

Annual Report for Broome Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 07/24/2023

Status: CERTIFIED

Certified Date: 07/18/2023

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

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Governance Information (Board-Related)

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

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Board of Directors Listing

Name	Bernardo, John M	Nominated By	Other
Chair of the Board	Yes	Appointed By	Other
If yes, Chair Designated by	Elected by Board	Confirmed by Senate?	No
Term Start Date	12/31/2019	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2022	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Bucci, Richard	Nominated By	Other
Chair of the Board	No	Appointed By	Other
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	12/31/2019	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2022	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

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Name	Cornwell, Stephen K	Nominated By	Other
Chair of the Board	No	Appointed By	Other
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	1/4/2023	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2023	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Crocker, Daniel E	Nominated By	Other
Chair of the Board	No	Appointed By	Other
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	1/4/2021	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2023	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

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Name	Gates, Daniel W	Nominated By	Other
Chair of the Board	No	Appointed By	Other
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	1/4/2021	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2023	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Mirabito, Joseph	Nominated By	Other
Chair of the Board	No	Appointed By	Other
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	7/21/2022	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2024	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

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Name	Peduto, James R	Nominated By	Other
Chair of the Board	No	Appointed By	Other
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	12/31/2019	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2022	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Sacco, Cheryl I	Nominated By	Other
Chair of the Board	No	Appointed By	Other
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	1/20/2022	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2022	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

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Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/ Allowances/ Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the authority	If yes Is payment made by state or local government
Abbadessa, Natalie	Director of Operations	Executive				FT	Yes	\$75,000.00	\$72,084.25	\$0.00	\$0.00	\$0.00	\$0.00	\$72,084.25	No	
Augustini, Emma	Intern	Administrative and Clerical				PT	No	\$2,785.20	\$2,785.20	\$0.00	\$0.00	\$0.00	\$0.00	\$2,785.20	No	
Dixon, Shamoy	Intern	Administrative and Clerical				PT	No	\$3,867.60	\$3,867.60	\$0.00	\$0.00	\$0.00	\$0.00	\$3,867.60	No	
Doyle, Patrick	Business Development Specialist	Operational				PT	No	\$27,500.04	\$27,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$27,500.00	No	
Duncan, Stacey	Executive Director	Executive				FT	Yes	\$160,000.00	\$88,079.27	\$0.00	\$0.00	\$0.00	\$0.00	\$88,079.27	No	
Gray, Thomas	Senior Deputy Director of Operations	Operational				FT	Yes	\$33,530.48	\$33,530.48	\$0.00	\$0.00	\$0.00	\$0.00	\$33,530.48	No	
Gregoris, Nicolas	Intern	Administrative and Clerical				PT	No	\$12,486.70	\$12,486.70	\$0.00	\$0.00	\$0.00	\$0.00	\$12,486.70	No	
Hornbeck, Carrie	Executive Assistant	Administrative and Clerical				FT	No	\$48,926.00	\$40,546.41	\$0.00	\$0.00	\$0.00	\$0.00	\$40,546.41	No	
O'Bryan, Brendan	Community Development Specialist	Operational				FT	Yes	\$60,569.60	\$61,261.30	\$0.00	\$0.00	\$0.00	\$0.00	\$61,261.30	No	

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Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/ Allowances/ Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the authority	If yes Is payment made by state or local government
Paugh, Gina	Finance and HR Specialist	Operational				FT	Yes	\$57,000.00	\$9,925.96	\$0.00	\$0.00	\$0.00	\$0.00	\$9,925.96	No	
Ryan, Theresa	Finance and HR Specialist	Operational				FT	Yes	\$64,157.08	\$65,716.18	\$0.00	\$0.00	\$0.00	\$0.00	\$65,716.18	No	
Williamson, Amy	Marketing & Communications Manager	Operational				FT	Yes	\$54,000.00	\$35,740.89	\$0.00	\$0.00	\$0.00	\$0.00	\$35,740.89	No	

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Benefit Information

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

Board Members

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
Bernardo, John M	Board of Directors												X	
Bucci, Richard	Board of Directors												X	
Cornwell, Stephen K	Board of Directors												X	
Crocker, Daniel E	Board of Directors												X	
Gates, Daniel W	Board of Directors												X	
Mirabito, Joseph	Board of Directors												X	
Peduto, James R	Board of Directors												X	
Sacco, Cheryl I	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
Duncan, Stacey	Executive Director			X			X					X		

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Subsidiary/Component Unit Verification

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

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

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

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

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
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Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$2,017,306.00
	Investments		\$5,180,517.00
	Receivables, net		\$38,707.00
	Other assets		\$504,907.00
	Total current assets		\$7,741,437.00
Noncurrent Assets			
	Restricted cash and investments		\$4,120,763.00
	Long-term receivables, net		\$2,520,064.00
	Other assets		\$2,853,050.00
	Capital Assets		
		Land and other nondepreciable property	\$2,101,573.00
		Buildings and equipment	\$4,574,648.00
		Infrastructure	\$43,338.00
		Accumulated depreciation	\$0.00
		Net Capital Assets	\$6,719,559.00
	Total noncurrent assets		\$16,213,436.00
	Total assets		\$23,954,873.00
Liabilities			
Current Liabilities			
	Accounts payable		\$11,923.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$0.00
	Deferred revenues		\$8,651.00
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$841.00
	Total current liabilities		\$21,415.00
Noncurrent Liabilities			

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	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$0.00
	Long term leases		\$268,363.00
	Other long-term obligations		\$0.00
	Total noncurrent liabilities		\$268,363.00
Total liabilities			\$289,778.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$6,719,559.00
	Restricted		\$2,668,801.00
	Unrestricted		\$14,276,735.00
	Total net assets		\$23,665,095.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$261,579.00
	Rental and financing income		\$0.00
	Other operating revenues		\$105,078.00
	Total operating revenue		\$366,657.00
Operating Expenses			
	Salaries and wages		\$453,524.00
	Other employee benefits		\$199,312.00
	Professional services contracts		\$107,011.00
	Supplies and materials		\$54,290.00
	Depreciation and amortization		\$143,627.00
	Other operating expenses		\$476,925.00
	Total operating expenses		\$1,434,689.00
Operating income (loss)			(\$1,068,032.00)
Nonoperating Revenues			
	Investment earnings		\$2,420.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

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	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$82,800.00
	Total nonoperating revenue		\$85,220.00
Nonoperating Expenses			
	Interest and other financing charges		\$0.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$8,309.00
	Total nonoperating expenses		\$8,309.00
	Income (loss) before contributions		(\$991,121.00)
Capital contributions			\$0.00
Change in net assets			(\$991,121.00)
Net assets (deficit) beginning of year			\$24,656,216.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$23,665,095.00

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Current Debt

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

New Debt Issuances

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Schedule of Authority Debt

Type of Debt			Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation	State Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation						
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit		Conduit Debt					
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS							

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Real Property Acquisition/Disposal List

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

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Personal Property

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

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Property Documents

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

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IDA Projects

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	03012103			
Project Type	Tax Exemptions	State Sales Tax Exemption	\$11,374.00	
Project Name	100 Commercial Drive - Custom Systems Integration, Inc.	Local Sales Tax Exemption	\$11,374.00	
		County Real Property Tax Exemption		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		
Original Project Code		School Property Tax Exemption		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,580,000.00	Total Exemptions	\$22,748.00	
Benefited Project Amount	\$84,800.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		
Not For Profit		Local PILOT		
Date Project approved	3/17/2021	School District PILOT		
Did IDA took Title to Property	No	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions	\$22,748.00	
Year Financial Assistance is Planned to End	2022	Project Employment Information		
Notes	To construct the new CSI headquarters location at 100 Commercial Drive in the Town Of Maine. This will include all site work, new building construction of a 18,000 square foot building, parking area, loading dock and paved access drives necessary to operate the business.			
Location of Project		# of FTEs before IDA Status	20.00	
Address Line1	100 Commercial Drive	Original Estimate of Jobs to be Created	4.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	72,500.00	
City	MAINE	Annualized Salary Range of Jobs to be Created	30,000.00	To: 85,000.00
State	NY	Original Estimate of Jobs to be Retained	20.00	
Zip - Plus4	13802	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	123,000.00	
Province/Region		Current # of FTEs	26.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	6.00	
Applicant Name	Upstate Hi-Tech Properties, LLC			
Address Line1	12 Nadine Way	Project Status		
Address Line2				
City	JOHNSON CITY	Current Year Is Last Year for Reporting	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	13790	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	

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Country	USA		
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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	03012004a				
Project Type	Lease	State Sales Tax Exemption		\$8,877.36	
Project Name	159 Washington Holding, LLC	Local Sales Tax Exemption		\$8,877.36	
		County Real Property Tax Exemption		\$4,039.20	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$18,848.22	
Original Project Code		School Property Tax Exemption		\$20,857.66	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,578,200.00	Total Exemptions		\$61,499.80	
Benefited Project Amount	\$318,807.82	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$1,047.10
Not For Profit	No			Local PILOT	\$4,886.12
Date Project approved	4/15/2020			School District PILOT	\$5,280.08
Did IDA took Title to Property	Yes			Total PILOT	\$11,213.30
Date IDA Took Title to Property	8/1/2020			Net Exemptions	\$50,286.50
Year Financial Assistance is Planned to End	2030	Project Employment Information			
Notes	"Former Ellis Brothers furniture business, 4 story mixed use building in downtown Binghamton. Approximately 20,000 sq ft to be renovated into 27 one- and two-bedroom apartments geared towards young professionals working in downtown Binghamton. Seeking 1st floor commercial tenants. This is a historic building and the front façade will be preserved in accordance with local CAUD and State Historic Preservation guidelines. "				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	159 Washington Street	Original Estimate of Jobs to be Created		5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		30,000.00	
City	BINGHAMTON	Annualized Salary Range of Jobs to be Created		25,000.00	To: 45,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	13901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		10.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		10.00	
Applicant Name	159 Washington Street, LLC				
Address Line1	159 Washington Street	Project Status			
Address Line2					
City	BINGHAMTON	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13901	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	03011103			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	20 Hawley Street - Hawley Street Members, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$45,364.62	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$212,102.38	
Original Project Code		School Property Tax Exemption	\$234,254.48	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$10,637,000.00	Total Exemptions	\$491,721.48	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$36,192.93	\$36,192.93
Not For Profit	No	Local PILOT	\$168,888.13	\$168,888.13
Date Project approved	10/24/2011	School District PILOT	\$187,983.78	\$187,983.78
Did IDA took Title to Property	Yes	Total PILOT	\$393,064.84	\$393,064.84
Date IDA Took Title to Property	12/19/2011	Net Exemptions	\$98,656.64	
Year Financial Assistance is Planned to End	2022	Project Employment Information		
Notes	Hawley Street Members, LLC acquired the property in October 2009. The property consists of a vacant 167,000 squarefoot steel framed office building that was in severe disrepair. The property is being converted from office use to student housing. The building is being completely renovated to include all new electric, plumbing, heating and cooling systems. Approximately 293 student bedrooms arranged in various numbered suites will be constructed along with a fitness center, student lounge and underground parking. A portion of the first floor, approximately 11,000 square feet will be designated for retail uses.			
Location of Project		# of FTEs before IDA Status	2.00	
Address Line1	20 Hawley Street	Original Estimate of Jobs to be Created	9.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	22,222.00	
City	BINGHAMTON	Annualized Salary Range of Jobs to be Created	22,222.00	To: 42,500.00
State	NY	Original Estimate of Jobs to be Retained	2.00	
Zip - Plus4	13901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	42,500.00	
Province/Region		Current # of FTEs	7.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	5.00	
Applicant Name	Hawley Street Members, LLC	Project Status		
Address Line1	120 Old Post Road			
Address Line2				
City	RYE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10580	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	03012201			
Project Type	Tax Exemptions	State Sales Tax Exemption	\$2,400.00	
Project Name	322 Main St. LLC	Local Sales Tax Exemption	\$2,400.00	
		County Real Property Tax Exemption		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		
Original Project Code		School Property Tax Exemption		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$584,000.00	Total Exemptions	\$4,800.00	
Benefited Project Amount	\$4,800.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		
Not For Profit		Local PILOT		
Date Project approved	1/17/2022	School District PILOT		
Did IDA took Title to Property	No	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions	\$4,800.00	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes	Renovation of the existing building & site at 322 Main Street, Binghamton NY 13905. In-unit interior renovations include repairs/improvements to bathrooms (inc.new fixtures), kitchens (inc.new appliances), new/refinished floors, lighting fixtures, painting , etc. Common space interior renovations include improved electrical/plumbing & new laundry room and storage facilities accessible to tenants. Exterior renovations include removal/replacement of siding & roof + driveway & parking site repair + bike rack. Result will provide an updated 12 unit, market rate housing project - improved living facility and amenities for tenants.			
Location of Project		# of FTEs before IDA Status	8.00	
Address Line1	322 Main St.	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	BINGHAMTON	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	8.00	
Zip - Plus4	13905	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	47,500.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-8.00	
Applicant Name	322 Main St, LLC			
Address Line1	3225 McLeod Dr, Suite 100	Project Status		
Address Line2				
City	LAS VEGAS	Current Year Is Last Year for Reporting		
State	NV	There is no Debt Outstanding for this Project		
Zip - Plus4	89121	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	03012207b			
Project Type	Tax Exemptions	State Sales Tax Exemption	\$12,722.96	
Project Name	33 South Washington St. LLC	Local Sales Tax Exemption	\$12,722.97	
		County Real Property Tax Exemption		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		
Original Project Code		School Property Tax Exemption		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$503,000.00	Total Exemptions	\$25,445.93	
Benefited Project Amount	\$26,880.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		
Not For Profit		Local PILOT		
Date Project approved	7/20/2022	School District PILOT		
Did IDA took Title to Property	No	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions	\$25,445.93	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes	Renovation and revitalization of 33 S. Washington Street 1st floor with office space and retail location. Renovation and revitalization of 39 S. Washington Street, 2nd floor with health and wellness businesses.			
Location of Project		# of FTEs before IDA Status	2.00	
Address Line1	33-39 South Washington Street	Original Estimate of Jobs to be Created	8.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	41,500.00	
City	BINGHAMTON	Annualized Salary Range of Jobs to be Created	38,000.00	To: 45,000.00
State	NY	Original Estimate of Jobs to be Retained	2.00	
Zip - Plus4	13903	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	44,000.00	
Province/Region		Current # of FTEs	28.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	26.00	
Applicant Name	33 South Washington St. LLC			
Address Line1	21 Timberbluff Ct.	Project Status		
Address Line2				
City	BINGHAMTON	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13903	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3011502				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	ADEC Solutions USA	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$8,157.51		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$3,424.16		
Original Project Code		School Property Tax Exemption	\$32,559.95		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$920,500.00	Total Exemptions	\$44,141.62		
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$2,039.38	\$2,039.38	
Not For Profit	No	Local PILOT	\$2,632.27	\$2,632.27	
Date Project approved	8/14/2015	School District PILOT	\$16,279.97	\$16,279.97	
Did IDA took Title to Property	Yes	Total PILOT	\$20,951.62	\$20,951.62	
Date IDA Took Title to Property	2/25/2016	Net Exemptions	\$23,190.00		
Year Financial Assistance is Planned to End	2031	Project Employment Information			
Notes	Acquisition and rehabilitation of 56 Broome Corporate Parkway into the corporate center for ADEC Solutions. The company expects to hire up to 250 employees within three to five year. The company serves domestic and international customers in fulfillment of back office services.				
Location of Project		# of FTEs before IDA Status	1.00		
Address Line1	56 Broome Corporate Parkway	Original Estimate of Jobs to be Created	133.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	19,511.00		
City	CONKLIN	Annualized Salary Range of Jobs to be Created	30,000.00	To: 75,000.00	
State	NY	Original Estimate of Jobs to be Retained	1.00		
Zip - Plus4	13748	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	19,511.00		
Province/Region		Current # of FTEs	63.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	62.00		
Applicant Name	ADEC Solutions USA, Inc.				
Address Line1	56 Broome Corporate Parkway	Project Status			
Address Line2					
City	CONKLIN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13748	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	03011806			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	AOM 128 Grand Avenue	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$2,064.83	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$5,130.50	
Original Project Code		School Property Tax Exemption	\$64,862.24	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$6,180,000.00	Total Exemptions	\$72,057.57	
Benefited Project Amount	\$1,840,330.36	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$4,148.42	\$4,148.42
Not For Profit	No	Local PILOT	\$4,026.18	\$4,026.18
Date Project approved	6/20/2018	School District PILOT	\$8,228.24	\$8,228.24
Did IDA took Title to Property	Yes	Total PILOT	\$16,402.84	\$16,402.84
Date IDA Took Title to Property	5/19/2019	Net Exemptions	\$55,654.73	
Year Financial Assistance is Planned to End	2040	Project Employment Information		
Notes	Project involves the demolition of an existing abandoned structure to be supplanted by a modern ground-up development of a three-floor (and subterranean basement space for recreational activities) with 24 residential units comprised of unit mix of twelve three-bedroom, six two-bedroom units and six-one bedroom units. The total square footage expected to be approx. 31,500.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	128 Grand Avenue	Original Estimate of Jobs to be Created	4.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	15,596.25	
City	JOHNSON CITY	Annualized Salary Range of Jobs to be Created	20,865.00	To: 41,520.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13790	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	4.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	4.00	
Applicant Name	AOM 128 Grand Avenue, LLC			
Address Line1	PO Box 5371	Project Status		
Address Line2				
City	PASSAIC	Current Year Is Last Year for Reporting		
State	NJ	There is no Debt Outstanding for this Project		
Zip - Plus4	07055	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	03011701b-1				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Avery 50 Front Street, LP	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$91,601.64		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$427,443.37		
Original Project Code		School Property Tax Exemption	\$473,013.86		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$31,250,000.00	Total Exemptions	\$992,058.87		
Benefited Project Amount	\$17,155,909.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$14,676.35	\$14,676.35
Not For Profit	No		Local PILOT	\$68,484.65	\$68,484.65
Date Project approved	12/21/2016		School District PILOT	\$67,029.00	\$67,029.00
Did IDA took Title to Property	Yes		Total PILOT	\$150,190.00	\$150,190.00
Date IDA Took Title to Property	3/9/2017		Net Exemptions	\$841,868.87	
Year Financial Assistance is Planned to End	2046	Project Employment Information			
Notes	This project was assigned to Avery 50 Front Street, LP in 2021 from 50 Front Street. The project initially entails the remediation and demolition of 50 Front St. in Binghamton which was a former hotel and nursing facility. Once demolition is completed, 122 market rate apartments will be constructed on the site with 7500 sf of commercial space. The project expects to create 40 construction jobs and 3 full time and 2 part time permanent jobs.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	50 Front Street	Original Estimate of Jobs to be Created	4.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00		
City	BINGHAMTON	Annualized Salary Range of Jobs to be Created	10,000.00	To: 50,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13905	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	5.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	5.00		
Applicant Name	Avery 50 Front Street, LP	Project Status			
Address Line1	26 Stonecrest Street				
Address Line2					
City	THIELLS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10984	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	03012209b			
Project Type	Tax Exemptions	State Sales Tax Exemption	\$6,091.37	
Project Name	BMP Properties LLC.	Local Sales Tax Exemption	\$6,091.38	
		County Real Property Tax Exemption		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		
Original Project Code		School Property Tax Exemption		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,252,000.00	Total Exemptions	\$12,182.75	
Benefited Project Amount	\$53,040.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		
Not For Profit		Local PILOT		
Date Project approved	9/21/2022	School District PILOT		
Did IDA took Title to Property	No	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions	\$12,182.75	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes	New construction of Steel Garage and attached office building.			
Location of Project		# of FTEs before IDA Status	8.00	
Address Line1	618 NYS Route 7	Original Estimate of Jobs to be Created	2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	41,500.00	
City	CONKLIN	Annualized Salary Range of Jobs to be Created	38,000.00	To: 45,000.00
State	NY	Original Estimate of Jobs to be Retained	8.00	
Zip - Plus4	13748	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	44,000.00	
Province/Region		Current # of FTEs	28.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	20.00	
Applicant Name	Brett Pritchard			
Address Line1	21 Timber Bluff Ct.	Project Status		
Address Line2				
City	BINGHAMTON	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13903	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	03012012A				
Project Type	Lease	State Sales Tax Exemption		\$2,022,216.00	
Project Name	Bluestone Wind, LLC	Local Sales Tax Exemption		\$2,022,216.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$649,068.81	
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$231,115,349.00	Total Exemptions		\$4,693,500.81	
Benefited Project Amount	\$25,302,768.68	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	12/29/2020	School District PILOT	\$77,016.57	\$77,016.57	\$77,016.57
Did IDA took Title to Property	Yes	Total PILOT	\$77,016.57	\$77,016.57	\$77,016.57
Date IDA Took Title to Property	6/1/2021	Net Exemptions	\$4,616,484.24		
Year Financial Assistance is Planned to End	2042	Project Employment Information			
Notes	This project is a wind-powered electric generating facility consisting of the acquisition, construction, installation and equipping on or under the land of a buried and overhead collection and transmission line system to carry electricity to the point of interconnection, one or more electrical substations and related switching, operations, maintenance and storage buildings, one or more meteorological and communication towers and devices and a system of gravel access roads, security fencing and gates, parking, landscaping and related improvements to the land.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Towns Of Windsor, Deposit And Sanford, Broome County, NY	Original Estimate of Jobs to be Created	2.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	86,000.00		
City	DEPOSIT	Annualized Salary Range of Jobs to be Created	86,000.00	To:	172,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13754	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	4.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	74.00		
Applicant Information		Net Employment Change	4.00		
Applicant Name	Bluestone Wind, LLC	Project Status			
Address Line1	30 St. Clair Ave				
Address Line2					
City	Toronto	Current Year Is Last Year for Reporting			
State		There is no Debt Outstanding for this Project			
Zip - Plus4	M4V3A1	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	03011304			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Boscov's Department Store, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$26,289.67	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$122,676.25	
Original Project Code		School Property Tax Exemption	\$135,754.98	
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,271,504.75	Total Exemptions	\$284,720.90	
Benefited Project Amount	\$1,094,164.75	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$12,612.12	\$12,612.12
Not For Profit	No	Local PILOT	\$58,851.84	\$58,851.84
Date Project approved	5/1/2013	School District PILOT	\$63,597.00	\$63,597.00
Did IDA took Title to Property	Yes	Total PILOT	\$135,060.96	\$135,060.96
Date IDA Took Title to Property	5/1/2013	Net Exemptions	\$149,659.94	
Year Financial Assistance is Planned to End	2021	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	200.00	
Address Line1	11 - 13 Court Street	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	BINGHAMTON	Annualized Salary Range of Jobs to be Created	0.00 To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	200.00	
Zip - Plus4	13903	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	135.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-65.00	
Applicant Name	Boscov's Department Store, LLC			
Address Line1	4500 Perkiomen Avenue	Project Status		
Address Line2				
City	READING	Current Year Is Last Year for Reporting		
State	PA	There is no Debt Outstanding for this Project		
Zip - Plus4	19606	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3011704				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Broome Culinary	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$17,425,480.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$0.00
Not For Profit	No			Local PILOT	\$0.00
Date Project approved	6/28/2017			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$0.00
Date IDA Took Title to Property	12/29/2017			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2047			Project Employment Information	
Notes	Extensive renovation of the historic Carnegie Library, located in downtown Binghamton. Prior to project, property was held by IDA. To be used as SUNY Broome Culinary Arts Center.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	78 Exchange St.	Original Estimate of Jobs to be Created		10.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		69,005.00	
City	BINGHAMTON	Annualized Salary Range of Jobs to be Created		30,000.00	To: 91,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	13901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Broome Culinary Realty, LLC				
Address Line1	P.O. Box 1017	Project Status			
Address Line2					
City	BINGHAMTON	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13902	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	03011802b			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Buckingham Manufacturing	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$7,931.06	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$14,114.12	
Original Project Code		School Property Tax Exemption	\$22,037.55	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,370,000.00	Total Exemptions	\$44,082.73	
Benefited Project Amount	\$335,610.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,919.59	\$2,919.59
Not For Profit	No	Local PILOT	\$2,097.04	\$2,097.04
Date Project approved	10/22/2018	School District PILOT	\$8,375.79	\$8,375.79
Did IDA took Title to Property	No	Total PILOT	\$13,392.42	\$13,392.42
Date IDA Took Title to Property		Net Exemptions	\$30,690.31	
Year Financial Assistance is Planned to End	2039	Project Employment Information		
Notes	Purchase and renovation of vacant facility in Kirkwood, New York, to bring manufacturing operations under one roof of 100+ year-old business.			
Location of Project		# of FTEs before IDA Status	316.00	
Address Line1	72 Grossett Drive	Original Estimate of Jobs to be Created	30.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	48,500.00	
City	KIRKWOOD	Annualized Salary Range of Jobs to be Created	30,000.00	To: 75,000.00
State	NY	Original Estimate of Jobs to be Retained	316.00	
Zip - Plus4	13795	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	48,500.00	
Province/Region		Current # of FTEs	500.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	184.00	
Applicant Name	Buckingham Manufacturing Co. Inc.	Project Status		
Address Line1	1-11 Travis Avenue			
Address Line2				
City	BINGHAMTON	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13904	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3011711				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	CR Land	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$17,229.68	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$10,799.25	
Original Project Code		School Property Tax Exemption		\$52,758.51	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$3,069,000.00	Total Exemptions		\$80,787.44	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$8,614.84	\$8,614.84
Not For Profit	No	Local PILOT		\$5,399.62	\$5,399.62
Date Project approved	11/15/2017	School District PILOT		\$26,379.78	\$26,379.78
Did IDA took Title to Property	Yes	Total PILOT		\$40,394.24	\$40,394.24
Date IDA Took Title to Property	11/16/2017	Net Exemptions		\$40,393.20	
Year Financial Assistance is Planned to End	2028	Project Employment Information			
Notes	Construction of a multi-use sports complex to be known as 434 Sports Complex. 53,280 sq ft of new construction. The building will include multi-use athletic fields, weight/training rooms, batting cages, cafe, offices, and meeting rooms.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	1915 Vestal Parkway West	Original Estimate of Jobs to be Created		8.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		45,401.00	
City	VESTAL	Annualized Salary Range of Jobs to be Created		10,000.00	To: 68,500.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	13850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		3.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		3.00	
Applicant Name	CR Land, LLC				
Address Line1	1915 Vestal Parkway West	Project Status			
Address Line2					
City	VESTAL	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13850	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	03011912b				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Canopy Growth USA, LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$82,515.81		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$22,043.29		
Original Project Code		School Property Tax Exemption	\$229,281.67		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$99,390,000.00	Total Exemptions	\$333,840.77		
Benefited Project Amount	\$4,964,416.97	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$46,072.78	\$46,072.79
Not For Profit	No		Local PILOT	\$13,804.70	\$13,804.70
Date Project approved	11/13/2019		School District PILOT	\$131,606.97	\$131,606.97
Did IDA took Title to Property	Yes		Total PILOT	\$191,484.45	\$191,484.46
Date IDA Took Title to Property	12/20/2019		Net Exemptions	\$142,356.32	
Year Financial Assistance is Planned to End	2034	Project Employment Information			
Notes	his project will establish a large agri-pharma industrial facility to process, manufacture, package and distribute federally legal hemp derived CBD products. The facility will receive bulk hemp from local farm producers and manufacture hemp-derived products in a clean, industrial, licensed, food or pharmaceutical grade environment. Modeled on Canopy Growth's headquarters and Canadian central processing the upgrading and pharma manufacturing facility in Smiths Falls, Ontario is the single largest legal cannabis and hemp derived product manufacturing facility in the world.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	47 - 51 Pine Camp Drive	Original Estimate of Jobs to be Created	31.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	60,000.00		
City	KIRKWOOD	Annualized Salary Range of Jobs to be Created	40,000.00	To: 75,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13795	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	2.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	2.00		
Applicant Name	Canopy Growth USA, LLC				
Address Line1	1700 Lincoln Street	Project Status			
Address Line2					
City	DENVER	Current Year Is Last Year for Reporting			
State	CO	There is no Debt Outstanding for this Project			
Zip - Plus4	80203	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	03011704				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Carrier Services Group	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,874,698.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$145,536.22	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	4/19/2017	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	11/1/2019	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2029	Project Employment Information			
Notes	Carrier Services Group is purchasing the old DOD Hillcrest Depot site as its new World Headquarters location for worldwide asset management services. From this location, CSG will offer a complete portfolio of asset management services for its Tier 1 and Tier 2 customers to include such companies as Verizon, CenturyLink, Frontier, Level 3 and Windstream. Approximately 800,000 square feet over a five years.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	1151 Hoyt Avenue	Original Estimate of Jobs to be Created	33.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	31,250.00		
City	BINGHAMTON	Annualized Salary Range of Jobs to be Created	20,000.00	To: 125,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	5.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	5.00		
Applicant Name	Carrier Services Group	Project Status			
Address Line1	4211 King Graves Road				
Address Line2					
City	VIENNA	Current Year Is Last Year for Reporting			
State	OH	There is no Debt Outstanding for this Project			
Zip - Plus4	44473	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	03011701			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Century Sunrise	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$182,823.50	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$454,262.77	
Original Project Code		School Property Tax Exemption	\$734,243.89	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$28,506,524.00	Total Exemptions	\$1,371,330.16	
Benefited Project Amount	\$3,844,216.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,940.51	\$2,940.51
Not For Profit	No	Local PILOT	\$8,972.34	\$8,972.34
Date Project approved	5/18/2016	School District PILOT	\$11,691.27	\$11,691.27
Did IDA took Title to Property	No	Total PILOT	\$23,604.12	\$23,604.12
Date IDA Took Title to Property		Net Exemptions	\$1,347,726.04	
Year Financial Assistance is Planned to End	2048	Project Employment Information		
Notes	The project involves the acquisition and rehabilitation of two long vacant multistory brick and masonry industrial buildings on 2.38 acres in the Village of Johnson City. The project will create 104 residential rental units available to individuals and families. It will include 3500 sf of commercial space, 44 onebedroom, 56 twobedroom and 4 threebedroom units.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	135-139 Baldwin St.	Original Estimate of Jobs to be Created	11.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	27,727.00	
City	JOHNSON CITY	Annualized Salary Range of Jobs to be Created	25,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13790	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	2.00	
Applicant Name	Century Sunrise Development LLC			
Address Line1	1055 Saw Mill River Road #204	Project Status		
Address Line2				
City	ARDSLEY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10502	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	03011403				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Chenango Place, LLC		Local Sales Tax Exemption	\$0.00	
			County Real Property Tax Exemption	\$40,348.34	
Project Part of Another Phase or Multi Phase	No		Local Property Tax Exemption	\$188,278.63	
Original Project Code			School Property Tax Exemption	\$208,351.34	
Project Purpose Category	Construction		Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$14,050,000.00		Total Exemptions	\$436,978.31	
Benefited Project Amount	\$0.00		Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount			Pilot payment Information		
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$20,174.17	\$20,174.17
Not For Profit	No		Local PILOT	\$94,139.31	\$94,139.31
Date Project approved	2/14/2014		School District PILOT	\$137,489.36	\$137,489.36
Did IDA took Title to Property	Yes		Total PILOT	\$251,802.84	\$251,802.84
Date IDA Took Title to Property	12/30/2014		Net Exemptions	\$185,175.47	
Year Financial Assistance is Planned to End	2024		Project Employment Information		
Notes	The project is for the redevelopment of the former Fair Store building in downtown Binghamton for use as a mixeduse space with residences on the upper floors and commercial storefronts on the street level.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	7-9 Court Street	Original Estimate of Jobs to be Created	25.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	42,000.00		
City	BINGHAMTON	Annualized Salary Range of Jobs to be Created	24,000.00	To: 60,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Chenango Place, LLC				
Address Line1	500 East 83rd Street, #4L				
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10028	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	03011101			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Clover Communities Johnson City, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$46,974.89	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$106,280.62	
Original Project Code		School Property Tax Exemption	\$188,657.49	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$8,093,000.00	Total Exemptions	\$341,913.00	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$28,184.93	\$28,184.93
Not For Profit	No	Local PILOT	\$75,314.70	\$75,314.70
Date Project approved	3/11/2011	School District PILOT	\$188,657.49	\$188,657.49
Did IDA took Title to Property	Yes	Total PILOT	\$292,157.12	\$292,157.12
Date IDA Took Title to Property	9/1/2011	Net Exemptions	\$49,755.88	
Year Financial Assistance is Planned to End	2022	Project Employment Information		
Notes	Clover Communities Johnson City, LLC project entails the construction of a single, threestory brick and mortar apartment building that is fully sprinklered for senior citizens who are 60 years of age or older who are capable of living independently and who earn approximately 6080 of the area's median income. The project is located at 1035 & 1039 Anna Maria Drive in Johnson City, NY. The apartments will be equipped with refrigerators, stoves, microwaves and dishwashers as well as featuring community rooms, laundry facilities, a beauty parlor, lounges, an exercise room, staff offices and an elevator.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	1035 & 1039 Anna Maria Drive	Original Estimate of Jobs to be Created	2.50	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	28,000.00	
City	JOHNSON CITY	Annualized Salary Range of Jobs to be Created	28,000.00	To: 30,800.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13790	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	2.00	
Applicant Name	Clover Communities Johnson City, LLC			
Address Line1	348 Harris Hill Road, Suite B	Project Status		
Address Line2				
City	WILLIAMSVILLE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14221	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3011602			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Dick's Manufacturing - Expansion	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$170,247.18	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$71,462.18	
Original Project Code	03011602	School Property Tax Exemption	\$679,525.84	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$61,350,000.00	Total Exemptions	\$921,235.20	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$16,518.00	\$16,518.00
Not For Profit	No	Local PILOT	\$26,350.58	\$26,350.58
Date Project approved	8/15/2017	School District PILOT	\$61,868.50	\$61,868.50
Did IDA took Title to Property	Yes	Total PILOT	\$104,737.08	\$104,737.08
Date IDA Took Title to Property	12/31/2018	Net Exemptions	\$816,498.12	
Year Financial Assistance is Planned to End	2047	Project Employment Information		
Notes	Dick's Merchandising & Supply Chain, Inc., a wholly owned subsidiary of Dick's Sporting Goods Inc., to expand its Conklin, NY Distribution Center (currently under construction) by an additional approximately 245,000 square feet to house its first independent e-commerce fulfillment operation. The facility is projected to cost approximately \$61M and is projected to open in 2019.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	1314 Conklin Rd.	Original Estimate of Jobs to be Created	60.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	74,833.00	
City	CONKLIN	Annualized Salary Range of Jobs to be Created	29,000.00	To: 75,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13748	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	280.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	280.00	
Applicant Name	Dick's Merchandising & Supply Chain	Project Status		
Address Line1	345 Court St.			
Address Line2				
City	CORAOPOLIS	Current Year Is Last Year for Reporting		
State	PA	There is no Debt Outstanding for this Project		
Zip - Plus4	15108	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	03011602			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Dick's Merchandising & Supply Chain, Inc.	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$170,247.18	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$71,462.18	
Original Project Code		School Property Tax Exemption	\$679,525.84	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$84,007,480.00	Total Exemptions	\$921,235.20	
Benefited Project Amount	\$23,934,249.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$16,518.00	\$16,518.00
Not For Profit	No	Local PILOT	\$26,350.58	\$26,350.58
Date Project approved	8/17/2016	School District PILOT	\$61,868.50	\$61,868.50
Did IDA took Title to Property	Yes	Total PILOT	\$104,737.08	\$104,737.08
Date IDA Took Title to Property	11/1/2016	Net Exemptions	\$816,498.12	
Year Financial Assistance is Planned to End	2047	Project Employment Information		
Notes	The project entails the construction of an initial 650,000 sf distribution facility within the Broome Corporate Park in Conklin New York. The project will employ 466 employees within 5 years with a total investment of over \$84,000,000. Due to the extreme topography of the site and the high acquisition and site costs associated with the development the Broome County IDA will contribute the land required to construct the facility. DSG will also acquire the parcels at 90 Broome County Corporate Drive and 1314 Conklin Rd.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	1314 Conklin Road	Original Estimate of Jobs to be Created	466.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	31,338.00	
City	CONKLIN	Annualized Salary Range of Jobs to be Created	25,000.00	To: 82,500.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13748	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	280.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	280.00	
Applicant Name	Dick's Merchandising & Supply Chain, Inc.			
Address Line1	345 Court Street	Project Status		
Address Line2				
City	CORAOPOLIS	Current Year Is Last Year for Reporting		
State	PA	There is no Debt Outstanding for this Project		
Zip - Plus4	15108	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	03012102a				
Project Type	Lease	State Sales Tax Exemption	\$454,661.85		
Project Name	EJ Victory Building, LLC	Local Sales Tax Exemption	\$454,661.84		
		County Real Property Tax Exemption	\$2,099.28		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$5,216.01		
Original Project Code		School Property Tax Exemption	\$8,430.85		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$35,100,000.00	Total Exemptions	\$925,069.83		
Benefited Project Amount	\$4,798,538.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	
Not For Profit	No	Local PILOT	\$0.00	\$0.00	
Date Project approved	2/7/2021	School District PILOT	\$9,712.11	\$9,712.11	
Did IDA took Title to Property	Yes	Total PILOT	\$9,712.11	\$9,712.11	
Date IDA Took Title to Property	11/1/2021	Net Exemptions	\$915,357.72		
Year Financial Assistance is Planned to End	2052	Project Employment Information			
Notes	The historic renovation of the former EJ Victory Building into a mixed-us commercial building will revitalize an iconic "anchor asset" in the Central Johnson City neighborhood and serve as a catalyst for economic development in Johnson City. When the rehabilitation is completed, the building will provide the neighborhood with 154 market-rate apartments and 7,500 square feet of commercial space for prospective business. The creation of a more business-friendly community in this neighborhood will connect the area north of Main Street in Johnson City with the area south of Main Street in Johnson City, which is currently home to the Southern Tier Health Sciences And Technology Innovation Park.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	59 Lester Avenue	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	JOHNSON CITY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13790	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	165.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	EJ Victory Building, LLC	Project Status			
Address Line1	225 Wilkinson Street				
Address Line2					
City	SYRACUSE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13204	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	03011802			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Freewheelin ANSCO LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$38,385.45	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$179,119.12	
Original Project Code		School Property Tax Exemption	\$198,215.33	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$23,500,000.00	Total Exemptions	\$415,719.90	
Benefited Project Amount	\$7,241,114.42	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$4,473.33	\$4,473.33
Not For Profit	Yes	Local PILOT	\$20,632.09	\$20,632.09
Date Project approved	6/15/2018	School District PILOT	\$20,540.80	\$20,540.80
Did IDA took Title to Property	Yes	Total PILOT	\$45,646.22	\$45,646.22
Date IDA Took Title to Property	6/15/2018	Net Exemptions	\$370,073.68	
Year Financial Assistance is Planned to End	2039	Project Employment Information		
Notes	Historic rehabilitation of the former ANSCO Camera Factory into a mixed-use commercial building with 100 market-rate apartments and 50,000 square feet of commercial space.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	6 Emma Street	Original Estimate of Jobs to be Created	2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	32,500.00	
City	BINGHAMTON	Annualized Salary Range of Jobs to be Created	25,000.00	To: 40,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13905	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Freewheelin ANSCO, LLC			
Address Line1	225 Wilkinson Street	Project Status		
Address Line2				
City	SYRACUSE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13204	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	03012005b			
Project Type	Tax Exemptions	State Sales Tax Exemption	\$11,424.57	
Project Name	GJS Property Group, LLC	Local Sales Tax Exemption	\$11,424.56	
		County Real Property Tax Exemption		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		
Original Project Code		School Property Tax Exemption		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,110,000.00	Total Exemptions	\$22,849.13	
Benefited Project Amount	\$60,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		
Not For Profit		Local PILOT		
Date Project approved	5/20/2020	School District PILOT		
Did IDA took Title to Property	No	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions	\$22,849.13	
Year Financial Assistance is Planned to End	2021	Project Employment Information		
Notes	Sales Tax Exemption was extended to May 20, 2022. Construction/renovation/equipping of property and building, including replacement of cold storage buildings; interior fit-up of office; perform energy efficiency upgrades; paint exterior of building; fix draining issues/mill & replace parking lot; fence/gate repairs.			
Location of Project		# of FTEs before IDA Status	9.00	
Address Line1	9 Carolyn Street	Original Estimate of Jobs to be Created	5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00	
City	JOHNSON CITY	Annualized Salary Range of Jobs to be Created	40,000.00	To: 65,000.00
State	NY	Original Estimate of Jobs to be Retained	9.00	
Zip - Plus4	13790	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	50,000.00	
Province/Region		Current # of FTEs	37.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	28.00	
Applicant Name	GJS Property Group, LLC			
Address Line1	9 Carolyn Street	Project Status		
Address Line2				
City	JOHNSON CITY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13790	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	03010801A			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	Good Shepherd Village at Endwell, Inc.	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Civic Facility	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$23,160,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount	\$23,160,000.00	Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$1,394.78	\$1,394.78
Not For Profit	Yes	Local PILOT	\$45,636.11	\$45,636.11
Date Project approved	3/9/2007	School District PILOT	\$5,357.50	\$5,357.50
Did IDA took Title to Property	Yes	Total PILOT	\$52,388.39	\$52,388.39
Date IDA Took Title to Property	8/1/2008	Net Exemptions	-\$52,388.39	
Year Financial Assistance is Planned to End	2040	Project Employment Information		
Notes	Good Shepherd Village at Endwell (the Village) is a feeforservice continuing care retirement community to be constructed in the Town of Union, Broome County, NY. The Village will include 150 independent residential housing units comprised of 70 cottages and 80 apartments. The units range in size from one to two bedroom units. The Village will include a Health Center comprised of a 32 unit adult care facility including 16 enhanced assisted living suites and 16 special needs assisted living rooms and a 32 bed residential health care facility. The adult care and residential health care facilities will have dining rooms, resident lounges, activity areas and other support service spaces. The Village will also contain a Center, which will include dining rooms and caf, library, activity areas, auditorium, country store, barber/beauty shop, administrative offices, resident lounges and other public gathering areas, an indoor heated swimming pool, spa and fitness center.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Farm to Market Road	Original Estimate of Jobs to be Created	36.32	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,480.74	
City	ENDWELL	Annualized Salary Range of Jobs to be Created	14,566.00	To: 87,734.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13760	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	61.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	61.00	
Applicant Name	Good Shepherd Village at Endwell, Inc.			
Address Line1	800 Hooper Road, Suite 300	Project Status		
Address Line2				
City	ENDWELL	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13760	IDA Does Not Hold Title to the Property		

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Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	03010801C			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	Good Shepherd Village at Endwell, Inc.	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$0.00	
Original Project Code	03010801B	School Property Tax Exemption	\$0.00	
Project Purpose Category	Civic Facility	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$23,160,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount	\$23,160,000.00	Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$1,394.78	\$1,394.78
Not For Profit	Yes	Local PILOT	\$45,636.11	\$45,636.11
Date Project approved	3/9/2007	School District PILOT	\$5,357.50	\$5,357.50
Did IDA took Title to Property	Yes	Total PILOT	\$52,388.39	\$52,388.39
Date IDA Took Title to Property	8/1/2008	Net Exemptions	-\$52,388.39	
Year Financial Assistance is Planned to End	2040	Project Employment Information		
Notes	Correction the bond is \$23,180,000; In 2008 Good Shepherd Village at Endwell (the Village) built a fee-for-service continuing care retirement community in the Town of Union, Broome County, NY. The Village will include 150 independent residential housing units comprised of 70 cottages and 80 apartments. The Village will include a Health Center comprised of a 32 unit adult care facility including 16 enhanced assisted living suites and 16 special needs assisted living rooms and a 32 bed residential health care facility. The adult care and residential health care facilities will have dining rooms, resident lounges, activity areas and other support service spaces. The Village will also contain a Center, which will include dining rooms and caf, library, activity areas, auditorium, country store, barber/beauty shop, administrative offices, resident lounges and other public gathering areas, an indoor heated swimming pool, spa and fitness center.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Farm to Market Road	Original Estimate of Jobs to be Created	36.32	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,480.74	
City	ENDWELL	Annualized Salary Range of Jobs to be Created	14,556.00	To: 87,734.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13760	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	61.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	61.00	
Applicant Name	Good Shepherd Village at Endwell, Inc.			
Address Line1	800 Hooper Road, Suite 300	Project Status		
Address Line2				
City	ENDWELL	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13760	IDA Does Not Hold Title to the Property		

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Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	03010801B				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	Good Shepherd Village at Endwell, Inc. Series B	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$0.00	
Original Project Code	03010801A	School Property Tax Exemption		\$0.00	
Project Purpose Category	Civic Facility	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$18,310,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount	\$18,310,000.00	Pilot payment Information			
Annual Lease Payment					
Federal Tax Status of Bonds	Tax Exempt			Actual Payment Made	Payment Due Per Agreement
Not For Profit	Yes	County PILOT	\$1,394.78	\$1,394.78	
Date Project approved	3/9/2007	Local PILOT	\$45,636.11	\$45,636.11	
Did IDA took Title to Property	Yes	School District PILOT	\$5,357.50	\$5,357.50	
Date IDA Took Title to Property	8/1/2008	Total PILOT	\$52,388.39	\$52,388.39	
Year Financial Assistance is Planned to End	2023	Net Exemptions	-\$52,388.39		
		Project Employment Information			
Notes	Good Shepherd Village at Endwell (the Village) is a feeforservice continuing care retirement community to be constructed in the Town of Union, Broome County, NY. The Village will include 150 independent residential housing units comprised of 70 cottages and 80 apartments. The units range in size from one to two bedroom units. The Village will include a Health Center comprised of a 32 unit adult care facility including 16 enhanced assisted living suites and 16 special needs assisted living rooms and a 32 bed residential health care facility. The adult care and residential health care facilities will have dining rooms, resident lounges, activity areas and other support service spaces. The Village will also contain a Center, which will include dining rooms and caf, library, activity areas, auditorium, country store, barber/beauty shop, administrative offices, resident lounges and other public gathering areas, an indoor heated swimming pool, spa and fitness center.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Farm to Market Road	Original Estimate of Jobs to be Created	36.34		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,480.74		
City	ENDWELL	Annualized Salary Range of Jobs to be Created	14,566.00	To: 87,734.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13760	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	61.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	61.00		
Applicant Name	Good Shepherd Village at Endwell, Inc.				
Address Line1	800 Hooper Road, Suite 300	Project Status			
Address Line2					
City	ENDWELL	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			

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Zip - Plus4	13760	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	03011002b-1				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	HSRE-Twin River Owner, LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$71,536.52		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$333,812.91		
Original Project Code		School Property Tax Exemption	\$369,401.30		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$240,000,000.00	Total Exemptions	\$774,750.73		
Benefited Project Amount	\$18,797,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$47,434.00	\$47,434.00
Not For Profit	No		Local PILOT	\$211,322.00	\$211,322.00
Date Project approved	5/10/2010		School District PILOT	\$202,677.00	\$202,677.00
Did IDA took Title to Property	Yes		Total PILOT	\$461,433.00	\$461,433.00
Date IDA Took Title to Property	8/31/2010		Net Exemptions	\$313,317.73	
Year Financial Assistance is Planned to End	2032	Project Employment Information			
Notes	This PILOT was assigned to HSRE-Twin River Owner, LLC from 31 Washington Street Associates in 2021. The project is located on Washington Street in downtown Binghamton, across from the Binghamton University Academic Center. The project will be comprised of 173,600 square feet and will include 113 student apartments with 80 four bedroom units and 33 two bedroom units. Each apartment will have a full kitchen and include a washer/dryer. Common areas in the building will include a community room, social lounge, study lounge, exercise room, game room and computer/business center.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	21 - 45 Washington Street	Original Estimate of Jobs to be Created	5.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	36,000.00		
City	BINGHAMTON	Annualized Salary Range of Jobs to be Created	36,000.00	To: 38,200.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	HSRE-Twin River Owner, LLC				
Address Line1	444 W Lake Street	Project Status			
Address Line2					
City	CHICAGO	Current Year Is Last Year for Reporting			
State	IL	There is no Debt Outstanding for this Project			
Zip - Plus4	60606	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	03011603b			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	KMCC Ventures, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$4,359.35	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$1,164.56	
Original Project Code		School Property Tax Exemption	\$12,113.05	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$930,000.00	Total Exemptions	\$17,636.96	
Benefited Project Amount	\$143,789.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$1,084.84	\$1,084.84
Not For Profit	No	Local PILOT	\$1,843.86	\$1,843.86
Date Project approved	10/19/2016	School District PILOT	\$3,026.26	\$3,026.26
Did IDA took Title to Property	No	Total PILOT	\$5,954.96	\$5,954.96
Date IDA Took Title to Property		Net Exemptions	\$11,682.00	
Year Financial Assistance is Planned to End	2033	Project Employment Information		
Notes	The project entails the construction of a 9,000 sf truck maintenance and corporate headquarters in Kirkwood, NY. The project is a direct result of the Dick's Sporting Goods distribution facility project as KMCC was required to relocate to allow DSG to move forward. The company was seeking a new location in both NY and PA.			
Location of Project		# of FTEs before IDA Status	16.00	
Address Line1	5 Pine Camp Road	Original Estimate of Jobs to be Created	1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	22,000.00	
City	KIRKWOOD	Annualized Salary Range of Jobs to be Created	22,000.00	To: 22,000.00
State	NY	Original Estimate of Jobs to be Retained	16.00	
Zip - Plus4	13795	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	48,219.00	
Province/Region		Current # of FTEs	14.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-2.00	
Applicant Name	KMCC Ventures LLC	Project Status		
Address Line1	90 Broome Corporate Parkway			
Address Line2				
City	CONKLIN	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13748	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	03012105a				
Project Type	Lease	State Sales Tax Exemption	\$156,688.31		
Project Name	Kashou Ent. Inc.	Local Sales Tax Exemption	\$156,688.32		
		County Real Property Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00		
Original Project Code		School Property Tax Exemption	\$0.00		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$4,680,000.00	Total Exemptions	\$313,376.63		
Benefited Project Amount	\$890,721.83	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	
Not For Profit	No	Local PILOT	\$0.00	\$0.00	
Date Project approved	5/19/2021	School District PILOT	\$0.00	\$0.00	
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	
Date IDA Took Title to Property	4/21/2022	Net Exemptions	\$313,376.63		
Year Financial Assistance is Planned to End	2031	Project Employment Information			
Notes	Project will reconstruct the Dome Facility with a metal building. They are looking to expand into new sports programs and event hosting. Something the community has wanted and needed for many years. The new Event Center on Airport Road will house five indoor turf fields, a two story clubhouse, which would house a restaurant, retail space and several other entities that would relate to sports. The PILOT portion of the project did not close in 2021, but is expected to close in 2022.				
Location of Project		# of FTEs before IDA Status	8.00		
Address Line1	1500 Airport Road	Original Estimate of Jobs to be Created	35.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	19,000.00		
City	BINGHAMTON	Annualized Salary Range of Jobs to be Created	13,000.00	To: 80,000.00	
State	NY	Original Estimate of Jobs to be Retained	8.00		
Zip - Plus4	13905	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	14,000.00		
Province/Region		Current # of FTEs	37.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	29.00		
Applicant Name	Kashou Ent., Inc.	Project Status			
Address Line1	1500 Airport Road				
Address Line2					
City	BINGHAMTON	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13905	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	03012208			
Project Type	Tax Exemptions	State Sales Tax Exemption	\$929.44	
Project Name	LBK Properties LLC.	Local Sales Tax Exemption	\$929.44	
		County Real Property Tax Exemption		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		
Original Project Code		School Property Tax Exemption		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$252,639.00	Total Exemptions	\$1,858.88	
Benefited Project Amount	\$11,429.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		
Not For Profit		Local PILOT		
Date Project approved	8/17/2022	School District PILOT		
Did IDA took Title to Property	No	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	9/21/2023	Net Exemptions	\$1,858.88	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes	Installing new facade on 104 and 102 N. Duane Ave. Re-painting entire building. New Signage throughout the building. New Awnings to be installed on all three sides. Repair loading docks and dry wells. New blacktop throughout. Re-wiring outside electric to accommodate new signage and LED outdoor lighting.			
Location of Project		# of FTEs before IDA Status	36.00	
Address Line1	102 & 104 N. Duane Ave.	Original Estimate of Jobs to be Created	12.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	70,000.00	
City	ENDICOTT	Annualized Salary Range of Jobs to be Created	50,000.00	To: 90,000.00
State	NY	Original Estimate of Jobs to be Retained	36.00	
Zip - Plus4	13760	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	70,000.00	
Province/Region		Current # of FTEs	25.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-11.00	
Applicant Name	LBK Properties LLC.			
Address Line1	964 Taft Ave.	Project Status		
Address Line2				
City	ENDWELL	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13760	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	03012108a			
Project Type	Tax Exemptions	State Sales Tax Exemption	\$6,889.52	
Project Name	LCP Group, Inc.	Local Sales Tax Exemption	\$6,889.52	
		County Real Property Tax Exemption		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		
Original Project Code		School Property Tax Exemption		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,145,000.00	Total Exemptions	\$13,779.04	
Benefited Project Amount	\$98,800.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		
Not For Profit		Local PILOT		
Date Project approved	8/18/2021	School District PILOT		
Did IDA took Title to Property	No	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions	\$13,779.04	
Year Financial Assistance is Planned to End	2022	Project Employment Information		
Notes	Project will renovate the former National Pipe and Plastics manufacturing facility into a multi-use facility. LCP Group will move current operations to the site, and utilize approximately 30,000 sq. ft. of space to grow our asbestos, demolition and recycling business. We will also update and remodel excess space at the facility to offer space for lease. Approximately 115,000 square feet of building space will be available. The space will be best suited as shared space for commercial/industrial companies, including construction, recycling, manufacturing and warehouse.			
Location of Project		# of FTEs before IDA Status	12.00	
Address Line1	3421 Vestal Road	Original Estimate of Jobs to be Created	12.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	75,000.00	
City	VESTAL	Annualized Salary Range of Jobs to be Created	60,000.00	To: 90,000.00
State	NY	Original Estimate of Jobs to be Retained	12.00	
Zip - Plus4	13850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	75,000.00	
Province/Region		Current # of FTEs	25.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	3.00	
Applicant Information		Net Employment Change	13.00	
Applicant Name	LCP Group, Inc.			
Address Line1	450 Commerce Road	Project Status		
Address Line2				
City	VESTAL	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13850	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	03012202			
Project Type	Tax Exemptions	State Sales Tax Exemption	\$4,524.33	
Project Name	Lehtonen Lumber, LLC dba Foland Lumber	Local Sales Tax Exemption	\$4,524.33	
		County Real Property Tax Exemption		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		
Original Project Code		School Property Tax Exemption		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$195,000.00	Total Exemptions	\$9,048.66	
Benefited Project Amount	\$12,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		
Not For Profit		Local PILOT		
Date Project approved	2/16/2022	School District PILOT		
Did IDA took Title to Property	No	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions	\$9,048.66	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes	This project will include a first story addition of 483.2 square feet, a second story office/conference room and break room of 926 square feet with adjoining stair vestibule of 163.8 square feet. The existing building includes a 8,962 square foot warehouse and covered storage area adjoining an existing showroom space of 961.8 square feet.			
Location of Project		# of FTEs before IDA Status	3.00	
Address Line1	550 Old Front St.	Original Estimate of Jobs to be Created	2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00	
City	BINGHAMTON	Annualized Salary Range of Jobs to be Created	30,000.00	To: 40,000.00
State	NY	Original Estimate of Jobs to be Retained	3.00	
Zip - Plus4	13905	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	35,000.00	
Province/Region		Current # of FTEs	15.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	12.00	
Applicant Name	Lehtonen Lumber, LLC D/b/a Foland Lumber			
Address Line1	550 Old Front St.	Project Status		
Address Line2				
City	BINGHAMTON	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13905	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	03012210a			
Project Type	Tax Exemptions	State Sales Tax Exemption	\$1,046.03	
Project Name	Marchuska Productions, LLC.	Local Sales Tax Exemption	\$1,046.03	
		County Real Property Tax Exemption		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		
Original Project Code		School Property Tax Exemption		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$347,000.00	Total Exemptions	\$2,092.06	
Benefited Project Amount	\$18,160.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		
Not For Profit		Local PILOT		
Date Project approved	12/21/2022	School District PILOT		
Did IDA took Title to Property	No	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions	\$2,092.06	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes	Renovation of Suite 120 for Tennant (Ramboll Americas Engineering Solutions, Inc.)			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	49 Court Street	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	BINGHAMTON	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	45.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Marchuska Productions, LLC.			
Address Line1	408 Commerce Rd.	Project Status		
Address Line2				
City	VESTAL	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13850	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	03011402				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Metroplex - University Plaza	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$272,523.44		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$322,934.29		
Original Project Code		School Property Tax Exemption	\$845,317.64		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$54,153,000.00	Total Exemptions	\$1,440,775.37		
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$347,006.00	\$347,006.00
Not For Profit	No		Local PILOT	\$199,585.01	\$199,585.01
Date Project approved	4/11/2014		School District PILOT	\$1,090,641.00	\$1,090,641.00
Did IDA took Title to Property	Yes		Total PILOT	\$1,637,232.01	\$1,637,232.01
Date IDA Took Title to Property	9/18/2014		Net Exemptions	-\$196,456.64	
Year Financial Assistance is Planned to End	2026	Project Employment Information			
Notes	Includes the acquisition of existing student housing property, refurbishing and improving to meet current demands of student housing market. Also includes the demolition of two office buildings that would become vacant and replaced with new student apartment and townhouse construction. Both properties will be branded together as part of the University Plaza Retail Center, owned by Vestal Park, LLC and affiliates, consisting of restaurants, banks, retail shops and other businesses.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	4710 Vestal Parkway	Original Estimate of Jobs to be Created	6.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	29,182.40		
City	VESTAL	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13851	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	29,182.40		
Province/Region		Current # of FTEs	11.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	11.00		
Applicant Name	Vestal Park, LLC	Project Status			
Address Line1	300 Plaza Drive				
Address Line2					
City	VESTAL	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13851	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	03010602A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Millennium Pipeline, LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$378,476.03		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$163,965.91		
Original Project Code		School Property Tax Exemption	\$1,246,848.35		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$76,300,000.00	Total Exemptions	\$1,789,290.29		
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$283,857.02	\$283,857.02
Not For Profit	No		Local PILOT	\$122,974.43	\$122,974.43
Date Project approved	5/24/2006		School District PILOT	\$935,136.26	\$935,136.26
Did IDA took Title to Property	Yes		Total PILOT	\$1,341,967.71	\$1,341,967.71
Date IDA Took Title to Property	5/24/2006		Net Exemptions	\$447,322.58	
Year Financial Assistance is Planned to End	2021	Project Employment Information			
Notes	PROJECT was completed in November 2009, the Pilot will begin in 2010. Construction of 200,815 feet of a 30" gas transmission pipeline running through eight towns in Broome County, NY. Total project extends 182 miles through six counties for an estimated investment of \$375,100,000 employing approximately 3,000 workers during its construction.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	One Blue Hill Plaza, 7th Floor	Original Estimate of Jobs to be Created	6.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	51,851.86		
City	PEARL RIVER	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	10965	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Millennium Pipeline, LLC				
Address Line1	One Blue Hill Plaza, 7th Floor	Project Status			
Address Line2					
City	PEARL RIVER	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10965	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	03011905			
Project Type	Tax Exemptions	State Sales Tax Exemption	\$0.00	
Project Name	National Pipe & Plastics, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		
Original Project Code		School Property Tax Exemption		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,225,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$418,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		
Not For Profit		Local PILOT		
Date Project approved	6/19/2019	School District PILOT		
Did IDA took Title to Property	No	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2020	Project Employment Information		
Notes	This Sales Tax Exemption Agreement has been extended to June 19, 2022. National Pipe and Plastics is moving it's corporate headquarters from Vestal NY to 1 N Page Ave Endicott NY. The location is adjacent to the company's new manufacturing and shipping facility. NPP will construct a brand new 23,000+/- sq ft office building, employee and visitor parking lots and park/green space. By locating it's administrative offices directly adjacent to the new manufacturing and shipping facility, the company will operate more efficiently and have space for future growth.			
Location of Project		# of FTEs before IDA Status	33.00	
Address Line1	1 North Page Avenue	Original Estimate of Jobs to be Created	5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	ENDICOTT	Annualized Salary Range of Jobs to be Created	30,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	33.00	
Zip - Plus4	13760	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	60,000.00	
Province/Region		Current # of FTEs	197.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	164.00	
Applicant Name	National Pipe & Plastics, Inc.			
Address Line1	3421 Old Vestal Road	Project Status		
Address Line2				
City	VESTAL	Current Year Is Last Year for Reporting	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	13850	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	03012207			
Project Type	Tax Exemptions	State Sales Tax Exemption	\$858.53	
Project Name	OCSH Binghamton Holdings, LLC	Local Sales Tax Exemption	\$858.53	
		County Real Property Tax Exemption		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		
Original Project Code		School Property Tax Exemption		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$756,560.00	Total Exemptions	\$1,717.06	
Benefited Project Amount	\$37,176.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		
Not For Profit		Local PILOT		
Date Project approved	7/1/2022	School District PILOT		
Did IDA took Title to Property	No	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions	\$1,717.06	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes	Convert existing large apartments into 1 bedroom units and studio apartments. Construct 5 new studio apartments in lower level. Construct a community room. Install heat pumps in the renovated apartments and new studios. Modernize control access system. Install new roof, doors on south side of building and replace windows that are older than 6 years.			
Location of Project		# of FTEs before IDA Status	1.00	
Address Line1	257 Washington Street	Original Estimate of Jobs to be Created	3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	49,400.00	
City	BINGHAMTON	Annualized Salary Range of Jobs to be Created	41,600.00	To: 57,200.00
State	NY	Original Estimate of Jobs to be Retained	1.00	
Zip - Plus4	13901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	36,400.00	
Province/Region		Current # of FTEs	8.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	7.00	
Applicant Name	OCSH Binghamton Holdings			
Address Line1	257 Washington Street	Project Status		
Address Line2				
City	BINGHAMTON	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13901	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	03011809				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	One North Depot, LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$12,388.03		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$57,806.63		
Original Project Code		School Property Tax Exemption	\$63,969.49		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$11,475,825.00	Total Exemptions	\$134,164.15		
Benefited Project Amount	\$1,744,541.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$2,384.73	\$2,384.73
Not For Profit	No		Local PILOT	\$11,127.91	\$11,127.91
Date Project approved	9/19/2018		School District PILOT	\$12,319.31	\$12,319.31
Did IDA took Title to Property	Yes		Total PILOT	\$25,831.95	\$25,831.95
Date IDA Took Title to Property	12/1/2020		Net Exemptions	\$108,332.20	
Year Financial Assistance is Planned to End	2041	Project Employment Information			
Notes	One North Depot mixed development project was supported and ranked as a priority project with the REDC. This housing project will address a need for market rate housing in downtown Binghamton along with attracting and retaining young professional in the area.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	1 North Depot Street	Original Estimate of Jobs to be Created	3.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	37,500.00		
City	BINGHAMTON	Annualized Salary Range of Jobs to be Created	30,000.00	To: 45,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	3.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	3.00		
Applicant Name	One North Depot, LLC				
Address Line1	1 North Depot Street	Project Status			
Address Line2					
City	BINGHAMTON	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13901	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	03012112			
Project Type	Tax Exemptions	State Sales Tax Exemption	\$1,858.35	
Project Name	PM Property Matters, LLC	Local Sales Tax Exemption	\$1,858.35	
		County Real Property Tax Exemption		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		
Original Project Code		School Property Tax Exemption		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$944,500.00	Total Exemptions	\$3,716.70	
Benefited Project Amount	\$13,720.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		
Not For Profit		Local PILOT		
Date Project approved	12/15/2021	School District PILOT		
Did IDA took Title to Property	No	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions	\$3,716.70	
Year Financial Assistance is Planned to End	2022	Project Employment Information		
Notes	The "Project" consists of the acquisition, expansion, renovation and equipping of an existing primary structure located at 21 Emma Street in the City Of Binghamton , Broome County, New York and the acquisition therein and thereon of certain furniture, fixtures, machinery and equipment.			
Location of Project		# of FTEs before IDA Status	10.00	
Address Line1	21 Emma Street	Original Estimate of Jobs to be Created	3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	45,000.00	
City	BINGHAMTON	Annualized Salary Range of Jobs to be Created	40,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	10.00	
Zip - Plus4	13905	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	45,000.00	
Province/Region		Current # of FTEs	13.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	3.00	
Applicant Name	PM Property Matters, LLC.			
Address Line1	115 E. State St.	Project Status		
Address Line2				
City	ITHACA	Current Year Is Last Year for Reporting	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	14850	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	03011603				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Pacemaker Steel & Piping		Local Sales Tax Exemption	\$0.00	
			County Real Property Tax Exemption	\$5,430.67	
Project Part of Another Phase or Multi Phase	No		Local Property Tax Exemption	\$25,341.29	
Original Project Code			School Property Tax Exemption	\$28,042.96	
Project Purpose Category	Manufacturing		Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,612,750.00		Total Exemptions	\$58,814.92	
Benefited Project Amount	\$113,205.00		Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount			Pilot payment Information		
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$5,673.04	\$5,673.04
Not For Profit	No		Local PILOT	\$26,472.27	\$26,472.27
Date Project approved	6/15/2016		School District PILOT	\$28,606.69	\$28,606.69
Did IDA took Title to Property	Yes		Total PILOT	\$60,752.00	\$60,752.00
Date IDA Took Title to Property	7/20/2016		Net Exemptions	-\$1,937.08	
Year Financial Assistance is Planned to End	2032		Project Employment Information		
Notes					
Location of Project			# of FTEs before IDA Status	25.00	
Address Line1	172 Broad Ave.		Original Estimate of Jobs to be Created	5.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	54,192.00	
City	BINGHAMTON		Annualized Salary Range of Jobs to be Created	30,000.00	To: 75,000.00
State	NY		Original Estimate of Jobs to be Retained	25.00	
Zip - Plus4	13904		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	58,015.00	
Province/Region			Current # of FTEs	89.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	64.00	
Applicant Name	Pacemaker Steel & Piping Co., Inc.				
Address Line1	2 North Floral Ave.		Project Status		
Address Line2					
City	BINGHAMTON		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	13905		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	03012207a			
Project Type	Tax Exemptions	State Sales Tax Exemption	\$49,601.20	
Project Name	Phoenix Endicott Industrial Investors, LLC.	Local Sales Tax Exemption	\$49,601.20	
		County Real Property Tax Exemption		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		
Original Project Code		School Property Tax Exemption		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,240,030.00	Total Exemptions	\$99,202.40	
Benefited Project Amount	\$99,202.40	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		
Not For Profit		Local PILOT		
Date Project approved	7/20/2022	School District PILOT		
Did IDA took Title to Property	No	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	8/4/2022	Net Exemptions	\$99,202.40	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes	This project consists of a direct purchase of a new 80 KPPH Industrial Watertube Boiler to replace a boiler that has previously failed. This new boiler will be installed in building 39, the existing utility plant for the entire campus. There will also be various contractors hired to decommission the former boiler and the install of the new boiler. This boiler will be the main boiler that will be servicing the campus of just under 4 million square feet for both comfort heating and process steam for various applications.			
Location of Project		# of FTEs before IDA Status	8.00	
Address Line1	1701 North Street	Original Estimate of Jobs to be Created	3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	70,000.00	
City	ENDICOTT	Annualized Salary Range of Jobs to be Created	60,000.00	To: 80,000.00
State	NY	Original Estimate of Jobs to be Retained	8.00	
Zip - Plus4	13760	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	70,000.00	
Province/Region		Current # of FTEs	14.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	6.00	
Applicant Name	Phoenix Endicott Industrial Investors, LLC.			
Address Line1	401 E. Kilbourne Ave.	Project Status		
Address Line2				
City	MILWAUKEE	Current Year Is Last Year for Reporting		
State	WI	There is no Debt Outstanding for this Project		
Zip - Plus4	53202	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3011503			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Printing House	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$60,195.37	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$280,891.35	
Original Project Code		School Property Tax Exemption	\$310,837.68	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$19,249,266.00	Total Exemptions	\$651,924.40	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$46,050.86	\$46,050.86
Not For Profit	No	Local PILOT	\$214,888.46	\$214,888.46
Date Project approved	8/14/2015	School District PILOT	\$237,239.01	\$237,239.01
Did IDA took Title to Property	Yes	Total PILOT	\$498,178.33	\$498,178.33
Date IDA Took Title to Property	2/24/2016	Net Exemptions	\$153,746.07	
Year Financial Assistance is Planned to End	2026	Project Employment Information		
Notes	Renovating and equipping three historic buildings in downtown Binghamton into student and tenant housing and retail floor space.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	25 Chenango Street	Original Estimate of Jobs to be Created	8.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	23,000.00	
City	BINGHAMTON	Annualized Salary Range of Jobs to be Created	23,000.00	To: 23,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	6.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	6.00	
Applicant Name	Chenango Empire, LLC			
Address Line1	250 Greenpoint Ave.	Project Status		
Address Line2				
City	BROOKLYN	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	11222	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	03011912c			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Sam A. Lupo & Sons, Inc (SSE3, LLC)	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$12,432.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$37,227.80	
Original Project Code		School Property Tax Exemption	\$51,516.52	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,168,500.00	Total Exemptions	\$101,176.32	
Benefited Project Amount	\$726,624.04	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,875.12	\$2,875.12
Not For Profit	No	Local PILOT	\$4,074.62	\$4,074.62
Date Project approved	12/18/2019	School District PILOT	\$10,400.45	\$10,400.45
Did IDA took Title to Property	Yes	Total PILOT	\$17,350.19	\$17,350.19
Date IDA Took Title to Property	2/19/2021	Net Exemptions	\$83,826.13	
Year Financial Assistance is Planned to End	2035	Project Employment Information		
Notes	<p>"The purpose of the project is to enable Lupo's to maintain current business in a safe and sanitary environment, along with the ability to look for new business. The main building has been purchased. Lupo's will add a 9,000 square foot addition to be used for refrigerated production and coolers to USDA requirements. The existing building will be used for storage, employee areas and administration. There will be two loading docks and enough parking for all employees and four refrigerated trucks. The building will be remodeled along with the addition to also enable the company to be third party audited for food safety and quality. It is anticipated that the remodeling will also increase efficiency.</p> <p>"</p>			
Location of Project		# of FTEs before IDA Status	42.00	
Address Line1	625 Dickson Street	Original Estimate of Jobs to be Created	10.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	26,393.00	
City	ENDICOTT	Annualized Salary Range of Jobs to be Created	25,845.00	To: 26,889.00
State	NY	Original Estimate of Jobs to be Retained	42.00	
Zip - Plus4	13760	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00	
Province/Region		Current # of FTEs	35.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-7.00	
Applicant Name	Sam Lupo & Sons Inc. (SSE3, LLC)	Project Status		
Address Line1	1221 Campville Road			
Address Line2				
City	ENDICOTT	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		

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Zip - Plus4	13760	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3011712				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	SaveAround	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$12,649.75	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$59,027.89	
Original Project Code		School Property Tax Exemption		\$65,320.96	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,450,000.00	Total Exemptions		\$136,998.60	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$3,577.69	\$3,577.69
Not For Profit	No	Local PILOT		\$17,031.32	\$17,031.32
Date Project approved	11/15/2017	School District PILOT		\$18,173.06	\$18,173.06
Did IDA took Title to Property	Yes	Total PILOT		\$38,782.07	\$38,782.07
Date IDA Took Title to Property	11/20/2017	Net Exemptions		\$98,216.53	
Year Financial Assistance is Planned to End	2038	Project Employment Information			
Notes	To purchase a building located in Charles St. Business Park in Binghamton to house office and warehouse components of coupon book business that are currently divided between two locations.				
Location of Project		# of FTEs before IDA Status		74.00	
Address Line1	100 Emerson Parkway	Original Estimate of Jobs to be Created		10.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		29,120.00	
City	BINGHAMTON	Annualized Salary Range of Jobs to be Created		29,120.00	To: 29,120.00
State	NY	Original Estimate of Jobs to be Retained		10.00	
Zip - Plus4	13905	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		29,120.00	
Province/Region		Current # of FTEs		33.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		-41.00	
Applicant Name	100 SaveAround Parkway, LLC				
Address Line1	31 Front St.	Project Status			
Address Line2					
City	BINGHAMTON	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13905	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	03011302			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Sheedy Road LLC/Juneberry Road LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$183,599.50	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$115,076.15	
Original Project Code		School Property Tax Exemption	\$562,205.84	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$40,000,000.00	Total Exemptions	\$860,881.49	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$137,699.62	\$137,699.62
Not For Profit	No	Local PILOT	\$86,307.56	\$86,307.56
Date Project approved	7/19/2013	School District PILOT	\$421,654.38	\$421,654.38
Did IDA took Title to Property	Yes	Total PILOT	\$645,661.56	\$645,661.56
Date IDA Took Title to Property	2/6/2014	Net Exemptions	\$215,219.93	
Year Financial Assistance is Planned to End	2025	Project Employment Information		
Notes	Upstate SK, LLC acquired the property in 2013. Subsequent to acquisition, Upstate subdivided the property into two parcels: a 14.6 acre lot owned by an affiliated entity, Sheedy Road LLC and a 4.4 acre lot owned by an affiliated entity Juneberry Road, LLC. It will be developed as a 148,400 sq ft new multi use senior longterm care campus consisting of three NYSDOHI icensed health related facilities: a 160 bed skilled nursing facility, a 40 bed assisted living program and a 31 registrant adult day care health program. The Agency took title of the property in 2013, but the project did not close until 2014, so there are no tax or employment figures to report for 2013.			
Location of Project		# of FTEs before IDA Status	135.00	
Address Line1	1501 Route 26S	Original Estimate of Jobs to be Created	115.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	33,851.00	
City	VESTAL	Annualized Salary Range of Jobs to be Created	33,851.00	To: 34,000.00
State	NY	Original Estimate of Jobs to be Retained	135.00	
Zip - Plus4	13850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	33,851.00	
Province/Region		Current # of FTEs	126.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-9.00	
Applicant Name	Upstate SK, LLC			
Address Line1	286 North Main Street, Suite 308	Project Status		
Address Line2				
City	SPRING VALLEY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10977	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	03012004b			
Project Type	Tax Exemptions	State Sales Tax Exemption	\$2,163.49	
Project Name	Simulation And Control Technologies, Inc.	Local Sales Tax Exemption	\$2,163.50	
		County Real Property Tax Exemption		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		
Original Project Code		School Property Tax Exemption		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$703,500.00	Total Exemptions	\$4,326.99	
Benefited Project Amount	\$40,880.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		
Not For Profit		Local PILOT		
Date Project approved	4/15/2020	School District PILOT		
Did IDA took Title to Property	No	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions	\$4,326.99	
Year Financial Assistance is Planned to End	2022	Project Employment Information		
Notes	Renovation and remodeling of 430 Airport Road, Endicott, from warehouse/distribution facility to offices and manufacturing facility. Renovation to include construction of approximately 5,500 sf office space, replace front facade of building; repair roof/ upgrade and improve electrical service; upgrade concrete flooring to meet the needs of motion systems specifications (isolated concrete pad).			
Location of Project		# of FTEs before IDA Status	11.00	
Address Line1	430 Airport Road	Original Estimate of Jobs to be Created	4.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	62,500.00	
City	ENDICOTT	Annualized Salary Range of Jobs to be Created	50,000.00	To: 75,000.00
State	NY	Original Estimate of Jobs to be Retained	11.00	
Zip - Plus4	13760	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	75,000.00	
Province/Region		Current # of FTEs	12.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1.00	
Applicant Name	Simulation and Control Technologies, Inc.			
Address Line1	42 Corbettsville Road	Project Status		
Address Line2				
City	CONKLIN	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13748	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	03011501			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Skye View Heights	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$40,995.48	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$108,987.74	
Original Project Code		School Property Tax Exemption	\$169,879.73	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$8,305,000.00	Total Exemptions	\$319,862.95	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$26,237.01	\$26,237.01
Not For Profit	No	Local PILOT	\$70,661.77	\$70,661.77
Date Project approved	2/26/2015	School District PILOT	\$99,501.17	\$99,501.17
Did IDA took Title to Property	Yes	Total PILOT	\$196,399.95	\$196,399.95
Date IDA Took Title to Property	10/2/2015	Net Exemptions	\$123,463.00	
Year Financial Assistance is Planned to End	2038	Project Employment Information		
Notes	Renovation of a two family house and construction of 26 new two family houses in the Village of Endicott. Total of 54 twobedroom units for 55 and older retired population. Project includes extensive land development.			
Location of Project		# of FTEs before IDA Status	1.00	
Address Line1	417 E Franklin St.	Original Estimate of Jobs to be Created	5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00	
City	ENDICOTT	Annualized Salary Range of Jobs to be Created	30,000.00	To: 30,000.00
State	NY	Original Estimate of Jobs to be Retained	1.00	
Zip - Plus4	13760	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,000.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-1.00	
Applicant Name	American Horizons Group, LLC			
Address Line1	1550 Vestal Parkway East - Suite E	Project Status		
Address Line2				
City	VESTAL	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13850	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	03011910a				
Project Type	Lease	State Sales Tax Exemption	\$157,666.05		
Project Name	Spark Broome, LLC	Local Sales Tax Exemption	\$157,666.04		
		County Real Property Tax Exemption	\$21,938.82		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$54,511.53		
Original Project Code		School Property Tax Exemption	\$88,109.27		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$11,915,000.00	Total Exemptions	\$479,891.71		
Benefited Project Amount	\$2,236,857.22	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$22,786.63	\$22,786.63
Not For Profit	No		Local PILOT	\$6,287.48	\$6,287.48
Date Project approved	10/16/2019		School District PILOT	\$81,070.19	\$81,070.19
Did IDA took Title to Property	Yes		Total PILOT	\$110,144.30	\$110,144.30
Date IDA Took Title to Property	2/25/2020		Net Exemptions	\$369,747.41	
Year Financial Assistance is Planned to End	2040	Project Employment Information			
Notes	Spark Broome, LLC plans to subdivide and repurpose the vacant former Sears building with a strategic mix of tenants. The former Sears building is a 150,000 S/f two story building that has been vacant since September 2017. Retrofitting these vacant stores are a challenge as the stores are not only old and functionally obsolete but due to the size, there are very few concepts big enough to back fill without subdividing and re-purposing for several unique tenants. This project will take a substantial investment on behalf of Spark Broome, LLC as many of the mechanical such as the HVAC system need total replacement to bring it to today's standards. Common space and corridors will also need be planned and constructed allowing access for multiple tenants and the general public to the building and mall entrances. Spark Broome, LLC has been aggressive with re-imagining the vacant space and has several potential tenants either secured or currently in negotiations. 				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	501 Reynolds Road	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	JOHNSON CITY	Annualized Salary Range of Jobs to be Created	0.00 To: 0.00		
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13790	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	55.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Spark Broome, LLC	Project Status			
Address Line1	320 North Jensen Road				
Address Line2					
City	VESTAL	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13850	IDA Does Not Hold Title to the Property			

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Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	03012108b				
Project Type	Lease	State Sales Tax Exemption		\$175,796.50	
Project Name	Spark JC. LLC	Local Sales Tax Exemption		\$175,796.51	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$395,952.68	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$115,499,260.00	Total Exemptions		\$747,545.69	
Benefited Project Amount	\$11,758,988.70	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	8/18/2021	School District PILOT	\$255,282.26		\$255,282.26
Did IDA took Title to Property	Yes	Total PILOT	\$255,282.26		\$255,282.26
Date IDA Took Title to Property	12/23/2021	Net Exemptions	\$492,263.43		
Year Financial Assistance is Planned to End	2046	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	601 - 635 Harry L. Drive	Original Estimate of Jobs to be Created	1.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00		
City	JOHNSON CITY	Annualized Salary Range of Jobs to be Created	50,000.00	To:	50,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13790	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	70.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Spark JC, LLC				
Address Line1	320 North Jensen Road	Project Status			
Address Line2					
City	VESTAL	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13850	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	03011811-1				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Spirit Realty, LP	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$40,475.74	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$10,812.70	
Original Project Code		School Property Tax Exemption		\$112,467.48	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$9,460,000.00	Total Exemptions		\$163,755.92	
Benefited Project Amount	\$432,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$16,578.15
Not For Profit	No			Local PILOT	\$13,100.31
Date Project approved	11/28/2018			School District PILOT	\$47,355.50
Did IDA took Title to Property	Yes			Total PILOT	\$77,033.96
Date IDA Took Title to Property	5/12/2020			Net Exemptions	\$86,721.96
Year Financial Assistance is Planned to End	2034	Project Employment Information			
Notes	This PILOT was assigned to Spirit Realty, LP in 2021 from L. L3 is planning to lease a new facility at 147 Industrial Park Drive to relocate their operations. They will be the sole tenant of this building and will work with the owner on building renovations, including the addition of 20,000 s/f of space, bringing the building total to 100,000 s/f. L3 has stated their desire to stay in the area and move into a state of the art free standing building.				
Location of Project		# of FTEs before IDA Status		105.00	
Address Line1	147 Industrial Park Drive	Original Estimate of Jobs to be Created		13.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created (at Current Market rates)		120,000.00	
City	BINGHAMTON	Annualized Salary Range of Jobs to be Created		120,000.00	To: 123,505.00
State	NY	Original Estimate of Jobs to be Retained		105.00	
Zip - Plus4	13904	Estimated Average Annual Salary of Jobs to be Retained (at Current Market rates)		66,125.00	
Province/Region		Current # of FTEs		98.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		-7.00	
Applicant Name	Spirit Realty, LP				
Address Line1	2727 N Harwood Street	Project Status			
Address Line2					
City	DALLAS	Current Year Is Last Year for Reporting			
State	TX	There is no Debt Outstanding for this Project			
Zip - Plus4	75201	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	03011001A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Stellar 83 Court LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$42,747.43		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$199,473.57		
Original Project Code		School Property Tax Exemption	\$220,739.80		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$10,134,396.00	Total Exemptions	\$462,960.80		
Benefited Project Amount	\$7,930,677.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$6,009.35	\$6,009.35	
Not For Profit	No	Local PILOT	\$26,771.79	\$26,771.79	
Date Project approved	7/19/2010	School District PILOT	\$60,556.36	\$60,556.36	
Did IDA took Title to Property	Yes	Total PILOT	\$93,337.50	\$93,337.50	
Date IDA Took Title to Property	12/8/2010	Net Exemptions	\$369,623.30		
Year Financial Assistance is Planned to End	2022	Project Employment Information			
Notes	Stellar 83 Court LLC has acquired and is rehabilitating 102,847 square feet of the historic building known as the Midtown Mall located in downtown Binghamton. The facility will be used as student housing and commercial space.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	15-17 Chenango Street	Original Estimate of Jobs to be Created	20.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00		
City	BINGHAMTON	Annualized Salary Range of Jobs to be Created	25,000.00	To: 34,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	15.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	15.00		
Applicant Name	Stellar 83 Court LLC				
Address Line1	60-01 31st Avenue	Project Status			
Address Line2					
City	WOODSIDE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11377	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	03011301				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Vitaluna, LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$18,800.15		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$87,727.66		
Original Project Code		School Property Tax Exemption	\$97,080.46		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$500,100.00	Total Exemptions	\$203,608.27		
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$26,974.55	\$26,974.55	
Not For Profit	No	Local PILOT	\$127,933.63	\$127,933.63	
Date Project approved	3/8/2013	School District PILOT	\$0.00	\$0.00	
Did IDA took Title to Property	Yes	Total PILOT	\$154,908.18	\$154,908.18	
Date IDA Took Title to Property	7/1/2013	Net Exemptions	\$48,700.09		
Year Financial Assistance is Planned to End	2024	Project Employment Information			
Notes	Vitaluna, LLC acquired the property in February 2010. The property consists of 60,000 sq ft of semioccupied office space with an underground 107 car parking garage at 2 Court Street in downtown Binghamton. Vitaluna, LLC was formed from ReRent Property Management who was hired to manage the property in June 2006. Since then, the company has been continually renovating and improving the facility while trying to bolster occupancy. Vitalunas request for assistance is to continue demolition and renovation efforts.				
Location of Project		# of FTEs before IDA Status	61.00		
Address Line1	2 Court St	Original Estimate of Jobs to be Created	42.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	41,456.00		
City	BINGHAMTON	Annualized Salary Range of Jobs to be Created	41,456.00	To: 53,000.00	
State	NY	Original Estimate of Jobs to be Retained	61.00		
Zip - Plus4	13901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	41,456.00		
Province/Region		Current # of FTEs	3.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-58.00		
Applicant Name	Vitaluna, LLC				
Address Line1	122 State St	Project Status			
Address Line2					
City	BINGHAMTON	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13901	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	03011504				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Woodburn Court	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$16,139.34		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$75,311.45		
Original Project Code		School Property Tax Exemption	\$83,340.54		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$1,010,000.00	Total Exemptions	\$174,791.33		
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$15,394.10	\$15,394.10
Not For Profit	No		Local PILOT	\$71,833.92	\$71,833.92
Date Project approved	12/11/2015		School District PILOT	\$77,625.80	\$77,625.80
Did IDA took Title to Property	Yes		Total PILOT	\$164,853.82	\$164,853.82
Date IDA Took Title to Property	12/11/2015		Net Exemptions	\$9,937.51	
Year Financial Assistance is Planned to End	2036	Project Employment Information			
Notes	An extension of the existing PILOT on the facility: an 11 story, 148 unit apartment complex designated strictly for elderly residents and is subject to a Section 8 Housing Assistance Program. Includes a commitment from the company to perform \$1,000,000 worth of capital improvements over ten years.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	21-23 Exchange St.	Original Estimate of Jobs to be Created	5.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	34,648.00		
City	BINGHAMTON	Annualized Salary Range of Jobs to be Created	12,480.00	To: 53,587.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	5.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	5.00		
Applicant Name	Polymar Housing SPE LLC & Well Do It Live SPE LLC				
Address Line1	215 S La Cienega Blvd	Project Status			
Address Line2					
City	BEVERLY HILLS	Current Year Is Last Year for Reporting			
State	CA	There is no Debt Outstanding for this Project			
Zip - Plus4	90211	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
54	\$21,487,867.72	\$7,823,836.73	\$13,664,030.99	1241

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Additional Comments