

Annual Report for Chenango Industrial Development Agency

Fiscal Year Ending: 12/31/2018

Run Date: 04/11/2019

Status: CERTIFIED

Certified Date: 03/29/2019

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	https://www.commercechenango.com/economic-development/ida/
2.	As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	https://www.commercechenango.com/economic-development/ida/
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	https://www.commercechenango.com/economic-development/ida/
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	https://www.commercechenango.com/economic-development/ida/
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?		https://www.commercechenango.com/economic-development/ida/

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Governance Information (Board-Related)

Question	Response	URL(If Applicable)
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 a 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):		https://www.commercechenango.com/economic-development/ida/
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		https://www.commercechenango.com/economic-development/ida/
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	https://www.commercechenango.com/economic-development/ida/
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	https://www.commercechenango.com/economic-development/ida/
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	Yes	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	No	
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	https://www.commercechenango.com/economic-development/ida/

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Board of Directors Listing

Name	Burton, Brian	Nominated By	Other
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	5/14/2012	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

Name	Gibbon, Randy W	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	5/9/2016	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	No

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Name	Larsen, Eric	Nominated By	Other
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	Elected by Board	Confirmed by Senate?	N/A
Term Start Date	1/9/2012	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

Name	Outwater, Wayne	Nominated By	Other
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	11/7/2013	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	No

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Name	Raymond, George	Nominated By	Other
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	7/21/2014	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

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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 payment made by state or local government
Craig, Steven	Executive Director	Executive	n/a	n/a	n/a	PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Larsen, Alex	Economic Development Coordinator	Professional	n/a	n/a	n/a	PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Sheldon, Jessica	Office Assistant	Administrative and Clerical	Economic Development	n/a	n/a	PT	No	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No

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Benefit Information

During the fiscal year, did the authority continue to pay for any of the above mentioned benefits for former staff or individuals affiliated with the authority after those individuals left the authority?	No
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Board Members

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	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
Burton, Brian	Board of Directors												X	
Gibbon, Randy W	Board of Directors												X	
Larsen, Eric	Board of Directors												X	
Outwater, Wayne	Board of Directors												X	
Raymond, George	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	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
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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 Authority and not independently filing reports in PARIS?	No

Name of Subsidiary/Component Unit	Status
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Request Subsidiary/Component Unit Change

Name of Subsidiary/Component Unit	Status	Requested Changes
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Request Add Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Establishment Date	Purpose of Subsidiary/Component Unit
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Request Delete Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
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Summary Financial Information
SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$375,863.00
	Investments		\$0.00
	Receivables, net		\$477,747.00
	Other assets		\$4,313.00
	Total Current Assets		\$857,923.00
Noncurrent Assets			
	Restricted cash and investments		\$9,232.00
	Long-term receivables, net		\$34,189.00
	Other assets		\$0.00
	Capital Assets		
		Land and other nondepreciable property	\$238,000.00
		Buildings and equipment	\$984,748.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$541,508.00
		Net Capital Assets	\$681,240.00
	Total Noncurrent Assets		\$724,661.00
Total Assets			\$1,582,584.00
Liabilities			
Current Liabilities			
	Accounts payable		\$14,451.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$0.00
	Deferred revenues		\$9,232.00
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$0.00
	Total Current Liabilities		\$23,683.00
Noncurrent Liabilities			

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	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$0.00
	Long Term Leases		\$0.00
	Other long-term obligations		\$0.00
	Total Noncurrent Liabilities		\$0.00
Total Liabilities			\$23,683.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$681,240.00
	Restricted		\$0.00
	Unrestricted		\$877,661.00
	Total Net Assets		\$1,558,901.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$37,476.00
	Rental & financing income		\$46,610.00
	Other operating revenues		\$0.00
	Total Operating Revenue		\$84,086.00
Operating Expenses			
	Salaries and wages		\$0.00
	Other employee benefits		\$0.00
	Professional services contracts		\$82,190.00
	Supplies and materials		\$2,169.00
	Depreciation & amortization		\$26,684.00
	Other operating expenses		\$28,869.00
	Total Operating Expenses		\$139,912.00
Operating Income (Loss)			(\$55,826.00)
Nonoperating Revenues			
	Investment earnings		\$0.00
	State subsidies/grants		\$47,206.00
	Federal subsidies/grants		\$288,283.00

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	Municipal subsidies/grants		\$21,297.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$364.00
	Total Nonoperating Revenue		\$357,150.00
Nonoperating Expenses			
	Interest and other financing charges		\$0.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$356,786.00
	Other nonoperating expenses		\$0.00
	Total Nonoperating Expenses		\$356,786.00
	Income (Loss) Before Contributions		(\$55,462.00)
Capital Contributions			\$0.00
Change in net assets			(\$55,462.00)
Net assets (deficit) beginning of year			\$1,614,363.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$1,558,901.00

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Current Debt

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

New Debt Issuances

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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 Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation						
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit		Conduit Debt					
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS							

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Real Property Acquisition/Disposal List

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

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Personal Property

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

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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	https://www.commercechenango.com/economic-development/ida/
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	https://www.commercechenango.com/economic-development/ida/
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	N/A

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IDA Projects

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2017-100			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	AGNL RX, LLC.	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$203,154.51	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$55,586.02	
Original Project Code		School Property Tax Exemption	\$329,982.86	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$26,121,000.00	Total Exemptions	\$588,723.39	
Benefited Project Amount	\$1,400,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$101,577.26	\$101,577.26
Not For Profit		Local PILOT	\$27,793.01	\$27,793.01
Date Project approved	2/28/2017	School District PILOT	\$164,991.43	\$164,991.43
Did IDA took Title to Property	Yes	Total PILOT	\$294,361.70	\$294,361.70
Date IDA Took Title to Property	2/28/2017	Net Exemptions	\$294,361.69	
Year Financial Assistance is Planned to End	2028	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	274.00	
Address Line1	6826 NY-12	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	NORWICH	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13815	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	325.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	51.00	
Applicant Name	AGNL R.X., LLC.			
Address Line1	245 Park Avenue	Project Status		
Address Line2				
City	NEW YORK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10167	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	8011101			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Agro-Farma, Inc. Phase II	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$241,149.21	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$120,954.75	
Original Project Code	8011001	School Property Tax Exemption	\$327,458.58	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,264,975.00	Total Exemptions	\$689,562.54	
Benefited Project Amount	\$2,264,975.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$12,491.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$121,577.88	\$156,746.99
Not For Profit	No	Local PILOT	\$60,980.59	\$78,620.59
Date Project approved	11/10/2010	School District PILOT	\$165,091.63	\$212,848.08
Did IDA took Title to Property	Yes	Total PILOT	\$347,650.10	\$448,215.66
Date IDA Took Title to Property	2/16/2011	Net Exemptions	\$341,912.44	
Year Financial Assistance is Planned to End	2022	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	250.00	
Address Line1	669 County Road 25	Original Estimate of Jobs to be Created	100.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	24,000.00	
City	NEW BERLIN	Annualized Salary Range of Jobs to be Created	22,500.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	250.00	
Zip - Plus4	13411	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	24,000.00	
Province/Region		Current # of FTEs	243.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-7.00	
Applicant Name	Agro-Farma, Inc. (now Chobani, Inc.)			
Address Line1	147 State Hwy 320	Project Status		
Address Line2				
City	NORWICH	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13815	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2012-01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Agro-Farma, Inc. Phase III	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$0.00	
Original Project Code	8011001	School Property Tax Exemption	\$0.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$134,000,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$91,750,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$4,613.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	12/8/2011	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	2/26/2013	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2024	Project Employment Information		
Notes	In prior years CCIDA was approached by AgroFarma, Inc. to provide assistance/incentives for projects totaling more than \$100 million, including mortgage recording tax and sales tax abatements (Phase I), and a PILOT agreement on the new 150,000 sf warehouse (Phase II). AgroFarma requested CCIDA assistance to provide a reduction in cost on a \$134 million investment in their Columbus manufacturing facility in 2012. It is anticipated the Phase III projects will not be completed until second quarter of 2013. Current job numbers being reported on the AgroFarma Phase II report, to avoid duplication of job figures. Current employment has been entered identical to "before IDA status" to avoid duplication.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	669 County Road 25	Original Estimate of Jobs to be Created	106.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	32,000.00	
City	NEW BERLIN	Annualized Salary Range of Jobs to be Created	24,000.00	To: 40,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13411	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	36,000.00	
Province/Region		Current # of FTEs	809.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	809.00	
Applicant Name	Agro-Farma, Inc. now known as Chobani, Inc.			
Address Line1	147 State Route 320	Project Status		
Address Line2				
City	NORWICH	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13815	IDA Does Not Hold Title to the Property		

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Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2016-01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	L.A. Najarian	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$1,512.73	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$502.22	
Original Project Code		School Property Tax Exemption	\$2,595.43	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,300,000.00	Total Exemptions	\$4,610.38	
Benefited Project Amount	\$1,300,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$151.27	\$151.27
Not For Profit	No	Local PILOT	\$50.22	\$50.22
Date Project approved	1/20/2016	School District PILOT	\$259.94	\$259.94
Did IDA took Title to Property	Yes	Total PILOT	\$461.43	\$461.43
Date IDA Took Title to Property	4/1/2016	Net Exemptions	\$4,148.95	
Year Financial Assistance is Planned to End	2027	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	6.00	
Address Line1	15 South Broad Street	Original Estimate of Jobs to be Created	6.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	28,100.00	
City	NORWICH	Annualized Salary Range of Jobs to be Created	28,100.00	To: 28,100.00
State	NY	Original Estimate of Jobs to be Retained	6.00	
Zip - Plus4	13815	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	28,100.00	
Province/Region		Current # of FTEs	15.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	9.00	
Applicant Name	L.A. Najarian, Inc.			
Address Line1	17 Willard Street	Project Status		
Address Line2				
City	GREENE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13778	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2014-117			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	New York Susquehanna and Western Railway	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$14,665.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$9,842.00	
Original Project Code		School Property Tax Exemption	\$27,386.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$500,000.00	Total Exemptions	\$51,893.00	
Benefited Project Amount	\$500,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$3,500.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	8/28/2013	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	4/27/1982	Net Exemptions	\$51,893.00	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	72.00	
Address Line1	NYSW Railway ROW	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	NORWICH	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	72.00	
Zip - Plus4	13815	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	45,344.00	
Province/Region		Current # of FTEs	64.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-8.00	
Applicant Name	New York Susquehanna and Western Railway			
Address Line1	One Railroad Avenue	Project Status		
Address Line2				
City	COOPERSTOWN	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13326	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	8017601				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Norwich Pharmaceuticals, Inc. (formerly OSG Pharmaceuticals)	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,800,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$4,800,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	2/7/2007	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	7/22/1976	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2017	Project Employment Information			
Notes	Provide incentive to keep pharmaceutical manufacturer/contract packager in region, retaining 202 jobs and creating new jobs				
Location of Project		# of FTEs before IDA Status		202.00	
Address Line1	6826 State Highway 12	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	NORWICH	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		202.00	
Zip - Plus4	13815	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		40,000.00	
Province/Region		Current # of FTEs		325.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		123.00	
Applicant Name	Norwich Pharmaceuticals, Inc.				
Address Line1	6826 State Highway 12	Project Status			
Address Line2					
City	NORWICH	Current Year Is Last Year for Reporting		Yes	
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	13815	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions		Yes	
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2018-1			
Project Type	Lease	State Sales Tax Exemption	\$460,149.00	
Project Name	Norwich-Chenango Solar, LLC.	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption	\$164,614.00	
Total Project Amount	\$2,815,439.00	Total Exemptions	\$624,763.00	
Benefited Project Amount	\$2,815,439.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	6/1/2018	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	6/1/2018	Net Exemptions	\$624,763.00	
Year Financial Assistance is Planned to End	2049	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	5037 Route 23	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	NORWICH	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13815	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Norwich-Chenango Solar, LLC.			
Address Line1	601 13th Street NW	Project Status		
Address Line2				
City	WASHINGTON	Current Year Is Last Year for Reporting		
State	DC	There is no Debt Outstanding for this Project		
Zip - Plus4	20005	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2018-2			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	On the Rail Processing, Inc.	Local Sales Tax Exemption	\$8,000.00	
		County Real Property Tax Exemption	\$1,319.61	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$1,371.85	
Original Project Code		School Property Tax Exemption	\$2,574.85	
Project Purpose Category	Agriculture, Forestry and Fishing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$79,997.33	Total Exemptions	\$13,266.31	
Benefited Project Amount	\$79,997.33	Total Exemptions Net of RPTL Section 485-b	\$28,964.68	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$4,878.24		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$72.34	\$131.96
Not For Profit		Local PILOT	\$17.64	\$137.19
Date Project approved	2/1/2017	School District PILOT	\$138.91	\$257.48
Did IDA took Title to Property	Yes	Total PILOT	\$228.89	\$526.63
Date IDA Took Title to Property	2/1/2017	Net Exemptions	\$13,037.42	
Year Financial Assistance is Planned to End	2027	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	6.00	
Address Line1	62 Genesee Street	Original Estimate of Jobs to be Created	4.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00	
City	GREENE	Annualized Salary Range of Jobs to be Created	20,000.00	To: 60,000.00
State	NY	Original Estimate of Jobs to be Retained	4.00	
Zip - Plus4	13778	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,000.00	
Province/Region		Current # of FTEs	5.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-1.00	
Applicant Name	On the Rail Processing, Inc.			
Address Line1	62 Genesee Street	Project Status		
Address Line2				
City	GREENE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13778	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2011-02				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Tecnofil Chenango, SA	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$17,715.84	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$9,599.94	
Original Project Code		School Property Tax Exemption		\$28,796.85	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$2,500,000.00	Total Exemptions		\$56,112.63	
Benefited Project Amount	\$469,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$10,629.50	\$10,629.50
Not For Profit	No	Local PILOT		\$5,776.14	\$5,759.96
Date Project approved	2/11/2011	School District PILOT		\$17,278.11	\$17,278.11
Did IDA took Title to Property	Yes	Total PILOT		\$33,683.75	\$33,667.57
Date IDA Took Title to Property	2/15/2013	Net Exemptions		\$22,428.88	
Year Financial Assistance is Planned to End	2023	Project Employment Information			
Notes	Provide incentive to reopen a manufacturing facility and create jobs.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	40 South Main Street	Original Estimate of Jobs to be Created		24.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		42,083.00	
City	SHERBURNE	Annualized Salary Range of Jobs to be Created		35,000.00	To: 45,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	13460	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Tecnofil Chenango, SA				
Address Line1	40 South Main Street	Project Status			
Address Line2					
City	SHERBURNE	Current Year Is Last Year for Reporting		Yes	
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	13460	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions		Yes	
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	8010701				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Who's We, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,500,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$1,000,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	1/29/2007	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	2/26/2007	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2017	Project Employment Information			
Notes	Provide incentive to purchase a property and put it back on tax rolls, to increase employment at property in downtown area				
Location of Project		# of FTEs before IDA Status		7.00	
Address Line1	19 Eaton Avenue	Original Estimate of Jobs to be Created		75.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		32,000.00	
City	NORWICH	Annualized Salary Range of Jobs to be Created		24,000.00	To: 38,000.00
State	NY	Original Estimate of Jobs to be Retained		7.00	
Zip - Plus4	13815	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		35,714.00	
Province/Region		Current # of FTEs		5.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		-2.00	
Applicant Name	Who's We, LLC				
Address Line1	19 Eaton Avenue	Project Status			
Address Line2					
City	NORWICH	Current Year Is Last Year for Reporting		Yes	
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	13815	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions		Yes	
Country	USA				

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IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
10	\$2,028,931.25	\$676,385.87	\$1,352,545.38	974

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Additional Comments