

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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?	Yes	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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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	1/1/2021	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2022	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Gaub, Janice	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	1/1/2020	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2021	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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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	1/1/2020	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2021	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	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	1/1/2020	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2021	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	

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

Name	Rogers, Mary Anne	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	1/1/2021	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	No
Term Expiration Date	12/31/2022	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Storey, Amy	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	1/1/2021	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	No
Term Expiration Date	12/31/2022	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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	1/1/2020	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2021	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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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
Griffin, Stephen G	Chief Executive Officer	Executive				FT	Yes	\$137,592.00	\$137,592.00	\$0.00	\$0.00	\$0.00	\$0.00	\$137,592.00	No	
Jensen, Doreen J	Chief Financial Officer	Administrative and Clerical				FT	Yes	\$55,608.13	\$55,608.13	\$0.00	\$0.00	\$0.00	\$0.00	\$55,608.13	No	
Lipari, Michael	Economic Development Specialist	Managerial				FT	No	\$60,000.00	\$60,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60,000.00	No	
Seppala, Michael	Vice President of Operations	Operational				FT	Yes	\$77,250.00	\$25,817.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,817.00	No	
Sorensen, Joseph A	Maintenance	Operational				FT	No	\$37,492.00	\$37,492.00	\$0.00	\$0.00	\$0.00	\$0.00	\$37,492.00	No	

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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	
Gaub, Janice	Board of Directors												X	
Hallings, Ryan	Board of Directors												X	
Holgate, William	Board of Directors												X	
Rogers, Mary Anne	Board of Directors												X	
Storey, Amy	Board of Directors												X	
Williams, Kim	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
Griffin, Stephen G	Chief Executive Officer						X							

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

Subsidiary/Component Unit Verification

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

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

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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$2,216,263.00
	Investments		\$425,837.00
	Receivables, net		\$342,817.00
	Other assets		\$278,538.00
	Total Current Assets		\$3,263,455.00
Noncurrent Assets			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$1,233,840.00
	Other assets		\$0.00
	Capital Assets		
		Land and other nondepreciable property	\$2,164,953.00
		Buildings and equipment	\$0.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$0.00
		Net Capital Assets	\$2,164,953.00
	Total Noncurrent Assets		\$3,398,793.00
Total Assets			\$6,662,248.00
Liabilities			
Current Liabilities			
	Accounts payable		\$8,062.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$11,502.00
	Deferred revenues		\$0.00
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$326,923.00
	Total Current Liabilities		\$346,487.00
Noncurrent Liabilities			

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$0.00
	Long Term Leases		\$0.00
	Other long-term obligations		\$0.00
	Total Noncurrent Liabilities		\$0.00
Total Liabilities			\$346,487.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$2,164,953.00
	Restricted		\$2,181,847.00
	Unrestricted		\$1,968,961.00
	Total Net Assets		\$6,315,761.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$200,548.00
	Rental & financing income		\$429,058.00
	Other operating revenues		\$136,856.00
	Total Operating Revenue		\$766,462.00
Operating Expenses			
	Salaries and wages		\$316,509.00
	Other employee benefits		\$74,441.00
	Professional services contracts		\$78,943.00
	Supplies and materials		\$155,790.00
	Depreciation & amortization		\$130,365.00
	Other operating expenses		\$0.00
	Total Operating Expenses		\$756,048.00
Operating Income (Loss)			\$10,414.00
Nonoperating Revenues			
	Investment earnings		\$2,557.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$0.00
	Total Nonoperating Revenue		\$2,557.00
Nonoperating Expenses			
	Interest and other financing charges		\$0.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$0.00
	Total Nonoperating Expenses		\$0.00
	Income (Loss) Before Contributions		\$12,971.00
Capital Contributions			\$0.00
Change in net assets			\$12,971.00
Net assets (deficit) beginning of year			\$6,302,790.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$6,315,761.00

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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	946,325.96	0.00	856,659.88	89,666.08
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS			0.00	946,325.96	0.00	856,659.88	89,666.08

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

Real Property Acquisition/Disposal List

1.Address Line1	2442 Old Route 14A
Address Line2	
City	PENN YAN
State	NY
Postal Code	14527
Property Description	Residential Building
Fair Market Description	Appraisal
Transaction Date	9/16/2021
Purchaser Organization	McFetridge Family Irrevocable Trust
Market Rate(\$/square foot)	
Lease Rate(\$/square foot)	
Seller/Purchaser/Tenant Data	
Address Line1 Seller	161 Granite Street
State Seller	MA
Plus4 Seller	
Property Type Code	REAL
Address Line2:	
State	NY
Country	United States
Estimated Fair Market Value	1173000
Transaction Type	ACQUISITION
Purchase Sale Price	\$1,070,000.00
Relation with Authority Ind	No
City Seller	MEDFIELD
Postal code seller	02052
Country Seller	USA

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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	\$2,880.69	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$7,856.49	
Original Project Code		School Property Tax Exemption	\$4,650.25	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$565,720.00	Total Exemptions	\$15,387.43	
Benefited Project Amount	\$565,720.00	Total Exemptions Net of RPTL Section 485-b	\$1,916.18	
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	\$2,083.80	\$2,083.80
Not For Profit	No	Local PILOT	\$5,683.14	\$5,683.14
Date Project approved	1/16/2013	School District PILOT	\$3,788.14	\$3,788.14
Did IDA took Title to Property	Yes	Total PILOT	\$11,555.08	\$11,555.08
Date IDA Took Title to Property	2/25/2013	Net Exemptions	\$3,832.35	
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	43.20	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	13.20	
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		
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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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	\$5,567.92		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$14,460.21		
Original Project Code		School Property Tax Exemption	\$8,517.30		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$773,000.00	Total Exemptions	\$28,545.43		
Benefited Project Amount	\$773,000.00	Total Exemptions Net of RPTL Section 485-b	\$9,865.16		
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	\$1,670.38	\$1,670.38	
Not For Profit		Local PILOT	\$5,939.73	\$5,939.73	
Date Project approved	8/17/2016	School District PILOT	\$3,406.92	\$3,406.92	
Did IDA took Title to Property	Yes	Total PILOT	\$11,017.03	\$11,017.03	
Date IDA Took Title to Property	6/17/2016	Net Exemptions	\$17,528.40		
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	8.80		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.30		
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			
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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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	\$4,306.19	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$1,489.85	
Original Project Code		School Property Tax Exemption	\$6,134.44	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$670,134.00	Total Exemptions	\$11,930.48	
Benefited Project Amount	\$670,134.00	Total Exemptions Net of RPTL Section 485-b	\$840.34	
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	\$3,563.98	\$3,563.98
Not For Profit	No	Local PILOT	\$1,233.06	\$1,233.06
Date Project approved	12/21/2012	School District PILOT	\$5,452.75	\$5,452.75
Did IDA took Title to Property	Yes	Total PILOT	\$10,249.79	\$10,249.79
Date IDA Took Title to Property	2/28/2013	Net Exemptions	\$1,680.69	
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	1.70	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1.70	
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		
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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	570116-04				
Project Type	Lease	State Sales Tax Exemption		\$60.00	
Project Name	B25 Studios Inc.	Local Sales Tax Exemption		\$60.00	
		County Real Property Tax Exemption		\$1,810.29	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$3,565.28	
Original Project Code		School Property Tax Exemption		\$2,031.43	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$157,300.00	Total Exemptions		\$7,527.00	
Benefited Project Amount	\$157,300.00	Total Exemptions Net of RPTL Section 485-b		\$1,813.07	
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		\$543.09	\$543.09
Not For Profit		Local PILOT		\$1,931.17	\$1,931.17
Date Project approved	5/18/2016	School District PILOT		\$812.57	\$812.57
Did IDA took Title to Property	No	Total PILOT		\$3,286.83	\$3,286.83
Date IDA Took Title to Property		Net Exemptions		\$4,240.17	
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		0.30	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.30	
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			
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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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	\$6,612.92	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$3,403.69	
Original Project Code		School Property Tax Exemption	\$11,586.19	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,210,000.00	Total Exemptions	\$21,602.80	
Benefited Project Amount	\$2,210,000.00	Total Exemptions Net of RPTL Section 485-b	\$2,361.79	
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	\$5,428.89	\$5,428.89
Not For Profit		Local PILOT	\$2,794.27	\$2,794.27
Date Project approved	5/18/2011	School District PILOT	\$10,432.04	\$10,432.04
Did IDA took Title to Property	Yes	Total PILOT	\$18,655.20	\$18,655.20
Date IDA Took Title to Property	10/5/2011	Net Exemptions	\$2,947.60	
Year Financial Assistance is Planned to End	2022	Project Employment Information		
Notes	Business has been sold.			
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	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
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		
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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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	\$3,284.49		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$2,204.04		
Original Project Code		School Property Tax Exemption	\$2,070.48		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$1,195,000.00	Total Exemptions	\$7,559.01		
Benefited Project Amount	\$1,018,800.00	Total Exemptions Net of RPTL Section 485-b	\$3,627.70		
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	\$491.58	\$491.58
Not For Profit			Local PILOT	\$329.87	\$329.87
Date Project approved	4/20/2018		School District PILOT	\$1,221.77	\$1,221.77
Did IDA took Title to Property	Yes		Total PILOT	\$2,043.22	\$2,043.22
Date IDA Took Title to Property	4/20/2018		Net Exemptions	\$5,515.79	
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	15.40		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	15.40		
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			
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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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	\$4,985.11	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$24,118.86	
Original Project Code		School Property Tax Exemption	\$14,880.80	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$6,206,385.00	Total Exemptions	\$43,984.77	
Benefited Project Amount	\$6,206,385.00	Total Exemptions Net of RPTL Section 485-b	\$12,225.85	
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	\$3,744.48	\$3,744.48
Not For Profit	No	Local PILOT	\$10,212.29	\$10,212.29
Date Project approved	10/19/2011	School District PILOT	\$10,828.03	\$10,828.03
Did IDA took Title to Property	Yes	Total PILOT	\$24,784.80	\$24,784.80
Date IDA Took Title to Property	12/31/2012	Net Exemptions	\$19,199.97	
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		
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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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	\$5,852.35		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$6,372.80		
Original Project Code		School Property Tax Exemption	\$3,220.91		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$1,300,000.00	Total Exemptions	\$15,446.06		
Benefited Project Amount	\$1,300,000.00	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	\$1,665.83	\$1,665.83
Not For Profit	No		Local PILOT	\$5,844.10	\$5,844.10
Date Project approved	8/2/2017		School District PILOT	\$1,567.97	\$1,567.97
Did IDA took Title to Property	Yes		Total PILOT	\$9,077.90	\$9,077.90
Date IDA Took Title to Property	9/22/2017		Net Exemptions	\$6,368.16	
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	95.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	52.00		
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			
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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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		\$4,985.11	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$24,118.86	
Original Project Code		School Property Tax Exemption		\$14,880.80	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$300,000.00	Total Exemptions		\$43,984.77	
Benefited Project Amount	\$300,000.00	Total Exemptions Net of RPTL Section 485-b		\$12,225.85	
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	\$758.62
Not For Profit	No			Local PILOT	\$375.35
Date Project approved	12/21/2012			School District PILOT	\$1,261.40
Did IDA took Title to Property	Yes			Total PILOT	\$2,395.37
Date IDA Took Title to Property	3/14/2013			Net Exemptions	\$41,589.40
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		5.10	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		5.10	
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			
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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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	\$596.71		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$1,314.80		
Original Project Code		School Property Tax Exemption	\$984.00		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$205,000.00	Total Exemptions	\$2,895.51		
Benefited Project Amount	\$200,000.00	Total Exemptions Net of RPTL Section 485-b	\$1,922.93		
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	\$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	\$2,895.51	
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	43.40		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	14.40		
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			
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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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	\$328,492.18		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$536,802.43		
Original Project Code		School Property Tax Exemption	\$542,516.79		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$35,600,000.00	Total Exemptions	\$1,407,811.40		
Benefited Project Amount	\$35,600,000.00	Total Exemptions Net of RPTL Section 485-b	\$124,932.90		
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	\$221,356.96	\$221,356.96
Not For Profit	No		Local PILOT	\$122,377.33	\$122,377.33
Date Project approved	4/18/2007		School District PILOT	\$365,585.72	\$365,585.72
Did IDA took Title to Property	Yes		Total PILOT	\$709,320.01	\$709,320.01
Date IDA Took Title to Property	7/26/2007		Net Exemptions	\$698,491.39	
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			
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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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		\$20,031.91	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$9,299.07	
Original Project Code		School Property Tax Exemption		\$33,387.20	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$591,744.00	Total Exemptions		\$62,718.18	
Benefited Project Amount	\$591,744.00	Total Exemptions Net of RPTL Section 485-b		\$12,133.00	
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	\$15,342.69
Not For Profit	No			Local PILOT	\$9,679.22
Date Project approved	7/11/1995			School District PILOT	\$25,564.27
Did IDA took Title to Property	Yes			Total PILOT	\$50,586.18
Date IDA Took Title to Property	7/1/1995			Net Exemptions	\$12,132.00
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	38.10		
Country	United States	# of FTE Construction Jobs during Fiscal Year	11.10		
Applicant Information		Net Employment Change	38.10		
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			
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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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	\$2,456.23	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$1,264.23	
Original Project Code		School Property Tax Exemption	\$4,148.94	
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$908,000.00	Total Exemptions	\$7,869.40	
Benefited Project Amount	\$603,000.00	Total Exemptions Net of RPTL Section 485-b	\$341.75	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,166.52	\$2,166.52
Not For Profit	No	Local PILOT	\$1,115.11	\$1,115.11
Date Project approved	2/22/2012	School District PILOT	\$3,753.51	\$3,753.51
Did IDA took Title to Property	Yes	Total PILOT	\$7,035.14	\$7,035.14
Date IDA Took Title to Property	2/22/2012	Net Exemptions	\$834.26	
Year Financial Assistance is Planned to End	2022	Project Employment Information		
Notes	Business has been sold.			
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	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Dave Bunnell			
Address Line1	22 Castle Street	Project Status		
Address Line2				
City	GENEVA	Current Year Is Last Year for Reporting	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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	\$4,453.25		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$12,118.45		
Original Project Code		School Property Tax Exemption	\$7,188.80		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$570,000.00	Total Exemptions	\$23,760.50		
Benefited Project Amount	\$490,000.00	Total Exemptions Net of RPTL Section 485-b	\$16,357.27		
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	\$23,760.50	
Year Financial Assistance is Planned to End	2032	Project Employment Information			
Notes	Property was sold at end of of 2021 to neighboring company for their expansion plans. PILOT will be transferred to new owner and reported as new project for 2022.				
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	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
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	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	14418	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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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	\$72,769.25		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$36,005.03		
Original Project Code		School Property Tax Exemption	\$118,627.46		
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	\$227,401.74		
Benefited Project Amount	\$7,025,000.00	Total Exemptions Net of RPTL Section 485-b	\$52,681.40		
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	\$641,203.00	\$641,203.00
Not For Profit	No		Local PILOT	\$307,323.00	\$307,323.00
Date Project approved	8/17/2016		School District PILOT	\$995,114.00	\$995,114.00
Did IDA took Title to Property	Yes		Total PILOT	\$1,943,640.00	\$1,943,640.00
Date IDA Took Title to Property	11/11/2016		Net Exemptions	-\$1,716,238.26	
Year Financial Assistance is Planned to End	2031	Project Employment Information			
Notes	The reason for the large negative net exemption is due to the structure of the PILOT. Greenidge Generation makes an additional PILOT payment based on their "net generation revenue" from the power plant. The plant's net generation revenue was great enough this year that they were able to share a substantial amount back to the community. Absent of the additional payment the net exemption would have been \$81,698.74.				
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	27.90		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	25.90		
Applicant Name	Greenidge Generation	Project Status			
Address Line1	592 Plant Road				
Address Line2					
City	DRESDEN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	5701-19-05A				
Project Type	Tax Exemptions	State Sales Tax Exemption		\$901,779.50	
Project Name	Greenidge Generation, LLC - Data Center	Local Sales Tax Exemption		\$901,779.50	
		County Real Property Tax Exemption			
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption			
Original Project Code	57011606R	School Property Tax Exemption			
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$34,352,259.00	Total Exemptions		\$1,803,559.00	
Benefited Project Amount	\$33,932,259.00	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	10/16/2019	School District PILOT			
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	10/16/2019	Net Exemptions		\$1,803,559.00	
Year Financial Assistance is Planned to End	2022	Project Employment Information			
Notes	Job numbers are included in the Greenidge Generation LLC (Project code 57011606R) figures.				
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)		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		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Greenidge Generation, LLC	Project Status			
Address Line1	590 Plant Road				
Address Line2					
City	DRESDEN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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	\$24,256.42		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$12,001.68		
Original Project Code		School Property Tax Exemption	\$40,000.00		
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	\$76,258.10		
Benefited Project Amount	\$9,335,000.00	Total Exemptions Net of RPTL Section 485-b	\$55,380.66		
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	\$76,258.10		
		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			
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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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	\$18,193.85	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$49,619.96	
Original Project Code		School Property Tax Exemption	\$29,370.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,400,000.00	Total Exemptions	\$97,183.81	
Benefited Project Amount	\$4,955,000.00	Total Exemptions Net of RPTL Section 485-b	\$17,823.92	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$10,309.85	\$10,309.85
Not For Profit		Local PILOT	\$28,117.97	\$28,117.97
Date Project approved	7/16/2014	School District PILOT	\$19,188.40	\$19,188.40
Did IDA took Title to Property	Yes	Total PILOT	\$57,616.22	\$57,616.22
Date IDA Took Title to Property	11/18/2014	Net Exemptions	\$39,567.59	
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	6.30	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	6.30	
Applicant Name	Indus Elm Street, LLC	Project Status		
Address Line1	1080 Pittsford-Victor Road			
Address Line2				
City	PITTSFORD	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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		\$2,495.52	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$863.40	
Original Project Code		School Property Tax Exemption		\$3,713.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$280,000.00	Total Exemptions		\$7,071.92	
Benefited Project Amount	\$280,000.00	Total Exemptions Net of RPTL Section 485-b		\$2,051.87	
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	\$1,153.62		\$1,153.62
Not For Profit	No	Local PILOT	\$399.13		\$399.13
Date Project approved	11/18/2015	School District PILOT	\$2,381.96		\$2,381.96
Did IDA took Title to Property	Yes	Total PILOT	\$3,934.71		\$3,934.71
Date IDA Took Title to Property	12/21/2015	Net Exemptions	\$3,137.21		
Year Financial Assistance is Planned to End	2026	Project Employment Information			
Notes					
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	2.10		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.10		
Applicant Name	Brian & Susan Friguilette	Project Status			
Address Line1	2792 State Route 54A				
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			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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		\$39,512.79	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$108,034.34	
Original Project Code		School Property Tax Exemption		\$63,961.01	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$246,000.00	Total Exemptions		\$211,508.14	
Benefited Project Amount	\$246,000.00	Total Exemptions Net of RPTL Section 485-b		\$4,800.34	
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	\$38,312.00
Not For Profit				Local PILOT	\$104,488.05
Date Project approved	11/18/2015			School District PILOT	\$61,846.37
Did IDA took Title to Property	Yes			Total PILOT	\$204,646.42
Date IDA Took Title to Property	2/29/2016			Net Exemptions	\$6,861.72
Year Financial Assistance is Planned to End	2031	Project Employment Information			
Notes					
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		197.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		131.00	
Applicant Name	Kan-Pak, LLC				
Address Line1	105 Horizon Business Prk	Project Status			
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			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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	\$44,856.17	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$15,519.29	
Original Project Code		School Property Tax Exemption	\$66,740.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$4,920,000.00	Total Exemptions	\$127,115.46	
Benefited Project Amount	\$4,920,000.00	Total Exemptions Net of RPTL Section 485-b	\$38,824.34	
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	\$19,032.28	\$19,032.28
Not For Profit	No	Local PILOT	\$6,584.77	\$6,584.77
Date Project approved	10/21/2015	School District PILOT	\$34,721.25	\$34,721.25
Did IDA took Title to Property	Yes	Total PILOT	\$60,338.30	\$60,338.30
Date IDA Took Title to Property	2/29/2016	Net Exemptions	\$66,777.16	
Year Financial Assistance is Planned to End	2026	Project Employment Information		
Notes	The 2020 jobs figures for this project have been impacted by COVID-19.			
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	57.90	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-8.10	
Applicant Name	Keuka Commons, LLC			
Address Line1	4 Centre Drive	Project Status		
Address Line2				
City	ORCHARD PARK	Current Year Is Last Year for Reporting	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	14127	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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	5701-18-04			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Keuka Gardens Associates, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$10,188.55	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$27,787.18	
Original Project Code		School Property Tax Exemption	\$16,447.20	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$9,431,215.00	Total Exemptions	\$54,422.93	
Benefited Project Amount	\$7,041,839.00	Total Exemptions Net of RPTL Section 485-b	\$25,368.75	
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	\$2,463.10	\$2,463.10
Not For Profit	No	Local PILOT	\$6,373.90	\$6,373.90
Date Project approved	10/12/2018	School District PILOT	\$4,015.00	\$4,015.00
Did IDA took Title to Property	Yes	Total PILOT	\$12,852.00	\$12,852.00
Date IDA Took Title to Property	10/12/2018	Net Exemptions	\$41,570.93	
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	1.40	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1.40	
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		
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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	5701-20-01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Keuka Lake Hotel Conference Center	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$23,470.06	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$63,936.42	
Original Project Code		School Property Tax Exemption	\$51,103.80	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,391,800.00	Total Exemptions	\$138,510.28	
Benefited Project Amount	\$580,954.00	Total Exemptions Net of RPTL Section 485-b	\$40,857.10	
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	\$626.39	\$626.39
Not For Profit	No	Local PILOT	\$37,991.32	\$37,991.32
Date Project approved	2/28/2020	School District PILOT	\$30,544.80	\$30,544.80
Did IDA took Title to Property	Yes	Total PILOT	\$69,162.51	\$69,162.51
Date IDA Took Title to Property	2/28/2020	Net Exemptions	\$69,347.77	
Year Financial Assistance is Planned to End	2032	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	110 Mace Street	Original Estimate of Jobs to be Created	30.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	26,384.00	
City	PENN YAN	Annualized Salary Range of Jobs to be Created	24,000.00	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	31.40	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	31.40	
Applicant Name	Christopher Iversen			
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		
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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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		\$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	\$9,480,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$9,480,000.00	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	\$0.00
Not For Profit	No		Local PILOT	\$0.00	\$0.00
Date Project approved	11/20/2013		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	9/16/2015		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2027	Project Employment Information			
Notes	This project has been combined with the Keuka Lake Hotel Conference Center Project (5701-20-01). All information to be reported via that project.				
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		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Keuka Lake Hotel, LLC	Project Status			
Address Line1	4661 Dewey Avenue				
Address Line2					
City	GORHAM	Current Year Is Last Year for Reporting		Yes	
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	14461	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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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	\$1,424.58		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$3,885.24		
Original Project Code		School Property Tax Exemption	\$2,442.64		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$18,580,000.00	Total Exemptions	\$7,752.46		
Benefited Project Amount	\$17,564,000.00	Total Exemptions Net of RPTL Section 485-b	\$7,752.46		
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	\$7,752.46		
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. The original estimate of jobs to be created is 1.25.				
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	20.00		
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			
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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	5701-19-01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Keuka Shores	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$173.45	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$473.04	
Original Project Code		School Property Tax Exemption	\$279.99	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$14,271,687.00	Total Exemptions	\$926.48	
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	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,445.87	\$2,445.87
Not For Profit	No	Local PILOT	\$1,045.30	\$1,045.30
Date Project approved	1/16/2019	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$3,491.17	\$3,491.17
Date IDA Took Title to Property	7/31/2019	Net Exemptions	-\$2,564.69	
Year Financial Assistance is Planned to End	2029	Project Employment Information		
Notes				
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	0.00	
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		
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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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	\$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	\$400,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$400,000.00	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	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	12/21/2012	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	3/28/2013	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2024	Project Employment Information		
Notes	PILOT was terminated at end of 2020 due to changes in client's business location.			
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	2.70	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-2.30	
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	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	14478	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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	5701-18-03				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Middlesex-Yates Solar, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$389.32	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$338.16	
Original Project Code		School Property Tax Exemption		\$826.43	
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		\$1,553.91	
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					
Not For Profit	No	County PILOT		\$4,524.99	\$4,524.99
Date Project approved	7/9/2018	Local PILOT		\$3,986.21	\$3,986.21
Did IDA took Title to Property	No	School District PILOT		\$9,830.44	\$9,830.44
Date IDA Took Title to Property		Total PILOT		\$18,341.64	\$18,341.64
Year Financial Assistance is Planned to End	2039	Net Exemptions		-\$16,787.73	
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		0.05	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.05	
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			
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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	5701-21-02				
Project Type	Lease	State Sales Tax Exemption		\$11,648.00	
Project Name	NY Benton 1, LLC	Local Sales Tax Exemption		\$11,648.00	
		County Real Property Tax Exemption		\$25,848.78	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$17,026.44	
Original Project Code		School Property Tax Exemption		\$40,996.87	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$9,154,634.00	Total Exemptions		\$107,168.09	
Benefited Project Amount	\$5,196,480.00	Total Exemptions Net of RPTL Section 485-b		\$26,986.26	
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		\$6,510.57	\$6,510.57
Not For Profit	No	Local PILOT		\$4,288.48	\$4,288.48
Date Project approved	1/14/2021	School District PILOT		\$10,325.95	\$10,325.95
Did IDA took Title to Property	Yes	Total PILOT		\$21,125.00	\$21,125.00
Date IDA Took Title to Property	1/14/2021	Net Exemptions		\$86,043.09	
Year Financial Assistance is Planned to End	2030	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	State Route 14A	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		42.20	
Applicant Information		Net Employment Change		0.00	
Applicant Name	NY Benton 1, LLC				
Address Line1	140 East 45th Street, Suite 32-B1	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10017	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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	5701-21-01				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Oak Hill Bulk Foods - 21	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		\$0.00	
Total Project Amount	\$272,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$272,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$0.00
Not For Profit	No			Local PILOT	\$0.00
Date Project approved	12/16/2021			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$0.00
Date IDA Took Title to Property	12/21/2021			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2032			Project Employment Information	
Notes					
Location of Project		# of FTEs before IDA Status	44.70		
Address Line1	3173 Route 14A	Original Estimate of Jobs to be Created	12.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	2.00		
City	PENN YAN	Annualized Salary Range of Jobs to be Created	30,000.00	To:	35,000.00
State	NY	Original Estimate of Jobs to be Retained	44.70		
Zip - Plus4	14527	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,000.00		
Province/Region		Current # of FTEs	44.70		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
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			
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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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		\$1,059.49	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$1,683.34	
Original Project Code		School Property Tax Exemption		\$1,710.31	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$375,000.00	Total Exemptions		\$4,453.14	
Benefited Project Amount	\$350,000.00	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		\$211.90	\$211.90
Not For Profit	No	Local PILOT		\$94.11	\$94.11
Date Project approved	2/22/2017	School District PILOT		\$513.09	\$513.09
Did IDA took Title to Property	Yes	Total PILOT		\$819.10	\$819.10
Date IDA Took Title to Property	12/27/2017	Net Exemptions		\$3,634.04	
Year Financial Assistance is Planned to End	2028	Project Employment Information			
Notes	The number of FTEs before IDA Status should be 0.				
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		44.70	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		19.70	
Applicant Name	Oak Hill Bulk Foods, Inc.	Project Status			
Address Line1	3173 Route 14A				
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			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	5701-18-05			
Project Type	Lease	State Sales Tax Exemption	\$9,890.15	
Project Name	Parker's Grille, Inc.	Local Sales Tax Exemption	\$9,890.15	
		County Real Property Tax Exemption	\$1,516.15	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$4,135.00	
Original Project Code		School Property Tax Exemption	\$2,447.50	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$750,000.00	Total Exemptions	\$27,878.95	
Benefited Project Amount	\$716,246.00	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	\$1,516.15	\$1,516.15
Not For Profit	No	Local PILOT	\$4,135.01	\$4,135.01
Date Project approved	12/21/2018	School District PILOT	\$2,447.50	\$2,447.50
Did IDA took Title to Property	Yes	Total PILOT	\$8,098.66	\$8,098.66
Date IDA Took Title to Property	12/21/2018	Net Exemptions	\$19,780.29	
Year Financial Assistance is Planned to End	2029	Project Employment Information		
Notes	This project did not start in 2018. It has been significantly delayed due to COVID-19 and has not yet opened for business.			
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	13.40	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	13.40	
Applicant Name	Parker's Grille, Inc./Peter Mitchell	Project Status		
Address Line1	4221 Glass Factory Bay			
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		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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	\$7,230.84	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$19,720.23	
Original Project Code		School Property Tax Exemption	\$11,672.62	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$21,827.00	
Total Project Amount	\$800,838.00	Total Exemptions	\$60,450.69	
Benefited Project Amount	\$800,838.00	Total Exemptions Net of RPTL Section 485-b	\$1,089.25	
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	\$5,902.54	\$5,902.54
Not For Profit	No	Local PILOT	\$16,097.96	\$16,097.96
Date Project approved	4/21/2010	School District PILOT	\$9,528.36	\$9,528.36
Did IDA took Title to Property	Yes	Total PILOT	\$31,528.86	\$31,528.86
Date IDA Took Title to Property	1/1/2011	Net Exemptions	\$28,921.83	
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	12.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	7.00	
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		
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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	5701-19-03				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Penn Yan Manufacturing Realty	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$5,315.64	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$14,497.30	
Original Project Code		School Property Tax Exemption		\$8,580.94	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$20,739,610.00	Total Exemptions		\$28,393.88	
Benefited Project Amount	\$18,352,576.00	Total Exemptions Net of RPTL Section 485-b		\$6,065.00	
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		\$3,385.88	\$3,385.88
Not For Profit	No	Local PILOT		\$9,234.28	\$9,234.28
Date Project approved	4/4/2019	School District PILOT		\$5,465.76	\$5,465.76
Did IDA took Title to Property	Yes	Total PILOT		\$18,085.92	\$18,085.92
Date IDA Took Title to Property	6/28/2019	Net Exemptions		\$10,307.96	
Year Financial Assistance is Planned to End	2035	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status		0.00	
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		0.00	
Zip - Plus4	14527	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		45,000.00	
Province/Region		Current # of FTEs		48.40	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		48.40	
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			
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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	5701-21-03			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Penn Yan Solar I, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$23,377.62	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$10,879.45	
Original Project Code		School Property Tax Exemption	\$37,410.16	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$7,052,000.00	Total Exemptions	\$71,667.23	
Benefited Project Amount	\$5,964,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$40,000.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$6,890.91	\$6,980.91
Not For Profit	No	Local PILOT	\$3,206.88	\$3,206.88
Date Project approved	2/26/2021	School District PILOT	\$11,027.21	\$11,027.21
Did IDA took Title to Property	Yes	Total PILOT	\$21,125.00	\$21,215.00
Date IDA Took Title to Property	2/26/2021	Net Exemptions	\$50,542.23	
Year Financial Assistance is Planned to End	2046	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	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	60.44	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Penn Yan Solar I, LLC			
Address Line1	99 Park Avenue, Suite 1700	Project Status		
Address Line2				
City	NEW YORK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10016	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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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	\$0.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$0.00	
Original Project Code	57010901A	School Property Tax Exemption	\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$170,550.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$170,550.00	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		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	\$0.00	
Year Financial Assistance is Planned to End	2020	Project Employment Information		
Notes	There was an 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. This FTE's have been a challenge to report on from year to year as the property is actually a retail plaza. The original PILOT was put in place to help attract a large clothing retailer as Yates County did not have such a store that time. The FTE's were calculated by the plaza owner to show the jobs to be created by the clothing retailer plus jobs of other retailers they hoped they would attract with the clothing retailer coming in. In 2020, the clothing retailer closed all of their stores due to the pandemic which included the Penn Yan store. Even though there are other other FTE's in the plaza, we will leave the current FTE's at 0 since the FTE's before IDA status also says 0.			
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	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, LLC			
Address Line1	1208 Route 34, Suite 19	Project Status		
Address Line2				
City	ABERDEEN	Current Year Is Last Year for Reporting	Yes	
State	NJ	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	07747	IDA Does Not Hold Title to the Property	Yes	

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

Province/Region		The Project Receives No Tax Exemptions	Yes
Country	USA		

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	5701-18-01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Plum Point Lodge on Seneca, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$5,758.35	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$2,557.33	
Original Project Code		School Property Tax Exemption	\$9,873.52	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,798,000.00	Total Exemptions	\$18,189.20	
Benefited Project Amount	\$2,478,000.00	Total Exemptions Net of RPTL Section 485-b	\$2,003.53	
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	\$4,397.45	\$4,397.45
Not For Profit	No	Local PILOT	\$1,952.94	\$1,952.94
Date Project approved	1/11/2018	School District PILOT	\$7,831.75	\$7,831.75
Did IDA took Title to Property	Yes	Total PILOT	\$14,182.14	\$14,182.14
Date IDA Took Title to Property	1/11/2018	Net Exemptions	\$4,007.06	
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	12.30	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	12.30	
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		
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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	5701-20-02				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Rei Rei	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		\$0.00	
Total Project Amount	\$2,019,869.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$1,890,419.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	
Not For Profit		Local PILOT	\$0.00	\$0.00	
Date Project approved	10/28/2020	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	10/28/2020	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2033	Project Employment Information			
Notes	The property was owned by a husband and wife team. The husband unfortunately recently passed away from COVID and as a result, there was significant difficulty in collecting data from the wife. We are working with her to collect the information. Property tax exemptions start in 2022.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	111 Liberty 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	Cindy Rosato				
Address Line1	120 Carverdale Drive	Project Status			
Address Line2					
City	ROCHESTER	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14618	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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	5701-19-04				
Project Type	Lease	State Sales Tax Exemption	\$71.71		
Project Name	Savour Finger Lakes	Local Sales Tax Exemption	\$71.71		
		County Real Property Tax Exemption	\$4,166.30		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$2,795.77		
Original Project Code		School Property Tax Exemption	\$2,740.82		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$1,126,000.00	Total Exemptions	\$9,846.31		
Benefited Project Amount	\$1,060,000.00	Total Exemptions Net of RPTL Section 485-b	\$1,873.12		
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	\$1,734.49	\$1,734.49
Not For Profit	No		Local PILOT	\$1,163.92	\$1,163.92
Date Project approved	9/18/2019		School District PILOT	\$2,740.82	\$2,740.82
Did IDA took Title to Property	Yes		Total PILOT	\$5,639.23	\$5,639.23
Date IDA Took Title to Property	11/13/2019		Net Exemptions	\$4,207.08	
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	1.90		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.90		
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			
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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	11/28/2000	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	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	120.40		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	72.40		
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			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

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		\$5,605.24	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$2,885.03	
Original Project Code		School Property Tax Exemption		\$11,034.90	
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$2,922,375.00	Total Exemptions		\$19,525.17	
Benefited Project Amount	\$2,922,375.00	Total Exemptions Net of RPTL Section 485-b		\$357.55	
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	\$5,133.14		\$5,133.14
Not For Profit	No	Local PILOT	\$2,642.04		\$2,642.04
Date Project approved	7/21/2010	School District PILOT	\$11,034.90		\$11,034.90
Did IDA took Title to Property	Yes	Total PILOT	\$18,810.08		\$18,810.08
Date IDA Took Title to Property	11/30/2010	Net Exemptions	\$715.09		
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	2.80		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	2.80		
Applicant Name	Matthew & Sandra Downey	Project Status			
Address Line1	5236 Cazenovia Terrace				
Address Line2					
City	CAZENOVIA	Current Year Is Last Year for Reporting	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	13035	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: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
42	\$4,801,859.63	\$3,373,443.51	\$1,428,416.12	505

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

Additional Comments