

Project Code: 57010003B
Project Type: Bonds/Notes Issuance
Project Name: Soldiers & Sailors Memorial Hospital

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

Total Project Amount: \$4,590,000.00
Benefited Project Amount: \$4,590,000.00
Bond/Note Amount: \$4,590,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 05/20/1996
IDA Took Title Yes
to Property:
Date IDA Took Title 05/30/1996
or Leasehold Interest:
Year Financial Assitance is 2021
planned to End:
Notes: Homestead Kitchen and dining room renovation. Multiple impaired unit renovation.

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: Finger Lakes Health
Address Line2: 196 North Street
City: GENEVA
State: NY
Zip - Plus4: 14456
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 197
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: 197
Estimated average annual salary of jobs to be retained.(at Current Market rates): 29,182.55
Current # of FTEs: 164
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (33)

Applicant Information

Applicant Name: Soldiers & Sailors Memorial Hospit
Address Line1: 418 N. Main Street
Address Line2:
City: PENN YAN
State: NY
Zip - Plus4: 14527
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: Yes

IDA Projects

21.

General Project Information

Project Code: 57011003A
Project Type: Straight Lease
Project Name: Winery Properties, LLC

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

Total Project Amount: \$2,922,375.00
Benefited Project Amount: \$2,922,375.00

Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:

Not For Profit: No
Date Project Approved: 07/21/2010
IDA Took Title Yes
to Property:
Date IDA Took Title 11/30/2010

or Leasehold Interest:
Year Financial Assitance is 2030
planned to End:

Notes: Construction of a winery, hospitality, cafe and gift shop.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$2,637.69
Local Property Tax Exemption: \$1,388.45
School Property Tax Exemption: \$3,302.07
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$7,328.21
Total Exemptions Net of RPTL Section 485-b: \$3,599.91

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,821.84	\$1,821.84
Local PILOT:	\$959	\$959
School District PILOT:	\$3,464.46	\$3,464.46
Total PILOTS:	\$6,245.3	\$6,245.3

Net Exemptions: \$1,082.91

Location of Project

Address Line1: 6148 State Route 14
Address Line2:
City: DUNDEE
State: NY
Zip - Plus4: 14837
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 19
Average estimated annual salary of jobs to be created.(at Current market rates): 13,186
Annualized salary Range of Jobs to be Created: 5,072 To: 40,200
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 7
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 7

Applicant Information

Applicant Name: Matthew & Sandra Downey
Address Line1: 5236 Cazenovia Terrace
Address Line2:
City: CAZENOVIA
State: NY
Zip - Plus4: 13035
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: 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
21	\$575,850.15	\$729,190.23	(\$153,340.08)	101

Additional Comments: