

**ONTARIO COUNTY INDUSTRIAL DEVELOPMENT AGENCY
A Component Unit of Ontario County, New York**

BASIC FINANCIAL STATEMENTS

For The Years Ended December 31, 2015 and 2014

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Raymond F. Wager, CPA, P.C.
Certified Public Accountants

Shareholders:

Raymond F. Wager, CPA
Thomas J. Lauffer, CPA
Thomas C. Zuber, CPA

Members of
American Institute of
Certified Public Accountants
and
New York State Society of
Certified Public Accountants

INDEPENDENT AUDITORS' REPORT

To the Board Members
Ontario County Industrial Development Agency
A Component Unit of Ontario County, New York

Report on the Financial Statements

We have audited the accompanying financial statements of the Ontario County Industrial Development Agency, A Component Unit of Ontario County, New York (OCIDA), as of and for the years ended December 31, 2015 and 2014, and the related notes to the financial statements, which collectively comprise the OCIDA's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the OCIDA's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the OCIDA's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the OCIDA as of December 31, 2015 and 2014, and the respective changes in financial position and, where applicable, cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3–7 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the OCIDA's basic financial statements. The accompanying supplemental information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The accompanying supplemental information as listed in the table of contents is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the accompanying supplemental information as listed in the table of contents is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 1, 2016 on our consideration of the OCIDA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the OCIDA's internal control over financial reporting and compliance.

Raymond F. Wager, CPA PC.

March 1, 2016

**Ontario County Industrial Development Agency
A Component Unit of Ontario County, New York**

Management's Discussion and Analysis (MD&A)

December 31, 2015

Introduction

Our discussion and analysis of the Ontario County Industrial Development Agency, A Component Unit of Ontario County, New York (OCIDA)'s financial performance provides an overview of the Agency's financial activities for the year ended December 31, 2015. It should be read in conjunction with the basic financial statements to enhance understanding of the Agency's financial performance, which immediately follows this section.

Financial Highlights

- The OCIDA continued its investment into the airport by securing three key grants from the FAA and New York State. The FAA funded an airport Master Plan project that will lay the groundwork for future development and expansion of the airport. This document will play a critical role when applying for future project funding from both the FAA and New York State. It is anticipated it will take nearly two years to complete the project. The OCIDA also secured two grants from New York State. One grant was to build a new Jet-A fueling facility, an essential asset necessary to attract large jet aircraft to base at the airport. The other grant was to design and connect to the Town of Canandaigua's sewer system. While this is less flashy than a new fueling facility the importance is equally as great.
- 8 projects were closed that have a projected private capital investment benefit to Ontario County of \$109,970,079. The whole of these projects are expected to create and or maintain 498 jobs in the local community. These projects generated \$828,812 in project revenue that will be used to invest in future airport expansion and economic development activities.
- The OCIDA spent a considerable amount of time developing a new Uniform Tax Exemption Policy. This amended policy promises to better address the needs of local businesses today.

Summary Information

- In 1969, New York State adopted the Industrial Development Agency Act. The Act defines Industrial Development Agencies (IDAs) and sets forth their organization and powers. IDAs are independent public benefit corporations. They are created to promote, develop, encourage and assist industrial, manufacturing, warehousing, commercial, research and recreation facilities to advance job opportunities, health, and economic welfare of the people of the State of New York. Each IDA is a non-profit government at the request of one or more municipalities.

IDAs carry out their mandate by creating projects that offer financial incentives to attract, retain and expand businesses within their jurisdiction. To achieve these goals, an IDA can buy, sell and lease property and issue debt. Businesses wishing to obtain financial assistance typically apply to an IDA. The assistance granted to these businesses generally includes the issuance of a low interest Industrial Development Revenue Bond, and exemptions from real property tax, mortgage recording tax, and sales and use tax. The bonds issued are not obligations of the municipality or the State. As part of the transaction, the IDA generally takes title to the project's real property. In doing so, the IDA is not required to pay taxes or assessments on any property it acquires or that is under its jurisdiction, control, or supervision. Usually, this benefit is, in effect, passed through to the assisted business. A portion of the local real property tax exemption is usually recaptured in the form of payments in lieu of taxes (PILOTS). The assisted business typically agrees to make PILOTS, which generally are significantly less than the real property taxes which are abated.

In many cases, the financing of an IDA-sponsored project takes the form of a lease-purchase agreement with the business. The IDA sells its bonds and uses the proceeds to acquire or construct the project for the business. Upon completion, the project is leased to the business for a term equal to the term of the IDAs bond issue. The annual payments from the business are then set at an amount sufficient to pay the annual principal and interest on the IDA bonds. Since IDAs are considered governmental agencies, property acquired by them or under their control has tax-exempt status. The business usually has the option to purchase the project for a nominal fee at the end of the financing term.

IDAs may also provide financial assistance through "straight-lease" transactions. Under such arrangements, the IDA generally would take title to property of a project occupant, thereby entitling the property to tax exemptions, with no additional financial assistance provided through the proceeds of the IDA bonds.

The Board of an IDA, consisting of between three and seven members, is generally appointed by the governing body of its sponsoring municipality. IDA decisions affect the school districts and other local governments in the area in which the IDA operates. The IDA tax exemption policies are often a concern of these taxing jurisdictions, particularly school districts. The major taxing jurisdictions which are affected by IDA decisions may not be represented in the IDA membership and, therefore, may have little input into IDA decisions which affect their tax bases and revenue streams. Accordingly, provisions of the General Municipal Law require each IDA to establish a uniform tax exemption policy with input from affected tax jurisdictions and to provide guidelines for claiming real property tax, mortgage recording tax, and sales tax exemptions. The IDA must also establish a procedure for deviation from its uniform tax exemption policy and provide written notification of the reasons for the deviation to affected taxing jurisdictions.

In 1993, legislation was passed altering the powers of IDAs. The main focus of the legislation addressed the issue of making IDAs more accountable by requiring them to:

- Submit written payment in lieu of tax agreements, including payment allocation, to taxing jurisdictions;
- File real property tax exemptions with county chief executive officers and school districts;

- Submit data on outstanding projects annually to the New York State Comptroller's Office;
- Hold a public hearing for all projects in excess of \$100,000; and
- Adhere to the same conflict of interest code of ethics as municipalities.

Financial Statements

The OCIDA is a public benefit corporation functioning under legislation passed by the State of New York; its volunteer Board members are appointed by the Ontario County Board of Supervisors. The OCIDA functions much like a municipality with competitive bidding laws, prevailing wage rates and financial safeguards required.

Financial statements are prepared on an accrual basis in accordance with generally accepted accounting principles put forth by the Governmental Accounting Standards Board (GASB). Revenues are recognized when earned, not received. Expenses are recognized when incurred, not when they are paid.

Net Position

<u>ASSETS</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
Current Assets	\$ 1,371,735	\$ 869,641	\$ 1,234,338
Non-Current Assets	147,673	204,817	226,656
Capital Assets	<u>14,875,387</u>	<u>14,555,023</u>	<u>13,545,784</u>
Total Assets	<u>\$ 16,394,795</u>	<u>\$ 15,629,481</u>	<u>\$ 15,006,778</u>
<u>LIABILITIES</u>			
Current Liabilities	<u>\$ 164,955</u>	<u>\$ 73,850</u>	<u>\$ 57,005</u>
Total Liabilities	<u>\$ 164,955</u>	<u>\$ 73,850</u>	<u>\$ 57,005</u>
<u>NET POSITION</u>			
Net Investment in Capital Assets	\$ 14,875,387	\$ 14,555,023	\$ 13,545,784
Unrestricted-Airport	(1,525,282)	(1,291,821)	(581,127)
Unrestricted-Operating	<u>2,879,735</u>	<u>2,292,429</u>	<u>1,985,116</u>
Total Net Position	<u>\$ 16,229,840</u>	<u>\$ 15,555,631</u>	<u>\$ 14,949,773</u>

The net position includes the value of the Agency's investment in infrastructure, and funds for ongoing repairs/replacement and/or additions to this infrastructure.

The Agency's net position consists of three components. The largest component, net investment in capital assets totaled \$14,875,387 (92%) of the total net position. Net investment in capital assets consists primarily of the land, buildings and machinery and equipment, which are not considered to be highly liquid. The unrestricted net position totals \$1,354,453, which represents the monies available for the ongoing operations of the Agency.

The OCIDA contracted for planning and engineering work done for possible further land acquisition and improvements to the airport with the assistance of FAA and NYS DOT grants.

Unrestricted Net Position-Airport remains a deficit due to operating expenses exceeding operating revenues.

Summary of Operations and Changes in Net Position

	2015 Operating Fund	2014 Operating Fund	2013 Operating Fund	2015 Airport Fund	2014 Airport Fund	2013 Airport Fund
Operating Revenues	\$ 837,812	\$ 577,700	\$ 182,082	\$ 150,108	\$ 3,880	\$ 7,276
Operating Expenses (excluding depreciation/amortization)	(195,748)	(207,578)	(181,987)	(304,468)	(160,876)	(136,497)
Operating Income (Loss) before Depreciation/ Amortization	\$ 642,064	\$ 370,122	\$ 95	\$ (154,360)	\$ (156,996)	\$ (129,221)
Depreciation/Amortization Expenses	-	-	-	(613,215)	(605,277)	(591,047)
Operating Income (Loss)	\$ 642,064	\$ 370,122	\$ 95	\$ (767,575)	\$ (762,273)	\$ (720,268)
Non-Operating Revenues (Expenses)	2,213	(9,471)	5,927	30	-	-
Income (Loss) Before Other Changes in Net Assets	\$ 644,277	\$ 360,651	\$ 6,022	\$ (767,545)	\$ (762,273)	\$ (720,268)
Transfer to Airport Fund	(56,971)	(53,338)	(245,087)	56,971	-	-
Contributed Capital-Federal, State & Local	-	-	-	797,477	1,060,818	4,914,247
Change in Net Position	\$ 587,306	\$ 307,313	\$ (239,065)	\$ 86,903	\$ 298,545	\$ 4,193,979

Operating Revenues

The Operating Fund revenues for the OCIDA are associated with fee income related to sale leaseback transactions, the issuance of industrial revenue bonds, and investment earnings. The revenues associated with sale leaseback and industrial revenue bonds are recorded at the projects' closing. The OCIDA's total Operating Fund revenues for 2015 are \$837,812.

The operating revenues for the Airport are associated with the leases of the hangars and operations at the Airport. These revenues total \$150,108 for 2015.

In addition to the operating revenues for the Airport, the OCIDA also receives federal and state grants for the development and expansion of the Airport.

Operating Expenses

The Operating Fund expenses for the OCIDA are administrative expenses primarily associated with legal, accounting, auditing, consulting, and management services. In 2015 the OCIDA paid Ontario County \$98,278 for the use of office space, management, legal, and accounting services.

The Airport Fund operating expenses are related to the operational costs at the Airport such as management services and utility charges as well as depreciation and amortization for the Airport assets.

Capital Assets

At December 31, 2015, the Agency had \$14,875,387, net of accumulated depreciation invested in a broad range of capital assets, including land and airport runway and lighting. The capital assets, net of accumulated depreciation, is reflected below:

	<u>2015</u>	<u>2014</u>
Land	\$ 2,400,534	\$ 2,400,534
Airport Runway and Lighting	12,082,937	12,144,939
Equipment	<u>391,916</u>	<u>9,550</u>
Total	<u>\$ 14,875,387</u>	<u>\$ 14,555,023</u>

More detailed information about the Agency's capital assets is presented in the notes to the financial statements.

Long-Term Debt

The Agency has no long term debt as of the balance sheet date.

Future Factors

- The OCIDA will continue focusing much of its time on developing one of the County's key assets, the Canandaigua Airport, for large corporate investment. The OCIDA has begun to develop strategic alliances with local businesses that have expressed interest in the airport and will continue to cultivate those interests into viable long-standing business partnerships. The momentum generated by the completion of both the Jet-A fuel facility and the sewer system in 2016 will begin the corporate investment necessary to transform the Canandaigua Airport from a hobbyist airfield into a Class A business oriented facility.
- In 2016, both the Uniform Tax Exemption Policy and the Economic Strategic Plan will be finalized by the Ontario County Board of Supervisors. These documents include some tactical adjustments from existing policies. Some of those adjustments include a focus on internal business harvesting within the County, assist in the development and populating of a Food Innovation Hub, work with SUNY Polytechnic to attract high tech business to the STC shovel ready site and a develop plan to diversify the County's sales tax revenue base.
- New York State has signed into law further reporting responsibilities by all IDA's throughout the state. The OCIDA will focus on updating all current application and reporting documents to meet or exceed recent changes in the regulations.

Requests for Information

This financial report is designed to provide a general overview of the OCIDA's finances for all those interested. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to:

Mr. Michael J. Manikowski, Executive Director
Ontario County Industrial Development Agency
20 Ontario Street, Suite 106B
Canandaigua, New York 14424

ONTARIO COUNTY INDUSTRIAL DEVELOPMENT AGENCY
A Component Unit of Ontario County, New York
PROPRIETARY FUND TYPE - ENTERPRISE FUND

Statement of Net Position

December 31, 2015 and 2014

<u>ASSETS:</u>	<u>2015</u>	<u>2014</u>
<u>Current Assets -</u>		
Cash and cash equivalents	\$ 751,709	\$ 590,902
Inventory	8,740	-
Due from state and federal governments	523,185	242,339
Accounts receivable (net)	88,101	36,400
Total Current Assets	\$ 1,371,735	\$ 869,641
<u>Noncurrent Assets -</u>		
Accounts receivable (net)	\$ 37,500	\$ 96,467
Due from related party	33,424	31,601
Investment in joint venture	76,749	76,749
Total Noncurrent Assets	\$ 147,673	\$ 204,817
<u>Capital Assets -</u>		
Land	\$ 2,400,534	\$ 2,400,534
Runway and lighting	19,126,808	18,587,875
Equipment	404,195	9,550
Accumulated depreciation	(7,056,150)	(6,442,936)
Total Capital Assets	\$ 14,875,387	\$ 14,555,023
TOTAL ASSETS	\$ 16,394,795	\$ 15,629,481
 <u>LIABILITIES AND NET POSITION:</u>		
<u>Current Liabilities -</u>		
Accounts payable and accrued liabilities	\$ 156,555	\$ 63,770
Unearned revenue	8,400	10,080
Total Current Liabilities	\$ 164,955	\$ 73,850
<u>Net Position -</u>		
Net investment in capital assets	\$ 14,875,387	\$ 14,555,023
Unrestricted - Airport	(1,525,282)	(1,291,821)
Unrestricted - Operating	2,879,735	2,292,429
Total Net Position	\$ 16,229,840	\$ 15,555,631
TOTAL LIABILITIES AND NET POSITION	\$ 16,394,795	\$ 15,629,481

(The accompanying notes are an integral part of the financial statements)

ONTARIO COUNTY INDUSTRIAL DEVELOPMENT AGENCY
A Component Unit of Ontario County, New York
PROPRIETARY FUND TYPE - ENTERPRISE FUND
Statement of Revenues, Expenses and Changes in Net Position
For the Years Ended December 31, 2015 and 2014

<u>OPERATING REVENUES:</u>	<u>2015</u>	<u>2014</u>
Fees	\$ 987,920	\$ 581,580
TOTAL OPERATING REVENUES	\$ 987,920	\$ 581,580
<u>OPERATING EXPENSES:</u>		
Administration	\$ 500,216	\$ 368,454
Depreciation	613,215	605,277
TOTAL OPERATING EXPENSES	\$ 1,113,431	\$ 973,731
OPERATING INCOME (LOSS)	\$ (125,511)	\$ (392,151)
<u>NONOPERATING REVENUES:</u>		
Interest and dividends	\$ 728	\$ 835
Unrealized net gain (loss) on investment in joint venture	1,515	(10,306)
TOTAL NONOPERATING REVENUES (EXPENSES)	\$ 2,243	\$ (9,471)
NET INCOME (LOSS)	\$ (123,268)	\$ (401,622)
<u>CONTRIBUTED CAPITAL:</u>		
Transfer to airport fund	\$ -	\$ (53,338)
Contributed capital - federal, state & local	797,477	1,060,818
TOTAL CONTRIBUTED CAPITAL	\$ 797,477	\$ 1,007,480
CHANGE IN NET POSITION	\$ 674,209	\$ 605,858
NET POSITION - BEGINNING OF YEAR	15,555,631	14,949,773
NET POSITION - END OF YEAR	\$ 16,229,840	\$ 15,555,631

(The accompanying notes are an integral part of the financial statements)

ONTARIO COUNTY INDUSTRIAL DEVELOPMENT AGENCY
A Component Unit of Ontario County, New York
PROPRIETY FUND TYPE - ENTERPRISE FUND

Statement of Cash Flows

For the Years Ended December 31, 2015 and 2014

<u>Cash Flows From Operating Activities:</u>	<u>2015</u>	<u>2014</u>
Cash received from providing services	\$ 991,683	\$ 608,718
Cash payments contractual expenses	(514,506)	(360,271)
Net Cash Provided (Used) by Operating Activities	<u>\$ 477,177</u>	<u>\$ 248,447</u>
<u>Cash Flows From Capital and Related Financing Activities:</u>		
Purchases of capital assets	\$ (933,578)	\$ (1,614,516)
Airport transfer-local portion	-	(53,338)
Capital related receivables	(280,847)	39,232
Capital related payables	98,335	10,342
Contributions for capital assets	797,477	1,060,818
Net Cash Provided by (Used In) Capital and Related Financing Activities	<u>\$ (318,613)</u>	<u>\$ (557,462)</u>
<u>Cash Flows From Investing Activities:</u>		
Interest income	\$ 728	\$ 835
Unrealized net gain (loss) on investment in joint venture	1,515	(10,306)
Net Cash Provided By (Used In) Investing Activities	<u>\$ 2,243</u>	<u>\$ (9,471)</u>
Net Increase (Decrease) in Cash	\$ 160,807	\$ (318,486)
Cash and Cash Equivalents - Beginning of Year	590,902	909,388
Cash and Cash Equivalents - End of Year	<u>\$ 751,709</u>	<u>\$ 590,902</u>
<u>Reconciliation of Change in Net Position to Net Cash Provided (Used) by Operating Activities</u>		
Change in net position	<u>\$ (125,511)</u>	<u>\$ (392,151)</u>
Adjustments to reconcile Change in Net Position to Net Cash Provided/(Used) from Operations:		
Depreciation	\$ 613,215	\$ 605,277
Change in assets and liabilities -		
Accounts receivable	7,266	18,512
Due from related party	(1,823)	10,306
Accounts payable	(5,550)	8,183
Inventory	(8,740)	-
Unearned revenue	(1,680)	(1,680)
Total Adjustments to reconcile Change in Net Position to Net Cash Provided/(Used) from Operations	<u>\$ 602,688</u>	<u>\$ 640,598</u>
Net Cash Provided (Used) by Operating Activities	<u>\$ 477,177</u>	<u>\$ 248,447</u>

(The accompanying notes are an integral part of the financial statements)

ONTARIO COUNTY INDUSTRIAL DEVELOPMENT AGENCY
A Component Unit of Ontario County, New York

NOTES TO FINANCIAL STATEMENTS

December 31, 2015

(Note 1) Summary of Significant Accounting Policies:

The financial statements of the Ontario County Industrial Development Agency (OCIDA) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the government's accounting policies are described below.

A. The Reporting Entity

The OCIDA, which was established in 1972, is governed by Article 18-A, *New York State Industrial Development Agency Act* of the New York State General Municipal Law and other general laws of the State of New York and various local laws. Members of the OCIDA are appointed by the Ontario County Board of Supervisors, however, the Board of Supervisors exercises no oversight responsibility for members of the OCIDA or accountability for fiscal matters. Accordingly, the OCIDA is not included as a component unit within the County's basic financial statements.

The OCIDA was established to promote and assist with the economic development of Ontario County, New York.

All governmental activities and functions performed for the OCIDA are its direct responsibility. No other governmental organizations have been included or excluded from the reporting entity.

B. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The financial statements present the Operating and Airport Operations for the OCIDA.

1. Proprietary Funds

Proprietary Funds are used to account for ongoing organizations and activities, which are operated and financed in a manner similar to those found in the private sector. The measurement focus is upon the determination of net income. The OCIDA's operating and airport funds are reported as Proprietary Funds. Proprietary Funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a Proprietary Fund principle ongoing operation. Operating expenses include administrative expenses and depreciation expense. All items not meeting this definition are reported as nonoperating revenues and expenses.

(Note 1) (Continued)

2. **Basis of Accounting**

Basis of accounting determines when transactions are recorded in the financial records and reported on the financial statements. Proprietary Funds use the accrual basis of accounting.

Under the accrual basis of accounting, revenues are recognized in the period earned and expenses are recognized in the period incurred.

C. **Investments**

Investments are stated at market value.

D. **Cash and Cash Equivalents**

Cash and cash equivalents are comprised of certain highly liquid instruments with a maturity of less than one year.

E. **Capital Assets – Proprietary Funds**

Capital assets acquired by the proprietary funds are stated at cost (or estimated historical cost), including interest capitalized during construction, where applicable. Depreciation is computed using the straight line method over the estimated useful life of the assets.

F. **Inventory**

Inventory in the Airport Fund is stated at the lower of cost or market, principally on a first-in, first-out basis and consists of fuel for turbine aircrafts.

(Note 2) **Detail Notes on All Funds and Account Groups:**

A. **Assets**

1. **Cash**

Custodial credit risk is the risk that in the event of a bank failure, the Agency's deposits may not be returned to it.

The Agency's aggregate bank balances (disclosed in the financial statements), included balances not covered by depository insurance at year end, collateralized as follows:

	<u>2015</u>		<u>2014</u>
Uncollateralized	\$	-	\$ -
Collateralized with securities held by the pledging financial institution		492,046	306,314
Total	\$	<u>492,046</u>	\$ <u>306,314</u>

(Note 1) (Continued)

2. **Commercial Line of Credit**

The Agency has a line of credit of \$500,000. The Agency has not drawn on the line of credit.

3. **Receivables**

a. **Due from State and Federal Governments**

The balance of State and Federal Aid receivables are stated at net realizable value and at year end is comprised of the following:

	<u>2015</u>	<u>2014</u>
FAA and NYS DOT	\$ 523,185	\$ 242,339

Management deems the amount to be fully collectible.

b. **Accounts Receivable**

The balance of accounts receivable is stated at net realizable value and at year end is comprised of the following:

	<u>2015</u>	<u>2014</u>
Airport Operations	\$ 79,378	\$ 27,678
Project Administration Fees	73,500	132,467
Allowance	<u>(27,277)</u>	<u>(27,278)</u>
Total	\$ 125,601	\$ 132,867
Less: Noncurrent	<u>(37,500)</u>	<u>(96,467)</u>
Total Current	<u>\$ 88,101</u>	<u>\$ 36,400</u>

Management deems the total net amount to be fully collectible.

c. **Due From Related Party**

The balance of \$33,424 and \$31,601, for the years 2015 and 2014 respectively, is due from the Geneva Industrial Park which was established June 1, 1989 by the OCIDA, City of Geneva, Geneva City IDA and Geneva Growth, Inc.

(Note 2) (Continued)

4. Capital Assets

The following is a summary of capital assets for the OCIDA at December 31, 2015 and 2014:

	<u>Balance @</u> <u>1/1/2015</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance @</u> <u>12/31/2015</u>
<u>Nondepreciable Assets</u>				
Land	\$ 2,400,534	\$ -	\$ -	\$ 2,400,534
Total Nondepreciable Assets	\$ 2,400,534	\$ -	\$ -	\$ 2,400,534
<u>Depreciable Assets</u>				
Airport Runway and Lighting	\$ 18,587,875	\$ 538,933	\$ -	\$ 19,126,808
Equipment	9,550	394,645	-	404,195
Total Depreciable Assets	\$ 18,597,425	\$ 933,578	\$ -	\$ 19,531,003
<u>Accumulated Depreciation</u>				
Airport Runway and Lighting	\$ (6,440,207)	\$ (603,664)	\$ -	\$ (7,043,871)
Equipment	(2,729)	(9,550)	-	(12,279)
Total Accumulated Depreciation	\$ (6,442,936)	\$ (613,214)	\$ -	\$ (7,056,150)
Total Capital Assets	\$ 14,555,023	\$ 320,364	\$ -	\$ 14,875,387

	<u>Balance @</u> <u>1/1/2014</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance @</u> <u>12/31/2014</u>
<u>Nondepreciable Assets</u>				
Land	\$ 1,862,628	\$ 537,906	\$ -	\$ 2,400,534
Total Nondepreciable Assets	\$ 1,862,628	\$ 537,906	\$ -	\$ 2,400,534
<u>Depreciable Assets</u>				
Airport Runway and Lighting	\$ 17,520,816	\$ 1,076,609	\$ -	\$ 18,597,425
Equipment	481,173	-	(481,173)	-
Total Depreciable Assets	\$ 18,001,989	\$ 1,076,609	\$ (481,173)	\$ 18,597,425
<u>Accumulated Depreciation</u>				
Airport Runway and Lighting	\$ (5,837,660)	\$ (605,276)	\$ -	\$ (6,442,936)
Equipment	(481,173)	-	481,173	-
Total Accumulated Depreciation	\$ (6,318,833)	\$ (605,276)	\$ 481,173	\$ (6,442,936)
Total Capital Assets	\$ 13,545,784	\$ 1,009,239	\$ -	\$ 14,555,023

The airport runway and lighting is depreciated by the OCIDA using the straight line method with an estimated useful life of 20-50 years. Equipment is depreciated using the straight line method with an estimated useful life of 5 years.

B. Interfund Receivables and Payables

Interfund receivables and payables as reported on Supplemental Schedule #1 at December 31, 2015 and 2014 were as follows:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>2015</u>	<u>2014</u>
Operating Fund	Airport Fund	<u>\$ 1,960,687</u>	<u>\$ 1,507,658</u>

Interfund receivables and payables between funds have been eliminated on the Statement of Net Position.

(Note 3) Investment in Joint Venture:

The OCIDA maintains two separate investments in land held for resale through joint venture agreements with other local groups. All acquisition and holding costs relating to these investments have been capitalized.

(Note 4) Contributed Capital:

Contributed capital represents assets received through federal, state and local grants. The following is a summary of contributed capital:

<u>Airport:</u>	<u>2015</u>	<u>2014</u>
Contributed sources - federal	\$ 512,518	\$ 949,377
Contributed sources - state	284,959	58,103
Contributed sources - local	-	53,338
Total Airport	\$ 797,477	\$ 1,060,818

(Note 5) Deficit Unrestricted Net Position – Airport Fund:

The OCIDA operations had a deficit unrestricted net position of \$1,525,282 for 2015 and \$1,291,821 for 2014. This deficit has occurred primarily because revenues have not been sufficient to cover operating expenses.

(Note 6) Industrial Revenue Bonds:

Bonds authorized by the OCIDA and issued through various lending institutions are designated as special obligations of the OCIDA and are payable solely from the revenues and other assets pledged as collateral against the bonds. While in most instances the OCIDA is the holder of legal title to properties acquired with industrial revenue bond financing until such point in time as the construction of property improvements has been completed or satisfaction of the obligation has been effected in full, the OCIDA does not act as a guarantor in the event of default. Accordingly, recourse on the part of the lending institution against the OCIDA is limited to collateralized properties and revenues as specified in the body of the applicable financing agreement. Additionally, in each of these financing arrangements, the OCIDA has assigned all rights to receive certain revenues derived with respect to the facilities it has financed to the holders of the industrial revenue bonds. As a consequence, the OCIDA does not reflect such bonds or related properties on these financial statements. The assumption of legal title by the OCIDA is accomplished through sale-lease back arrangements and installment sales. Since the OCIDA's inception, it has effected forty-four (44) bond issuances and ninety-nine (99) real estate transactions.

(Note 7) Airport Activity:

On July 1, 1995, the OCIDA began operation of the Canandaigua Airport. The airport construction has been funded with State and Federal grants as well as sources within the local community.

The OCIDA has entered into the following agreements to facilitate operation and development of the airport facility as follows:

(Note 7) (Continued)

A. Lease Agreement – Canandaigua Air Center, LLC

On November 18, 2015 the Ontario County Industrial Development Agency (the lessor) and Canandaigua Air Center, LLC (CAC) (the lessee) amended their lease agreement and also amended and restated the payment in-lieu-of-tax agreement. As part of the agreement CAC gives up their leasehold interest on 54.68 acres. CAC agrees to lease land and buildings on .499 acres.

CAC also agreed to perform normal and usual Fixed Base Operator (FBO) services for a period of two years from the date of the amendment.

B. Lease Agreement – Paul Yarnall

In August 1996, the Ontario County Industrial Development Agency (the lessor) entered into an agreement to lease land on which the Ontario County Airport is constructed. This lease was created as part of the agreement between the Agency and the lessee for the purchase of certain land around the County Airport.

The lease is a forty-nine (49) year lease which expires on August 20, 2045.

C. Lease Agreement – Canandaigua Aircraft, LLC

On August 25, 2001, the Ontario County Industrial Development Agency (the lessor) entered into an agreement with Canandaigua Aircraft, LLC (the lessee) to lease land on which, the lessee would construct a private hanger facility including certain land improvements, (paved taxiway and gravel access road).. The term of the agreement is 20 years. At the expiration of the lease, the land and land improvements become the property of the Agency without any additional payment to the lessee. As stated in the agreement, the cost of land improvements born by the lessee are given in exchange for the rental payments over the term of the lease. The Agency has recorded this lease transaction by capitalizing the value of land improvements estimated at \$33,600 and recorded the corresponding unearned revenue, recognizing 1/20 of this amount as rental income over the term of the agreement. As of December 31, 2015 the remaining unearned revenue to be amortized totaled \$8,400.

(Note 8) State and Federal Aid:

The OCIDA receives State and Federal funding for its airport construction costs. This funding is based upon periodic submission of cost reports detailing reimbursable expenditures made in compliance with laws and regulations.

Amounts received and receivable relating to the airport construction are subject to periodic audit and adjustment by the funding agencies. To the extent, if any, that the OCIDA has not complied with all the rules and regulations with respect to performance, financial or otherwise, adjustment to or return of funding monies may be required. In the opinion of the OCIDA administration, there are no significant contingent liabilities relating to matters of compliance and, accordingly, no provision has been made in the accompanying financial statements for such contingencies.

(Note 9) Related Party Transactions:

From time to time, sale-leaseback or bond agreements have been entered into with companies that have an affiliation with an OCIDA Board Member. Board members involved, disqualify themselves from any vote. The specific terms of such agreements may be obtained from the OCIDA upon request.

In addition, the OCIDA's Executive Director is a Board member of the Finger Lakes Workforce Investment and Cornell Agricultural Food Tech Park. The OCIDA provides a contribution for promotion of economic development activities annually to this organization.

(Note 10) Litigation:

Management is not aware of any pending litigation as of the date of this report.

(Note 11) Master Agreement with Ontario County:

The OCIDA executed an agreement that will reimburse Ontario County for costs incurred relating to professional and administrative services and rental of office space. A copy of the agreement can be obtained from the Ontario County Board of Supervisors Office. In accordance with this agreement, the OCIDA paid \$98,278 to Ontario County for the 2015 year and \$89,400 for the 2014 year.

(Note 12) Third Party Administration:

The OCIDA entered into an agreement with a third party to administer all planning, environmental, survey, design and construction related services at the Canandaigua airport.

ONTARIO COUNTY INDUSTRIAL DEVELOPMENT AGENCY

A Component Unit of Ontario County, New York

PROPRIETARY FUND TYPE - ENTERPRISE FUND

Combining Schedule of Net Position

December 31, 2015

<u>ASSETS:</u>	<u>Operating Fund</u>	<u>Airport Fund</u>	<u>Total</u>
<u>Current Assets -</u>			
Cash and cash equivalents	\$ 742,446	\$ 9,263	\$ 751,709
Inventory	-	8,740	8,740
Due from other funds	1,960,687	-	1,960,687
Due from state and federal governments	-	523,185	523,185
Accounts receivable (net)	36,000	52,101	88,101
Total Current Assets	\$ 2,739,133	\$ 593,289	\$ 3,332,422
<u>Noncurrent Assets -</u>			
Accounts receivable (net)	\$ 37,500	\$ -	\$ 37,500
Due from related party	33,424	-	33,424
Investment in joint venture	76,749	-	76,749
Total Noncurrent Assets	\$ 147,673	\$ -	\$ 147,673
<u>Capital Assets -</u>			
Land	\$ -	\$ 2,400,534	\$ 2,400,534
Runway and lighting	-	19,126,808	19,126,808
Equipment	-	404,195	404,195
Accumulated depreciation	-	(7,056,150)	(7,056,150)
Total Capital Assets	\$ -	\$ 14,875,387	\$ 14,875,387
TOTAL ASSETS	\$ 2,886,806	\$ 15,468,676	\$ 18,355,482
<u>LIABILITIES AND NET POSITION:</u>			
<u>Current Liabilities -</u>			
Accounts payable and accrued liabilities	\$ 7,071	\$ 149,484	\$ 156,555
Unearned revenue	-	8,400	8,400
Due to other funds	-	1,960,687	1,960,687
Total Current Liabilities	\$ 7,071	\$ 2,118,571	\$ 2,125,642
<u>Net Position -</u>			
Net investment in capital assets	\$ -	\$ 14,875,387	\$ 14,875,387
Unrestricted - Airport	-	(1,525,282)	(1,525,282)
Unrestricted - Operating	2,879,735	-	2,879,735
Total Net Position	\$ 2,879,735	\$ 13,350,105	\$ 16,229,840
TOTAL LIABILITIES AND NET POSITION	\$ 2,886,806	\$ 15,468,676	\$ 18,355,482

ONTARIO COUNTY INDUSTRIAL DEVELOPMENT AGENCY
A Component Unit of Ontario County, New York
PROPRIETARY FUND TYPE - ENTERPRISE FUND
Combining Schedule of Revenues, Expenses and Changes in Net Position
For Year Ended December 31, 2015

	Operating Fund	Airport Fund	Total
<u>OPERATING REVENUES:</u>			
Fees	\$ 837,812	\$ 150,108	\$ 987,920
TOTAL OPERATING REVENUES	\$ 837,812	\$ 150,108	\$ 987,920
<u>OPERATING EXPENSES:</u>			
Administration	\$ 195,748	\$ 304,468	\$ 500,216
Depreciation	-	613,215	613,215
TOTAL OPERATING EXPENSES	\$ 195,748	\$ 917,683	\$ 1,113,431
OPERATING INCOME (LOSS)	\$ 642,064	\$ (767,575)	\$ (125,511)
<u>NONOPERATING REVENUES (EXPENSES):</u>			
Interest and dividends	\$ 698	\$ 30	\$ 728
Unrealized net gain (loss) on investment in joint venture	1,515	-	1,515
TOTAL NONOPERATING REVENUES (EXPENSES)	\$ 2,213	\$ 30	\$ 2,243
NET INCOME (LOSS)	\$ 644,277	\$ (767,545)	\$ (123,268)
<u>CONTRIBUTED CAPITAL:</u>			
Transferred to airport fund	\$ (56,971)	\$ 56,971	\$ -
Contributed capital - federal, state & local	-	797,477	797,477
TOTAL CONTRIBUTED CAPITAL	\$ (56,971)	\$ 854,448	\$ 797,477
CHANGE IN NET POSITION	\$ 587,306	\$ 86,903	\$ 674,209
NET POSITION - BEGINNING OF YEAR	2,292,429	13,263,202	15,555,631
NET POSITION - END OF YEAR	\$ 2,879,735	\$ 13,350,105	\$ 16,229,840

ONTARIO COUNTY INDUSTRIAL DEVELOPMENT AGENCY

A Component Unit of Ontario County, New York

PROPRIETY FUND TYPE - ENTERPRISE FUND

Combining Schedule of Cash Flows

For Year Ended December 31, 2015

	Operating Fund	Airport Fund	Total
<u>Cash Flows From Operating Activities:</u>			
Cash received from providing services	\$ 894,956	\$ 96,727	\$ 991,683
Cash payments contractual expenses	(201,298)	(313,208)	(514,506)
Net Cash Provided (Used) by Operating Activities	\$ 693,658	\$ (216,481)	\$ 477,177
<u>Cash Flows From Capital and Related Financing Activities:</u>			
Purchases of capital assets	\$ -	\$ (933,578)	\$ (933,578)
Due to/from other funds	(453,029)	453,029	-
Airport transfer-local portion	(56,971)	56,971	-
Capital related receivables	-	(280,847)	(280,847)
Capital related payables	-	98,335	98,335
Contributions for capital assets	-	797,477	797,477
Net Cash Provided By (Used In) Capital and Related Financing Activities	\$ (510,000)	\$ 191,387	\$ (318,613)
<u>Cash Flows From Investing Activities:</u>			
Interest Income	\$ 698	\$ 30	\$ 728
Unrealized net gain (loss) on investment in joint venture	1,515	-	1,515
Net Cash Provided By (Used In) Investment Activities	\$ 2,213	\$ 30	\$ 2,243
Net Increase (Decrease) in Cash	\$ 185,871	\$ (25,064)	\$ 160,807
Cash and Cash Equivalents - Beginning of Year	556,575	34,327	590,902
Cash and Cash Equivalents - End of Year	\$ 742,446	\$ 9,263	\$ 751,709
<u>Reconciliation of Change in Net Position to Net Cash Provided (Used) by Operating Activities</u>			
Change in net position	\$ 642,064	\$ (767,575)	\$ (125,511)
Adjustments to reconcile Change in Net position to Net Cash Provided/(Used) from Operations:			
Depreciation	\$ -	\$ 613,215	\$ 613,215
Change in assets and liabilities -			
Accounts receivable	58,967	(51,701)	7,266
Due from related party	(1,823)	-	(1,823)
Accounts payable and accrued liabilities	(5,550)	-	(5,550)
Inventory	-	(8,740)	(8,740)
Unearned revenue	-	(1,680)	(1,680)
Total Adjustments to Reconcile Change in Net Position to Net Cash Provided/(Used) from Operations	\$ 51,594	\$ 551,094	\$ 602,688
Net Cash Provided (Used) by Operating Activities	\$ 693,658	\$ (216,481)	\$ 477,177

IDA Projects

23.

General Project Information

Project Code: 32020301
Project Type: Bonds/Notes Issuance
Project Name: Fredrick Ferris Thompson Hospital

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

Total Project Amount: \$39,758,400.00
Benefited Project Amount: \$39,758,400.00
Bond/Note Amount: \$39,758,400.00

Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 03/24/2003
IDA Took Title Yes
to Property:
Date IDA Took Title 07/01/2003
or Leasehold Interest:
Year Financial Assistance is 2030
planned to End:

Notes: Construction of 72k sq ft and
renovation of 40k sq ft including
emergency room, diagnostic imaging and
lobby; refinancing of \$4.7 million of de

Location of Project

Address Line1: 350 Parrish Street
Address Line2:
City: CANANDAIGUA
State: NY
Zip - Plus4: 14424
Province/Region:
Country: USA

Applicant Information

Applicant Name: FF Thompson Hospital
Address Line1: 350 Parrish Street
Address Line2:
City: CANANDAIGUA
State: NY
Zip - Plus4: 14424
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:

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: 909
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: 909
Estimated average annual salary of jobs to be
retained. (at Current Market rates): 0
Current # of FTEs: 1,008
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 99

Project Status

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

IDA Projects

General Project Information

Project Code: 32020501
Project Type: Bonds/Notes Issuance
Project Name: Friends of Finger Lakes Art Center/CMAC

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

Total Project Amount: \$12,915,000.00
Benefited Project Amount: \$12,915,000.00
Bond/Note Amount: \$12,915,000.00

Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 06/13/2005
IDA Took Title Yes
to Property:
Date IDA Took Title 08/01/2005
or Leasehold Interest:
Year Financial Assistance is 2020
planned to End:

Notes: Expand and modernize CMAC (fka FLFAC) a performance shell with covered and lawn seating on the grounds of Finger Lakes Community College. Note: Project d

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

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

Net Exemptions: \$0

Location of Project

Address Line1: 1 Lincoln Hill Rd.
Address Line2:
City: CANANDAIGUA
State: NY
Zip - Plus4: 14424
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 17
Original Estimate of Jobs to be created: 19
Average estimated annual salary of jobs to be created. (at Current market rates): 6,518
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 17
Estimated average annual salary of jobs to be retained. (at Current Market rates): 7,386
Current # of FTEs: 10
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (7)

Applicant Information

Applicant Name: "Friends of Finger Lakes Performin
Address Line1: 370 Woodcliff Dr., Suite 300
Address Line2:
City: FAIRPORT
State: NY
Zip - Plus4: 14450
Province/Region:
Country: USA

Project Status

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

IDA Projects

General Project Information

Project Code: 32021201
Project Type: Straight Lease
Project Name: Great Eastern Mall, LP/Eastview (Von Maur)
Project part of another phase or multi phase:
Original Project Code:
Project Purpose Category: Retail Trade

Total Project Amount: \$40,000,000.00
Benefited Project Amount: \$40,000,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 03/26/2012
IDA Took Title Yes
to Property:
Date IDA Took Title 04/02/2012
or Leasehold Interest:
Year Financial Assitance is 2041
planned to End:
Notes: Replace Bon Ton. Demolish and build 2story Von Maur. Upgrade electrical and ventilation to Mall

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$64,185.35
Local Property Tax Exemption: \$7,931.27
School Property Tax Exemption: \$164,950.43
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$237,067.05
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$62,288.25	\$62,288.25
Local PILOT:	\$7,696.85	\$7,696.85
School District PILOT:	\$169,317.22	\$169,317.22
Total PILOTS:	\$239,302.32	\$239,302.32

Net Exemptions: -\$2,235.27

Location of Project

Address Line1: 7979 Pittsford-Victor Road
Address Line2:
City: VICTOR
State: NY
Zip - Plus4: 14564
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 125
Average estimated annual salary of jobs to be created. (at Current market rates): 20,020
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: 135
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 135

Applicant Information

Applicant Name: Great Eastern Mall, LP/ Eastview/V
Address Line1: 1265 Scottsville Road
Address Line2:
City: ROCHESTER
State: NY
Zip - Plus4: 14624
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

General Project Information

Project Code: 32020711-A
Project Type: Bonds/Notes Issuance
Project Name: Greater Canandaigua YMCA, Inc.

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

Total Project Amount: \$8,360,000.00
Benefited Project Amount: \$8,360,000.00
Bond/Note Amount: \$8,360,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 01/01/2008
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2040
planned to End:
Notes: Acquisition of land, construction of parking lot and 7.5k sq ft aquatic center and supporting facilities. Phase II construction of 17k sq ft addition to

Location of Project

Address Line1: 32 North Main Street
Address Line2:
City: CANANDAIGUA
State: NY
Zip - Plus4: 14424
Province/Region:
Country: USA

Applicant Information

Applicant Name: Greater Canandaigua Family YMCA, I
Address Line1: 32 North Main Street
Address Line2:
City: CANANDAIGUA
State: NY
Zip - Plus4: 14424
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:

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: 42
Original Estimate of Jobs to be created: 5
Average estimated annual salary of jobs to be created. (at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 42
Estimated average annual salary of jobs to be retained. (at Current Market rates): 0
Current # of FTEs: 48
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 6

Project Status

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

IDA Projects

27.

<p>General Project Information</p> <p>Project Code: 32020710 Project Type: Straight Lease Project Name: High Point 100, LLC/Constellation Leasing, LLC</p> <p>Project part of another phase or multi phase: No Original Project Code: Project Purpose Category: Services</p> <p>Total Project Amount: \$16,678,130.00 Benefited Project Amount: \$16,678,130.00 Bond/Note Amount: Annual Lease Payment: \$0 Federal Tax Status of Bonds: Not For Profit: No Date Project Approved: 11/26/2007 IDA Took Title Yes to Property: Date IDA Took Title 12/01/2007 or Leasehold Interest: Year Financial Assistance is 2019 planned to End: Notes: Acquisition of 10.19 acres and construction and equipping of 3story, 120 sq ft building and parking garage to serve as world headquarters for world</p>	<p>Project Tax Exemptions & PILOT Payment Information</p> <p>State Sales Tax Exemption: \$12,206.63 Local Sales Tax Exemption: \$10,680.8 County Real Property Tax Exemption: \$50,589.44 Local Property Tax Exemption: \$6,251.25 School Property Tax Exemption: \$130,010.19 Mortgage Recording Tax Exemption: \$0 Total Exemptions: \$209,738.31 Total Exemptions Net of RPTL Section 485-b:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">PILOT Payment Information</th> </tr> <tr> <th></th> <th>Actual Payment Made</th> <th>Payment Due Per Agreement</th> </tr> </thead> <tbody> <tr> <td>County PILOT:</td> <td>\$13,950.54</td> <td>\$13,950.54</td> </tr> <tr> <td>Local PILOT:</td> <td>\$1,723.84</td> <td>\$1,723.84</td> </tr> <tr> <td>School District PILOT:</td> <td>\$59,274.25</td> <td>\$59,274.25</td> </tr> <tr> <td>Total PILOTS:</td> <td>\$74,948.63</td> <td>\$74,948.63</td> </tr> </tbody> </table> <p>Net Exemptions: \$134,789.68</p>	PILOT Payment Information				Actual Payment Made	Payment Due Per Agreement	County PILOT:	\$13,950.54	\$13,950.54	Local PILOT:	\$1,723.84	\$1,723.84	School District PILOT:	\$59,274.25	\$59,274.25	Total PILOTS:	\$74,948.63	\$74,948.63
PILOT Payment Information																			
	Actual Payment Made	Payment Due Per Agreement																	
County PILOT:	\$13,950.54	\$13,950.54																	
Local PILOT:	\$1,723.84	\$1,723.84																	
School District PILOT:	\$59,274.25	\$59,274.25																	
Total PILOTS:	\$74,948.63	\$74,948.63																	
<p>Location of Project</p> <p>Address Line1: 207 High Point Dr. Address Line2: City: VICTOR State: NY Zip - Plus4: 14564 Province/Region: Country: USA</p>	<p>Project Employment Information</p> <p># 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: 266 # of FTE Construction Jobs during fiscal year: 0 Net Employment Change: 266</p>																		
<p>Applicant Information</p> <p>Applicant Name: High Point 100 LLC Address Line1: 205 St. Paul Street Address Line2: City: ROCHESTER State: NY Zip - Plus4: 14604 Province/Region: Country: USA</p>	<p>Project Status</p> <p>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</p>																		

IDA Projects

General Project Information

Project Code: 32021401
Project Type: Straight Lease
Project Name: High Point 200, LLC

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

Total Project Amount: \$22,000,000.00
Benefited Project Amount: \$22,000,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 04/28/2014
IDA Took Title Yes
to Property:
Date IDA Took Title 08/20/2014
or Leasehold Interest:
Year Financial Assitance is 2025
planned to End:
Notes: Construction of 3 story, 120,000 square foot building to serve as offices for high end company, with balance to be occupied by 3 to 4 tenants.

Location of Project

Address Line1: 209 High Point Drive
Address Line2:
City: VICTOR
State: NY
Zip - Plus4: 14564
Province/Region:
Country: USA

Applicant Information

Applicant Name: Rainaldi Real Estate Inc.
Address Line1: 205 St. Paul St., Suite 200
Address Line2:
City: ROCHESTER
State: NY
Zip - Plus4: 14604 1187
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$115,283.6
Local Sales Tax Exemption: \$100,873.15
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$13,326.04
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$229,482.79
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$13,326.04	\$13,326.04
Total PILOTS:	\$13,326.04	\$13,326.04

Net Exemptions: \$216,156.75

Project Employment Information

of FTEs before IDA Status: 251
Original Estimate of Jobs to be created: 10
Average estimated annual salary of jobs to be created. (at Current market rates): 74,761
Annualized salary Range of Jobs to be Created: 74,761 To: 74,761
Original Estimate of Jobs to be Retained: 251
Estimated average annual salary of jobs to be retained. (at Current Market rates): 72,642
Current # of FTEs: 382
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 131

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

General Project Information

Project Code: 32021305
Project Type: Straight Lease
Project Name: Home Power Systems LLC

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

Total Project Amount: \$1,450,000.00
Benefited Project Amount: \$1,206,500.00

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

Not For Profit: No
Date Project Approved: 07/15/2013
IDA Took Title Yes

to Property:
Date IDA Took Title 10/16/2013
or Leasehold Interest:
Year Financial Assistance is 2023

planned to End:
Notes: Construction of a new 15,000 sq ft
corporate headquarters for the
expansion of Home Power Systems, LLC

Location of Project

Address Line1: Lot 6 Corporate Dive East
Address Line2:
City: FARMINGTON
State: NY
Zip - Plus4: 14425
Province/Region:
Country: USA

Applicant Information

Applicant Name: Home Power Systems LLC
Address Line1: 760B Canning Parkway
Address Line2:
City: VICTOR
State: NY
Zip - Plus4: 14564
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: \$9,555.77
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$9,555.77

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT: \$0	\$0	\$0
Local PILOT: \$0	\$0	\$0
School District PILOT: \$2,426.32	\$2,426.32	\$2,426.32
Total PILOTS: \$2,426.32	\$2,426.32	\$2,426.32

Net Exemptions: \$7,129.45

Project Employment Information

of FTEs before IDA Status: 11
Original Estimate of Jobs to be created: 9
Average estimated annual salary of jobs to be
created. (at Current market rates): 49,600
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 11
Estimated average annual salary of jobs to be
retained. (at Current Market rates): 46,486
Current # of FTEs: 14
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 3

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

General Project Information

Project Code: 32020505
Project Type: Straight Lease
Project Name: Infotonics Technology Center, Inc.

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

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

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

Not For Profit: Yes
Date Project Approved: 12/19/2005
IDA Took Title Yes

to Property:
Date IDA Took Title 02/01/2006
or Leasehold Interest:
Year Financial Assistance is 2026
planned to End:

Notes: Acquisition of 47.5 acres to be used
for future economic development related
to microsystems technology research and
development, production and administrati

Location of Project

Address Line1: 5450 Campus Drive
Address Line2:
City: CANANDAIGUA
State: NY
Zip - Plus4: 14424
Province/Region:
Country: USA

Applicant Information

Applicant Name: "Infotonics Technology Center, Inc
Address Line1: 5450 Campus Drive
Address Line2:
City: CANANDAIGUA
State: NY
Zip - Plus4: 14424
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:

PILOT Payment Information

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

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 12
Average estimated annual salary of jobs to be
created. (at Current market rates): 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: 35
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 35

Project Status

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



IDA Projects

General Project Information

Project Code: 32020302
 Project Type: Straight Lease
 Project Name: James P Spelman/Spelman Development Company, LLC

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

Total Project Amount: \$536,000.00
 Benefited Project Amount: \$536,000.00
 Bond/Note Amount:
 Annual Lease Payment: \$0
 Federal Tax Status of Bonds:
 Not For Profit: No
 Date Project Approved: 03/22/2004
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 05/25/2004
 or Leasehold Interest:
 Year Financial Assitance is 2015
 planned to End:
 Notes: Construct 15k sq ft building to house architectural millwork operation. No annual salary range for jobs created because we did not request that informat

Location of Project

Address Line1: 6600 Rice Rd.
 Address Line2:
 City: VICTOR
 State: NY
 Zip - Plus4: 14564
 Province/Region:
 Country: USA

Applicant Information

Applicant Name: Spelman Development Company
 Address Line1: 6600 Rice Road
 Address Line2:
 City: VICTOR
 State: NY
 Zip - Plus4: 14564
 Province/Region:
 Country: USA

Project Tax Exemptions & PILOT Payment Information

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State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$3,193.64
 Local Property Tax Exemption: \$1,726.59
 School Property Tax Exemption: \$11,254.39
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$16,174.62
 Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,281.59	\$3,281.59
Local PILOT:	\$1,526.65	\$1,526.65
School District PILOT:	\$11,337.47	\$11,337.47
Total PILOTS:	\$16,145.71	\$16,145.71

Net Exemptions: \$28.91

Project Employment Information

of FTEs before IDA Status: 24
 Original Estimate of Jobs to be created: 26
 Average estimated annual salary of jobs to be created (at Current market rates): 28,846
 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): 31,250
 Current # of FTEs: 27
 # of FTE Construction Jobs during fiscal year: 0
 Net Employment Change: 3

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

General Project Information

Project Code: 32021503
Project Type: Straight Lease
Project Name: Jones Development Corp. / FedEx Ground

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

Total Project Amount: \$17,000,000.00
Benefited Project Amount: \$15,500,000.00

Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:

Not For Profit:
Date Project Approved: 06/01/2015
IDA Took Title Yes

to Property:
Date IDA Took Title 06/26/2015
or Leasehold Interest:
Year Financial Assitance is 2027
planned to End:

Notes: FedEx Ground expanding area node to
Farmington for online sales delivery.
New building

Location of Project

Address Line1: 6101 Collett Road
Address Line2:
City: FARMINGTON
State: NY
Zip - Plus4: 14425
Province/Region:
Country: USA

Applicant Information

Applicant Name: JDC Farmington, LLC
Address Line1: 4520 Madison, Suite 100
Address Line2:
City: KANSAS CITY
State: MO
Zip - Plus4: 64111
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$158,476.27
Local Sales Tax Exemption: \$138,666.73
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$183,400
Total Exemptions: \$480,543.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

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

Net Exemptions: \$480,543

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 69
Average estimated annual salary of jobs to be
created. (at Current market rates): 30,725
Annualized salary Range of Jobs to be Created: 30,725 To: 30,725
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be
retained. (at Current Market rates): 31,885
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 103
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

General Project Information

Project Code: 32021003
Project Type: Straight Lease
Project Name: L&D Group Holdings, LLC (Hazlitt's 1852 Vineyards)
Project part of another No
phase or multi phase:
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$3,593,400.00
Benefited Project Amount: \$3,593,400.00

Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 05/24/2010
IDA Took Title Yes
to Property:
Date IDA Took Title 09/10/2010
or Leasehold Interest:
Year Financial Assistance is 2021
planned to End:

Notes: The purchase of the Widmer facility in Naples, NY to produce the company's core brands including Red Cat, White Cat, Cabin Fever and Bramble Berry. Cr

Location of Project

Address Line1: One Niagara Way
Address Line2:
City: NAPLES
State: NY
Zip - Plus4: 14512
Province/Region:
Country: USA

Applicant Information

Applicant Name: L&D Group Holdings, LLC & L&D Acqu
Address Line1: 5712 Route 414
Address Line2:
City: HECTOR
State: NY
Zip - Plus4: 14841
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: \$29,278.75
Local Property Tax Exemption: \$26,168.47
School Property Tax Exemption: \$66,170.82
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$121,618.04
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$8,580.76	\$8,580.76
Local PILOT:	\$14,353.77	\$14,353.77
School District PILOT:	\$19,731.94	\$19,731.94
Total PILOTS:	\$42,666.47	\$42,666.47

Net Exemptions: \$78,951.57

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 25.5
Average estimated annual salary of jobs to be created. (at Current market rates): 40,117.65
Annualized salary Range of Jobs to be Created: 15,600 To: 100,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained. (at Current Market rates): 0
Current # of FTEs: 28
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 28

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

General Project Information

Project Code: 32021007
 Project Type: Straight Lease
 Project Name: LFN North Street/ Constellation NE
 Distribution Facility

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

Total Project Amount: \$5,610,000.00
 Benefited Project Amount: \$5,610,000.00
 Bond/Note Amount:
 Annual Lease Payment: \$0
 Federal Tax Status of Bonds:
 Not For Profit: No
 Date Project Approved: 09/27/2010
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 11/15/2010
 or Leasehold Interest:
 Year Financial Assitance is 2020
 planned to End:
 Notes: Renovate and expand existing 133,000 SF
 metal building, origianally an auto
 parts manufacturing and distribution
 facility, to provide location for Conste

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$30,733.95
 Local Property Tax Exemption: \$33,183.71
 School Property Tax Exemption: \$92,458.54
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$156,376.20

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$4,135.06	\$4,135.06
Local PILOT:	\$4,175.81	\$4,175.81
School District PILOT:	\$11,589.13	\$11,589.13
Total PILOTS:	\$19,900	\$19,900

Net Exemptions: \$136,476.2

Location of Project

Address Line1: 203 North Street
 Address Line2:
 City: CANANDAIGUA
 State: NY
 Zip - Plus4: 14424
 Province/Region:
 Country: USA

Project Employment Information

of FTEs before IDA Status: 21
 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: 21
 Estimated average annual salary of jobs to be
 retained. (at Current Market rates): 40,035.92
 Current # of FTEs: 39
 # of FTE Construction Jobs during fiscal year: 0
 Net Employment Change: 18

Applicant Information

Applicant Name: LFN North Street, LLC c/o Morry Ma
 Address Line1: PO Box 30051
 Address Line2:
 City: ROCHESTER
 State: NY
 Zip - Plus4: 14603
 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

General Project Information

Project Code: 32021206
 Project Type: Straight Lease
 Project Name: Lehigh Crossing / Bluestone Creek

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

Total Project Amount: \$2,600,000.00
 Benefited Project Amount: \$2,310,000.00
 Bond/Note Amount:
 Annual Lease Payment: \$0
 Federal Tax Status of Bonds:
 Not For Profit: No
 Date Project Approved: 08/27/2012
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 02/04/2013
 or Leasehold Interest:
 Year Financial Assitance is 2024
 planned to End:
 Notes: Construction of 535,000 sq ft light industrial / business park on 5.08 acre parcel

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$12,647.36
 Local Property Tax Exemption: \$1,562.81
 School Property Tax Exemption: \$33,477.62
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$47,687.79
 Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$294.05	\$294.05
Local PILOT:	\$36.34	\$36.34
School District PILOT:	\$755.68	\$755.68
Total PILOTS:	\$1,086.07	\$1,086.07

Net Exemptions: \$46,601.72

Location of Project

Address Line1: 7890 Lehigh Crossing
 Address Line2:
 City: VICTOR
 State: NY
 Zip - Plus4: 14564
 Province/Region:
 Country: USA

Project Employment Information

of FTEs before IDA Status: 31
 Original Estimate of Jobs to be created: 20
 Average estimated annual salary of jobs to be created. (at Current market rates): 52,000
 Annualized salary Range of Jobs to be Created: 0 To: 0
 Original Estimate of Jobs to be Retained: 31
 Estimated average annual salary of jobs to be retained. (at Current Market rates): 52,000
 Current # of FTEs: 78
 # of FTE Construction Jobs during fiscal year: 0
 Net Employment Change: 47

Applicant Information

Applicant Name: Lehigh Crossing / Bluestone Creek
 Address Line1: 1870 S. Winton Road Suite 220
 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

General Project Information

Project Code: 32021202
Project Type: Straight Lease
Project Name: Lill Power Development LLC/ Frank Lill and Son, Inc.

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

Total Project Amount: \$2,090,000.00
Benefited Project Amount: \$2,090,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 10/31/2011
IDA Took Title Yes
to Property:
Date IDA Took Title 05/21/2012
or Leasehold Interest:
Year Financial Assitance is 2024
planned to End:
Notes: Construction and equipping 40,000 sq ft stateofart facility. Including but not limited to a telephone system, computers, fire alarm system, welding eq

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$17,851.75
Local Property Tax Exemption: \$2,205.91
School Property Tax Exemption: \$47,242.45
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$67,300.11
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,013.46	\$2,013.46
Local PILOT:	\$248.8	\$248.8
School District PILOT:	\$5,174.41	\$5,174.41
Total PILOTS:	\$7,436.67	\$7,436.67

Net Exemptions: \$59,863.44

Location of Project

Address Line1: Old Dutch Road
Address Line2:
City: VICTOR
State: NY
Zip - Plus4: 14564
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 21
Average estimated annual salary of jobs to be created. (at Current market rates): 57,535
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: 68
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 68

Applicant Information

Applicant Name: Frank Lill & Son, Inc.
Address Line1: 656 Basket Road
Address Line2:
City: WEBSTER
State: NY
Zip - Plus4: 14580
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

General Project Information

Project Code: 32021302
Project Type: Straight Lease
Project Name: MCA Group, LLC / Lot BR-3A

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

Total Project Amount: \$4,420,000.00
Benefited Project Amount: \$3,760,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 12/17/2012
IDA Took Title Yes
to Property:
Date IDA Took Title 05/14/2013
or Leasehold Interest:
Year Financial Assistance is 2025
planned to End:
Notes: Acquisition, construction and equipping of 37,140 sq ft building. Sublease for general business use for high tech companies, light industrial uses, produc

Location of Project

Address Line1: 7675 Omnitech Place
Address Line2: Lot BR-3A
City: VICTOR
State: NY
Zip - Plus4: 14564
Province/Region:
Country: USA

Applicant Information

Applicant Name: MCA Group, LLC
Address Line1: 300 Main Street
Address Line2:
City: EAST ROCHESTER
State: NY
Zip - Plus4: 14445
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$1,546.41
Local Sales Tax Exemption: \$1,353.11
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$32,502.55
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$35,402.07
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$1,820.14	\$1,820.14
Total PILOTS:	\$1,820.14	\$1,820.14

Net Exemptions: \$33,581.93

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 25
Average estimated annual salary of jobs to be created. (at Current market rates): 68,000
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained. (at Current Market rates): 61,600
Current # of FTEs: 69
of FTE Construction Jobs during fiscal year: 20
Net Employment Change: 69

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

38.

<p>General Project Information</p> <p>Project Code: 32020602 Project Type: Straight Lease Project Name: MCA Group, LLC/ Lot 3A Phillips Rd.</p> <p>Project part of another No phase or multi phase: Original Project Code: Project Purpose Category: Services</p> <p>Total Project Amount: \$2,900,000.00 Benefited Project Amount: \$2,900,000.00 Bond/Note Amount: Annual Lease Payment: \$0 Federal Tax Status of Bonds: Not For Profit: No Date Project Approved: 08/28/2006 IDA Took Title Yes to Property: Date IDA Took Title 01/01/2007 or Leasehold Interest: Year Financial Assitance is 2018 planned to End: Notes: Acquisition of 3.83 acre parcel, construction & equipping of 30k sq ft building for high tech, light industrial, producer services & related</p>	<p>Project Tax Exemptions & PILOT Payment Information</p> <p>State Sales Tax Exemption: \$0 Local Sales Tax Exemption: \$0 County Real Property Tax Exemption: \$11,382.62 Local Property Tax Exemption: \$1,406.53 School Property Tax Exemption: \$30,129.86 Mortgage Recording Tax Exemption: \$0 Total Exemptions: \$42,919.01 Total Exemptions Net of RPTL Section 485-b:</p> <table border="1" style="width:100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th colspan="3" style="text-align: center;">PILOT Payment Information</th> </tr> <tr> <th style="width:40%;"></th> <th style="width:30%; text-align: center;">Actual Payment Made</th> <th style="width:30%; text-align: center;">Payment Due Per Agreement</th> </tr> </thead> <tbody> <tr> <td>County PILOT:</td> <td style="text-align: right;">\$7,477.37</td> <td style="text-align: right;">\$7,477.37</td> </tr> <tr> <td>Local PILOT:</td> <td style="text-align: right;">\$923.97</td> <td style="text-align: right;">\$923.97</td> </tr> <tr> <td>School District PILOT:</td> <td style="text-align: right;">\$24,936.28</td> <td style="text-align: right;">\$24,936.28</td> </tr> <tr> <td>Total PILOTS:</td> <td style="text-align: right;">\$33,337.62</td> <td style="text-align: right;">\$33,337.62</td> </tr> </tbody> </table> <p style="text-align: center; margin-top: 10px;">Net Exemptions: \$9,581.39</p>	PILOT Payment Information				Actual Payment Made	Payment Due Per Agreement	County PILOT:	\$7,477.37	\$7,477.37	Local PILOT:	\$923.97	\$923.97	School District PILOT:	\$24,936.28	\$24,936.28	Total PILOTS:	\$33,337.62	\$33,337.62
PILOT Payment Information																			
	Actual Payment Made	Payment Due Per Agreement																	
County PILOT:	\$7,477.37	\$7,477.37																	
Local PILOT:	\$923.97	\$923.97																	
School District PILOT:	\$24,936.28	\$24,936.28																	
Total PILOTS:	\$33,337.62	\$33,337.62																	
<p>Location of Project</p> <p>Address Line1: 7640 Omnitech Place Address Line2: City: VICTOR State: NY Zip - Plus4: 14564 Province/Region: Country: USA</p>	<p>Project Employment Information</p> <p># of FTEs before IDA Status: 55 Original Estimate of Jobs to be created: 21 Average estimated annual salary of jobs to be created. (at Current market rates): 66,667 Annualized salary Range of Jobs to be Created: 0 To: 0 Original Estimate of Jobs to be Retained: 55 Estimated average annual salary of jobs to be retained. (at Current Market rates): 61,818 Current # of FTEs: 73 # of FTE Construction Jobs during fiscal year: 0 Net Employment Change: 18</p>																		
<p>Applicant Information</p> <p>Applicant Name: "McaGroup, LLC" Address Line1: 300 Main Street Address Line2: City: EAST ROCHESTER State: NY Zip - Plus4: 14445 Province/Region: Country: USA</p>	<p>Project Status</p> <p>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</p>																		

IDA Projects

General Project Information

Project Code: 32020803
Project Type: Straight Lease
Project Name: New Energy Works of Rochester, Inc/Ren Place LLC

Project part of another Yes
phase or multi phase:
Original Project Code: 32029805
Project Purpose Category: Manufacturing

Total Project Amount: \$1,363,560.00
Benefited Project Amount: \$1,123,600.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 05/14/2008
IDA Took Title Yes
to Property:
Date IDA Took Title 09/24/2008
or Leasehold Interest:
Year Financial Assitance is 2019
planned to End:
Notes: Sale/leaseback equipment sale tax abatement. additional 7950 sq. ft. of space to accomodate the of an engineered flooring line and an addition

Location of Project

Address Line1: 1180 Commercial Drive
Address Line2:
City: FARMINGTON
State: NY
Zip - Plus4: 14425
Province/Region:
Country: USA

Applicant Information

Applicant Name: "New Energy Works of Rochester, In
Address Line1: 1180 Commercial Drive
Address Line2:
City: FARMINGTON
State: NY
Zip - Plus4: 14425
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: \$8,663.8
Local Property Tax Exemption: \$1,502.49
School Property Tax Exemption: \$22,264.3
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$32,430.59
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$7,278.85	\$7,278.85
Local PILOT:	\$1,262.65	\$1,262.65
School District PILOT:	\$19,417.07	\$19,417.07
Total PILOTS:	\$27,958.57	\$27,958.57

Net Exemptions: \$4,472.02

Project Employment Information

of FTEs before IDA Status: 87
Original Estimate of Jobs to be created: 20
Average estimated annual salary of jobs to be created. (at Current market rates): 54,427.25
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 87
Estimated average annual salary of jobs to be retained. (at Current Market rates): 37,028.79
Current # of FTEs: 101
of PTE Construction Jobs during fiscal year: 0
Net Employment Change: 14

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

40.

<p>General Project Information</p> <p>Project Code: 32020503 Project Type: Straight Lease Project Name: New York State Wine and Culinary Center, Inc.</p> <p>Project part of another phase or multi phase: No Original Project Code: Project Purpose Category: Services</p> <p>Total Project Amount: \$6,247,113.00 Benefited Project Amount: \$6,247,113.00 Bond/Note Amount: Annual Lease Payment: \$0 Federal Tax Status of Bonds: Not For Profit: Yes Date Project Approved: 10/24/2005 IDA Took Title Yes to Property: Date IDA Took Title 02/16/2006 or Leasehold Interest: Year Financial Assitance is 2017 planned to End: Notes: Acquisition of 3 acres and construction of 20.8k sq ft building for communication, education and research of New York State wines and foods. Note:</p>	<p>Project Tax Exemptions & PILOT Payment Information</p> <p>State Sales Tax Exemption: \$0 Local Sales Tax Exemption: \$0 County Real Property Tax Exemption: \$31,619.29 Local Property Tax Exemption: \$34,139.62 School Property Tax Exemption: \$95,120.15 Mortgage Recording Tax Exemption: \$0 Total Exemptions: \$160,879.06 Total Exemptions Net of RPTL Section 485-b:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">PILOT Payment Information</th> </tr> <tr> <th></th> <th>Actual Payment Made</th> <th>Payment Due Per Agreement</th> </tr> </thead> <tbody> <tr> <td>County PILOT:</td> <td>\$2,750.88</td> <td>\$2,750.88</td> </tr> <tr> <td>Local PILOT:</td> <td>\$2,983.23</td> <td>\$2,983.23</td> </tr> <tr> <td>School District PILOT:</td> <td>\$8,275.45</td> <td>\$8,275.45</td> </tr> <tr> <td>Total PILOTS:</td> <td>\$14,009.56</td> <td>\$14,009.56</td> </tr> </tbody> </table> <p>Net Exemptions: \$146,869.5</p>	PILOT Payment Information				Actual Payment Made	Payment Due Per Agreement	County PILOT:	\$2,750.88	\$2,750.88	Local PILOT:	\$2,983.23	\$2,983.23	School District PILOT:	\$8,275.45	\$8,275.45	Total PILOTS:	\$14,009.56	\$14,009.56
PILOT Payment Information																			
	Actual Payment Made	Payment Due Per Agreement																	
County PILOT:	\$2,750.88	\$2,750.88																	
Local PILOT:	\$2,983.23	\$2,983.23																	
School District PILOT:	\$8,275.45	\$8,275.45																	
Total PILOTS:	\$14,009.56	\$14,009.56																	
<p>Location of Project</p> <p>Address Line1: 800 Main St. Address Line2: City: CANANDAIGUA State: NY Zip - Plus4: 14424 Province/Region: Country: USA</p>	<p>Project Employment Information</p> <p># of FTEs before IDA Status: 0 Original Estimate of Jobs to be created: 12 Average estimated annual salary of jobs to be created. (at Current market rates): 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): 54,042 Current # of FTEs: 47 # of FTE Construction Jobs during fiscal year: 0 Net Employment Change: 47</p>																		
<p>Applicant Information</p> <p>Applicant Name: New York State Wine and Culinary C Address Line1: 370 Woodcliff Drive Address Line2: Suite 300 City: CANANDAIGUA State: NY Zip - Plus4: 14424 Province/Region: Country: USA</p>	<p>Project Status</p> <p>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</p>																		



IDA Projects

General Project Information

Project Code: 32021307
Project Type: Straight Lease
Project Name: North Shore / Pinnacle North Phase I

Project part of another No
phase or multi phase:
Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$49,994,256.00
Benefited Project Amount: \$39,940,925.00

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

Federal Tax Status of Bonds:

Not For Profit:

Date Project Approved: 03/14/2016

IDA Took Title Yes

to Property:

Date IDA Took Title 05/20/2015

or Leasehold Interest:

Year Financial Assistance is 2041

planned to End:

Notes: New buildings on north shore of
Canandaigua Lake. Mixed use
project/brownfield clean up.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$291,378.99
Local Sales Tax Exemption: \$254,956.62
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$130,000
Total Exemptions: \$676,335.61

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

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

Net Exemptions: \$676,335.61

Location of Project

Address Line1: 28 Lakeshore Drive
Address Line2:
City: CANANDAIGUA
State: NY
Zip - Plus4: 14424
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 23.74
Average estimated annual salary of jobs to be
created. (at Current market rates): 24,800
Annualized salary Range of Jobs to be Created: 22,800 To: 26,900
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: 42
Net Employment Change: 2

Applicant Information

Applicant Name: Morgan LeChase
Address Line1: 205 Indigo Creek Drive
Address Line2:
City: ROCHESTER
State: NY
Zip - Plus4: 14626
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

General Project Information

Project Code: 32021104
 Project Type: Straight Lease
 Project Name: O'Connell Electric Company

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

Total Project Amount: \$362,000.00
 Benefited Project Amount: \$350,000.00
 Bond/Note Amount:
 Annual Lease Payment: \$0
 Federal Tax Status of Bonds:
 Not For Profit: No
 Date Project Approved: 11/21/2011
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 12/30/2011
 or Leasehold Interest:
 Year Financial Assitance is 2022
 planned to End:
 Notes: Company plans to invest in its techology
 resources to maintain its competitive
 edge from outside the state
 competitors and to attract and retain em

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$7,891.2
 Local Sales Tax Exemption: \$6,904.8
 County Real Property Tax Exemption: \$0
 Local Property Tax Exemption: \$0
 School Property Tax Exemption: \$0
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$14,796.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

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

Net Exemptions: \$14,796

Location of Project

Address Line1: 830 Phillips Rd
 Address Line2:
 City: VICTOR
 State: NY
 Zip - Plus4: 14564
 Province/Region:
 Country: USA

Project Employment Information

of FTEs before IDA Status: 52
 Original Estimate of Jobs to be created: 4
 Average estimated annual salary of jobs to be
 created. (at Current market rates): 75,000
 Annualized salary Range of Jobs to be Created: 0 To: 0
 Original Estimate of Jobs to be Retained: 52
 Estimated average annual salary of jobs to be
 retained. (at Current Market rates): 75,000
 Current # of FTEs: 67
 # of FTE Construction Jobs during fiscal year: 0
 Net Employment Change: 15

Applicant Information

Applicant Name: O'Connell Electric Company, Inc.
 Address Line1: 830 Phillips Rd
 Address Line2:
 City: VICTOR
 State: NY
 Zip - Plus4: 14564
 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

43.

<p><u>General Project Information</u></p> <p>Project Code: 32021505 Project Type: Straight Lease Project Name: Ontario Holdings / Commodore Plastica</p> <p>Project part of another No phase or multi phase: Original Project Code: Project Purpose Category: Construction</p> <p>Total Project Amount: \$4,535,310.00 Benefited Project Amount: \$4,535,310.00 Bond/Note Amount: Annual Lease Payment: \$0 Federal Tax Status of Bonds: Not For Profit: No Date Project Approved: 08/10/2015 IDA Took Title Yes to Property: Date IDA Took Title 09/01/2015 or Leasehold Interest: Year Financial Assitance is 2028 planned to End: Notes: Purchase of land, demolition of structures, construction 125,250 sq ft building and equipment</p>	<p><u>Project Tax Exemptions & PILOT Payment Information</u></p> <p>State Sales Tax Exemption: \$37,411.66 Local Sales Tax Exemption: \$32,735.2 County Real Property Tax Exemption: \$0 Local Property Tax Exemption: \$0 School Property Tax Exemption: \$0 Mortgage Recording Tax Exemption: \$4,000 Total Exemptions: \$74,146.86 Total Exemptions Net of RPTL Section 485-b:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3" style="text-align: center;">PILOT Payment Information</th> </tr> <tr> <th></th> <th style="text-align: center;">Actual Payment Made</th> <th style="text-align: center;">Payment Due Per Agreement</th> </tr> </thead> <tbody> <tr> <td>County PILOT:</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Local PILOT:</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>School District PILOT:</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Total PILOTS:</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> </tbody> </table> <p style="text-align: center;">Net Exemptions: \$74,146.86</p>	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
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																	
<p><u>Location of Project</u></p> <p>Address Line1: 8642 Main Street Address Line2: City: HONEOYE State: NY Zip - Plus4: 14471 Province/Region: Country: USA</p>	<p><u>Project Employment Information</u></p> <p># of FTEs before IDA Status: 29 Original Estimate of Jobs to be created: 4 Average estimated annual salary of jobs to be created. (at Current market rates): 30,000 Annualized salary Range of Jobs to be Created: 0 To: 0 Original Estimate of Jobs to be Retained: 29 Estimated average annual salary of jobs to be retained. (at Current Market rates): 30,000 Current # of FTEs: 35 # of PTE Construction Jobs during fiscal year: 0 Net Employment Change: 6</p>																		
<p><u>Applicant Information</u></p> <p>Applicant Name: Ontario Holdings LLC Address Line1: 26 Maple Avenue Address Line2: City: BLOOMFIELD State: NY Zip - Plus4: 14469 Province/Region: Country: USA</p>	<p><u>Project Status</u></p> <p>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</p>																		

IDA Projects

44.

General Project Information	Project Tax Exemptions & PILOT Payment Information																		
<p>Project Code: 32021101 Project Type: Straight Lease Project Name: Pacemaker Steel and Piping of Rochester, Inc./Box 29 Corp</p> <p>Project part of another phase or multi phase: No Original Project Code: Project Purpose Category: Manufacturing</p> <p>Total Project Amount: \$1,570,500.00 Benefited Project Amount: \$909,750.00 Bond/Note Amount: Annual Lease Payment: \$0 Federal Tax Status of Bonds: Not For Profit: No Date Project Approved: 04/11/2011 IDA Took Title Yes to Property: Date IDA Took Title 07/05/2011 or Leasehold Interest: Year Financial Assistance is planned to End: 2022</p> <p>Notes: Acquisition of a facility that will be used to fabricate metal stock to customized specifications. The building will be fitted with heavy fixed</p>	<p>State Sales Tax Exemption: \$0 Local Sales Tax Exemption: \$0 County Real Property Tax Exemption: \$2,681.52 Local Property Tax Exemption: \$2,979.42 School Property Tax Exemption: \$11,562.68 Mortgage Recording Tax Exemption: \$0 Total Exemptions: \$17,223.62</p> <p>Total Exemptions Net of RPTL Section 485-b:</p> <table border="1" data-bbox="976 657 1764 836"> <thead> <tr> <th colspan="3">PILOT Payment Information</th> </tr> <tr> <th></th> <th>Actual Payment Made</th> <th>Payment Due Per Agreement</th> </tr> </thead> <tbody> <tr> <td>County PILOT:</td> <td>\$3,430.56</td> <td>\$3,430.56</td> </tr> <tr> <td>Local PILOT:</td> <td>\$3,586.98</td> <td>\$3,586.98</td> </tr> <tr> <td>School District PILOT:</td> <td>\$14,188.13</td> <td>\$14,188.13</td> </tr> <tr> <td>Total PILOTS:</td> <td>\$21,205.67</td> <td>\$21,205.67</td> </tr> </tbody> </table> <p>Net Exemptions: -\$3,982.05</p>	PILOT Payment Information				Actual Payment Made	Payment Due Per Agreement	County PILOT:	\$3,430.56	\$3,430.56	Local PILOT:	\$3,586.98	\$3,586.98	School District PILOT:	\$14,188.13	\$14,188.13	Total PILOTS:	\$21,205.67	\$21,205.67
PILOT Payment Information																			
	Actual Payment Made	Payment Due Per Agreement																	
County PILOT:	\$3,430.56	\$3,430.56																	
Local PILOT:	\$3,586.98	\$3,586.98																	
School District PILOT:	\$14,188.13	\$14,188.13																	
Total PILOTS:	\$21,205.67	\$21,205.67																	
<p>Location of Project</p> <p>Address Line1: 7 West Ave Address Line2: City: MANCHESTER State: NY Zip - Plus4: 14504 Province/Region: Country: USA</p>	<p>Project Employment Information</p> <p># of FTEs before IDA Status: 0 Original Estimate of Jobs to be created: 11 Average estimated annual salary of jobs to be created. (at Current market rates): 50,600 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: 14.5 # of FTE Construction Jobs during fiscal year: 0 Net Employment Change: 14.5</p>																		
<p>Applicant Information</p> <p>Applicant Name: Box 29 Corp Address Line1: 501 Main St Address Line2: City: UTICA State: NY Zip - Plus4: 13501 Province/Region: Country: USA</p>	<p>Project Status</p> <p>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</p>																		

IDA Projects

45.

General Project Information

Project Code: 32021402
Project Type: Straight Lease
Project Name: Pinnacle Athletic Campus, LLC

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

Total Project Amount: \$8,029,916.00
Benefited Project Amount: \$8,029,916.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 04/28/2014
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2024
planned to End:
Notes: 135,000 square foot facility for sports
and non sport activities

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: \$10,969.61
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$10,969.61
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$10,969.61	\$10,969.61
Total PILOTS:	\$10,969.61	\$10,969.61

Net Exemptions: \$0

Location of Project

Address Line1: Phillips Rd. - Lot 1
Address Line2:
City: VICTOR
State: NY
Zip - Plus4: 14564
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 12
Average estimated annual salary of jobs to be created. (at Current market rates): 38,900
Annualized salary Range of Jobs to be Created: 21,821 To: 37,327
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: Pinnacle Athletic Campus, LLC
Address Line1: PO BOX 350
Address Line2: 85 High Tech Drive
City: RUSH
State: NY
Zip - Plus4: 14543
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

General Project Information

Project Code: 32021308
 Project Type: Straight Lease
 Project Name: Progressive Machine Design / Rowley Real Estate
 Project part of another phase or multi phase: Yes
 Original Project Code: 32020708
 Project Purpose Category: Construction

Total Project Amount: \$5,968,315.00
 Benefited Project Amount: \$5,726,716.00
 Bond/Note Amount:
 Annual Lease Payment: \$0
 Federal Tax Status of Bonds:
 Not For Profit: No
 Date Project Approved: 07/20/2013
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 09/09/2013
 or Leasehold Interest:
 Year Financial Assitance is planned to End: 2023

Notes: Demolition of 2 buildings, construction and equipping 72,500 sq ft commercial light industrial building, office for engineering, staff and administrative.

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: \$76,380.99
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$76,380.99

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$23,564.35	\$23,564.35
Total PILOTS:	\$23,564.35	\$23,564.35

Net Exemptions: \$52,816.64

Location of Project

Address Line1: 727 Rowley Road
 Address Line2:
 City: VICTOR
 State: NY
 Zip - Plus4: 14564
 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: Progressive Machine and Design LLC
 Address Line1: 687 Rowley Road
 Address Line2:
 City: VICTOR
 State: NY
 Zip - Plus4: 14564
 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

General Project Information

Project Code: 32020708
 Project Type: Straight Lease
 Project Name: Property Management Associates, LLC/Progressive Machine & Design, LLC
 Project part of another No
 phase or multi phase:
 Original Project Code:
 Project Purpose Category: Manufacturing

Total Project Amount: \$381,000.00
 Benefited Project Amount: \$381,000.00
 Bond/Note Amount:
 Annual Lease Payment: \$0
 Federal Tax Status of Bonds:
 Not For Profit: No
 Date Project Approved: 11/26/2007
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 12/01/2007
 or Leasehold Interest:
 Year Financial Assistance is 2019
 planned to End:
 Notes: Construction and equipping of 3,375 sq ft addition to existing 1997 facility for use as additional office space and staging area for engineering design work

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$1,825.81
 Local Sales Tax Exemption: \$1,597.58
 County Real Property Tax Exemption: \$9,295.81
 Local Property Tax Exemption: \$1,148.67
 School Property Tax Exemption: \$24,604.43
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$38,472.30
 Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$8,020.45	\$8,020.45
Local PILOT:	\$991.07	\$991.07
School District PILOT:	\$21,717.23	\$21,717.23
Total PILOTS:	\$30,728.75	\$30,728.75

Net Exemptions: \$7,743.55

Location of Project

Address Line1: 687 Rowley Rd.
 Address Line2:
 City: VICTOR
 State: NY
 Zip - Plus4: 14564
 Province/Region:
 Country: USA

Project Employment Information

of FTEs before IDA Status: 74
 Original Estimate of Jobs to be created: 20
 Average estimated annual salary of jobs to be created. (at Current market rates): 78,622
 Annualized salary Range of Jobs to be Created: 0 To: 0
 Original Estimate of Jobs to be Retained: 74
 Estimated average annual salary of jobs to be retained. (at Current Market rates): 78,336
 Current # of FTEs: 157
 # of FTE Construction Jobs during fiscal year: 0
 Net Employment Change: 83

Applicant Information

Applicant Name: "Property Management Ass., LLC"
 Address Line1: 687 Rowley Road
 Address Line2:
 City: VICTOR
 State: NY
 Zip - Plus4: 14564
 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

General Project Information

Project Code: 32021404
Project Type: Straight Lease
Project Name: Route 251 Acquisition, LLC

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

Total Project Amount: \$3,084,571.00
Benefited Project Amount: \$2,883,421.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 06/26/2014
IDA Took Title Yes
to Property:
Date IDA Took Title 10/31/2014
or Leasehold Interest:
Year Financial Assistance is 2025
planned to End:
Notes: Construction of 29,000 square foot
office/manufacturing building.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$69,880.48
Mortgage Recording Tax Exemption: \$30,000
Total Exemptions: \$99,880.48
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$46,966.18	\$46,966.18
Total PILOTS:	\$46,966.18	\$46,966.18

Net Exemptions: \$52,914.3

Location of Project

Address Line1: 7796 Victor-Mendon Road
Address Line2:
City: VICTOR
State: NY
Zip - Plus4: 14564
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 148
Original Estimate of Jobs to be created: 21
Average estimated annual salary of jobs to be created. (at Current market rates): 59,425
Annualized salary Range of Jobs to be Created: 59,425 To: 59,425
Original Estimate of Jobs to be Retained: 148
Estimated average annual salary of jobs to be retained. (at Current Market rates): 59,425
Current # of FTEs: 215
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 67

Applicant Information

Applicant Name: Route 251 Acquisition / LSI Solut
Address Line1: 7796 Victor-Mendon Road
Address Line2:
City: VICTOR
State: NY
Zip - Plus4: 14564
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

General Project Information

Project Code: 32020401
 Project Type: Straight Lease
 Project Name: Seneca Foods

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

Total Project Amount: \$3,532,500.00
 Benefited Project Amount: \$3,532,500.00
 Bond/Note Amount:
 Annual Lease Payment: \$0
 Federal Tax Status of Bonds:
 Not For Profit: No
 Date Project Approved: 04/26/2004
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 05/26/2004
 or Leasehold Interest:
 Year Financial Assitance is 2028
 planned to End:
 Notes: Construct a 160k sq ft warehouse addition. Note: Amends and modifies project number 32029508. Note: Due to the seasonal nature of the agribusiness

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$107,961.08
 Local Property Tax Exemption: \$1,467.97
 School Property Tax Exemption: \$374,711.86
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$484,140.91
 Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$107,961.1	\$107,961.1
Local PILOT:	\$1,467.97	\$1,467.97
School District PILOT:	\$374,711.86	\$374,711.86
Total PILOTS:	\$484,140.93	\$484,140.93

Net Exemptions: -\$0.02

Location of Project

Address Line1: 100 Gambee Rd.
 Address Line2:
 City: GENEVA
 State: NY
 Zip - Plus4: 14456
 Province/Region:
 Country: USA

Project Employment Information

of FTEs before IDA Status: 372
 Original Estimate of Jobs to be created: 20
 Average estimated annual salary of jobs to be created.(at Current market rates): 25,000
 Annualized salary Range of Jobs to be Created: 0 To: 0
 Original Estimate of Jobs to be Retained: 372
 Estimated average annual salary of jobs to be retained.(at Current Market rates): 48,907
 Current # of FTEs: 378
 # of FTE Construction Jobs during fiscal year: 0
 Net Employment Change: 6

Applicant Information

Applicant Name: Seneca Foods Corporation
 Address Line1: 100 Gambee Road
 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

50.

General Project Information

Project Code: 32020707
Project Type: Straight Lease
Project Name: TLC Properties of Victor, LLC/Connection
Technology Center, Inc.
Project part of another No
phase or multi phase:
Original Project Code:
Project Purpose Category: Manufacturing

Total Project Amount: \$2,961,692.00
Benefited Project Amount: \$2,961,692.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 09/24/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 12/01/2007
or Leasehold Interest:
Year Financial Assitance is 2019
planned to End:
Notes: Acquisition of land and construction of
30k sq ft building to be used by
manufacturer of vibration analysis
systems. Note: Project still within init

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$10,117.89
Local Property Tax Exemption: \$1,250.25
School Property Tax Exemption: \$26,782.1
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$38,150.24
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,342.29	\$2,342.29
Local PILOT:	\$289.43	\$289.43
School District PILOT:	\$11,327.14	\$11,327.14
Total PILOTS:	\$13,958.86	\$13,958.86
Net Exemptions: \$24,191.38		

Location of Project

Address Line1: 590 Fishers Station
Address Line2:
City: VICTOR
State: NY
Zip - Plus4: 14564
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 44
Original Estimate of Jobs to be created: 5
Average estimated annual salary of jobs to be
created. (at Current market rates): 57,273
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 44
Estimated average annual salary of jobs to be
retained. (at Current Market rates): 64,286
Current # of FTEs: 50
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 6

Applicant Information

Applicant Name: "TLC Properties of Victor, LLC"
Address Line1: 590 Fishers Station Drive
Address Line2:
City: VICTOR
State: NY
Zip - Plus4: 14564
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

51.

General Project Information

Project Code: 32021103
Project Type: Straight Lease
Project Name: Troser Leasing/Bristol Mountain

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

Total Project Amount: \$18,000,000.00
Benefited Project Amount: \$18,000,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 06/28/2011
IDA Took Title Yes
to Property:
Date IDA Took Title 12/01/2011
or Leasehold Interest:
Year Financial Assitance is 2022
planned to End:
Notes: Expansion of lodge along with new
mechanicals and expanded kitchen
facilites

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$28,331.26
Local Sales Tax Exemption: \$24,789.86
County Real Property Tax Exemption: \$19,025.22
Local Property Tax Exemption: \$4,090.82
School Property Tax Exemption: \$46,795.02
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$123,032.18
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$18,780.7	\$18,780.7
Local PILOT:	\$1,922.15	\$1,922.15
School District PILOT:	\$42,435.94	\$42,435.94
Total PILOTS:	\$63,138.79	\$63,138.79

Net Exemptions: \$59,893.39

Location of Project

Address Line1: 5662 Route 64
Address Line2:
City: CANANDAIGUA
State: NY
Zip - Plus4: 14424
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 207
Original Estimate of Jobs to be created: 18
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: 207
Estimated average annual salary of jobs to be retained. (at Current Market rates): 11,986.36
Current # of FTEs: 253
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 46

Applicant Information

Applicant Name: Troser Leasing, Inc
Address Line1: 5662 Route 64
Address Line2:
City: CANANDAIGUA
State: NY
Zip - Plus4: 14424
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

General Project Information

Project Code: 32021303
Project Type: Straight Lease
Project Name: Van Pelt dba Service Steel

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

Total Project Amount: \$2,819,676.00
Benefited Project Amount: \$2,001,412.00

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

Not For Profit: No
Date Project Approved: 04/22/2013
IDA Took Title Yes

to Property:
Date IDA Took Title 05/15/2013
or Leasehold Interest:
Year Financial Assistance is 2024
planned to End:

Notes: Build 40,000 sq ft facility to expand
service center for steel tubing and bar
products. Purchase shot blasting
equipment, multiple saws, cranes

Location of Project

Address Line1: 5636 Co. Rd. 41
Address Line2:
City: FARMINGTON
State: NY
Zip - Plus4: 14425
Province/Region:
Country: USA

Applicant Information

Applicant Name: Service Steel
Address Line1: 13700 Sherwood
Address Line2:
City: DETROIT
State: MI
Zip - Plus4: 48212 2090
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: \$9,802.1
Local Property Tax Exemption: \$1,699.9
School Property Tax Exemption: \$25,189.54
Mortgage Recording Tax Exemption: \$16,500
Total Exemptions: \$53,191.54

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,259.1	\$1,259.1
Local PILOT:	\$218.41	\$218.41
School District PILOT:	\$3,235.64	\$3,235.64
Total PILOTS:	\$4,713.15	\$4,713.15

Net Exemptions: \$48,478.39

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 12
Average estimated annual salary of jobs to be
created, (at Current market rates): 45,833
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): 45,267
Current # of FTEs: 11
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

53.

General Project Information

Project Code: 32020504
Project Type: Straight Lease
Project Name: Zotos International Inc.

Project part of another No
phase or multi phase:
Original Project Code:

Project Purpose Category: Manufacturing

Total Project Amount: \$8,000,000.00
Benefited Project Amount: \$8,000,000.00

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

Not For Profit: No
Date Project Approved: 09/26/2005
IDA Took Title Yes

to Property:
Date IDA Took Title 04/10/1997
or Leasehold Interest:
Year Financial Assistance is 2022
planned to End:

Notes: Demolition of existing facility and
construction of new 40k sq ft building,
for batching bulk product of hair care
preparations. Note: Amends and modifies

Location of Project

Address Line1: 300 Forge Ave.
Address Line2:
City: GENEVA
State: NY
Zip - Plus4: 14456
Province/Region:
Country: USA

Applicant Information

Applicant Name: "Zotos International, Inc."
Address Line1: 300 Forge Avenue
Address Line2:
City: GENEVA
State: NY
Zip - Plus4: 14456
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: \$68,869.18
Local Property Tax Exemption: \$199,102.74
School Property Tax Exemption: \$237,971.9
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$505,943.82

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$35,710.91	\$35,710.91
Local PILOT:	\$103,241.26	\$103,241.26
School District PILOT:	\$139,762.27	\$139,762.27
Total PILOTS:	\$278,714.44	\$278,714.44

Net Exemptions: \$227,229.38

Project Employment Information

of FTEs before IDA Status: 370
Original Estimate of Jobs to be created: 40
Average estimated annual salary of jobs to be
created. (at Current market rates): 38,973
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 370
Estimated average annual salary of jobs to be
retained. (at Current Market rates): 36,585
Current # of FTEs: 630
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 260

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



Public Authorities Reporting Information System

Annual Report for Ontario County Industrial Development Agency
Fiscal Year Ending:12/31/2015

Run Date: 03/16/2016
Status: UNSUBMITTED

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
53	\$9,145,268.86	\$4,297,910.63	\$4,847,358.23	2,098.85

Raymond F. Wager, CPA, P.C.
Certified Public Accountants

Shareholders:

Raymond F. Wager, CPA
Thomas J. Lauffer, CPA
Thomas C. Zuber, CPA

Members of
American Institute of
Certified Public Accountants
and
New York State Society of
Certified Public Accountants

**Report on Internal Control Over Financial Reporting
And on Compliance and Other Matters Based on an Audit
of Financial Statements Performed in Accordance
With *Government Auditing Standards***

Independent Auditors' Report

To the Board Members
Ontario County Industrial Development Agency
A Component Unit of Ontario County, New York

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Ontario County Industrial Development Agency, A Component Unit of Ontario County, New York (OCIDA), as of and for the years ended December 31, 2015 and 2014, and the related notes to the financial statements, which collectively comprise the Ontario County Industrial Development Agency, A Component Unit of Ontario County, New York's basic financial statements, and have issued our report thereon dated March 1, 2016.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the OCIDA's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Ontario County Industrial Development Agency, A Component Unit of Ontario County, New York's internal control. Accordingly, we do not express an opinion on the effectiveness of the OCIDA's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the OCIDA's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the OCIDA's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the OCIDA's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the OCIDA's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Raymond F. Wager, CPA P.C.

March 1, 2016