

**Governance Information (Authority-Related)**

Question	Response	URL (if applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	www.ccida.org
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	www.ccida.org
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2800(4) of PAL?	No	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	www.ccida.org
6. Are any Authority staff also employed by another government agency?	Yes	Cortland County Business Development Corp
7. Has the Authority posted their mission statement to their website?	Yes	www.ccida.org
8. Has the Authority mission statement been revised and adopted during the reporting period?	Yes	N/A
9. Attach the Authority's measurement report, as required by section 2824-a of Public Authorities Law and provide the URL?	www	N/A

Governance Information (Board-Related)

Question	Response	URL
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		www.ccida.org
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		www.ccida.org
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	www.ccida.org
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	www.ccida.org
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	No	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	No	
17. Has the board adopted a Uniform Tax Exemption Policy(UTEPE) according to Section 874(4) of GML?	Yes	

Board of Directors Listing

Name	Shirley, John	Name	Telling, Edward
Chair of Board	No	Chair of Board	No
If yes, Chairman Designated by		If yes, Chairman Designated by	
Term Start Date	01/01/2010	Term Start Date	01/01/2010
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Appointed By (Name of Ex-officio Board member)	No	Appointed By (Name of Ex-officio Board member)	No
Nominated By	Local	Nominated By	Local
Appointed By		Appointed By	
Confirmed by Senate		Confirmed by Senate	
Has the board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with Training requirement of Section 2824 ?	Yes	Complied with Training requirement of Section 2824 ?	Yes
Does the board member/designee also hold an elected or appointed state gove	No	Does the board member/designee also hold an elected or appointed state gove	No
Does the board member/designee also hold an elected or appointed municipal government Position?	No	Does the board member/designee also hold an elected or appointed municipal government Position?	No

Board of Directors Listing

Name	Breidinger, William	Name	Ames, Johanna
Chair of Board	No	Chair of Board	No
If yes, Chairman Designated by		If yes, Chairman Designated by	
Term Start Date	01/01/2010	Term Start Date	01/01/2010
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Appointed By (Name of Ex-officio Board member)	No	Appointed By (Name of Ex-officio Board member)	No
Nominated By	Local	Nominated By	Local
Appointed By		Appointed By	
Confirmed by Senate		Confirmed by Senate	
Has the board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with Training requirement of Section 2824 ?	No	Complied with Training requirement of Section 2824 ?	Yes
Does the board member/designee also hold an elected or appointed state gove	No	Does the board member/designee also hold an elected or appointed state gove	No
Does the board member/designee also hold an elected or appointed municipal government Position?	No	Does the board member/designee also hold an elected or appointed municipal government Position?	No

Board of Directors Listing

Name	Compagni, Stephen	Name	Reagan, John O
Chair of Board	No	Chair of Board	No
If yes, Chairman Designated by		If yes, Chairman Designated by	
Term Start Date	01/01/2010	Term Start Date	01/01/2010
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Appointed By (Name of Ex-officio Board member)	No	Appointed By (Name of Ex-officio Board member)	No
Nominated By	Local	Nominated By	Local
Appointed By		Appointed By	
Confirmed by Senate		Confirmed by Senate	
Has the board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with Training requirement of Section 2824 ?	Yes	Complied with Training requirement of Section 2824 ?	Yes
Does the board member/designee also hold an elected or appointed state gove	No	Does the board member/designee also hold an elected or appointed state gove	No
Does the board member/designee also hold an elected or appointed municipal government Position?	No	Does the board member/designee also hold an elected or appointed municipal government Position?	No

Board of Directors Listing

Name	McMahon, Mike
Chair of Board	Yes
If yes, Chairman Designated by	Elected by Board
Term Start Date	01/01/2010
Term Expiration Date	Pleasure of Authority
Title	
Has the Board member appointed a designee?	
Appointed By (Name of Ex-officio Board member)	No
Nominated By	Local
Appointed By	
Confirmed by Senate	
Has the board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with Training requirement of Section 2824 ?	Yes
Does the board member/designee also hold an elected or appointed state gove	No
Does the board member/designee also hold an elected or appointed municipal government Position?	No

Annual Report for Cortland Industrial Development Agency  
Fiscal Year Ending 12/31/2010

Run Date: 01/28/2011  
Status: 1

Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/Part Time	Exempt Indicator	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation just
This authority has indicated that it has no staff during the reporting period.													

Benefit Information

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

No

Board Members

Name	Title	Severance Package	Payment for Unused Leave	Club Membership	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of These Benefits	Other
McMahon, Mike	Board of Directors												X	
Reagan, John O	Board of Directors												X	
Compagni, Stephen	Board of Directors												X	
Shirley, John	Board of Directors												X	
Breidinger, William	Board of Directors												X	
Telling, Edward	Board of Directors												X	
Ames, Johanna	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment for Unused Leave	Club Membership	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of These Benefits	Other

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

**Subsidiary/Affiliate Verification**

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

Name of Subsidiary/Affiliate	Status	Requested Changes
Cortland County Agricultural Local Development Corporation	ACTIVE	
Cortland County Local Development Corporation	ACTIVE	
Redevelopment Local Development Corporation	ACTIVE	

**Subsidiary/Affiliate Creation**

Name of Subsidiary/Affiliate	Establishment Date	Entity Purpose

**Subsidiary/Affiliate Termination**

Name of Subsidiary/Affiliate	Termination Date	Termination Reason	Proof Termination

Summary Financial Information

**SUMMARY STATEMENT OF NET ASSETS**

**Assets**

**Current Assets**

Cash and cash equivalents	\$161,225
Investments	\$0
Receivables, net	\$347,844
Other assets	\$2,199
<b>Total Current Assets</b>	<b>\$511,268</b>

**Noncurrent Assets**

Restricted cash and investments	\$0
Long-term receivables, net	\$0
Other assets	\$0

**Capital Assets**

Land and other nondepreciable property	\$4,020,470
Buildings and equipment	\$14,967
Infrastructure	\$0
Accumulated depreciation	\$14,967
<b>Net Capital Assets</b>	<b>\$4,020,470</b>

**Total Noncurrent Assets** \$4,020,470

**Total Assets** \$4,531,738

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities

**Current Liabilities**

Accounts payable	\$560,202
Pension contribution payable	\$0
Other post-employment benefits	\$0
Accrued liabilities	\$96,790
Deferred revenues	\$0
Bonds and notes payable	\$0
Other long-term obligations due within one year	\$0
<b>Total Current Liabilities</b>	<b>\$656,992</b>

**Noncurrent Liabilities**

Pension contribution payable	\$0
Other post-employment benefits	\$0
Bonds and notes payable	\$1,150,000
Long Term Leases	\$0
Other long-term obligations	\$0
<b>Total Noncurrent Liabilities</b>	<b>\$1,150,000</b>

**Total Liabilities**

\$1,806,992

Net Asset (Deficit)

**Net Asset**

Invested in capital assets, net of related debt	\$2,215,246
Restricted	\$0
Unrestricted	\$509,500
<b>Total Net Assets</b>	<b>\$2,724,746</b>

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Operating Revenues

Charges for services	\$68,792
Rental & financing income	\$0
Other operating revenues	\$13,247
<b>Total Operating Revenue</b>	<b>\$82,039</b>

Operating Expenses

Salaries and wages	\$0
Other employee benefits	\$0
Professional services contracts	\$0
Supplies and materials	\$0
Depreciation & amortization	\$0
Other operating expenses	\$41,034
<b>Total Operating Expenses</b>	<b>\$41,034</b>

Operating Income (Loss)

**\$41,005**

Nonoperating Revenues

Investment earnings	\$821
State subsidies/grants	\$0
Federal subsidies/grants	\$1,998,387
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$0
<b>Total Nonoperating Revenue</b>	<b>\$1,999,208</b>

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Nonoperating Expenses

Interest and other financing charges	\$1,037
Subsidies to other public authorities	\$0
Grants and donations	\$0
Other nonoperating expenses	\$0
<b>Total Nonoperating Expenses</b>	<b>\$1,037</b>
Income (Loss) Before Contributions	\$2,039,176
Capital Contributions	\$0
<b>Change in net assets</b>	<b>\$2,039,176</b>
Net assets (deficit) beginning of year	\$685,570
Other net assets changes	\$0
<b>Net assets (deficit) at end of year</b>	<b>\$2,724,746</b>

Current Debt

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

New Debt Issuances List by Type of Debt and Program

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

Schedule of Authority Debt

Type of Debt	Statutory Authorization (\$)	Outstanding Start of Fiscal year (\$)	New Debt Issuances (\$)	Debt Retired (\$)	Outstanding End of Fiscal Year
<b>State Obligation</b>					
State Guaranteed					
State Supported					
DASNY TRANSPORTATION TRANSITION GRANTS	0.00	0.00	0.00	0.00	0.00
State Contingent Obligation					
State Moral Obligation					
Other State Funded					
<b>Authority Obligation</b>					
General Obligation	0.00	1,150,000.00	0.00	0.00	1,150,000.00
Revenue					
Other Non-State Funded					
<b>Conduit</b>					
Conduit Debt	0.00	17,640,000.00	0.00	410,000.00	17,230,000.00
Conduit Debt - Pilot Increment Financing					

Real Property Acquisition/Disposal List

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

Personal Property

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

Property Documents

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

**IDA Projects**

**General Project Information**

Project Code: 1101-10-04  
Project Type: Straight Lease  
Project Name: Clock Tower Project

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

Total Project Amount: \$4,266,007.00  
Benefited Project Amount: \$4,266,007.00  
Bond/Note Amount:  
Annual Lease Payment: \$0

Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 12/19/2008  
IDA Took Title or Leasehold Yes  
Interest in the Property:  
Date IDA Took Title 12/19/2008  
or Leasehold Interest:  
Year Financial Assistance is planned to End: 2020

Notes: Project was originally set up as project code 11010802 with an incorrect Project Type. Project Code 11011004 now set up for use moving forward to correct

**Location of Project**

Address Line1: Corner of S Main and Tompkins St  
Address Line2:  
City: CORTLAND  
State: NY  
Zip - Plus4: 13045  
Province Region:  
Country: USA

**Applicant Information**

Applicant Name: Clock Tower Holdings LLC  
Address Line1: 4065 Highland Rd  
Address Line2:  
City: CORTLAND  
State: NY  
Zip - Plus4: 13045  
Province Region:  
Country: USA

**Project Tax Exemptions & PILOT Payment Information**

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$11,739  
Local Property Tax Exemption: \$12,954  
School Property Tax Exemption: \$13,702  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$38,395.00  
Total Exemptions Net of RPTL Section 485-b:

**PILOT Payment Information**

	Actual Payment Me	Payment Due
County PILOTS:	\$11,739	\$11,739
Local PILOTS:	\$12,954	\$12,954
School District PILOTS:	\$13,702	\$13,702
<b>Total PILOTS:</b>	<b>\$38,395</b>	<b>\$38,395</b>
Net Exemptions: \$0		

**Project Employment Information**

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 15  
Average estimated annual salary of jobs to be created.(at current market rates): 16,000  
Annualized salary Range of jobs to be created: 1 To: 2  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at current market rates): 16,000  
Current # of FTEs: 1  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 1

**Project Status**

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

IDA Projects

General Project Information

Project Code: 1101-10-02  
Project Type: Straight Lease  
Project Name: Cortland Plastics International LLC

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

Total Project Amount: \$2,800,000.00  
Benefited Project Amount: \$2,800,000.00

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

Not For Profit: No  
Date Project Approved: 12/08/2009  
IDA Took Title or Leasehold Yes

Interest in the Property:  
Date IDA Took Title 10/01/2010  
or Leasehold Interest:  
Year Financial Assistance is 2021  
planned to End:  
Notes:

Location of Project

Address Line1: 215 S Main St  
Address Line2:  
City: CORTLAND  
State: NY  
Zip - Plus4: 13045  
Province Region:  
Country: USA

Applicant Information

Applicant Name: Cortland Plastics Intl. LLC  
Address Line1: 215 S Main St  
Address Line2:  
City: CORTLAND  
State: NY  
Zip - Plus4: 13045  
Province Region:  
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$44,664  
Local Sales Tax Exemption: \$44,664  
County Real Property Tax Exemption: \$0  
Local Property Tax Exemption: \$0  
School Property Tax Exemption: \$0  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$89,328.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

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

Net Exemptions: \$89,328

Project Employment Information

# of FTEs before IDA Status: 39  
Original Estimate of Jobs to be created: 32  
Average estimated annual salary of jobs to be created.(at current market rates): 25,000  
Annualized salary Range of jobs to be created: 20,000 To: 30,000  
Original Estimate of Jobs to be Retained: 39  
Estimated average annual salary of jobs to be retained.(at current market rates): 30,000  
Current # of FTEs: 38  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: (1)

Project Status

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

**IDA Projects**

General Project Information

Project Code: 1101-10-01  
Project Type: Straight Lease  
Project Name: Cortland commerce Center

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

Project Purposes Category: Other Categories

Total Project Amount: \$6,463,000.00  
Benefited Project Amount: \$6,463,000.00

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

Federal Tax Status of Bonds:  
Not For Profit: No

Date Project Approved: 05/10/2010

IDA Took Title or Leasehold Yes

Interest in the Property:  
Date IDA Took Title 05/28/2010

or Leasehold Interest:  
Year Financial Assistance is 2021  
planned to End:  
Notes:

Location of Project

Address Line1: 839 NYS Route 1316  
Address Line2:  
City: CORTLAND  
State: NY  
Zip - Plus4: 13045  
Province Region:  
Country: USA

Applicant Information

Applicant Name: Cortland Commerce Center LLC  
Address Line1: 1 North Main St  
Address Line2:  
City: CORTLAND  
State: NY  
Zip - Plus4: 13045  
Province Region:  
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$16,868  
Local Sales Tax Exemption: \$16,868  
County Real Property Tax Exemption: \$39,059  
Local Property Tax Exemption: \$8,906  
School Property Tax Exemption: \$39,590  
Mortgage Recording Tax Exemption: \$35,750  
Total Exemptions: \$157,041.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due
County PILOTS:	\$39,059	\$39,059
Local PILOTS:	\$8,906	\$8,906
School District PILOTS:	\$39,059	\$39,059
<b>Total PILOTS:</b>	<b>\$87,024</b>	<b>\$87,024</b>

Net Exemptions: \$70,017

Project Employment Information

# of FTEs before IDA Status: 196  
Original Estimate of Jobs to be created: 25  
Average estimated annual salary of jobs to be created. (at current market rates): 40,000  
Annualized salary Range of jobs to be created: 30,000 To: 70,000  
Original Estimate of Jobs to be Retained: 196  
Estimated average annual salary of jobs to be retained. (at current market rates): 50,000  
Current # of FTEs: 196  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 0

Project Status

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

**IDA Projects**

General Project Information

Project Code: 1101-10-3  
 Project Type: Straight Lease  
 Project Name: Hope Lake Lodge Resort

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

Total Project Amount: \$37,418,829.00  
 Benefited Project Amount: \$37,418,829.00  
 Bond/Note Amount:  
 Annual Lease Payment: \$0  
 Federal Tax Status of Bonds:  
 Not For Profit: No  
 Date Project Approved: 08/22/2008  
 IDA Took Title or Leasehold Interest in the Property: Yes  
 Date IDA Took Title or Leasehold Interest: 08/22/2008  
 Year Financial Assistance is planned to End: 2028

Notes: Project was originally set up as project code 11010801 with an incorrect Project Type. Project Code 1101103 is now set up for use moving forward to cor

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$22,489  
 Local Sales Tax Exemption: \$22,489  
 County Real Property Tax Exemption: \$18,143  
 Local Property Tax Exemption: \$3,609  
 School Property Tax Exemption: \$98,952  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$165,682.00  
 Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due
County PILOTS: \$18,143		\$18,143
Local PILOTS: \$3,609		\$3,609
School District PILOTS: \$98,952		\$98,952
<b>Total PILOTS: \$120,704</b>		<b>\$120,704</b>

Net Exemptions: \$44,978

Location of Project

Address Line1: 2000 NYS Rt 392  
 Address Line2:  
 City: CORTLAND  
 State: NY  
 Zip - Plus4: 13045  
 Province Region:  
 Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
 Original Estimate of Jobs to be created: 195  
 Average estimated annual salary of jobs to be created. (at current market rates): 25,000  
 Annualized salary Range of jobs to be created: 1 To: 5  
 Original Estimate of Jobs to be Retained: 0  
 Estimated average annual salary of jobs to be retained. (at current market rates): 25,000  
 Current # of FTEs: 162  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 162

Applicant Information

Applicant Name: Hope Lake Investors LLC  
 Address Line1: 2000 NYS Rt 392  
 Address Line2:  
 City: CORTLAND  
 State: NY  
 Zip - Plus4: 13045  
 Province Region:  
 Country: USA

Project Status

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

**IDA Projects**

**General Project Information**

Project Code: 1101-09-01  
Project Type: Tax Exemptions  
Project Name: Lady Jane Hotels

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

Total Project Amount: \$5,003,695.00  
Benefited Project Amount: \$5,003,695.00  
Bond/Note Amount:  
Annual Lease Payment:  
Federal Tax Status of Bonds:  
Not For Profit:  
Date Project Approved: 04/06/2009  
IDA Took Title or Leasehold No  
Interest in the Property:  
Date IDA Took Title  
or Leasehold Interest:  
Year Financial Assistance is planned to End: 2011  
Notes:

**Location of Project**

Address Line1: 108 Clinton Ave  
Address Line2:  
City: CORTLAND  
State: NY  
Zip - Plus4: 13045  
Province Region:  
Country: USA

**Applicant Information**

Applicant Name: Lady Jane Hotels Corporation  
Address Line1: 705 Erie Blvd. West  
Address Line2:  
City: SYRACUSE  
State: NY  
Zip - Plus4: 13204  
Province Region:  
Country: USA

**Project Tax Exemptions & PILOT Payment Information**

State Sales Tax Exemption: \$36,002  
Local Sales Tax Exemption: \$36,002  
County Real Property Tax Exemption:  
Local Property Tax Exemption:  
School Property Tax Exemption:  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$72,004.00  
Total Exemptions Net of RPTL Section 485-b:

**PILOT Payment Information**

	Actual Payment Made	Payment Due
County PILOTS:		
Local PILOTS:		
School District PILOTS:		
Total PILOTS:	\$0	\$0
Net Exemptions:	\$72,004	

**Project Employment Information**

# of FTEs before IDA Status: 12.75  
Original Estimate of Jobs to be created: 28  
Average estimated annual salary of jobs to be created (at current market rates): 15,000  
Annualized salary Range of jobs to be created: 7,500 To: 2  
Original Estimate of Jobs to be Retained: 12.75  
Estimated average annual salary of jobs to be retained (at current market rates): 15,000  
Current # of FTEs: 12.75  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 0

**Project Status**

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

IDA Projects

General Project Information

Project Code: 1101-04-01  
Project Type: Straight Lease  
Project Name: barden homes

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

Total Project Amount: \$4,450,000.00  
Benefited Project Amount: \$4,450,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 04/02/2004  
IDA Took Title or Leasehold Yes  
Interest in the Property:  
Date IDA Took Title 04/04/2004  
or Leasehold Interest:  
Year Financial Assistance is 2014  
planned to End:  
Notes: construction project

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

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

Net Exemptions: \$0

Project Employment Information

# of FTEs before IDA Status: 105  
Original Estimate of Jobs to be created: 10  
Average estimated annual salary of jobs to be created (at current market rates): 40,000  
Annualized salary Range of jobs to be created: 17,500 To: :  
Original Estimate of Jobs to be Retained: 105  
Estimated average annual salary of jobs to be retained (at current market rates): 42,000  
Current # of FTEs: 0  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: (105)

Location of Project

Address Line1: thoomas albert drive  
Address Line2:  
City: PREBLE  
State: NY  
Zip - Plus4: 13141  
Province Region:  
Country: USA

Applicant Information

Applicant Name: barden homes  
Address Line1: thomas albert drive  
Address Line2:  
City: PREBLE  
State: NY  
Zip - Plus4: 13141  
Province Region:  
Country: USA

Project Status

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

IDA Projects

General Project Information

Project Code: 1101-00-03  
Project Type: Straight Lease  
Project Name: borg warner

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

Total Project Amount: \$230,000.00  
Benefited Project Amount: \$230,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 12/18/2000  
IDA Took Title or Leasehold Interest: Yes  
Interest in the Property:  
Date IDA Took Title or Leasehold Interest: 12/18/2000  
Year Financial Assistance is planned to End: 2011  
Notes: manufacturing project

Location of Project

Address Line1: luker rd  
Address Line2:  
City: CORTLAND  
State: NY  
Zip - Plus4: 13045  
Province Region:  
Country: USA

Applicant Information

Applicant Name: Borg Warner Morse TEC  
Address Line1: luker rd  
Address Line2:  
City: CORTLAND  
State: NY  
Zip - Plus4: 13045  
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: \$38,268  
Local Property Tax Exemption: \$8,725  
School Property Tax Exemption: \$42,799  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$89,792.00  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due
County PILOTS:	\$28,695	\$28,695
Local PILOTS:	\$6,549	\$6,549
School District PILOTS:	\$32,099	\$32,099
Total PILOTS:	\$67,343	\$67,343

Net Exemptions: \$22,449

Project Employment Information

# of FTEs before IDA Status:	161
Original Estimate of Jobs to be created:	150
Average estimated annual salary of jobs to be created. (at current market rates):	22,000
Annualized salary Range of jobs to be created:	1 To: 5
Original Estimate of Jobs to be Retained:	161
Estimated average annual salary of jobs to be retained. (at current market rates):	23,000
Current # of FTEs:	137
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	(24)

Project Status

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

**IDA Projects**

General Project Information

Project Code: 1101-06-01  
Project Type: Straight Lease  
Project Name: cayuga press

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

Total Project Amount: \$3,045,000.00  
Benefited Project Amount: \$3,045,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 07/01/2006  
IDA Took Title or Leasehold Yes  
Interest in the Property:  
Date IDA Took Title 07/01/2006  
or Leasehold Interest:  
Year Financial Assitance is planned to End: 2016  
Notes: commercial printing project

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$15,191  
Local Property Tax Exemption: \$16,764  
School Property Tax Exemption: \$17,732  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$49,687.00  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due
County PILOTS: \$3,797		\$3,797
Local PILOTS: \$4,191		\$4,191
School District PILOTS: \$4,433		\$4,433
Total PILOTS: \$12,421		\$12,421

Net Exemptions: \$37,266

Location of Project

Address Line1: 215 main st  
Address Line2:  
City: CORTLAND  
State: NY  
Zip - Plus4: 13045  
Province Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 65  
Original Estimate of Jobs to be created: 11  
Average estimated annual salary of jobs to be created.(at current market rates): 29,000  
Annualized salary Range of jobs to be created: 1 To: 5  
Original Estimate of Jobs to be Retained: 65  
Estimated average annual salary of jobs to be retained.(at current market rates): 30,000  
Current # of FTEs: 69  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 4

Applicant Information

Applicant Name: Cayuga Press  
Address Line1: 215 main st  
Address Line2:  
City: CORTLAND  
State: NY  
Zip - Plus4: 13045  
Province Region:  
Country: USA

Project Status

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

**IDA Projects**

**General Project Information**

Project Code: 1101-08-02  
Project Type: Tax Exemptions  
Project Name: clock tower project

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

Total Project Amount: \$4,266,007.00  
Benefited Project Amount: \$4,266,007.00  
Bond/Note Amount:  
Annual Lease Payment:  
Federal Tax Status of Bonds:  
Not For Profit:  
Date Project Approved: 10/07/2009  
IDA Took Title or Leasehold No  
Interest in the Property:  
Date IDA Took Title  
or Leasehold Interest:  
Year Financial Assistance is 2017  
planned to End:  
Notes: a construction project

**Location of Project**

Address Line1: 4065 highland rd  
Address Line2:  
City: CORTLAND  
State: NY  
Zip - Plus4: 13045  
Province Region:  
Country: USA

**Applicant Information**

Applicant Name: clock tower holdings, llc  
Address Line1: 4065 highland rd  
Address Line2:  
City: CORTLAND  
State: NY  
Zip - Plus4: 13045  
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:  
Local Property Tax Exemption:  
School Property Tax Exemption:  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$0.00  
Total Exemptions Net of RPTL Section 485-b:

**PILOT Payment Information**

	Actual Payment Made	Payment Due
County PILOTS:		
Local PILOTS:		
School District PILOTS:		
Total PILOTS: \$0		\$0
Net Exemptions: \$0		

**Project Employment Information**

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 10  
Average estimated annual salary of jobs to be created (at current market rates): 25,000  
Annualized salary Range of jobs to be created: 1 To: 5  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained (at current market rates): 25,000  
Current # of FTEs: 1  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 1

**Project Status**

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

**IDA Projects**

General Project Information

Project Code: 1101-01-01  
Project Type: Straight Lease  
Project Name: cortland associates

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

Total Project Amount: \$5,578,000.00  
Benefited Project Amount: \$5,578,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 04/11/2001  
IDA Took Title or Leasehold Interest: Yes  
Date IDA Took Title or Leasehold Interest: 04/11/2001  
Year Financial Assistance is planned to End: 2011  
Notes: assisted living project

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$68,062  
Local Property Tax Exemption: \$15,519  
School Property Tax Exemption: \$68,062  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$151,643.00  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due
County PILOTS:	\$51,036	\$51,036
Local PILOTS:	\$11,648	\$11,648
School District PILOTS:	\$52,193	\$52,193
Total PILOTS:	\$114,877	\$114,877

Net Exemptions: \$36,766

Location of Project

Address Line1: bennie rd  
Address Line2:  
City: CORTLAND  
State: NY  
Zip - Plus4: 13045  
Province Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 28  
Average estimated annual salary of jobs to be created (at current market rates): 17,500  
Annualized salary Range of jobs to be created: 1 To: 5  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained (at current market rates): 18,000  
Current # of FTEs: 44  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 44

Applicant Information

Applicant Name: cortland associates  
Address Line1: bennie rd  
Address Line2:  
City: CORTLAND  
State: NY  
Zip - Plus4: 13045  
Province Region:  
Country: USA

Project Status

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

**IDA Projects**

General Project Information

Project Code: 1101-07-01  
Project Type: Straight Lease  
Project Name: cortland crown homes

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

Total Project Amount: \$8,252,000.00  
Benefited Project Amount: \$8,252,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 04/02/2007  
IDA Took Title or Leasehold Yes  
Interest in the Property:  
Date IDA Took Title 04/02/2007  
or Leasehold Interest:  
Year Financial Assistance is 2024  
planned to End:  
Notes: constrction project

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$16,351  
Local Property Tax Exemption: \$18,044  
School Property Tax Exemption: \$19,086  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$53,481.00  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due
County PILOTS:	\$4,015	\$4,015
Local PILOTS:	\$4,432	\$4,432
School District PILOTS:	\$4,688	\$4,688
Total PILOTS:	\$13,135	\$13,135

Net Exemptions: \$40,346

Location of Project

Address Line1: 1201 e fayette st suite 22  
Address Line2:  
City: SYRACUSE  
State: NY  
Zip - Plus4: 13210  
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: 1 To: 5  
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: Cortland Crown Homes  
Address Line1: 156 main st  
Address Line2:  
City: CORTLAND  
State: NY  
Zip - Plus4: 13045  
Province Region:  
Country: USA

Project Status

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



**IDA Projects**

General Project Information

Project Code: 1101-02-04b  
Project Type: Bonds/Notes Issuance  
Project Name: cortland memorial hospital

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

Total Project Amount: \$20,000,000.00  
Benefited Project Amount: \$20,000,000.00  
Bond/Note Amount: \$20,000,000.00  
Annual Lease Payment:  
Federal Tax Status of Bonds: Tax Exempt  
Not For Profit: Yes  
Date Project Approved: 06/20/2002  
IDA Took Title or Leasehold Yes  
Interest in the Property:  
Date IDA Took Title 06/20/2002  
or Leasehold Interest:  
Year Financial Assistance is 2053  
planned to End:  
Notes: civic facility bonds

Location of Project

Address Line1: 134 homer st  
Address Line2:  
City: CORTLAND  
State: NY  
Zip - Plus4: 13045  
Province Region:  
Country: USA

Applicant Information

Applicant Name: cortland memorial hospital  
Address Line1: 134 homer ave  
Address Line2:  
City: CORTLAND  
State: NY  
Zip - Plus4: 13045  
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
County PILOTS: \$0		\$0
Local PILOTS: \$0		\$0
School District PILOTS: \$0		\$0
Total PILOTS: \$0		\$0

Net Exemptions: \$0

Project Employment Information

# of FTEs before IDA Status: 703  
Original Estimate of Jobs to be created: 19  
Average estimated annual salary of jobs to be created. (at current market rates): 37,000  
Annualized salary Range of jobs to be created: 1 To: 5  
Original Estimate of Jobs to be Retained: 703  
Estimated average annual salary of jobs to be retained. (at current market rates): 37,000  
Current # of FTEs: 876  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 173

Project Status

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



IDA Projects

General Project Information

Project Code: 1101-04-02  
Project Type: Straight Lease  
Project Name: essex steel

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

Project Purposes Category: Construction

Total Project Amount: \$1,700,000.00  
Benefited Project Amount: \$1,700,000.00

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

Federal Tax Status of Bonds:  
Not For Profit: No

Date Project Approved: 10/01/2004

IDA Took Title or Leasehold Yes

Interest in the Property:  
Date IDA Took Title 10/01/2004

or Leasehold Interest:

Year Financial Assistance is 2010

planned to End:

Notes: construction project

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$11,944  
Local Property Tax Exemption: \$2,723  
School Property Tax Exemption: \$11,944  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$26,611.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Ma	Payment Due
County PILOTS: \$2,985		\$2,985
Local PILOTS: \$681		\$681
School District PILOTS: \$5,972		\$5,972
Total PILOTS: \$9,638		\$9,638

Net Exemptions: \$16,973

Location of Project

Address Line1: 607 state rt 13  
Address Line2:  
City: CORTLAND  
State: NY  
Zip - Plus4: 13045  
Province Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 26  
Original Estimate of Jobs to be created: 4  
Average estimated annual salary of jobs to be created. (at current market rates): 40,000  
Annualized salary Range of jobs to be created: 1 To: 5  
Original Estimate of Jobs to be Retained: 26  
Estimated average annual salary of jobs to be retained. (at current market rates): 41,000  
Current # of FTEs: 22  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: (4)

Applicant Information

Applicant Name: essex steel  
Address Line1: 607 st rt 13  
Address Line2:  
City: CORTLAND  
State: NY  
Zip - Plus4: 13045  
Province Region:  
Country: USA

Project Status

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

**IDA Projects**

General Project Information

Project Code: 1101-08-01  
Project Type: Tax Exemptions  
Project Name: hope lake lodge resort

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

Project Purposes Category: Other Categories

Total Project Amount: \$37,417,829.00  
Benefited Project Amount: \$37,417,829.00  
Bond/Note Amount:  
Annual Lease Payment:  
Federal Tax Status of Bonds:  
Not For Profit:  
Date Project Approved: 08/22/2008  
IDA Took Title or Leasehold No  
Interest in the Property:  
Date IDA Took Title  
or Leasehold Interest:  
Year Financial Assitance is 2028  
planned to End:  
Notes: tourism project

Location of Project

Address Line1: 2000 nys rt 392  
Address Line2:  
City: CORTLAND  
State: NY  
Zip - Plus4: 13045  
Province Region:  
Country: USA

Applicant Information

Applicant Name: hope lake investors, llc  
Address Line1: 2000 nys rt 392  
Address Line2:  
City: CORTLAND  
State: NY  
Zip - Plus4: 13045  
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:  
Local Property Tax Exemption:  
School Property Tax Exemption:  
Mortgage Recording Tax Exemption:  
Total Exemptions: \$0.00  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

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

Net Exemptions: \$0

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 195  
Average estimated annual salary of jobs to be created. (at current market rates): 25,000  
Annualized salary Range of jobs to be created: 1 To: 5  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained. (at current market rates): 25,000  
Current # of FTEs: 0  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 0

Project Status

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

**IDA Projects**

General Project Information

Project Code: 11010201  
Project Type: Straight Lease  
Project Name: ncwp,llc

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

Total Project Amount: \$104,750.00  
Benefited Project Amount: \$104,750.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 02/01/2002  
IDA Took Title or Leasehold Yes  
Interest in the Property:  
Date IDA Took Title 02/01/2002  
or Leasehold Interest:  
Year Financial Assistance is 2012  
planned to End:  
Notes: startup project

Location of Project

Address Line1: route 11  
Address Line2:  
City: CORTLAND  
State: NY  
Zip - Plus4: 13045  
Province Region:  
Country: USA

Applicant Information

Applicant Name: ncwp, llp  
Address Line1: route 11  
Address Line2:  
City: CORTLAND  
State: NY  
Zip - Plus4: 13045  
Province Region:  
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$5,568  
Local Property Tax Exemption: \$1,270  
School Property Tax Exemption: \$5,570  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$12,408.00  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due
County PILOTS: \$2,768		\$2,768
Local PILOTS: \$631		\$631
School District PILOTS: \$0		\$4,178
Total PILOTS: \$3,399		\$7,577

Net Exemptions: \$9,009

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: 1 To: 5  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained. (at current market rates): 0  
Current # of FTEs: 0  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 0

Project Status

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

IDA Projects

General Project Information

Project Code: 1101-00-02  
Project Type: Straight Lease  
Project Name: new hope farm

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

Project Purposes Category: Agriculture, Forestry and Fishing

Total Project Amount: \$555,000.00  
Benefited Project Amount: \$555,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$555,000  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 02/14/2000  
IDA Took Title or Leasehold Yes  
Interest in the Property:  
Date IDA Took Title 02/14/2000  
or Leasehold Interest:  
Year Financial Assistance is 2010  
planned to End:  
Notes: farm project

Location of Project

Address Line1: 5937 route 11  
Address Line2:  
City: HOMER  
State: NY  
Zip - Plus4: 13077  
Province Region:  
Country: USA

Applicant Information

Applicant Name: farms institute  
Address Line1: 5937 route 11  
Address Line2:  
City: HOMER  
State: NY  
Zip - Plus4: 13077  
Province Region:  
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$5,337  
Local Property Tax Exemption: \$474  
School Property Tax Exemption: \$6,546  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$12,357.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due
County PILOTS:	\$4,004	\$4,004
Local PILOTS:	\$356	\$356
School District PILOTS:	\$4,910	\$4,910
<b>Total PILOTS:</b>	<b>\$9,270</b>	<b>\$9,270</b>

Net Exemptions: \$3,087

Project Employment Information

# of FTEs before IDA Status: 7  
Original Estimate of Jobs to be created: 7  
Average estimated annual salary of jobs to be created (at current market rates): 17,500  
Annualized salary Range of jobs to be created: 1 To: 5  
Original Estimate of Jobs to be Retained: 7  
Estimated average annual salary of jobs to be retained (at current market rates): 17,500  
Current # of FTEs: 7  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 0

Project Status

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

**IDA Projects**

General Project Information

Project Code: 1101-01-02  
Project Type: Straight Lease  
Project Name: photo vision

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

Project Purposes Category: Transportation, Communication, Electric,

Total Project Amount: \$1,522,200.00  
Benefited Project Amount: \$1,522,200.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 04/19/2001  
IDA Took Title or Leasehold Yes  
Interest in the Property:  
Date IDA Took Title 04/19/2001  
or Leasehold Interest:  
Year Financial Assistance is 2011  
planned to End:  
Notes: emerging technology project

Location of Project

Address Line1: 1 technology place  
Address Line2:  
City: HOMER  
State: NY  
Zip - Plus4: 13077  
Province Region:  
Country: USA

Applicant Information

Applicant Name: photon vision  
Address Line1: 1 technology pl  
Address Line2:  
City: HOMER  
State: NY  
Zip - Plus4: 13077  
Province Region:  
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$15,462  
Local Property Tax Exemption: \$1,422  
School Property Tax Exemption: \$19,638  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$36,522.00  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due
County PILOTS:	\$9,664	\$9,664
Local PILOTS:	\$890	\$890
School District PILOTS:	\$14,729	\$14,729
Total PILOTS:	\$25,283	\$25,283

Net Exemptions: \$11,239

Project Employment Information

# of FTEs before IDA Status: 18  
Original Estimate of Jobs to be created: 26  
Average estimated annual salary of jobs to be created. (at current market rates): 22,500  
Annualized salary Range of jobs to be created: 1 To: 5  
Original Estimate of Jobs to be Retained: 18  
Estimated average annual salary of jobs to be retained. (at current market rates): 25,000  
Current # of FTEs: 15  
# 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 outstanding debt for this project: No  
IDA does not hold title to the property: No  
The project receives no tax exemptions: No

IDA Projects

General Project Information

Project Code: 1101-02-02  
Project Type: Straight Lease  
Project Name: south slopes development

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

Total Project Amount: \$860,000.00  
Benefited Project Amount: \$860,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds: Not For Profit: No  
Date Project Approved: 02/01/2002  
IDA Took Title or Leasehold Interest: Yes  
Date IDA Took Title: 02/01/2002  
or Leasehold Interest:  
Year Financial Assitance is planned to End: 2010  
Notes: recreational project

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$21,374  
Local Property Tax Exemption: \$1,795  
School Property Tax Exemption: \$25,594  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$48,763.00  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due
County PILOTS:	\$16,098	\$16,098
Local PILOTS:	\$1,346	\$1,346
School District PILOTS:	\$19,196	\$19,196
Total PILOTS:	\$36,640	\$36,640

Net Exemptions: \$12,123

Location of Project

Address Line1: song mountain road  
Address Line2:  
City: TULLY  
State: NY  
Zip - Plus4: 13159  
Province Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 6  
Original Estimate of Jobs to be created: 6  
Average estimated annual salary of jobs to be created.(at current market rates): 12,000  
Annualized salary Range of jobs to be created: 1 To:  
Original Estimate of Jobs to be Retained: 6  
Estimated average annual salary of jobs to be retained.(at current market rates): 14,000  
Current # of FTEs: 6  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 0

Applicant Information

Applicant Name: south slope development  
Address Line1: song mountain rd  
Address Line2:  
City: TULLY  
State: NY  
Zip - Plus4: 13159  
Province Region:  
Country: USA

Project Status

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

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Run Date: 0  
Status:

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
18	\$1,003,714.0	\$538,129.0	\$465,585	248

Additional Comments: