

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

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

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

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

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

Board of Directors Listing

Name	Garcia, Sirene	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	1/1/2019	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2020	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	Gow, Rita	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	1/1/2019	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2020	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	

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

Name	Hallings, Ryan	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	9/1/2019	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2019	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	Hiller, Jerry	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	1/1/2018	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2019	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	

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

Name	Holgate, William	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	1/1/2018	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2019	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	

Name	Pierce, Gene	Nominated By	Local
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	Elected by Board	Confirmed by Senate?	No
Term Start Date	1/1/2019	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2020	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	

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

Name	Williams, Kim	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	2/1/2018	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2019	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	Willson, James	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	1/1/2018	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	08/31/2019	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	

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
Status: UNSUBMITTED
Certified Date: N/A

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

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

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

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
Garcia, Sirene	Board of Directors												X	
Gow, Rita	Board of Directors												X	
Hallings, Ryan	Board of Directors												X	
Hiller, Jerry	Board of Directors												X	
Holgate, William	Board of Directors												X	
Pierce, Gene	Board of Directors												X	
Williams, Kim	Board of Directors												X	
Willson, James	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
------	-------	-------------------	--------------------------	------------------	-------------------------------	----------------	------	----------------	-------------------	------------------------------------	--------------------	-----------------------	------------------------	-------

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

Subsidiary/Component Unit Verification

Name of Subsidiary/Component Unit	Status
-----------------------------------	--------

Request Subsidiary/Component Unit Change

Name of Subsidiary/Component Unit	Status	Requested Changes
-----------------------------------	--------	-------------------

Request Add Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Establishment Date	Purpose of Subsidiary/Component Unit
-----------------------------------	--------------------	--------------------------------------

Request Delete Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
-----------------------------------	------------------	------------------------	------------------------------------

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$3,325,327.00
	Investments		\$416,113.00
	Receivables, net		\$313,478.00
	Other assets		\$3,886.00
	Total Current Assets		\$4,058,804.00
Noncurrent Assets			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$954,884.00
	Other assets		\$185,698.00
	Capital Assets		
		Land and other nondepreciable property	\$0.00
		Buildings and equipment	\$4,657,939.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$3,471,820.00
		Net Capital Assets	\$1,186,119.00
	Total Noncurrent Assets		\$2,326,701.00
Total Assets			\$6,385,505.00
Liabilities			
Current Liabilities			
	Accounts payable		\$5,002.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$9,329.00
	Deferred revenues		\$0.00
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$0.00
	Total Current Liabilities		\$14,331.00
Noncurrent Liabilities			

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

	Pension contribution payable		\$122,164.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$0.00
	Long Term Leases		\$0.00
	Other long-term obligations		\$0.00
	Total Noncurrent Liabilities		\$122,164.00
Total Liabilities			\$136,495.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$1,186,119.00
	Restricted		\$2,176,958.00
	Unrestricted		\$2,885,933.00
	Total Net Assets		\$6,249,010.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$298,857.00
	Rental & financing income		\$401,691.00
	Other operating revenues		\$125,659.00
	Total Operating Revenue		\$826,207.00
Operating Expenses			
	Salaries and wages		\$283,275.00
	Other employee benefits		\$92,217.00
	Professional services contracts		\$100,936.00
	Supplies and materials		\$125,119.00
	Depreciation & amortization		\$130,095.00
	Other operating expenses		\$27,471.00
	Total Operating Expenses		\$759,113.00
Operating Income (Loss)			\$67,094.00
Nonoperating Revenues			
	Investment earnings		\$6,369.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$130,305.00
	Total Nonoperating Revenue		\$136,674.00
Nonoperating Expenses			
	Interest and other financing charges		\$0.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$238,329.00
	Total Nonoperating Expenses		\$238,329.00
	Income (Loss) Before Contributions		(\$34,561.00)
Capital Contributions			\$0.00
Change in net assets			(\$34,561.00)
Net assets (deficit) beginning of year			\$6,283,571.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$6,249,010.00

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
Status: UNSUBMITTED
Certified Date: N/A

Current Debt

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

New Debt Issuances

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

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	0.00	2,882,480.00	0.00	948,268.30	1,934,211.70
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS			0.00	2,882,480.00	0.00	948,268.30	1,934,211.70

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

Real Property Acquisition/Disposal List

1.Address Line1	109 Horizon Business Park
Address Line2	
City	PENN YAN
State	NY
Postal Code	14527
Property Description	Commercial Building
Fair Market Description	Appraisal
Transaction Date	4/4/2019
Purchaser Organization	Penn Yan Manufacturing Realty
Market Rate(\$/square foot)	
Lease Rate(\$/square foot)	
Seller/Purchaser/Tenant Data	
Address Line1 Seller	Horizon Business Park
State Seller	NY
Plus4 Seller	
Property Type Code	REAL
Address Line2:	
State	NY
Country	United States
Estimated Fair Market Value	765000
Transaction Type	DISPOSITION LEASE PURCHASE
Purchase Sale Price	\$725,000.00
Relation with Authority Ind	No
City Seller	PENN YAN
Postal code seller	14527
Country Seller	USA

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

2.Address Line1	Horizon Business Park
Address Line2	
City	PENN YAN
State	NY
Postal Code	14527
Property Description	Vacant Lot/Undeveloped Land
Fair Market Description	Appraisal
Transaction Date	4/4/2019
Purchaser Organization	Penn Yan Manufacturing Realty
Market Rate(\$/square foot)	
Lease Rate(\$/square foot)	
Seller/Purchaser/Tenant Data	
Address Line1 Seller	Horizon Business Park
State Seller	NY
Plus4 Seller	
Property Type Code	REAL
Address Line2:	
State	NY
Country	United States
Estimated Fair Market Value	145000
Transaction Type	DISPOSITION LEASE PURCHASE
Purchase Sale Price	
Relation with Authority Ind	No
City Seller	PENN YAN
Postal code seller	14527
Country Seller	USA

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
Status: UNSUBMITTED
Certified Date: N/A

Personal Property

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

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

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.fingerlakesedc.com
2. Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	www.fingerlakesedc.com
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	N/A

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

IDA Projects

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	22013			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	135 Seneca Street	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$3,388.62	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$8,366.75	
Original Project Code		School Property Tax Exemption	\$4,845.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$565,720.00	Total Exemptions	\$16,600.37	
Benefited Project Amount	\$565,720.00	Total Exemptions Net of RPTL Section 485-b	\$2,911.43	
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	\$1,818.09	\$1,818.09
Not For Profit	No	Local PILOT	\$4,488.98	\$4,488.98
Date Project approved	1/16/2013	School District PILOT	\$3,048.58	\$3,048.58
Did IDA took Title to Property	Yes	Total PILOT	\$9,355.65	\$9,355.65
Date IDA Took Title to Property	2/25/2013	Net Exemptions	\$7,244.72	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	30.00	
Address Line1	135 Seneca 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)	30.00	
City	PENN YAN	Annualized Salary Range of Jobs to be Created	18,720.00	To: 31,200.00
State	NY	Original Estimate of Jobs to be Retained	30.00	
Zip - Plus4	14527	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	26,000.00	
Province/Region		Current # of FTEs	35.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	5.00	
Applicant Name	Birkett Mills	Project Status		
Address Line1	163 Main Street			
Address Line2				
City	PENN YAN	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	14527	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	570116-05				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	4M Rebuilt, LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$6,549.67		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$15,395.63		
Original Project Code		School Property Tax Exemption	\$8,874.00		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$773,000.00	Total Exemptions	\$30,819.30		
Benefited Project Amount	\$773,000.00	Total Exemptions Net of RPTL Section 485-b	\$13,878.82		
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	\$620.65	\$620.65
Not For Profit			Local PILOT	\$2,935.99	\$2,539.99
Date Project approved	8/17/2016		School District PILOT	\$1,774.80	\$1,774.80
Did IDA took Title to Property	Yes		Total PILOT	\$5,331.44	\$4,935.44
Date IDA Took Title to Property	6/17/2016		Net Exemptions	\$25,487.86	
Year Financial Assistance is Planned to End	2027	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	7.50		
Address Line1	124 Horizon Business Park	Original Estimate of Jobs to be Created	3.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00		
City	PENN YAN	Annualized Salary Range of Jobs to be Created	30,000.00	To: 90,000.00	
State	NY	Original Estimate of Jobs to be Retained	6.00		
Zip - Plus4	14527	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	65,000.00		
Province/Region		Current # of FTEs	7.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-0.50		
Applicant Name	4M Rebuilt, LLC				
Address Line1	124 Horizon Business Park	Project Status			
Address Line2					
City	PENN YAN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	14527	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	20132			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Abandon Brewing Company, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$4,380.52	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$1,533.04	
Original Project Code		School Property Tax Exemption	\$6,937.14	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$670,134.00	Total Exemptions	\$12,850.70	
Benefited Project Amount	\$670,134.00	Total Exemptions Net of RPTL Section 485-b	\$1,746.07	
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	\$3,028.96	\$3,028.96
Not For Profit	No	Local PILOT	\$1,060.04	\$1,060.04
Date Project approved	12/21/2012	School District PILOT	\$5,395.36	\$5,395.36
Did IDA took Title to Property	Yes	Total PILOT	\$9,484.36	\$9,484.36
Date IDA Took Title to Property	2/28/2013	Net Exemptions	\$3,366.34	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	2994 Merritt Hill Rd.	Original Estimate of Jobs to be Created	5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	27,500.00	
City	PENN YAN	Annualized Salary Range of Jobs to be Created	10,000.00	To: 30,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	14527	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	Garry Sperrick			
Address Line1	2994 Merritt Hill Road	Project Status		
Address Line2				
City	PENN YAN	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	14527	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	570116-04				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	B25 Studios Inc.	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$2,129.48		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$3,789.76		
Original Project Code		School Property Tax Exemption	\$2,116.50		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$157,300.00	Total Exemptions	\$8,035.74		
Benefited Project Amount	\$157,300.00	Total Exemptions Net of RPTL Section 485-b	\$3,015.63		
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	\$148.03	\$148.03	
Not For Profit		Local PILOT	\$1,339.02	\$1,339.02	
Date Project approved	5/18/2016	School District PILOT	\$423.30	\$423.30	
Did IDA took Title to Property	No	Total PILOT	\$1,910.35	\$1,910.35	
Date IDA Took Title to Property		Net Exemptions	\$6,125.39		
Year Financial Assistance is Planned to End	2027	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	108 Horizon Business Park	Original Estimate of Jobs to be Created	1.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00		
City	PENN YAN	Annualized Salary Range of Jobs to be Created	30,000.00	To: 50,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	14527	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,000.00		
Province/Region		Current # of FTEs	0.40		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.40		
Applicant Name	Ken Buschner				
Address Line1	594 E. Lake Road	Project Status			
Address Line2					
City	PENN YAN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	14527	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4102011				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	BWF Holdings, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$6,796.58	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$3,821.30	
Original Project Code		School Property Tax Exemption		\$11,525.30	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$2,210,000.00	Total Exemptions		\$22,143.18	
Benefited Project Amount	\$2,210,000.00	Total Exemptions Net of RPTL Section 485-b		\$4,702.47	
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	\$4,168.57
Not For Profit				Local PILOT	\$2,343.73
Date Project approved	5/18/2011			School District PILOT	\$8,491.22
Did IDA took Title to Property	Yes			Total PILOT	\$15,003.52
Date IDA Took Title to Property	10/5/2011			Net Exemptions	\$7,139.66
Year Financial Assistance is Planned to End	2022	Project Employment Information			
Notes	Construction of multi commodity tasting facility. This client could not submit his audit information due to the COVID-19 situation. Based upon FLEDC staff best judgement, the input found here was entered as representative of expectation.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	5428 Route 14	Original Estimate of Jobs to be Created		3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		25,000.00	
City	DUNDEE	Annualized Salary Range of Jobs to be Created		20,000.00	To: 25,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	14837	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		18.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		18.00	
Applicant Name	BWF Holdings, LLC				
Address Line1	22 Castle Street	Project Status			
Address Line2					
City	GENEVA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	14456	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	5701-18-02				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Benton Ridge Trusses, LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$3,412.06		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$2,056.05		
Original Project Code		School Property Tax Exemption	\$2,202.18		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$1,195,000.00	Total Exemptions	\$7,670.29		
Benefited Project Amount	\$1,018,800.00	Total Exemptions Net of RPTL Section 485-b	\$680.73		
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	\$0.00	
Not For Profit		Local PILOT	\$0.00	\$0.00	
Date Project approved	4/20/2018	School District PILOT	\$0.00	\$0.00	
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	
Date IDA Took Title to Property	4/20/2018	Net Exemptions	\$7,670.29		
Year Financial Assistance is Planned to End	2033	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	2331 Havens Corners Road	Original Estimate of Jobs to be Created	11.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	45,000.00		
City	PENN YAN	Annualized Salary Range of Jobs to be Created	45,000.00	To: 100,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	14527	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	Benton Ridge Trusses, LLC				
Address Line1	2331 Havens Corners Road	Project Status			
Address Line2					
City	PENN YAN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	14527	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	122012				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Birkett Properties, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$5,864.10	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$25,739.55	
Original Project Code		School Property Tax Exemption		\$15,504.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$6,206,385.00	Total Exemptions		\$47,107.65	
Benefited Project Amount	\$6,206,385.00	Total Exemptions Net of RPTL Section 485-b		\$13,190.00	
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	\$5,921.53
Not For Profit	No			Local PILOT	\$14,620.68
Date Project approved	10/19/2011			School District PILOT	\$9,874.01
Did IDA took Title to Property	Yes			Total PILOT	\$30,416.22
Date IDA Took Title to Property	12/31/2012			Net Exemptions	\$16,691.43
Year Financial Assistance is Planned to End	2023			Project Employment Information	
Notes	There are two part time employees that are under another company for payroll.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	120-130 Water 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	PENN YAN	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	14527	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	Birkett Properties, LLC				
Address Line1	Box214	Project Status			
Address Line2					
City	GORHAM	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	14461	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	5701-17-03				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Branchport Properties, LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$6,884.26		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$6,737.29		
Original Project Code		School Property Tax Exemption	\$3,355.80		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$1,300,000.00	Total Exemptions	\$16,977.35		
Benefited Project Amount	\$1,300,000.00	Total Exemptions Net of RPTL Section 485-b	\$2,142.19		
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	\$798.43	\$798.43	
Not For Profit	No	Local PILOT	\$1,971.39	\$1,971.39	
Date Project approved	8/2/2017	School District PILOT	\$1,141.58	\$1,141.58	
Did IDA took Title to Property	Yes	Total PILOT	\$3,911.40	\$3,911.40	
Date IDA Took Title to Property	9/22/2017	Net Exemptions	\$13,065.95		
Year Financial Assistance is Planned to End	2028	Project Employment Information			
Notes	PILOT is not in place yet. Branchport Properties, LLC which is the real estate entity that in turn leases to Finger Lakes Premier Properties. Jobs are attributed Finger Lakes Premier Properties.				
Location of Project		# of FTEs before IDA Status	43.00		
Address Line1	103 Horizon Park Drive	Original Estimate of Jobs to be Created	7.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00		
City	PENN YAN	Annualized Salary Range of Jobs to be Created	30,000.00	To: 60,000.00	
State	NY	Original Estimate of Jobs to be Retained	43.00		
Zip - Plus4	14527	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,000.00		
Province/Region		Current # of FTEs	73.60		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.80		
Applicant Information		Net Employment Change	30.60		
Applicant Name	Branchport Properties, LLC				
Address Line1	142 Lake Street	Project Status			
Address Line2					
City	PENN YAN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	14527	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	20133			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Climbing Bines Hop Farm	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$1,112.06	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$531.74	
Original Project Code		School Property Tax Exemption	\$1,535.10	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$300,000.00	Total Exemptions	\$3,178.90	
Benefited Project Amount	\$300,000.00	Total Exemptions Net of RPTL Section 485-b	\$537.44	
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	\$697.38	\$697.38
Not For Profit	No	Local PILOT	\$333.46	\$333.46
Date Project approved	12/21/2012	School District PILOT	\$1,120.98	\$1,120.98
Did IDA took Title to Property	Yes	Total PILOT	\$2,151.82	\$2,151.82
Date IDA Took Title to Property	3/14/2013	Net Exemptions	\$1,027.08	
Year Financial Assistance is Planned to End	2024	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	511 Hansen Point ROad	Original Estimate of Jobs to be Created	6.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	20,100.00	
City	PENN YAN	Annualized Salary Range of Jobs to be Created	10,000.00	To: 35,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	14527	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,000.00	
Province/Region		Current # of FTEs	6.40	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.10	
Applicant Information		Net Employment Change	6.40	
Applicant Name	Climbing Bines Hop Farm			
Address Line1	515 Hansen Point Road	Project Status		
Address Line2				
City	PENN YAN	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	14527	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	570116-02			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Dresden Commons	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$674.23	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$1,431.11	
Original Project Code		School Property Tax Exemption	\$1,003.68	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$205,000.00	Total Exemptions	\$3,109.02	
Benefited Project Amount	\$200,000.00	Total Exemptions Net of RPTL Section 485-b	\$1,974.19	
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	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	9/16/2015	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	5/19/2016	Net Exemptions	\$3,109.02	
Year Financial Assistance is Planned to End	2030	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	29.00	
Address Line1	89 Main 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)	39,000.00	
City	DRESDEN	Annualized Salary Range of Jobs to be Created	23,000.00	To: 52,000.00
State	NY	Original Estimate of Jobs to be Retained	29.00	
Zip - Plus4	14441	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	39,000.00	
Province/Region		Current # of FTEs	37.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	8.00	
Applicant Name	Dresden Commons			
Address Line1	89 Main Streett	Project Status		
Address Line2				
City	DRESDEN	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	14441	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	57010707A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Empire Pipeline	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$360,040.77	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$542,452.95	
Original Project Code		School Property Tax Exemption	\$547,817.64	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$35,600,000.00	Total Exemptions	\$1,450,311.36	
Benefited Project Amount	\$35,600,000.00	Total Exemptions Net of RPTL Section 485-b	\$200,016.11	
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	\$155,066.51	\$55,066.51
Not For Profit	No	Local PILOT	\$81,868.03	\$81,868.03
Date Project approved	4/18/2007	School District PILOT	\$235,865.47	\$235,865.47
Did IDA took Title to Property	Yes	Total PILOT	\$472,800.01	\$372,800.01
Date IDA Took Title to Property	7/26/2007	Net Exemptions	\$977,511.35	
Year Financial Assistance is Planned to End	2034	Project Employment Information		
Notes	"Acquisition, construction & equipping on land 24" pipe for natural gas pipeline." Pipeline not completed until after taxable status date. There was no base value, PILOT used as mechanism to set assessed value across multiple counties. PILOT was used at request of and agreement with company and municipalities to remove property from equalization process and potential litigation proceedings.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	6363 Main 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	WILLIAMSVILLE	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	14221	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	Empire State Pipeline			
Address Line1	6363 State Pipeline	Project Status		
Address Line2				
City	WILLIAMSVILLE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	14221	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	57019501				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Finger Lakes Railway Corporation	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$22,204.27	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$10,012.52	
Original Project Code		School Property Tax Exemption		\$33,755.48	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$591,744.00	Total Exemptions		\$65,972.27	
Benefited Project Amount	\$591,744.00	Total Exemptions Net of RPTL Section 485-b		\$19,090.32	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$14,916.96	\$14,916.96
Not For Profit	No	Local PILOT		\$4,924.99	\$4,924.99
Date Project approved	7/11/1995	School District PILOT		\$22,721.87	\$22,721.87
Did IDA took Title to Property	Yes	Total PILOT		\$42,563.82	\$42,563.82
Date IDA Took Title to Property	7/1/1995	Net Exemptions		\$23,408.45	
Year Financial Assistance is Planned to End	2025	Project Employment Information			
Notes	Acquisition of 23 miles of railroad line and improvements located in Yates County from Conrail. Interagency agreement is in place with 6 total counties. The PILOT agreement has been renegotiated with Finger Lakes Railway in 2016.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	68 Border City 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)		27,500.00	
City	GENEVA	Annualized Salary Range of Jobs to be Created		27,500.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	14456	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		27,500.00	
Province/Region		Current # of FTEs		80.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		15.10	
Applicant Information		Net Employment Change		80.00	
Applicant Name	Finger Lakes Railway Corporation	Project Status			
Address Line1	PO Box 1750				
Address Line2					
City	CLINTON	Current Year Is Last Year for Reporting			
State	OK	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	73601	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	012012			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Glenora Corners Grocery, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$2,524.44	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$1,419.34	
Original Project Code		School Property Tax Exemption	\$4,127.14	
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$908,000.00	Total Exemptions	\$8,070.92	
Benefited Project Amount	\$603,000.00	Total Exemptions Net of RPTL Section 485-b	\$921.27	
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	\$1,870.68	\$1,870.68
Not For Profit	No	Local PILOT	\$1,051.77	\$1,051.77
Date Project approved	2/22/2012	School District PILOT	\$3,396.95	\$3,396.95
Did IDA took Title to Property	Yes	Total PILOT	\$6,319.40	\$6,319.40
Date IDA Took Title to Property	2/22/2012	Net Exemptions	\$1,751.52	
Year Financial Assistance is Planned to End	2022	Project Employment Information		
Notes	Assessed value is different for school tax calculations. This client could not submit his audit information due to the COVID-19 situation. Based upon FLEDC staff best judgement, the input found here was entered as representative of expectation.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	5430 State Route 14	Original Estimate of Jobs to be Created	5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	10,000.00	
City	DUNDEE	Annualized Salary Range of Jobs to be Created	6,000.00	To: 19,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	14837	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	Dave Bunnell			
Address Line1	22 Castle Street	Project Status		
Address Line2				
City	GENEVA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	14456	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	5707-17-01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Gordon Randall Properties, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$5,238.46	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$10,312.55	
Original Project Code		School Property Tax Exemption	\$5,832.36	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$570,000.00	Total Exemptions	\$21,383.37	
Benefited Project Amount	\$490,000.00	Total Exemptions Net of RPTL Section 485-b	\$15,796.98	
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	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	11/20/2016	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	1/12/2017	Net Exemptions	\$21,383.37	
Year Financial Assistance is Planned to End	2032	Project Employment Information		
Notes	Construction was not completed by 12/31/2017. Manufacturing will begin in 2018 so they will be hiring.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	126 Horizon Park Drive	Original Estimate of Jobs to be Created	6.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	PENN YAN	Annualized Salary Range of Jobs to be Created	40,000.00	To: 40,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	14527	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00	
Province/Region		Current # of FTEs	1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1.00	
Applicant Name	Gordon Randall Properties, LLC	Project Status		
Address Line1	15363 W. Lake Road			
Address Line2				
City	BRANCHPORT	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	14418	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	5701-19-05				
Project Type	Tax Exemptions	State Sales Tax Exemption	\$52,236.47		
Project Name	Greenidge Data Center	Local Sales Tax Exemption	\$52,236.47		
		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	\$76,500,669.00	Total Exemptions	\$104,472.94		
Benefited Project Amount	\$76,500,669.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment		Actual Payment Made			
Federal Tax Status of Bonds		Payment Due Per Agreement			
Not For Profit		County PILOT			
Date Project approved	10/16/2019	Local PILOT			
Did IDA took Title to Property	No	School District PILOT			
Date IDA Took Title to Property		Total PILOT	\$0.00		\$0.00
Year Financial Assistance is Planned to End	2020	Net Exemptions	\$104,472.94		
Notes	This project has been substantially scaled back from that proposed in the application. The number of computing pods has been reduced as a function of community feedback. Future expansion is a possibility.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	590 Plant Road	Original Estimate of Jobs to be Created	10.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	94,300.00		
City	DRESDEN	Annualized Salary Range of Jobs to be Created	60,000.00		To: 120,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	14441	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	5.80		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Greenidge Generation LLC				
Address Line1	590 Plant Road	Project Status			
Address Line2					
City	PENN YAN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	14527	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	57011606R				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Greenidge Generation, LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$82,222.58		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$39,315.18		
Original Project Code		School Property Tax Exemption	\$122,400.00		
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$7,025,000.00	Total Exemptions	\$243,937.76		
Benefited Project Amount	\$7,025,000.00	Total Exemptions Net of RPTL Section 485-b	\$62,650.49		
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	\$45,860.93	\$45,860.93	
Not For Profit	No	Local PILOT	\$21,928.66	\$21,928.66	
Date Project approved	8/17/2016	School District PILOT	\$70,893.42	\$70,893.42	
Did IDA took Title to Property	Yes	Total PILOT	\$138,683.01	\$138,683.01	
Date IDA Took Title to Property	11/11/2016	Net Exemptions	\$105,254.75		
Year Financial Assistance is Planned to End	2031	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	2.00		
Address Line1	592 Plant Road	Original Estimate of Jobs to be Created	8.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	80,000.00		
City	DRESDEN	Annualized Salary Range of Jobs to be Created	52,000.00	To: 140,000.00	
State	NY	Original Estimate of Jobs to be Retained	2.00		
Zip - Plus4	14441	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	79,388.00		
Province/Region		Current # of FTEs	17.40		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	15.40		
Applicant Name	Greenidge Generation				
Address Line1	592 Plant Road	Project Status			
Address Line2					
City	DRESDEN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	14441	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	570116-07				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Greenidge Pipeline, LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$27,407.53		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$13,105.06		
Original Project Code		School Property Tax Exemption	\$40,800.00		
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$9,335,000.00	Total Exemptions	\$81,312.59		
Benefited Project Amount	\$9,335,000.00	Total Exemptions Net of RPTL Section 485-b	\$50,827.55		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds					
Not For Profit	No	County PILOT	\$0.00	\$0.00	
Date Project approved	8/17/2016	Local PILOT	\$0.00	\$0.00	
Did IDA took Title to Property	Yes	School District PILOT	\$0.00	\$0.00	
Date IDA Took Title to Property	11/11/2016	Total PILOT	\$0.00	\$0.00	
Year Financial Assistance is Planned to End	2031	Net Exemptions	\$81,312.59		
		Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	590 Plant 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	DRESDEN	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	14441	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	Greenidge Pipeline, LLC				
Address Line1	590 Plant Road	Project Status			
Address Line2					
City	PENN YAN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	14527	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	112014			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Indus Elm Street, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$21,401.83	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$52,842.66	
Original Project Code		School Property Tax Exemption	\$30,600.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,400,000.00	Total Exemptions	\$104,844.49	
Benefited Project Amount	\$4,955,000.00	Total Exemptions Net of RPTL Section 485-b	\$28,379.57	
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	\$8,418.05	\$8,418.05
Not For Profit		Local PILOT	\$20,784.78	\$20,784.78
Date Project approved	7/16/2014	School District PILOT	\$14,688.00	\$14,688.00
Did IDA took Title to Property	Yes	Total PILOT	\$43,890.83	\$43,890.83
Date IDA Took Title to Property	11/18/2014	Net Exemptions	\$60,953.66	
Year Financial Assistance is Planned to End	2025	Project Employment Information		
Notes	Construction of a Microtel. This is currently under construction so there are no employees yet. PILOT does not go into affect until 2016.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	124 Elm 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)	20,000.00	
City	PENN YAN	Annualized Salary Range of Jobs to be Created	18,750.00	To: 45,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	14527	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	9.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	9.00	
Applicant Name	Indus Elm Street, LLC			
Address Line1	1080 Pittsford-Victor Road	Project Status		
Address Line2				
City	PITTSFORD	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	14534	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	57011502				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	JAVA Gourmet. Inc.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$2,538.60	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$888.43	
Original Project Code		School Property Tax Exemption		\$4,198.85	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$280,000.00	Total Exemptions		\$7,625.88	
Benefited Project Amount	\$280,000.00	Total Exemptions Net of RPTL Section 485-b		\$2,887.30	
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	\$718.52
Not For Profit	No			Local PILOT	\$251.46
Date Project approved	11/18/2015			School District PILOT	\$1,564.74
Did IDA took Title to Property	Yes			Total PILOT	\$2,534.72
Date IDA Took Title to Property	12/21/2015			Net Exemptions	\$5,091.16
Year Financial Assistance is Planned to End	2026				
Notes		Project Employment Information			
Location of Project		# of FTEs before IDA Status		2.00	
Address Line1	2808 State Route 54A	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	PENN YAN	Annualized Salary Range of Jobs to be Created		25,000.00	To: 25,000.00
State	NY	Original Estimate of Jobs to be Retained		2.00	
Zip - Plus4	14527	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		25,000.00	
Province/Region		Current # of FTEs		1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		-1.00	
Applicant Name	Brian & Susan Friguilette				
Address Line1	2792 State Route 54A	Project Status			
Address Line2					
City	PENN YAN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	14527	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	5701-19-02				
Project Type	Tax Exemptions	State Sales Tax Exemption		\$0.00	
Project Name	Kan-Pak, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption			
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption			
Original Project Code	5701-19-03	School Property Tax Exemption			
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$20,739,610.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$18,352,576.00	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	4/4/2019	School District PILOT			
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	6/28/2019	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2035	Project Employment Information			
Notes	All Project Employment Information will be reported through project: Penn Yan Manufacturing Realty 5701-19-03.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	105 Horizon Park	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	PENN YAN	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	14527	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	Penn Yan Manufacturing Realty LLC	Project Status			
Address Line1	105 Horizon Park				
Address Line2					
City	PENN YAN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	14527	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	570116-001			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Kan-Pak, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$30,892.12	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$75,952.76	
Original Project Code		School Property Tax Exemption	\$43,965.42	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$246,000.00	Total Exemptions	\$150,810.30	
Benefited Project Amount	\$246,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
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	\$26,766.80	\$26,766.80
Not For Profit		Local PILOT	\$66,089.17	\$66,089.17
Date Project approved	11/18/2015	School District PILOT	\$41,362.38	\$41,362.38
Did IDA took Title to Property	Yes	Total PILOT	\$134,218.35	\$134,218.35
Date IDA Took Title to Property	2/29/2016	Net Exemptions	\$16,591.95	
Year Financial Assistance is Planned to End	2031	Project Employment Information		
Notes	Kan-Pak has 3 active PILOTS: this one, 5701-19-02 & 5701-19-03. All jobs will be reported in project 5701-19-03.			
Location of Project		# of FTEs before IDA Status	66.00	
Address Line1	105 Horizon Park Drive	Original Estimate of Jobs to be Created	40.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00	
City	PENN YAN	Annualized Salary Range of Jobs to be Created	28,000.00	To: 70,000.00
State	NY	Original Estimate of Jobs to be Retained	66.00	
Zip - Plus4	14527	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	-66.00	
Applicant Name	Kan-Pak, LLC	Project Status		
Address Line1	105 Horizon Business Prk			
Address Line2				
City	PENN YAN	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	14527	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	570116-03			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Keuka Commons, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$45,630.46	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$15,969.16	
Original Project Code		School Property Tax Exemption	\$75,473.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$4,920,000.00	Total Exemptions	\$137,072.62	
Benefited Project Amount	\$4,920,000.00	Total Exemptions Net of RPTL Section 485-b	\$55,564.12	
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	\$10,604.26
Not For Profit	No		Local PILOT	\$3,711.14
Date Project approved	10/21/2015		School District PILOT	\$24,781.19
Did IDA took Title to Property	Yes		Total PILOT	\$39,096.59
Date IDA Took Title to Property	2/29/2016		Net Exemptions	\$97,976.03
Year Financial Assistance is Planned to End	2026	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	66.00	
Address Line1	506 Assembly Avenue	Original Estimate of Jobs to be Created	20.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	45,000.00	
City	KEUKA PARK	Annualized Salary Range of Jobs to be Created	38,000.00	To: 70,000.00
State	NY	Original Estimate of Jobs to be Retained	66.00	
Zip - Plus4	14478	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	45,000.00	
Province/Region		Current # of FTEs	60.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-6.00	
Applicant Name	Keuka Commons, LLC			
Address Line1	4 Centre Drive	Project Status		
Address Line2				
City	ORCHARD PARK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	14127	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	5701-18-04				
Project Type	Lease	State Sales Tax Exemption	\$86,829.03		
Project Name	Keuka Gardens Associates, LLC	Local Sales Tax Exemption	\$86,829.03		
		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	\$9,431,215.00	Total Exemptions	\$173,658.06		
Benefited Project Amount	\$7,041,839.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
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	\$0.00	
Not For Profit	No	Local PILOT	\$0.00	\$0.00	
Date Project approved	10/12/2018	School District PILOT	\$0.00	\$0.00	
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	
Date IDA Took Title to Property	10/12/2018	Net Exemptions	\$173,658.06		
Year Financial Assistance is Planned to End	2039	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	199 Brown Street Extension	Original Estimate of Jobs to be Created	3.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00		
City	PENN YAN	Annualized Salary Range of Jobs to be Created	25,000.00	To: 29,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	14527	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	23.70		
Country	United States	# of FTE Construction Jobs during Fiscal Year	23.50		
Applicant Information		Net Employment Change	23.70		
Applicant Name	Home Leasing, LLC				
Address Line1	180 Clinton Square	Project Status			
Address Line2					
City	ROCHESTER	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	14604	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	57011501				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Keuka Lake Hotel, LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$50,470.51		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$119,360.59		
Original Project Code		School Property Tax Exemption	\$69,360.00		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$9,480,000.00	Total Exemptions	\$239,191.10		
Benefited Project Amount	\$9,480,000.00	Total Exemptions Net of RPTL Section 485-b	\$93,951.14		
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	\$9,987.52	\$9,987.52
Not For Profit	No		Local PILOT	\$33,154.39	\$33,154.39
Date Project approved	11/20/2013		School District PILOT	\$20,400.00	\$20,400.00
Did IDA took Title to Property	Yes		Total PILOT	\$63,541.91	\$63,541.91
Date IDA Took Title to Property	9/16/2015		Net Exemptions	\$175,649.19	
Year Financial Assistance is Planned to End	2027	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	10 Mace Street	Original Estimate of Jobs to be Created	15.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	19,100.00		
City	PENN YAN	Annualized Salary Range of Jobs to be Created	14,900.00	To: 55,900.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	14527	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	19,100.00		
Province/Region		Current # of FTEs	20.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	20.00		
Applicant Name	Keuka Lake Hotel, LLC				
Address Line1	4661 Dewey Avenue	Project Status			
Address Line2					
City	GORHAM	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	14461	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	5701-17-02			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Keuka Outlet Development, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$1,675.76	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$4,137.58	
Original Project Code		School Property Tax Exemption	\$2,436.16	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$18,580,000.00	Total Exemptions	\$8,249.50	
Benefited Project Amount	\$17,564,000.00	Total Exemptions Net of RPTL Section 485-b	\$8,249.51	
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	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	6/21/2017	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	6/28/2017	Net Exemptions	\$8,249.50	
Year Financial Assistance is Planned to End	2029	Project Employment Information		
Notes	This is a upper scale condo development. Construction has not begun. Site work is still ongoing.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	15 Waddell 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	PENN YAN	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	14527	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	Keuka Outlet Development			
Address Line1	PO Box 214	Project Status		
Address Line2				
City	GORHAM	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	14461	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	5701-19-01				
Project Type	Lease	State Sales Tax Exemption	\$20,394.18		
Project Name	Keuka Shores	Local Sales Tax Exemption	\$20,394.18		
		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	\$14,271,687.00	Total Exemptions	\$40,788.36		
Benefited Project Amount	\$1,021,439.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
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	\$0.00	
Not For Profit	No	Local PILOT	\$0.00	\$0.00	
Date Project approved	1/16/2019	School District PILOT	\$0.00	\$0.00	
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	
Date IDA Took Title to Property	7/31/2019	Net Exemptions	\$40,788.36		
Year Financial Assistance is Planned to End	2029	Project Employment Information			
Notes	Construction is underway.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	1 State Road 54	Original Estimate of Jobs to be Created	2.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	45,000.00		
City	PENN YAN	Annualized Salary Range of Jobs to be Created	40,000.00	To: 50,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	14527	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	8.90		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Carol Genecco				
Address Line1	229 Lake Street	Project Status			
Address Line2					
City	PENN YAN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	14527	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	32013			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Lake Street Wines & Spirits	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$3,178.17	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$7,847.13	
Original Project Code		School Property Tax Exemption	\$4,544.10	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$400,000.00	Total Exemptions	\$15,569.40	
Benefited Project Amount	\$400,000.00	Total Exemptions Net of RPTL Section 485-b	\$2,809.93	
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	\$1,866.24	\$1,866.24
Not For Profit	No	Local PILOT	\$4,607.88	\$4,607.88
Date Project approved	12/21/2012	School District PILOT	\$2,980.95	\$2,980.95
Did IDA took Title to Property	Yes	Total PILOT	\$9,455.07	\$9,455.07
Date IDA Took Title to Property	3/28/2013	Net Exemptions	\$6,114.33	
Year Financial Assistance is Planned to End	2024	Project Employment Information		
Notes	PILOT for County and Town will start in 2015 according to PILOT schedule.			
Location of Project		# of FTEs before IDA Status	5.00	
Address Line1	132 Water Street	Original Estimate of Jobs to be Created	1.50	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	10,000.00	
City	PENN YAN	Annualized Salary Range of Jobs to be Created	10,000.00	To: 25,000.00
State	NY	Original Estimate of Jobs to be Retained	5.00	
Zip - Plus4	14527	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	15,000.00	
Province/Region		Current # of FTEs	2.20	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-2.80	
Applicant Name	Ray & Sandi Spencer	Project Status		
Address Line1	3156 Williams Hill Road			
Address Line2				
City	KEUKA PARK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	14478	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	5701-18-03				
Project Type	Lease	State Sales Tax Exemption	\$69,888.14		
Project Name	Middlesex-Yates Solar, LLC	Local Sales Tax Exemption	\$69,888.14		
		County Real Property Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00		
Original Project Code		School Property Tax Exemption	\$0.00		
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$6,495,693.00	Total Exemptions	\$139,776.28		
Benefited Project Amount	\$3,959,995.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
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	\$0.00	
Not For Profit	No	Local PILOT	\$0.00	\$0.00	
Date Project approved	7/9/2018	School District PILOT	\$0.00	\$0.00	
Did IDA took Title to Property	No	Total PILOT	\$0.00	\$0.00	
Date IDA Took Title to Property		Net Exemptions	\$139,776.28		
Year Financial Assistance is Planned to End	2039	Project Employment Information			
Notes	Project got underway in 2019 with construction throughout the year.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	4450-5225 Townline 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	RUSHVILLE	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	14544	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	12.70		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Middlesex-Yates Solar, LLC				
Address Line1	315 Post Rd. W.	Project Status			
Address Line2					
City	WESTPORT	Current Year Is Last Year for Reporting			
State	CT	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	06880	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	57010902A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Oak Hill Bulk Foods, Inc.	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$3,212.41	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$1,260.69	
Original Project Code		School Property Tax Exemption	\$6,375.00	
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$352,500.00	Total Exemptions	\$10,848.10	
Benefited Project Amount	\$352,500.00	Total Exemptions Net of RPTL Section 485-b	\$459.52	
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	\$2,860.85	\$2,860.85
Not For Profit	No	Local PILOT	\$1,122.72	\$1,122.72
Date Project approved	7/2/2009	School District PILOT	\$5,945.48	\$5,945.48
Did IDA took Title to Property	Yes	Total PILOT	\$9,929.05	\$9,929.05
Date IDA Took Title to Property	7/2/2009	Net Exemptions	\$919.05	
Year Financial Assistance is Planned to End	2020	Project Employment Information		
Notes	Expansion of a Mennonite owned bulk food store and addition of a cafe. The business is a major tourism draw routinely bringing in multiple out of the area tour buses every weekend. Job numbers are reported on Project #5701-17-04.			
Location of Project		# of FTEs before IDA Status	6.00	
Address Line1	3173 Route 14A	Original Estimate of Jobs to be Created	4.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	20,000.00	
City	PENN YAN	Annualized Salary Range of Jobs to be Created	16,000.00	To: 24,900.00
State	NY	Original Estimate of Jobs to be Retained	6.00	
Zip - Plus4	14527	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	-6.00	
Applicant Name	Oak Hill Bulk Foods, Inc.			
Address Line1	3173 Route 14A	Project Status		
Address Line2				
City	PENN YAN	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	14527	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	5701-17-04				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Oak Hill Bulk Foods, Inc.	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$1,246.30		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$489.10		
Original Project Code		School Property Tax Exemption	\$1,781.94		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$375,000.00	Total Exemptions	\$3,517.34		
Benefited Project Amount	\$350,000.00	Total Exemptions Net of RPTL Section 485-b	\$2,724.78		
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	\$0.00
Not For Profit	No		Local PILOT	\$0.00	\$0.00
Date Project approved	2/22/2017		School District PILOT	\$178.19	\$178.19
Did IDA took Title to Property	Yes		Total PILOT	\$178.19	\$178.19
Date IDA Took Title to Property	12/27/2017		Net Exemptions	\$3,339.15	
Year Financial Assistance is Planned to End	2028	Project Employment Information			
Notes	This project just closed at the end of 2017. So construction of expansion has not started. That is why everything is zero. PILOT was not billed correctly by municipality, we have notified the municipality. There is no PILOT amounts recorded for this project.				
Location of Project		# of FTEs before IDA Status	25.00		
Address Line1	3173 Route 14A	Original Estimate of Jobs to be Created	10.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	20,000.00		
City	PENN YAN	Annualized Salary Range of Jobs to be Created	20,000.00	To: 30,000.00	
State	NY	Original Estimate of Jobs to be Retained	25.00		
Zip - Plus4	14527	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	25,000.00		
Province/Region		Current # of FTEs	35.20		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.20		
Applicant Information		Net Employment Change	10.20		
Applicant Name	Oak Hill Bulk Foods, Inc.				
Address Line1	3173 Route 14A	Project Status			
Address Line2					
City	PENN YAN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	14527	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	5701-18-05			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Parker's Grille, Inc.	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$1,783.49	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$4,403.55	
Original Project Code		School Property Tax Exemption	\$2,550.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$750,000.00	Total Exemptions	\$8,737.04	
Benefited Project Amount	\$716,246.00	Total Exemptions Net of RPTL Section 485-b	\$2,153.85	
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	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	12/21/2018	School District PILOT	\$30.60	\$30.60
Did IDA took Title to Property	Yes	Total PILOT	\$30.60	\$30.60
Date IDA Took Title to Property	12/21/2018	Net Exemptions	\$8,706.44	
Year Financial Assistance is Planned to End	2029	Project Employment Information		
Notes	This project did not start in 2018.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	11 Main Street	Original Estimate of Jobs to be Created	28.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	23,905.00	
City	PENN YAN	Annualized Salary Range of Jobs to be Created	23,905.00	To: 41,600.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	14527	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	Parker's Grille, Inc./Peter Mitchell			
Address Line1	4221 Glass Factory Bay	Project Status		
Address Line2				
City	GENEVA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	14456	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	01012011			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Penn Yan Hospitality	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$8,505.80	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$21,001.43	
Original Project Code		School Property Tax Exemption	\$12,161.46	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$800,838.00	Total Exemptions	\$41,668.69	
Benefited Project Amount	\$800,838.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
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	\$6,943.29	\$6,943.29
Not For Profit	No	Local PILOT	\$17,143.48	\$17,143.48
Date Project approved	4/21/2010	School District PILOT	\$9,927.41	\$9,927.41
Did IDA took Title to Property	Yes	Total PILOT	\$34,014.18	\$34,014.18
Date IDA Took Title to Property	1/1/2011	Net Exemptions	\$7,654.51	
Year Financial Assistance is Planned to End	2025	Project Employment Information		
Notes	Expansion of Best Western. This project participates in the Empire Zone program, so the PILOT was amended to reflect this.			
Location of Project		# of FTEs before IDA Status	5.00	
Address Line1	142 Lake Street	Original Estimate of Jobs to be Created	6.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	20,000.00	
City	PENN YAN	Annualized Salary Range of Jobs to be Created	20,000.00	To: 20,000.00
State	NY	Original Estimate of Jobs to be Retained	5.00	
Zip - Plus4	14527	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	20,000.00	
Province/Region		Current # of FTEs	11.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	6.00	
Applicant Name	Penn Yan Hospitality Group, LLC	Project Status		
Address Line1	142 Lake Street			
Address Line2				
City	PENN YAN	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	14527	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	5701-19-03				
Project Type	Lease	State Sales Tax Exemption	\$151,393.80		
Project Name	Penn Yan Manufacturing Realty	Local Sales Tax Exemption	\$151,393.80		
		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	\$20,739,610.00	Total Exemptions	\$302,787.60		
Benefited Project Amount	\$18,352,576.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
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	\$0.00
Not For Profit	No		Local PILOT	\$0.00	\$0.00
Date Project approved	4/4/2019		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	6/28/2019		Net Exemptions	\$302,787.60	
Year Financial Assistance is Planned to End	2035	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	206.00		
Address Line1	105 Horizon Park	Original Estimate of Jobs to be Created	12.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	47,300.00		
City	PENN YAN	Annualized Salary Range of Jobs to be Created	36,600.00	To: 78,700.00	
State	NY	Original Estimate of Jobs to be Retained	198.00		
Zip - Plus4	14527	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	45,000.00		
Province/Region		Current # of FTEs	212.80		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	6.80		
Applicant Name	Penn Yan Manufacturing Realty LLC	Project Status			
Address Line1	105 Horizon Park				
Address Line2					
City	PENN YAN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	14527	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	5701-18-06			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Penn Yan, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$8,560.73	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$21,137.06	
Original Project Code	57010901A	School Property Tax Exemption	\$12,445.28	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$170,550.00	Total Exemptions	\$42,143.07	
Benefited Project Amount	\$170,550.00	Total Exemptions Net of RPTL Section 485-b	\$37,411.84	
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	\$0.00
Not For Profit		Local PILOT	\$0.00	\$0.00
Date Project approved	2/21/2018	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	2/21/2018	Net Exemptions	\$42,143.07	
Year Financial Assistance is Planned to End	2020	Project Employment Information		
Notes	This project was for construction of a department store. The Plaza owner leases to the department store. The Plaza owner has no employees in NYS. The number of jobs is for that department store. Agreement of Municipalities in 2011 to lower the assessment to \$3,500,000 of which \$2,200,000 was moved to taxable rolls. This portion is no longer a part of the PILOT. The remaining assessment of \$1,300,000 is fully tax exempt for the duration of the agreement. PILOT is at 37 abatement vs. 485b at 40 for town, county and village and 35 for school. The Plaza was sold to Penn Yan, LLC in 2018. There are no changes to the project or PILOT.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	220 Lake Street	Original Estimate of Jobs to be Created	22.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	22,000.00	
City	PENN YAN	Annualized Salary Range of Jobs to be Created	20,000.00	To: 25,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	14527	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	40.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	40.00	
Applicant Name	Penn Yan, LLC			
Address Line1	1208 Route 34, Suite 19	Project Status		
Address Line2				
City	ABERDEEN	Current Year Is Last Year for Reporting		
State	NJ	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	07747	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
Status: UNSUBMITTED
Certified Date: N/A

Country	USA		
----------------	-----	--	--

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	5701-18-01			
Project Type	Lease	State Sales Tax Exemption	\$9,394.50	
Project Name	Plum Point Lodge on Seneca, LLC	Local Sales Tax Exemption	\$9,394.50	
		County Real Property Tax Exemption	\$6,773.68	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$2,658.28	
Original Project Code		School Property Tax Exemption	\$9,847.33	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,798,000.00	Total Exemptions	\$38,068.29	
Benefited Project Amount	\$2,478,000.00	Total Exemptions Net of RPTL Section 485-b	\$2,702.28	
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	\$4,305.87	\$4,305.87
Not For Profit	No	Local PILOT	\$1,806.67	\$1,806.67
Date Project approved	1/11/2018	School District PILOT	\$984.73	\$984.73
Did IDA took Title to Property	Yes	Total PILOT	\$7,097.27	\$7,097.27
Date IDA Took Title to Property	1/11/2018	Net Exemptions	\$30,971.02	
Year Financial Assistance is Planned to End	2029	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	3482 Plum Point Road	Original Estimate of Jobs to be Created	6.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	28,500.00	
City	HIMROD	Annualized Salary Range of Jobs to be Created	23,000.00	To: 60,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	14842	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	9.20	
Country	United States	# of FTE Construction Jobs during Fiscal Year	2.40	
Applicant Information		Net Employment Change	9.20	
Applicant Name	Rainbow Cove Resort, LLC	Project Status		
Address Line1	68 Castle Street, Suite 1C			
Address Line2				
City	GENEVA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	14456	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	5701-19-04				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Savour Finger Lakes	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	Construction	Mortgage Recording Tax Exemption		\$9,550.00	
Total Project Amount	\$1,126,000.00	Total Exemptions		\$9,550.00	
Benefited Project Amount	\$1,060,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
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	9/18/2019			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$0.00
Date IDA Took Title to Property	11/13/2019			Net Exemptions	\$9,550.00
Year Financial Assistance is Planned to End	2031	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	655 NY-14	Original Estimate of Jobs to be Created		9.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		31,000.00	
City	PENN YAN	Annualized Salary Range of Jobs to be Created		26,000.00	To: 45,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	14527	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		0.20	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Antonio Arias				
Address Line1	3918 Rileys Run	Project Status			
Address Line2					
City	CANANDAIGUA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	14424	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	57010003BR			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	Soldiers & Sailors Memorial Hospital	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	\$4,590,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$4,590,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount	\$4,590,000.00	Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00
Date Project approved	5/20/1996	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	5/30/1996	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2021	Project Employment Information		
Notes	Homestead Kitchen and dining room renovation. Multiple impaired unit renovation. FTE's are reported on Project 57019902A			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	418 N. Main Streett	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	PENN YAN	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	14527	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	Finger Lakes Health	Project Status		
Address Line1	196 North Street			
Address Line2				
City	GENEVA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14456	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	
Country	USA			

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	57019902A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	Soldiers & Sailors Memorial Hospital	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	\$9,050,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$9,050,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount	\$9,050,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00		\$0.00
Not For Profit	Yes	Local PILOT	\$0.00		\$0.00
Date Project approved	11/28/2000	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	12/14/2000	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2021	Project Employment Information			
Notes	Homestead refinancing and refurbishment of units 1 & 2.				
Location of Project		# of FTEs before IDA Status	48.00		
Address Line1	Finger Lakes Health	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	GENEVA	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	48.00		
Zip - Plus4	14456	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	29,182.55		
Province/Region		Current # of FTEs	142.60		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	94.60		
Applicant Name	Soldiers & Sailors Memorial Hospital	Project Status			
Address Line1	418 N. Main Street				
Address Line2					
City	PENN YAN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14527	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions		Yes	
Country	USA				

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	57011003A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Winery Properties, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$5,760.91	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$3,239.01	
Original Project Code		School Property Tax Exemption		\$9,418.35	
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$2,922,375.00	Total Exemptions		\$18,418.27	
Benefited Project Amount	\$2,922,375.00	Total Exemptions Net of RPTL Section 485-b		\$2,623.17	
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	\$3,861.75
Not For Profit	No			Local PILOT	\$2,171.23
Date Project approved	7/21/2010			School District PILOT	\$7,534.68
Did IDA took Title to Property	Yes			Total PILOT	\$13,567.66
Date IDA Took Title to Property	11/30/2010			Net Exemptions	\$4,850.61
Year Financial Assistance is Planned to End	2030	Project Employment Information			
Notes	Construction of a winery, hospitality, cafe and gift shop.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	6148 State Route 14	Original Estimate of Jobs to be Created		19.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		13,186.00	
City	DUNDEE	Annualized Salary Range of Jobs to be Created		5,072.00	To: 40,200.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	14837	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		4.20	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		4.20	
Applicant Name	Matthew & Sandra Downey	Project Status			
Address Line1	5236 Cazenovia Terrace				
Address Line2					
City	CAZENOVIA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	13035	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
 Status: UNSUBMITTED
 Certified Date: N/A

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
39	\$3,637,278.10	\$1,095,485.42	\$2,541,792.68	316

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/31/2020
Status: UNSUBMITTED
Certified Date: N/A

Additional Comments