

YATES COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Yates County, New York)
Basic Financial Statements, Required
Supplementary Information, Supplementary Information,
and Other Information for the Years Ended December 31, 2022
and 2021 and Independent Auditors' Reports

YATES COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A COMPONENT UNIT OF YATES COUNTY, NEW YORK)

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Certified Public Accountants

INDEPENDENT AUDITORS' REPORT

To the Board of Directors
Yates County Industrial Development Agency:

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the Yates County Industrial Development Agency (the "Agency"), a component unit of Yates County, New York, as of and for the years ended December 31, 2022 and 2021, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Agency, as of December 31, 2022 and 2021, and the respective changes in its financial position and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

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

Supplementary Information

Our audits were conducted for the purpose of forming opinions on the financial statements that collectively comprise the Agency's basic financial statements. The Supplementary Information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements.

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

Other Information

Management is responsible for the other information included in the financial statements. The other information comprises the Schedule of Bond Indebtedness and Related Project Reporting Information in Appendix A, but does not include the financial statements and our auditors' report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audits of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 29, 2023 on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

Drescher + Maleki LLP

March 29, 2023

YATES COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A COMPONENT UNIT OF YATES COUNTY, NEW YORK)
Management's Discussion and Analysis
Years Ended December 31, 2022 and 2021

As management of the Yates County Industrial Development Agency (the "Agency"), we offer readers of the Agency's financial statements this narrative overview and analysis of the financial activities of the Agency, including the Finger Lakes Horizon Economic Development Corporation (the "Corporation") blended component unit, for the years ended December 31, 2022 and 2021. This document should be read in conjunction with additional information that we have furnished in the Agency's financial statements which follow this narrative.

Financial Highlights

- The assets and deferred outflows of resources of the Agency exceeded the liabilities and deferred inflows of resources at December 31, 2022 and 2021 by \$8,936,437 and \$8,667,723, respectively.
- The Agency's net position increased by \$268,714 and \$469,843 during the years ended December 31, 2022 and 2021, respectively.
- During the year ended December 31, 2022, the Agency issued \$200,000 in notes receivable compared to \$1,000,477 during the year ended December 31, 2021. At December 31, 2022, notes receivable outstanding were \$2,778,362 as compared to \$2,908,851 at December 31, 2021.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Agency's basic financial statements. The Agency's basic financial statements comprise of two components: 1) the Agency's financial statements and, 2) notes to those financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Basic financial statements—The financial statements are prepared using the accrual basis of accounting. The financial statements include:

The *statements of net position* present information on all of the Agency's assets, liabilities, and deferred outflows/inflows of resources, with the differences reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Agency is improving or deteriorating.

The *statements of revenues, expenses, and change in net position* present information showing how the Agency's net position changed during the most recent fiscal years. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows.

The *statements of cash flows* present the cash provided and used during 2022 and 2021 and how it affects the cash balances at December 31, 2022 and 2021.

The financial statements can be found on pages 9-11 of this report.

Notes to the Financial Statements—The notes provide additional information that is essential to a full understanding of the data provided in the financial statements. The notes to the financial statements can be found on pages 12-22 of this report.

Other information—In addition to the basic financial statements and accompanying notes, this report also presents *required supplementary information* concerning the Agency’s net pension liability/(asset). Required Supplementary Information can be found on pages 23-24 of this report.

Combining statements are presented as supplementary information immediately following the Required Supplementary Information in the Supplementary Information section on pages 25-27 of this report.

Finally, the Schedule of Bond Indebtedness and Related Project Reporting Information (Appendix A) can be found in the Other Information section on page 30 of this report.

Financial Analysis

The *statements of net position* and the *statements of revenues, expenses, and changes in net position* can assist in determining whether the Agency’s financial position has improved or deteriorated from the prior year. The *statements of cash flows* provide information about the cash receipts, cash payments, and net change in cash resulting from the operating, investing and capital financing activities of the Agency during the year. These statements help users assess the Agency’s ability to generate net cash flows, its ability to meet obligations as they come due, and its need for external financing. Condensed financial highlights of these statements are presented below.

Table 1—Condensed Statements of Net Position

	December 31,		
	<u>2022</u>	<u>2021</u>	<u>2020</u>
Assets:			
Current assets	\$ 4,739,297	\$ 4,690,691	\$ 5,096,441
Noncurrent assets	<u>4,742,194</u>	<u>4,585,444</u>	<u>3,222,449</u>
Total assets	<u>9,481,491</u>	<u>9,276,135</u>	<u>8,318,890</u>
Deferred outflows of resources	<u>190,397</u>	<u>253,626</u>	<u>220,877</u>
Liabilities:			
Current liabilities	10,825	13,439	18,459
Noncurrent liabilities	<u>10,901</u>	<u>11,502</u>	<u>300,252</u>
Total liabilities	<u>21,726</u>	<u>24,941</u>	<u>318,711</u>
Deferred inflows of resources	<u>713,725</u>	<u>837,097</u>	<u>23,176</u>
Net position	<u>\$ 8,936,437</u>	<u>\$ 8,667,723</u>	<u>\$ 8,197,880</u>

The largest portion of the Agency’s current assets are cash and cash equivalents, including restricted cash and cash equivalents and certificates of deposit of \$3,729,337, \$3,523,184, and \$4,562,138 at December 31, 2022, 2021, and 2020, respectively.

The largest portion of the Agency’s noncurrent assets are the noncurrent portion of notes receivable of \$2,311,911, \$2,420,491, and \$2,003,432 at December 31, 2022, 2021, and 2020, respectively.

The Agency reported total liabilities of \$21,726, \$24,941, and \$318,711 at December 31, 2022, 2021, and 2020, respectively.

Agency activities—Agency activities increased net position by \$268,714, \$469,843 and \$288,371 for the years ended December 31, 2022, 2021, and 2020, respectively. Condensed versions of the statements of revenues, expenses, and changes in net position are presented in Table 2 below.

Table 2— Condensed Statements of Revenues, Expenses, and Changes in Net Position

	Year Ended December 31,		
	2022	2021	2020
Operating revenues	\$ 1,177,163	\$ 1,453,672	\$ 1,368,172
Operating expenses	910,084	986,386	1,071,213
Operating income	267,079	467,286	296,959
Nonoperating revenues (expenses)	1,635	2,557	(8,588)
Change in net position	268,714	469,843	288,371
Net position—beginning	8,667,723	8,197,880	7,909,509
Net position—ending	<u>\$ 8,936,437</u>	<u>\$ 8,667,723</u>	<u>\$ 8,197,880</u>

Operating revenues primarily represent agency fees, rental of real property, and grant revenues. The Agency leases several office, manufacturing, and storage spaces to various organizations under the terms of cancelable operating lease agreements. The Agency’s total operating revenues were \$1,177,163, \$1,453,672 and \$1,368,172 for the years ending December 31, 2022, 2021 and 2020, respectively.

The most significant source of operating revenues is bond service fees, which accounts for \$574,741, or 48.8 percent of total operating revenues, for the year ended December 31, 2022, \$451,838 or 31.1 percent of total operating revenues for the year ended December 31, 2021 and \$542,794, or 40.0 percent of total operating revenues, for the year ended December 31, 2020. The next largest source of operating revenue is rental of real property of \$436,532, or 37.1 percent of total operating revenues for the year ended December 31, 2022, \$429,058, or 29.5 percent of total operating revenues for the year ended December 31, 2021 and \$390,240, or 28.5 percent of total operating revenues for the years ended December 31, 2020.

Operating expenses primarily consist of administration, including salaries and benefits paid to employees, operating and maintenance, contractual and depreciation. Total operating expenses were \$910,084, \$986,386 and \$1,071,213 for the years ending December 31, 2022, 2021 and 2020, respectively.

The most significant operating expense item is administrative costs, which accounts for \$426,558, or 46.9 percent of total operating expenses, for the year ended December 31, 2022, \$433,083 or 43.9 percent of total operating expenses for the year ended December 31, 2021 and \$568,408, or 53.1 percent of total operating expenses, for the year ended December 31, 2020. The next largest operating expense item is contractual services of \$237,381, or 26.1 percent of total operating expenses for the year ended December

31, 2022, \$308,456, or 31.3 percent of total operating expenses for the year ended December 31, 2021 and \$287,485, or 26.8 percent of total operating expenses for the years ended December 31, 2020.

Cash flows—Agency cash and cash equivalents decreased by \$118,010, \$1,040,217 and \$14,465 for the years ended December 31, 2022, 2021 and 2020, respectively. Key elements of these changes are presented below in Table 3:

Table 3—Condensed Statements of Cash Flows

	Year Ended December 31,		
	2022	2021	2020
Cash flows from:			
Operating activities	\$ 519,694	\$ 21,469	\$ 22,001
Capital and related financing activities	(315,176)	(1,076,301)	(57,005)
Investing activities	(322,528)	14,615	20,539
Net (decrease) increase	(118,010)	(1,040,217)	(14,465)
Cash and cash equivalents—beginning	<u>3,097,347</u>	<u>4,137,564</u>	<u>4,152,029</u>
Cash and cash equivalents—ending	<u>\$2,979,337</u>	<u>\$3,097,347</u>	<u>\$4,137,564</u>

The decreases in cash and cash equivalents primarily reflect the results of capital and related financing activities, which primarily includes the purchase of capital assets and certificates in deposit in excess of receipts from operations.

Capital Assets and Debt Administration

Capital assets—The Agency’s investment in capital assets as of December 31, 2022, 2021 and 2020 amounts to \$2,338,585, \$2,164,953, \$1,219,017 (net of accumulated depreciation), respectively. This investment in capital assets includes land, construction in progress, land improvements, buildings and improvements, machinery and equipment and infrastructure.

Capital assets net of depreciation for the Agency at the years ended December 31, 2022, 2021 and 2020 are presented in Table 4 below:

Table 4—Summary of Capital Assets (Net of Depreciation)

	December 31,		
	2022	2021	2020
Land	\$ 1,174,477	\$ 1,174,477	\$ 104,477
Buildings and improvements	1,160,698	985,517	1,108,276
Equipment and furniture	<u>3,410</u>	<u>4,959</u>	<u>6,264</u>
Total	<u>\$ 2,338,585</u>	<u>\$ 2,164,953</u>	<u>\$ 1,219,017</u>

Additional information on the Agency’s capital assets can be found in Note 6 to the financial statements.

Debt Administration

The Agency has not issued any debt instruments.

Economic Factors

At the end of 2022, there were 27 tenants at the Keuka Business Park. As the primary source of revenue for the Agency, maintaining a strong tenant base is critical for financial solvency.

Portions of the Keuka Business Park facility range from 25-50 years of age and require significant attention to annual maintenance and upkeep. As the facility ages, capital improvements will be required for roofs, surfacing parking areas, climate control components and other energy efficiency measures. It is critical that the Agency balance lease revenues and capital improvement expenses to best maintain the facility. A Facilities Capital Plan is updated annually in an attempt to anticipate future needs.

There are approximately 16 developable acres remaining in the Agency-owned Horizon Business Park (the "Park"). All revenues from the sale of property at the Park are available for Agency operating expenses.

The Agency manages five separate loan funds and remains active in issuing loans. During 2022 the Agency issued two loans totaling \$200,000 compared to eight loans totaling \$575,000 in 2021 and nine loans totaling \$730,523 in 2020. The Agency uses stringent credit analysis of loan applicants, requires security agreements with loan clients to protect Agency investments, and continues to take an aggressive stance to recover loan proceeds from delinquent accounts. Management believes that the trend of issuing loans will continue throughout 2022.

In 2022 and 2021, the Agency entered into grant agreements with New York State Housing Trust Fund Corporation and the Village of Penn Yan and reported revenue from the grants totaling \$418,136. The Agency received \$44,788 from the New York State Housing Trust Fund Corporation in 2021. The grants focus on the revitalization of downtown Penn Yan through loan funds and direct grants.

The Agency begins 2023 in the strong financial position due to the ability to reserve funds and manage those funds. Keuka Business Park is near capacity, the Agency expects rental activity to remain strong. Funding available through New York State, the Village of Penn Yan, and the United States Department of Agriculture, combined with the Agency's own resources, has provided a needed stimulus to Yates County. Also, the efforts of the Agency's management have resulted in the Agency influencing major positive economic funding from local government. Management continues to have an optimistic outlook for the Agency and its ability to assist in the enhancement and diversity of the economy of Yates County by acting in support of projects in Yates County that create and/or retain jobs and/or promote private sector investment.

Requests for Information

Questions regarding this report or requests for additional information should be directed to the Chief Executive Officer of the Yates County Industrial Development Agency, 1 Keuka Business Park Suite 100, Penn Yan, New York 14527.

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BASIC FINANCIAL STATEMENTS

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YATES COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A COMPONENT UNIT OF YATES COUNTY, NEW YORK)
Statements of Net Position
December 31, 2022 and 2021

	2022	2021
ASSETS		
Current assets:		
Cash and cash equivalents	\$ 1,106,290	\$ 1,342,936
Restricted cash and cash equivalents	1,873,047	1,754,411
Certificates of deposit	750,000	425,837
Grants receivable	53,500	53,500
Accounts receivable	17,934	36,926
Lease receivable	398,772	510,174
Prepaid items	19,668	24,912
Mortgages receivable	53,635	53,635
Current portion of notes receivable	466,451	488,360
Total current assets	4,739,297	4,690,691
Noncurrent assets:		
Notes receivable, net of current portion	2,311,911	2,420,491
Noncurrent net pension asset	91,698	-
Capital assets not being depreciated	1,174,477	1,174,477
Capital assets being depreciated, net	1,164,108	990,476
Total noncurrent assets	4,742,194	4,585,444
Total assets	9,481,491	9,276,135
 DEFERRED OUTFLOWS OF RESOURCES		
Deferred outflows—relating to pensions	190,397	253,626
Total deferred outflows of resources	190,397	253,626
 LIABILITIES		
Current liabilities:		
Accounts payable	10,825	13,439
Total current liabilities	10,825	13,439
Noncurrent liabilities:		
Compensated absences	10,901	10,432
Net pension liability	-	1,070
Total noncurrent liabilities	10,901	11,502
Total liabilities	21,726	24,941
 DEFERRED INFLOWS OF RESOURCES		
Deferred inflows—relating to pensions	321,253	326,923
Deferred inflows—relating to leases	392,472	510,174
Total deferred inflows of resources	713,725	837,097
 NET POSITION		
Net investment in capital assets	2,338,585	2,164,953
Restricted	2,221,465	2,181,847
Unrestricted	4,376,387	4,320,923
Total net position	\$ 8,936,437	\$ 8,667,723

The notes to the financial statements are an integral part of these statements.

YATES COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A COMPONENT UNIT OF YATES COUNTY, NEW YORK)
Statements of Revenues, Expenses, and Changes in Net Position
Years Ended December 31, 2022 and 2021

	<u>2022</u>	<u>2021</u>
Operating revenues:		
Bond service fees	\$ 574,741	\$ 451,838
Rental of real property	436,532	429,058
Grant revenue	10,450	416,386
Program income	92,558	88,169
Other income	<u>62,882</u>	<u>68,221</u>
Total operating revenues	<u>1,177,163</u>	<u>1,453,672</u>
Operating expenses:		
Administrative cost	426,558	433,083
Operating and maintenance	104,601	114,482
Contractual services	237,381	308,456
Depreciation	<u>141,544</u>	<u>130,365</u>
Total operating expenses	<u>910,084</u>	<u>986,386</u>
Operating income	267,079	467,286
Nonoperating revenues:		
Interest income	<u>1,635</u>	<u>2,557</u>
Total nonoperating revenues	<u>1,635</u>	<u>2,557</u>
Change in net position	268,714	469,843
Net position—beginning	<u>8,667,723</u>	<u>8,197,880</u>
Net position—ending	<u>\$ 8,936,437</u>	<u>\$ 8,667,723</u>

The notes to the financial statements are an integral part of these statements.

YATES COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A COMPONENT UNIT OF YATES COUNTY, NEW YORK)
Statements of Cash Flows
Years Ended December 31, 2022 and 2021

	2022	2021
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from providing services	\$ 1,078,453	\$ 1,424,822
Payments for other than personal services	(343,129)	(440,585)
Payments for personal service and benefits	(457,521)	(450,010)
Collection of notes receivable	330,489	487,719
Issuance of notes receivable	(200,000)	(1,000,477)
Collection of lease receivable	173,722	-
Issuance of lease receivable	(62,320)	-
Net cash provided by operating activities	519,694	21,469
 CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Purchase of capital assets	(315,176)	(1,076,301)
Net cash (used for) capital and related financing activities	(315,176)	(1,076,301)
 CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of certificates of deposits	(324,163)	(1,263)
Collection of mortgage receivable	-	13,321
Interest income	1,635	2,557
Net cash provided by (used for) investing activities	(322,528)	14,615
 Net (decrease) in cash and cash equivalents	(118,010)	(1,040,217)
 Cash and cash equivalents, includes restricted—beginning	3,097,347	4,137,564
Cash and cash equivalents, includes restricted—ending	\$ 2,979,337	\$ 3,097,347
 Reconciliation of operating income to net cash provided by operating activities:		
Operating income	\$ 267,079	\$ 467,286
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation expense	141,544	130,365
Decrease (increase) in accounts receivable	18,992	(28,850)
Decrease in lease receivable	111,402	-
Decrease (increase) in prepaid items	5,244	(11,802)
Decrease (increase) in notes receivable	130,489	(512,758)
(Increase) in net pension asset	(91,698)	-
Decrease (increase) in deferred outflows—relating to pensions	63,229	(32,749)
(Decrease) in accounts payable	(2,614)	(4,970)
(Decrease) in unearned revenue	-	(50)
Increase in compensated absences	469	1,103
(Decrease) in net pension liability	(1,070)	(289,853)
(Decrease) increase in deferred inflows—relating to pensions	(5,670)	303,747
(Decrease) in deferred inflows—relating to leases	(117,702)	-
Total adjustments	252,615	(445,817)
Net cash provided by for operating activities	\$ 519,694	\$ 21,469

The notes to the financial statements are an integral part of these statements.

YATES COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A COMPONENT UNIT OF YATES COUNTY, NEW YORK)
Notes to the Financial Statements
Years Ended December 31, 2022 and 2021

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Yates County Industrial Development Agency (the “Agency”) d/b/a the Finger Lakes Economic Development Center was created in 1975 by the Yates County Legislature for the purpose of encouraging economic growth in Yates County (the “County”). The Agency, although established by the Yates County Legislature, is a separate entity and operates independently of the County. It carries out its mandate by creating projects that offer incentives to attract, retain and expand business in the County. These incentives include low interest financing and property tax exemptions. The Agency is a public benefit organization that is subject to the Public Authority Accountability Act of 2005.

Financial Reporting Entity

The Agency is a component of the Yates County, New York. The County provides an annual operating appropriation to the Agency each year. The Agency reports one blended component unit, the Finger Lakes Horizon Economic Development Corporation (the “Corporation”). The Agency is the sole member of the Corporation and four of the Corporation’s seven Board members are the officers of the Agency, who are appointed by the Yates County Legislature.

Basis of Presentation

The financial statements of the Agency have been prepared in conformity with accounting principles generally accepted in the United States of America. The basic financial statements of the Agency have been prepared in conformity with accounting principles generally accepted in the United States of America applied to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the Agency’s accounting policies are described below. The Agency reports the following funds which are presented in the aggregate in the basic financial statements:

- *Operating Fund*—The Operating Fund is used to account for the general operating activities of the Agency, including Entrepreneur and Emergency loan funds.
- *Revolving Loan Fund*—The Revolving Loan Fund represents restricted amounts to be used for making loans to existing and potential new industries located or locating operations in the County.
- *Grow Agriculture Industry Now! (“GAIN”) Loan Fund*—The GAIN Fund represents restricted amounts to be used for making loans to support creation, retention, and expansion opportunities for the region’s farmers and agricultural related businesses with the County.

Significant inter-agency transactions have been eliminated in the basic financial statements.

Basis of Accounting

The accounts of the Agency are maintained on the accrual basis of accounting. As such, revenues are recognized in the period in which they are earned and expenses are recognized in the period in which they are incurred.

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position

Cash, Cash Equivalents and Investments—The Agency’s cash, cash equivalents and investments consist of cash on hand, demand deposits, time deposits and short-term, highly liquid investments which are readily convertible to known amounts of cash and have a maturity date within 90 days or less from the date of acquisition. The Agency had no investments at December 31, 2022 and 2021; however, when the Agency does have investments they are recorded at fair value in accordance with the Governmental Accounting Standards Board (“GASB”).

Restricted Cash and Cash Equivalents—Restricted cash and cash equivalents represents amounts to support restricted net position.

Grants Receivable—The Agency received government grants for programs relating to the Village of Penn Yan’s revitalization program. Grants receivable consist of revenues earned as of December 31, 2022, but not yet received.

Accounts Receivable—Accounts receivable consists primarily of amounts due from customers for the rental of facilities. Amounts for which no payments have been received for several years are considered delinquent and when customary collection efforts are exhausted, the account is written off.

Leases—The Agency is contracted with other entities which qualify as lessor relationships. Amounts within lease receivable includes space in the Keuka Business Park in which the Agency rents out to other entities. Additional information regarding leases is discussed in Note 5.

Prepaid Items—Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items. The cost of prepaid items is recorded as expenses when consumed rather than when purchased.

Mortgages Receivable—Represents mortgage payments owed to the Agency related to a building sold to an unrelated third party.

Notes Receivable—The Agency operates a loan fund for the purpose of making operating and capital loans to existing and potential new industries located or locating operations in Yates County. These loans are made to create and retain jobs and expand the tax base.

Capital Assets—Land, property and equipment purchased by the Agency is stated at cost, including interest capitalized over construction, where applicable. Depreciation is provided on the straight-line basis over the estimated useful lives of the assets, which range from three to forty years.

Deferred Outflows/Inflows of Resources—In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. At December 31, 2022, the Agency has one item that qualifies for reporting in this category. This item represents the effect of the net change in the Agency’s proportion

of the collective net pension liability/(asset), the difference during the measurement period between the Agency's contributions and its proportionate share of the total contribution to the pension systems not included in the pension expense, and any contributions to the pension system made subsequent to the measurement date.

In addition to liabilities, *deferred inflows of resources* represent an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. At December 31, 2022, the Agency has two items that qualify for reporting in this category. The first item represents the effect of the net change in the Agency's proportion of the collective pension liability/(asset) and the difference during the measurement periods between the Agency's contributions and its proportionate share of total contributions to the pension systems not included in pension expense. This amount is deferred and recognized as an inflow of resources in the period that the amounts become available. The second item is related to leases receivable and is recognized at the commencement of the Agency's lease receivable and amortized over the life of the lease.

Net Position Flow Assumption—Sometimes the Agency will fund outlays for a particular purpose from both restricted (e.g., restricted loan or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position, a flow assumption must be made about the order in which the resources are considered to be applied. It is the Agency's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

Revenues and Expenses

Revenues—The Agency receives agency fees from Empire Pipeline which, as part of an agreement with the County, is paying approximately \$250,000 per year for fifteen years, commencing in 2009, of an economic development fund. A portion of the payments are remitted to affected towns and the balances is being managed by the Agency. The Agency also earns income from government grants and interest on notes receivable, loan application fees related to the issuance of operating and capital loans to existing and potential industries located in the County, and late fees related to payments made on notes receivable balances. Grant revenue received from government agencies is recognized as eligible expenses are incurred for cost-reimbursing grants.

Expenses—Expenses are recorded on the accrual basis of accounting. Operating expenses consist of program expenses incurred in connection with the Agency's programs.

Income Taxes—The Agency is not subject to federal or state income taxes, nor is it required to file federal or state income tax returns, therefore, no provision for income taxes is reflected in the financial statements.

Compensated Absences—Agency employees are granted annual vacation leave which may be carried into a subsequent year. In the event of termination, or upon retirement, certain employees are entitled to payment for accumulated vacation leave. Financial information regarding compensated absences is included in Note 7.

Pensions—The Agency is mandated by New York State law to participate in the New York State Local Employees' Retirement System. For purposes of measuring the net pension liability/(asset), deferred outflows and inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the defined benefit pension plan, and changes thereof, have been determined on the same basis as they are reported by the respective defined benefit pension plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when

due and payable in accordance with the benefit terms. Investments are reported at fair value. More information regarding pensions is included in Note 6.

Other

Estimates—The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of revenues, expenses, assets, liabilities, deferred outflows/inflows of resources and disclosures of contingent assets and liabilities at the date of the financial statements. Actual results could differ from those estimates.

Adoption of New Accounting Pronouncements—During the year ended December 31, 2022, the Agency implemented GASB Statement No. 87, *Leases*. GASB Statement No. 87 better meets the information needs of financial statement users by improving accounting and financial reporting for leases by governments. The implementation of GASB Statement No. 87 did not have a material impact on the Agency’s financial position or results from operations.

Future Impacts of Accounting Pronouncements—The Agency has not completed the process of evaluating the impact that will result from adopting GASB Statements No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*; No. 96, *Subscription-Based Information Technology Arrangements*; and a portion of No. 99, *Omnibus 2022*, effective for the year ending December 31, 2023, and the remaining portion of No. 99, *Omnibus 2022*; No. 100, *Accounting Changes and Error Corrections—an amendment of GASB Statement No. 62*; and No. 101, *Compensated Absences*, effective for the year ending December 31, 2024. The Agency is, therefore, unable to disclose the impact that adopting GASB Statements No. 94, 96, 99, 100 and 101 will have on its financial position and results of operations when such statements are adopted.

2. CASH, CASH EQUIVALENTS AND INVESTMENTS

The Agency’s investment policies are governed by New York State statutes. There were no investments at December 31, 2022 or 2021. All deposits are carried at fair value. Collateral is required for demand deposits and certificates of deposits for all deposits not covered by federal deposit insurance. Obligations that may be pledged as collateral are obligations of the United States and its agencies and obligations of the State and its municipalities and school districts.

Total cash and cash equivalents, including restricted cash, reported by the Agency at December 31, 2022 and 2021 is presented below:

	December 31,	
	2022	2021
Petty cash (uncollateralized)	\$ 99	\$ 99
Deposits	2,979,238	3,097,248
Certificates of deposit	750,000	425,837
Total	<u>\$ 3,729,337</u>	<u>\$ 3,523,184</u>

Deposits—All Deposits are carried at fair value and are classified by custodial credit risk at December 31, 2022 and 2021 as follows:

	<u>December 31, 2022</u>		<u>December 31, 2021</u>	
	<u>Bank Balance</u>	<u>Carrying Amount</u>	<u>Bank Balance</u>	<u>Carrying Amount</u>
Insured (FDIC)	\$ 819,168	\$ 819,168	\$ 1,250,000	\$ 1,250,000
Uninsured				
Collateral hold by pledging bank's agent in the Corporation's name	<u>2,970,090</u>	<u>2,910,070</u>	<u>2,338,283</u>	<u>2,273,085</u>
Total deposits	<u>\$ 3,789,258</u>	<u>\$ 3,729,238</u>	<u>\$ 3,588,283</u>	<u>\$ 3,523,085</u>

Custodial Credit Risk—Deposits—Custodial credit risk is the risk that in the event of a bank failure, the Agency’s deposits may not be returned to it. As noted above, by State statute all deposits in excess of FDIC insurance coverage must be collateralized. At December 31, 2022 and 2021, all the Agency’s deposits were either FDIC insured or collateralized with securities held by the pledging bank’s agent in the Agency’s name.

3. RECEIVABLES

Grants Receivable—The Agency received government grants for programs relating to the Village of Penn Yan’s revitalization program. Grants receivable consist of revenues earned as of December 31, 2022, but not yet received. Grants receivable at December 31, 2022 and 2021 total \$53,500.

Accounts Receivable—At December 31, 2022 and 2021 accounts receivable total \$17,934 and \$106,396, respectively. These balances are show net of an allowance for doubtful accounts balance of \$0 and \$70,010 at December 31, 2022 and 2021, respectively.

Lease Receivables—Following the implementation of GASB Statement No. 87, *Leases*, the Agency recognizes various lease receivables including office space which is measured at the present value of the remaining lease payments expected to be received during the lease terms. The leases have maturity dates ranging from 1 to 5 years remaining, and the Agency recognized \$195,447 in lease revenue and \$6,617 in interest revenue during the current fiscal year. As of December 31, 2022, the Agency’s outstanding receivable for lease payments was \$398,772.

Mortgages Receivable—During 2015, the Agency sold a building to an unrelated third party and holds the mortgage for this property, with principal maturities of the mortgage receivable bearing interest at a rate of 6.0%. The balance of the mortgage receivable at December 31, 2022 and 2021 was \$53,635.

4. NOTES RECEIVABLE

Principal maturities of notes receivable from various Yates County businesses, bearing interest at rates ranging from 1.0 percent to 4.4 percent and maturing at various dates through 2032 were as shown on the following page at December 31, 2022.

Year Ending December 31,	Amount
2023	\$ 466,451
2024	404,459
2025	671,423
2026	294,468
2027	263,384
2028 - 2032	704,602
Total	<u>\$ 2,804,787</u>
Less: allowance for doubtful accounts	<u>(26,425)</u>
Total, net of allowance	<u>\$ 2,778,362</u>

5. CAPITAL ASSETS

Capital asset activity for the Agency for the years ending December 31, 2022 and 2021 is as follows:

	Balance 1/1/2022	Increases	Decreases	Balance 12/31/2022
Capital assets, not being depreciated:				
Land	\$ 1,174,477	\$ -	\$ -	\$ 1,174,477
Total capital assets not being depreciated	<u>1,174,477</u>	<u>-</u>	<u>-</u>	<u>1,174,477</u>
Capital assets, being depreciated:				
Buildings and improvements	4,530,736	315,176	-	4,845,912
Equipment and furniture	190,509	-	-	190,509
Total capital assets being depreciated	<u>4,721,245</u>	<u>315,176</u>	<u>-</u>	<u>5,036,421</u>
Less accumulated depreciation for:				
Buildings and improvements	(3,545,219)	(139,995)	-	(3,685,214)
Equipment and furniture	(185,550)	(1,549)	-	(187,099)
Total accumulated depreciation	<u>(3,730,769)</u>	<u>(141,544)</u>	<u>-</u>	<u>(3,872,313)</u>
Total capital assets, being depreciated, net	<u>990,476</u>	<u>173,632</u>	<u>-</u>	<u>1,164,108</u>
Total capital assets, net	<u>\$ 2,164,953</u>	<u>\$ 173,632</u>	<u>\$ -</u>	<u>\$ 2,338,585</u>

	Balance 1/1/2021	Increases	Decreases	Balance 12/31/2021
Capital assets, not being depreciated:				
Land	\$ 104,477	\$ 1,070,000	\$ -	\$ 1,174,477
Total capital assets not being depreciated	<u>104,477</u>	<u>1,070,000</u>	<u>-</u>	<u>1,174,477</u>
Capital assets, being depreciated:				
Buildings and improvements	4,524,695	6,041	-	4,530,736
Equipment and furniture	<u>190,249</u>	<u>260</u>	<u>-</u>	<u>190,509</u>
Total capital assets being depreciated	<u>4,714,944</u>	<u>6,301</u>	<u>-</u>	<u>4,721,245</u>
Less accumulated depreciation for:				
Buildings and improvements	(3,416,419)	(128,800)	-	(3,545,219)
Equipment and furniture	<u>(183,985)</u>	<u>(1,565)</u>	<u>-</u>	<u>(185,550)</u>
Total accumulated depreciation	<u>(3,600,404)</u>	<u>(130,365)</u>	<u>-</u>	<u>(3,730,769)</u>
Total capital assets, being depreciated, net	<u>1,114,540</u>	<u>(124,064)</u>	<u>-</u>	<u>990,476</u>
Total capital assets, net	<u>\$ 1,219,017</u>	<u>\$ 945,936</u>	<u>\$ -</u>	<u>\$ 2,164,953</u>

During the year ending December 31, 2021, the Agency purchase a piece of land totaling \$1,070,000 to be used for future development.

6. PENSION PLAN

Employees' Retirement System—The Agency participates in the New York State and Local Employees' Retirement System ("ERS"), a cost-sharing multiple employer retirement system (the "System"). The System provides retirement benefits as well as death and disability benefits. The net position of the System is held in the New York State Common Retirement Fund (the "Fund"), which was established to hold all assets and record changes in fiduciary net position allocated to the System. The Comptroller of the State of New York serves as the trustee of the Fund and is the administrative head of the System. System benefits are established under the provisions of the New York State Retirement and Social Security Law ("NYSRSSL"). Once a public employer elects to participate in the System, the election is irrevocable. The New York State Constitution provides that pension membership is a contractual relationship and plan benefits cannot be diminished or impaired. Benefits can be changed for future members only by enactment of a State statute. The System is included in the State's financial report as a pension trust fund. That report, including information with regards to benefits provided, may be found at www.osc.state.ny.us/retire/publications/index.php or obtained by writing to the New York State and Local Retirement System, 110 State Street, Albany, NY 12244.

The System is noncontributory, except for employees who joined the ERS after July 27, 1976 who contribute three percent (3%) of their salary for the first ten years of membership, and employees who joined on or after January 1, 2010, who generally contribute three percent (3%) to three and one half percent (3.5%) of their salary for their entire length of service. In addition, employee contribution rates under ERS Tier VI vary based on a sliding salary scale. The Comptroller annually certifies the actuarially determined rates expressly used in computing the employers' contributions based on salaries paid during the System's fiscal year ending March 31.

Pension Liabilities/(Assets), Pension Expense, and Deferred Outflows and Inflows of Resources Related to Pensions—The Agency's proportionate share of net pension liability/(asset) was \$(91,968) and \$1,070 as of December 31, 2022 and 2021, respectively. The net pension liability/(asset) was measured as of March 31 of each year and the total pension liability used to calculate the net pension liability/(asset) was determined by an actuarial valuation as of April 1 of the prior year. The Agency's proportion of the net pension liability/(asset) was based on the Agency's long-term share of contributions to the pension plan relative to the projected contributions of all participating members, actuarially determined.

At December 31, 2022 and 2021, the Agency's proportion of the pension liability/(asset) was 0.001%. For the years ended December 31, 2022 and December 31, 2021, the Agency recognized pension expense of \$1,450 and \$19,322, respectively. As of December 31, 2022, the Agency reported deferred outflows of resources and deferred inflows of resources related to pensions from the sources shown below:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 6,944	\$ 9,007
Changes of assumptions	153,033	2,582
Net difference between projected and actual earnings on pension plan investments	-	300,271
Changes in proportion and differences between Agency contributions and proportionate share of contributions	6,485	9,393
Agency contributions subsequent to the measurement date	23,935	-
Total deferred outflows/inflows of resources	<u>\$ 190,397</u>	<u>\$ 321,253</u>

As of December 31, 2021, the Agency reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 13,062	\$ -
Changes of assumptions	196,651	3,709
Net difference between projected and actual earnings on pension plan investments	-	307,230
Changes in proportion and differences between Agency contributions and proportionate share of contributions	5,739	15,984
Agency contributions subsequent to the measurement date	38,174	-
Total deferred outflows/inflows of resources	<u>\$ 253,626</u>	<u>\$ 326,923</u>

The \$23,935 reported as deferred outflows of resources related to pensions resulting from Agency contributions subsequent to the measurement date will be recognized as an addition to net pension asset in the year ending December 31, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Year Ended December 31,</u>	<u>Amount</u>
2023	\$ (24,852)
2024	(35,936)
2025	(78,599)
2026	(15,404)

Actuarial assumptions—The total pension liability as of the March 31, 2022 measurement date was determined by using an actuarial valuation as of April 1, 2021, with update procedures used to roll forward the total pension liability to March 31, 2022. The valuation used the following actuarial assumptions:

Actuarial cost method	Aggregate Cost Method
Inflation	2.7%
Salary scale	4.4%
Investment rate of return	5.9%
Cost of living adjustments	1.4%
Mortality improvement	Based upon fiscal year 2015-2020 experience with adjustments for mortality improvements based on the Society of Actuaries Scale MP-2020

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected return, net of investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized below for the measurement date of March 31, 2022.

<u>Asset class</u>	<u>Target allocation</u>	<u>Long-term expected real rate of return</u>
Domestic equity	32.0%	3.3%
International equity	15.0%	5.9%
Private equity	10.0%	6.5%
Real estate	9.0%	5.0%
Opportunistic/Absolute return strategies	3.0%	4.1%
Credit	4.0%	3.8%
Real assets	3.0%	5.8%
Fixed income	23.0%	0.0%
Cash	1.0%	(1.0)%
Total	<u>100.0%</u>	

Discount rate—The discount rate used to calculate the total pension liability at December 31, 2022 and 2021 was 5.9%. The projection of cash flows used to determine the discount rate assumes that contributions from plan members will be made at the current contribution rates and that contributions from employers will be made at the statutorily required rates, actuarially determined. Based upon the assumptions, the State Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the proportionate share of the net pension liability/(asset) to the discount rate assumption—The table on the following page presents the Agency's proportionate share of the net pension liability/(asset) calculated using the discount rate of 5.9%, as well as what the Agency's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1% lower (4.9%) or 1% higher (6.9%) than the current rate.

	2022	2021
Current discount rate	5.9%	5.9%
Pension liability/(asset) at:		
Current discount rate	\$ 236,028	\$ 296,859
1% increase in discount rate	(91,698)	1,070
1% decrease in discount rate	(365,825)	(271,717)

Collective net position liability of participating employers and actuarial information—The components of the net position liability/(asset) of the employers as of March 31, 2022 and 2021 were as shown below:

	2022	2021
	(in thousands)	(in thousands)
Employers' total pension liability	\$ 223,874,888	\$ 220,680,157
Plan net position	<u>(232,049,473)</u>	<u>(220,580,583)</u>
Employers' net pension liability/(asset)	<u>\$ (8,174,585)</u>	<u>\$ 99,574</u>
Fiduciary net position as a percentage of total pension liability	103.65%	99.95%

7. LONG-TERM LIABILITIES

The Agency's outstanding long-term liabilities include compensated absences and the net pension liability. A summary of changes in the Agency's long-term liabilities at December 31, 2022 is presented below:

	Balance 1/1/2022	Additions	Reductions	Balance 12/31/2022
Governmental activities:				
Compensated absences	\$ 10,432	\$ 469	\$ -	\$ 10,901
Net pension liability*	<u>1,070</u>	<u>-</u>	<u>1,070</u>	<u>-</u>
Total governmental activities	<u>\$ 11,502</u>	<u>\$ 469</u>	<u>\$ 1,070</u>	<u>\$ 10,901</u>

*Reductions to the net pension liability are shown net of additions.

Compensated Absences—As part of compensation, employees earn vacation days in varying amounts. A limited number of unused vacation days can be carried over to the subsequent year. In the event of termination or retirement, employees are entitled to payment for accumulated vacation leave, subject to certain maximum limitations. Estimated vacation leave is recorded as an expense when earned. At December 31, 2022, the Agency’s compensated absences balance is \$10,901.

Line of Credit—The Agency has an annually renewable line-of-credit direct borrowing agreement with a bank that allows for borrowings up to \$100,000. Amounts borrowed bear interest at the prime rate. The agreement has a provision in it that in an event of default, the timing of repayment of outstanding amounts become due immediately. During 2022 and 2021, the Agency had no activity on the line-of-credit and there were no amounts outstanding. No interest was paid in 2022 or 2021.

8. CONDUIT FINANCING

In connection with its efforts to promote economic growth in the County, the Agency has issued Industrial Revenue Bonds to provide assistance to private-sector entities for the acquisition and construction of industrial and commercial facilities deemed to be in the public interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the acquired facilities transfers to private-sector entities served by the bond issuance. The Agency is not obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements.

The terms of these transactions generally provide for reductions in property taxes paid by the recipients of the financing in return for commitments to provide jobs and other economic benefits for the County.

During the year ended December 31, 2022, the bonds matured. Therefore, the bonds outstanding related to projects with which the Agency was involved was \$0 and \$89,666 at December 31, 2022 and 2021, respectively.

9. AFFILIATED AGENCIES

The Yates County Capital Resource Corporation (the “CRC”) was formed under the New York State Not-For-Profit Corporation Law to facilitate the financing of projects for non-profit organizations within the County and is a public benefit organization that is subject to the Public Authority Accountability Act of 2005. The County is the sole member of the CRC and officers of the Agency are members of the board of the CRC. The CRC was funded by the fees received from the issuance of a bond and their assets, liabilities, and activities are not included in the Agency’s financial statements. The CRC paid the Agency \$635 and \$1,420 in loan management fees during the years ending December 31, 2022 and 2021, respectively.

10. SUBSEQUENT EVENTS

Management has evaluated subsequent events through March 29, 2023, which is the date the financial statements are available for issuance, and have determined there are no subsequent events that require disclosure under generally accepted accounting principles.

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REQUIRED SUPPLEMENTARY INFORMATION

YATES COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A COMPONENT UNIT OF YATES COUNTY, NEW YORK)
Schedule of the Agency's Proportionate Share of the Net Pension Liability/(Asset)–
Employees' Retirement System
Last Eight Fiscal Years*

	Year Ended December 31,							
	2022	2021	2020	2019	2018	2017	2016	2015
Measurement date	March 31, 2022	March 31, 2021	March 31, 2020	March 31, 2019	March 31, 2018	March 31, 2017	March 31, 2016	March 31, 2015
Agency's proportion of the net pension liability/(asset)	0.0011217%	0.0010741%	0.001099%	0.001094%	0.000851%	0.0008273%	0.000885%	0.000807%
Agency's proportionate share of the net pension liability/(asset)	\$ <u>(91,698)</u>	\$ <u>1,070</u>	\$ <u>290,923</u>	\$ <u>77,513</u>	\$ <u>77,724</u>	\$ <u>77,724</u>	\$ <u>141,985</u>	\$ <u>27,264</u>
Agency's covered payroll	\$ 285,667	\$ 353,933	\$ 259,097	\$ 231,690	\$ 254,748	\$ 236,454	\$ 217,922	\$ 195,915
Agency's proportionate share of the net pension liability/(asset) as a percentage of its covered payroll	(32.1%)	0.3%	112.3%	33.5%	30.5%	32.9%	65.2%	13.9%
Plan fiduciary net position as a percentage of the total pension liability/(asset)	103.7%	100.0%	86.4%	96.3%	98.2%	94.7%	90.7%	97.9%

*Information prior to the year ended December 31, 2015 is not available.

YATES COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A COMPONENT UNIT OF YATES COUNTY, NEW YORK)
Schedule of the Agency's Contributions–
Employees' Retirement System
Last Eight Fiscal Years*

	Year Ended December 31,							
	2022	2021	2020	2019	2018	2017	2016	2015
Contractually required contribution	\$ 36,660	\$ 48,186	\$ 34,956	\$ 31,439	\$ 26,484	\$ 25,565	\$ 25,565	\$ 25,604
Contributions in relation to the contractually required contribution	<u>(36,660)</u>	<u>(48,186)</u>	<u>(34,956)</u>	<u>(31,439)</u>	<u>(26,484)</u>	<u>(25,565)</u>	<u>(25,565)</u>	<u>(25,604)</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Agency's covered payroll	\$ 294,599	\$ 298,823	\$ 259,097	\$ 231,690	\$ 254,748	\$ 236,454	\$ 217,922	\$ 195,915
Contributions as a percentage of covered payroll	12.4%	16.1%	13.5%	13.6%	10.4%	10.8%	11.7%	13.1%

*Information prior to the year ended December 31, 2014 is not available.

SUPPLEMENTARY INFORMATION

YATES COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A COMPONENT UNIT OF YATES COUNTY, NEW YORK)
Combining Statement of Net Position
December 31, 2022

	Yates County Industrial Development Agency				Finger Lakes Horizon Economic Development Center	Total
	Operating Fund	Revolving Loan Fund	GAIN Loan Fund	Total IDA		
ASSETS						
Current assets:						
Cash and cash equivalents	\$ 92,807	\$ -	\$ -	\$ 92,807	\$ 1,013,483	\$ 1,106,290
Restricted cash and cash equivalents	1,623,546	167,619	81,882	1,873,047	-	1,873,047
Certificates of deposit	750,000	-	-	750,000	-	750,000
Grants receivable	-	-	-	-	53,500	53,500
Accounts receivable	17,934	-	-	17,934	-	17,934
Lease receivable	398,772	-	-	398,772	-	398,772
Prepaid items	19,668	-	-	19,668	-	19,668
Mortgages receivable	53,635	-	-	53,635	-	53,635
Current portion of notes receivable	174,641	54,623	29,114	258,378	208,073	466,451
Total current assets	<u>3,131,003</u>	<u>222,242</u>	<u>110,996</u>	<u>3,464,241</u>	<u>1,275,056</u>	<u>4,739,297</u>
Noncurrent assets:						
Notes receivable, net of current portion	837,687	166,406	98,275	1,102,368	1,209,543	2,311,911
Noncurrent net pension asset	91,698	-	-	91,698	-	91,698
Capital assets not being depreciated	1,174,477	-	-	1,174,477	-	1,174,477
Capital assets being depreciated, net of depreciation	1,164,108	-	-	1,164,108	-	1,164,108
Total noncurrent assets	<u>3,267,970</u>	<u>166,406</u>	<u>98,275</u>	<u>3,532,651</u>	<u>1,209,543</u>	<u>4,742,194</u>
Total assets	<u>6,398,973</u>	<u>388,648</u>	<u>209,271</u>	<u>6,996,892</u>	<u>2,484,599</u>	<u>9,481,491</u>
DEFERRED OUTFLOWS OF RESOURCES						
Deferred outflows—relating to pensions	190,397	-	-	190,397	-	190,397
Total deferred outflows of resources	<u>190,397</u>	<u>-</u>	<u>-</u>	<u>190,397</u>	<u>-</u>	<u>190,397</u>
LIABILITIES						
Current liabilities:						
Accounts payable	7,824	-	-	7,824	3,001	10,825
Total current liabilities	<u>7,824</u>	<u>-</u>	<u>-</u>	<u>7,824</u>	<u>3,001</u>	<u>10,825</u>
Noncurrent liabilities:						
Compensated absences	10,901	-	-	10,901	-	10,901
Total noncurrent liabilities	<u>10,901</u>	<u>-</u>	<u>-</u>	<u>10,901</u>	<u>-</u>	<u>10,901</u>
Total liabilities	<u>18,725</u>	<u>-</u>	<u>-</u>	<u>18,725</u>	<u>3,001</u>	<u>21,726</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred inflows—relating to pensions	321,253	-	-	321,253	-	321,253
Deferred inflows—relating to leases	392,472	-	-	392,472	-	392,472
Total deferred inflows of resources	<u>713,725</u>	<u>-</u>	<u>-</u>	<u>713,725</u>	<u>-</u>	<u>713,725</u>
NET POSITION						
Net investment in capital assets	2,338,585	-	-	2,338,585	-	2,338,585
Restricted	1,623,546	388,648	209,271	2,221,465	-	2,221,465
Unrestricted	1,894,789	-	-	1,894,789	2,481,598	4,376,387
Total net position	<u>\$ 5,856,920</u>	<u>\$ 388,648</u>	<u>\$ 209,271</u>	<u>\$ 6,454,839</u>	<u>\$ 2,481,598</u>	<u>\$ 8,936,437</u>

YATES COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A COMPONENT UNIT OF YATES COUNTY, NEW YORK)
Combining Statement of Revenues, Expenses, and Changes in Net Position
Year Ended December 31, 2022

	Yates County Industrial Development Agency			Finger Lakes Horizon Economic	Total
	Operating Fund	Revolving Loan Fund	GAIN Loan Fund	Development Center	
Operating revenues:					
Bond service fees	\$ 323,451	\$ -	\$ -	\$ 251,290	\$ 574,741
Rental of real property	436,532	-	-	-	436,532
Grant revenue	-	-	-	10,450	10,450
Program income	45,564	9,747	1,477	35,770	92,558
Other income	62,882	-	-	-	62,882
Total operating revenues	<u>868,429</u>	<u>9,747</u>	<u>1,477</u>	<u>297,510</u>	<u>1,177,163</u>
Operating expenses					
Administrative costs	422,781	-	-	3,777	426,558
Operating and maintenance	104,601	-	-	-	104,601
Contractual services	73,284	-	-	164,097	237,381
Depreciation	141,544	-	-	-	141,544
Total operating expenses	<u>742,210</u>	<u>-</u>	<u>-</u>	<u>167,874</u>	<u>910,084</u>
Operating income	126,219	9,747	1,477	129,636	267,079
Nonoperating revenues (expense):					
Interest income	1,533	69	33	-	1,635
Interfund management fee	7,417	(7,417)	-	-	-
Total nonoperating revenues (expense)	<u>8,950</u>	<u>(7,348)</u>	<u>33</u>	<u>-</u>	<u>1,635</u>
Change in net position	135,169	2,399	1,510	129,636	268,714
Net position—beginning	5,721,751	386,249	207,761	2,351,962	8,667,723
Net position—ending	<u>\$ 5,856,920</u>	<u>\$ 388,648</u>	<u>\$ 209,271</u>	<u>\$ 2,481,598</u>	<u>\$ 8,936,437</u>

YATES COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A COMPONENT UNIT OF YATES COUNTY, NEW YORK)
Combining Statement of Cash Flows
Years Ended December 31, 2022

	Yates County Industrial Development Agency				Finger Lakes Horizon Economic Development Center	Total
	Operating Fund	Revolving Loan Fund	GAIN Loan Fund	Total IDA		
CASH FLOWS FROM OPERATING ACTIVITIES						
Receipts from providing services	\$ 769,719	\$ 9,747	\$ 1,477	\$ 780,943	\$ 297,510	\$ 1,078,453
Payments for other than personal services	(172,879)	-	-	(172,879)	(170,250)	(343,129)
Payments for personal service and benefits	(457,521)	-	-	(457,521)	-	(457,521)
Collection of notes receivable	246,332	50,239	28,779	325,350	5,139	330,489
Issuance of notes receivable	(200,000)	-	-	(200,000)	-	(200,000)
Collection of lease receivable	173,722	-	-	173,722	-	173,722
Issuance of lease receivable	(62,320)	-	-	(62,320)	-	(62,320)
Net cash provided by operating activities	<u>297,053</u>	<u>59,986</u>	<u>30,256</u>	<u>387,295</u>	<u>132,399</u>	<u>519,694</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES						
Purchase of capital assets	(315,176)	-	-	(315,176)	-	(315,176)
Net cash (used for) capital and related financing activities	<u>(315,176)</u>	<u>-</u>	<u>-</u>	<u>(315,176)</u>	<u>-</u>	<u>(315,176)</u>
CASH FLOWS FROM INVESTING ACTIVITIES						
Purchase of certificates of deposits	(324,163)	-	-	(324,163)	-	(324,163)
Payments (to) from affiliated agencies	7,417	(7,417)	-	-	-	-
Interest income	1,533	69	33	1,635	-	1,635
Net cash provided by (used for) investing activities	<u>(315,213)</u>	<u>(7,348)</u>	<u>33</u>	<u>(322,528)</u>	<u>-</u>	<u>(322,528)</u>
Net (decrease) increase in cash and cash equivalents	(333,336)	52,638	30,289	(250,409)	132,399	(118,010)
Cash and cash equivalents—beginning	2,049,689	114,981	51,593	2,216,263	881,084	3,097,347
Cash and cash equivalents—ending	<u>\$ 1,716,353</u>	<u>\$ 167,619</u>	<u>\$ 81,882</u>	<u>\$ 1,965,854</u>	<u>\$ 1,013,483</u>	<u>\$ 2,979,337</u>
Reconciliation of operating income to net cash provided by operating activities:						
Operating income	\$ 126,219	\$ 9,747	\$ 1,477	\$ 137,443	\$ 129,636	\$ 267,079
Adjustments to reconcile operating income to net cash provided by operating activities:						
Depreciation expense	\$ 141,544	\$ -	\$ -	\$ 141,544	\$ -	\$ 141,544
Decrease in accounts receivable	18,992	-	-	18,992	-	18,992
Decrease in lease receivable	111,402	-	-	111,402	-	111,402
Decrease in prepaid items	5,244	-	-	5,244	-	5,244
Decrease in notes receivable	46,332	50,239	28,779	125,350	5,139	130,489
(Increase) in net pension asset	(91,698)	-	-	(91,698)	-	(91,698)
Decrease in deferred outflows—relating to pensions	63,229	-	-	63,229	-	63,229
(Decrease) in accounts payable	(238)	-	-	(238)	(2,376)	(2,614)
Increase in compensated absences	469	-	-	469	-	469
(Decrease) in net pension liability	(1,070)	-	-	(1,070)	-	(1,070)
(Decrease) in deferred inflows—relating to pensions	(5,670)	-	-	(5,670)	-	(5,670)
(Decrease) in deferred inflows—relating to leases	(117,702)	-	-	(117,702)	-	(117,702)
Total adjustments	<u>170,834</u>	<u>50,239</u>	<u>28,779</u>	<u>249,852</u>	<u>2,763</u>	<u>252,615</u>
Net cash provided by operating activities	<u>\$ 297,053</u>	<u>\$ 59,986</u>	<u>\$ 30,256</u>	<u>\$ 387,295</u>	<u>\$ 132,399</u>	<u>\$ 519,694</u>

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Certified Public Accountants

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL
OVER FINANCIAL REPORTING AND ON COMPLIANCE AND
OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Directors
Yates County Industrial Development Agency:

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Yates County Industrial Development Agency (the "Agency"), a component unit of the Yates County, New York, which comprise the statement of net position as of December 31, 2022, the related statements of revenues, expenses, and changes in net position, and cash flows for the year then ended, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated March 22, 2023.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting ("internal control") as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

Drescher + Maleki LLP

March 29, 2023

OTHER INFORMATION

YATES COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A COMPONENT UNIT OF YATES COUNTY, NEW YORK)
Schedule of Bond Indebtedness and Related Project Reporting Information
Appendix A
For the Year Ended December 31, 2022

Project Name	Original Issuance	Issue Date	Maturity Date	Balance 1/1/2022	Issuances	Payments	Balance 12/31/2022
Soldiers and Sailors Hospital	\$ 4,590,000	December 2000	September 2021	\$ 89,666	\$ -	\$ 89,666	\$ -
				<u>\$ 89,666</u>	<u>\$ -</u>	<u>\$ 89,666</u>	<u>\$ -</u>

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Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 03/28/2023
 Status: UNSUBMITTED
 Certified Date: N/A

Governance Information (Authority-Related)

Question	Response	URL(If Applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?		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?		
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?		N/A
4. Does the independent auditor provide non-audit services to the Authority?		N/A
5. Does the Authority have an organization chart?		
6. Are any Authority staff also employed by another government agency?		
7. Does the Authority have Claw Back agreements?		N/A
8. Has the Authority posted their mission statement to their website?		
9. Has the Authority's mission statement been revised and adopted during the reporting period?		N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 03/28/2023
 Status: UNSUBMITTED
 Certified Date: N/A

Governance Information (Board-Related)

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

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 03/28/2023
 Status: UNSUBMITTED
 Certified Date: N/A

Board of Directors Listing

Name	Cutler, Timothy	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	2/1/2022	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2023	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	

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	

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 03/28/2023
 Status: UNSUBMITTED
 Certified Date: N/A

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	1/1/2022	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2023	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	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	1/1/2022	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2023	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 03/28/2023
 Status: UNSUBMITTED
 Certified Date: N/A

Name	Pinkey, Kim	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	1/1/2022	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2023	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	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	

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 03/28/2023
 Status: UNSUBMITTED
 Certified Date: N/A

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: 12/31/2022

Run Date: 03/28/2023
 Status: UNSUBMITTED
 Certified Date: N/A

Benefit Information

During the fiscal year, did the authority continue to pay for any of the above mentioned benefits for former staff or individuals affiliated with the authority after those individuals left the authority?	No
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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
Cutler, Timothy	Board of Directors												X	
Garcia, Sirene	Board of Directors												X	
Gaub, Janice	Board of Directors												X	
Hallings, Ryan	Board of Directors												X	
Pinkey, Kim	Board of Directors												X	
Rogers, Mary Anne	Board of Directors												X	
Storey, Amy	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
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Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 03/28/2023
 Status: UNSUBMITTED
 Certified Date: N/A

Subsidiary/Component Unit Verification

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

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

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

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

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
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Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 03/28/2023
 Status: UNSUBMITTED
 Certified Date: N/A

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$1,965,584.00
	Investments		\$750,000.00
	Receivables, net		\$713,151.00
	Other assets		\$210,065.00
	Total current assets		\$3,638,800.00
Noncurrent Assets			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$1,102,368.00
	Other assets		\$91,698.00
	Capital Assets		
		Land and other nondepreciable property	\$2,338,585.00
		Buildings and equipment	\$0.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$0.00
		Net Capital Assets	\$2,338,585.00
	Total noncurrent assets		\$3,532,651.00
	Total assets		\$7,171,451.00
Liabilities			
Current Liabilities			
	Accounts payable		\$7,824.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$10,901.00
	Deferred revenues		\$0.00
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$732,450.00
	Total current liabilities		\$751,175.00
Noncurrent Liabilities			

Annual Report for Yates County Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 03/28/2023
 Status: UNSUBMITTED
 Certified Date: N/A

	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			\$751,175.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$2,338,585.00
	Restricted		\$2,185,756.00
	Unrestricted		\$1,914,930.00
	Total net assets		\$6,439,271.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$323,451.00
	Rental and financing income		\$420,964.00
	Other operating revenues		\$119,670.00
	Total operating revenue		\$864,085.00
Operating Expenses			
	Salaries and wages		\$310,580.00
	Other employee benefits		\$106,489.00
	Professional services contracts		\$73,284.00
	Supplies and materials		\$110,313.00
	Depreciation and amortization		\$141,544.00
	Other operating expenses		\$0.00
	Total operating expenses		\$742,210.00
Operating income (loss)			\$121,875.00
Nonoperating Revenues			
	Investment earnings		\$1,635.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

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	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$0.00
	Total nonoperating revenue		\$1,635.00
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		\$123,510.00
Capital contributions			\$0.00
Change in net assets			\$123,510.00
Net assets (deficit) beginning of year			\$6,315,761.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$6,439,271.00

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Current Debt

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

New Debt Issuances

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Schedule of Authority Debt

Type of Debt			Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation	State Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation						
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit		Conduit Debt	0.00	89,666.08	0.00	89,666.08	0.00
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS			0.00	89,666.08	0.00	89,666.08	0.00

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Real Property Acquisition/Disposal List

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

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Personal Property

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

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Property Documents

Question	Response	URL (If Applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	www.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

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	\$2,814.41	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$7,921.52	
Original Project Code		School Property Tax Exemption	\$4,992.89	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$565,720.00	Total Exemptions	\$15,728.82	
Benefited Project Amount	\$565,720.00	Total Exemptions Net of RPTL Section 485-b	\$1,220.16	
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	\$2,295.37	\$2,295.37
Not For Profit	No	Local PILOT	\$6,460.63	\$6,460.63
Date Project approved	1/16/2013	School District PILOT	\$4,532.50	\$4,532.50
Did IDA took Title to Property	Yes	Total PILOT	\$13,288.50	\$13,288.50
Date IDA Took Title to Property	2/25/2013	Net Exemptions	\$2,440.32	
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	39.14	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	9.14	
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			

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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	\$5,439.80	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$14,579.69	
Original Project Code		School Property Tax Exemption	\$9,143.70	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$773,000.00	Total Exemptions	\$29,163.19	
Benefited Project Amount	\$773,000.00	Total Exemptions Net of RPTL Section 485-b	\$8,728.24	
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	\$2,175.92	\$2,175.92
Not For Profit		Local PILOT	\$7,520.37	\$7,520.37
Date Project approved	8/17/2016	School District PILOT	\$4,824.62	\$4,824.62
Did IDA took Title to Property	Yes	Total PILOT	\$14,520.91	\$14,520.91
Date IDA Took Title to Property	6/17/2016	Net Exemptions	\$14,642.28	
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	10.14	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	2.64	
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			

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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	\$5,103.36	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$1,819.47	
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	\$13,057.27	
Benefited Project Amount	\$670,134.00	Total Exemptions Net of RPTL Section 485-b	\$638.89	
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	\$4,412.67	\$4,412.67
Not For Profit	No	Local PILOT	\$1,573.22	\$1,573.22
Date Project approved	12/21/2012	School District PILOT	\$5,793.60	\$5,793.60
Did IDA took Title to Property	Yes	Total PILOT	\$11,779.49	\$11,779.49
Date IDA Took Title to Property	2/28/2013	Net Exemptions	\$1,277.78	
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	6.27	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	6.27	
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			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	570116-04			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	B25 Studios Inc.	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$1,768.63	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$4,978.05	
Original Project Code		School Property Tax Exemption	\$3,137.24	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$157,300.00	Total Exemptions	\$9,883.92	
Benefited Project Amount	\$157,300.00	Total Exemptions Net of RPTL Section 485-b	\$2,581.38	
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	\$707.45	\$707.45
Not For Profit		Local PILOT	\$2,445.08	\$2,445.08
Date Project approved	5/18/2016	School District PILOT	\$1,568.62	\$1,568.62
Did IDA took Title to Property	No	Total PILOT	\$4,721.15	\$4,721.15
Date IDA Took Title to Property		Net Exemptions	\$5,162.77	
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	1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1.00	
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			

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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		\$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	\$2,210,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$2,210,000.00	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			Local PILOT	\$0.00	\$0.00
Date Project approved	5/18/2011		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	10/5/2011		Net Exemptions	\$0.00	
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	Project Status			
Address Line1	22 Castle 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				

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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	\$3,143.71	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$2,240.15	
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	\$7,454.34	
Benefited Project Amount	\$1,018,800.00	Total Exemptions Net of RPTL Section 485-b	\$3,213.64	
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	\$470.51	\$470.51
Not For Profit		Local PILOT	\$335.28	\$335.28
Date Project approved	4/20/2018	School District PILOT	\$1,221.77	\$1,221.77
Did IDA took Title to Property	Yes	Total PILOT	\$2,027.56	\$2,027.56
Date IDA Took Title to Property	4/20/2018	Net Exemptions	\$5,426.78	
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	10.98	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	10.98	
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			

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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		\$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	\$6,206,385.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$6,206,385.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$0.00
Not For Profit	No			Local PILOT	\$0.00
Date Project approved	10/19/2011			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$0.00
Date IDA Took Title to Property	12/31/2012			Net Exemptions	\$0.00
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		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				

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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	\$5,717.69		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$16,093.19		
Original Project Code		School Property Tax Exemption	\$10,143.46		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$1,300,000.00	Total Exemptions	\$31,954.34		
Benefited Project Amount	\$1,300,000.00	Total Exemptions Net of RPTL Section 485-b	\$8,891.19		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$2,138.77	\$2,138.77
Not For Profit	No		Local PILOT	\$7,331.88	\$7,331.88
Date Project approved	8/2/2017		School District PILOT	\$4,701.31	\$4,701.31
Did IDA took Title to Property	Yes		Total PILOT	\$14,171.96	\$14,171.96
Date IDA Took Title to Property	9/22/2017		Net Exemptions	\$17,782.38	
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	87.59		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	44.59		
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				

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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	\$982.09	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$488.43	
Original Project Code		School Property Tax Exemption	\$1,705.49	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$300,000.00	Total Exemptions	\$3,176.01	
Benefited Project Amount	\$300,000.00	Total Exemptions Net of RPTL Section 485-b	\$227.34	
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	\$813.26	\$813.26
Not For Profit	No	Local PILOT	\$404.46	\$404.46
Date Project approved	12/21/2012	School District PILOT	\$1,503.61	\$1,503.61
Did IDA took Title to Property	Yes	Total PILOT	\$2,721.33	\$2,721.33
Date IDA Took Title to Property	3/14/2013	Net Exemptions	\$454.68	
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	10.14	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	10.14	
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			

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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	\$595.42	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$1,358.38	
Original Project Code		School Property Tax Exemption	\$987.94	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$205,000.00	Total Exemptions	\$2,941.74	
Benefited Project Amount	\$200,000.00	Total Exemptions Net of RPTL Section 485-b	\$1,807.39	
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	\$59.54	\$59.55
Not For Profit	No	Local PILOT	\$247.01	\$24.66
Date Project approved	9/16/2015	School District PILOT	\$197.67	\$197.67
Did IDA took Title to Property	Yes	Total PILOT	\$504.22	\$281.88
Date IDA Took Title to Property	5/19/2016	Net Exemptions	\$2,437.52	
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	40.58	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	11.58	
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			

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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	\$283,904.95	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$146,012.66	
Original Project Code		School Property Tax Exemption	\$482,941.47	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$35,600,000.00	Total Exemptions	\$912,859.08	
Benefited Project Amount	\$35,600,000.00	Total Exemptions Net of RPTL Section 485-b	\$203,593.07	
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	\$221,159.77	\$221,159.77
Not For Profit	No	Local PILOT	\$111,879.34	\$111,879.34
Date Project approved	4/18/2007	School District PILOT	\$376,280.79	\$376,280.79
Did IDA took Title to Property	Yes	Total PILOT	\$709,319.90	\$709,319.90
Date IDA Took Title to Property	7/26/2007	Net Exemptions	\$203,539.18	
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			

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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		\$19,455.17	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$14,481.30	
Original Project Code		School Property Tax Exemption		\$32,629.46	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$591,744.00	Total Exemptions		\$66,565.93	
Benefited Project Amount	\$591,744.00	Total Exemptions Net of RPTL Section 485-b		\$11,699.16	
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	\$16,521.08
Not For Profit	No			Local PILOT	\$10,615.80
Date Project approved	7/11/1995			School District PILOT	\$11,293.59
Did IDA took Title to Property	Yes			Total PILOT	\$38,430.47
Date IDA Took Title to Property	7/1/1995			Net Exemptions	\$28,135.46
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		68.01	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		68.01	
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				

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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	\$72,613.20	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$36,112.80	
Original Project Code		School Property Tax Exemption	\$119,979.60	
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	\$228,705.60	
Benefited Project Amount	\$7,025,000.00	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	\$618,255.72	\$618,255.72
Not For Profit	No	Local PILOT	\$307,477.78	\$307,477.78
Date Project approved	8/17/2016	School District PILOT	\$1,021,550.83	\$1,012,550.83
Did IDA took Title to Property	Yes	Total PILOT	\$1,947,284.33	\$1,938,284.33
Date IDA Took Title to Property	11/11/2016	Net Exemptions	-\$1,718,578.73	
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 \$79,359.60 and net of 485b would have been 55,518.65..			
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	74.90	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	72.90	
Applicant Name	Greenidge Generation			
Address Line1	592 Plant Road	Project Status		
Address Line2				
City	DRESDEN	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14441	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	5701-19-05A				
Project Type	Tax Exemptions	State Sales Tax Exemption		\$0.00	
Project Name	Greenidge Generation, LLC - Data Center	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption			
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption			
Original Project Code	57011606R	School Property Tax Exemption			
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$34,352,259.00	Total Exemptions		\$0.00	
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		\$0.00	
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		Yes	
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	14441	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions		Yes	
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	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	\$14,030.58		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$6,977.90		
Original Project Code		School Property Tax Exemption	\$23,289.32		
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	\$44,297.80		
Benefited Project Amount	\$9,335,000.00	Total Exemptions Net of RPTL Section 485-b	\$31,978.82		
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	\$44,297.80		
		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				

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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	\$17,775.20	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$50,030.63	
Original Project Code		School Property Tax Exemption	\$31,534.07	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,400,000.00	Total Exemptions	\$99,339.90	
Benefited Project Amount	\$4,955,000.00	Total Exemptions Net of RPTL Section 485-b	\$15,852.44	
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	\$11,613.13	\$11,613.13
Not For Profit		Local PILOT	\$32,686.68	\$32,686.68
Date Project approved	7/16/2014	School District PILOT	\$23,335.21	\$23,335.21
Did IDA took Title to Property	Yes	Total PILOT	\$67,635.02	\$67,635.02
Date IDA Took Title to Property	11/18/2014	Net Exemptions	\$31,704.88	
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	10.73	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	10.73	
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			

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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		\$2,560.21	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$912.78	
Original Project Code		School Property Tax Exemption		\$4,068.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$280,000.00	Total Exemptions		\$7,540.99	
Benefited Project Amount	\$280,000.00	Total Exemptions Net of RPTL Section 485-b		\$1,171.13	
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	\$1,641.04
Not For Profit	No			Local PILOT	\$585.07
Date Project approved	11/18/2015			School District PILOT	\$2,972.54
Did IDA took Title to Property	Yes			Total PILOT	\$5,198.65
Date IDA Took Title to Property	12/21/2015			Net Exemptions	\$2,342.34
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		2.11	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.11	
Applicant Name	Brian & Susan Friguilette				
Address Line1	2792 State Route 54A	Project Status			
Address Line2					
City	PENN YAN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14527	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	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	\$39,563.45		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$111,356.52		
Original Project Code		School Property Tax Exemption	\$70,187.48		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$246,000.00	Total Exemptions	\$221,107.45		
Benefited Project Amount	\$246,000.00	Total Exemptions Net of RPTL Section 485-b	\$8,646.67		
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	\$37,430.43	\$37,430.43
Not For Profit			Local PILOT	\$105,352.84	\$105,352.84
Date Project approved	11/18/2015		School District PILOT	\$67,160.21	\$67,160.21
Did IDA took Title to Property	Yes		Total PILOT	\$209,943.48	\$209,943.48
Date IDA Took Title to Property	2/29/2016		Net Exemptions	\$11,163.97	
Year Financial Assistance is Planned to End	2031	Project Employment Information			
Notes	The PILOT totals on this and Penn Yan Manufacturing are likely to have major changes next year as the assessor is revaluing the project and has talked about combining parcels.				
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				

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 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	5701-18-04			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Keuka Gardens Associates, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$29,625.34	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$83,384.29	
Original Project Code		School Property Tax Exemption	\$52,550.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$9,431,215.00	Total Exemptions	\$165,559.63	
Benefited Project Amount	\$7,041,839.00	Total Exemptions Net of RPTL Section 485-b	\$110,724.88	
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	\$2,407.45	\$2,407.45
Not For Profit	No	Local PILOT	\$6,723.71	\$6,723.71
Date Project approved	10/12/2018	School District PILOT	\$3,977.64	\$3,977.64
Did IDA took Title to Property	Yes	Total PILOT	\$13,108.80	\$13,108.80
Date IDA Took Title to Property	10/12/2018	Net Exemptions	\$152,450.83	
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	1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1.00	
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			

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Run Date: 03/28/2023
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 Certified Date: N/A

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	\$41,968.43	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$116,860.62	
Original Project Code		School Property Tax Exemption	\$74,680.04	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,391,800.00	Total Exemptions	\$233,509.09	
Benefited Project Amount	\$580,954.00	Total Exemptions Net of RPTL Section 485-b	\$60,553.26	
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	\$19,927.19
Not For Profit	No		Local PILOT	\$64,249.62
Date Project approved	2/28/2020		School District PILOT	\$34,347.96
Did IDA took Title to Property	Yes		Total PILOT	\$118,524.77
Date IDA Took Title to Property	2/28/2020		Net Exemptions	\$114,984.32
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	29.16	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	29.16	
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			

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Run Date: 03/28/2023
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2022.1			
Project Type	Lease	State Sales Tax Exemption	\$184,500.00	
Project Name	Keuka Management Group	Local Sales Tax Exemption	\$184,500.00	
		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	\$750,000.00	Total Exemptions	\$369,000.00	
Benefited Project Amount	\$750,000.00	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	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	10/20/2021	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	4/6/2022	Net Exemptions	\$369,000.00	
Year Financial Assistance is Planned to End	2033	Project Employment Information		
Notes	PILOT schedule starts in 2023.			
Location of Project		# of FTEs before IDA Status	12.00	
Address Line1	2869 NY-54A	Original Estimate of Jobs to be Created	3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	77,500.00	
City	KEUKA PARK	Annualized Salary Range of Jobs to be Created	45,000.00	To: 120,000.00
State	NY	Original Estimate of Jobs to be Retained	12.00	
Zip - Plus4	14478	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	63,333.00	
Province/Region		Current # of FTEs	12.80	
Country	United States	# of FTE Construction Jobs during Fiscal Year	11.10	
Applicant Information		Net Employment Change	0.80	
Applicant Name	Keuka Management Group LLC			
Address Line1	2869 NY-54A	Project Status		
Address Line2				
City	KEUKA PARK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14478	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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Run Date: 03/28/2023
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	5701-17-02				
Project Type	Lease	State Sales Tax Exemption	\$67,267.50		
Project Name	Keuka Outlet Development, LLC	Local Sales Tax Exemption	\$67,267.50		
		County Real Property Tax Exemption	\$1,629.39		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$4,586.14		
Original Project Code		School Property Tax Exemption	\$2,890.25		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$18,580,000.00	Total Exemptions	\$143,640.78		
Benefited Project Amount	\$17,564,000.00	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	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	\$143,640.78	
Year Financial Assistance is Planned to End	2029	Project Employment Information			
Notes	This is a upper scale condo development. Construction is on-going but no units have been completed yet. 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	2.44		
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				

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Run Date: 03/28/2023
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	5701-22-02A				
Project Type	Lease	State Sales Tax Exemption	\$50,782.00		
Project Name	Keuka Property Ventures	Local Sales Tax Exemption	\$50,782.00		
		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	\$17,600.00		
Total Project Amount	\$2,700,000.00	Total Exemptions	\$119,164.00		
Benefited Project Amount	\$2,700,000.00	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	\$0.00
Not For Profit	No		Local PILOT	\$0.00	\$0.00
Date Project approved	1/19/2022		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	3/1/2022		Net Exemptions	\$119,164.00	
Year Financial Assistance is Planned to End	2033	Project Employment Information			
Notes	PILOT schedule beings in 2023.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	301 Lake Street	Original Estimate of Jobs to be Created	10.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	29,400.00		
City	PENN YAN	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	14527	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	11.10		
Country	United States	# of FTE Construction Jobs during Fiscal Year	3.60		
Applicant Information		Net Employment Change	11.10		
Applicant Name	Keuka Property Ventures, LLC	Project Status			
Address Line1	998 Sasco Hill Road				
Address Line2					
City	FAIRFIELD	Current Year Is Last Year for Reporting			
State	CT	There is no Debt Outstanding for this Project			
Zip - Plus4	06824	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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Run Date: 03/28/2023
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	5701-19-01			
Project Type	Lease	State Sales Tax Exemption	\$210,000.00	
Project Name	Keuka Shores	Local Sales Tax Exemption	\$210,000.00	
		County Real Property Tax Exemption	\$6,092.75	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$3,264.40	
Original Project Code		School Property Tax Exemption	\$47,630.50	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$14,271,687.00	Total Exemptions	\$476,987.65	
Benefited Project Amount	\$1,021,439.00	Total Exemptions Net of RPTL Section 485-b	\$21,984.35	
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	\$2,759.90	\$2,759.90
Not For Profit	No	Local PILOT	\$1,732.90	\$1,732.90
Date Project approved	1/16/2019	School District PILOT	\$8,526.15	\$8,526.15
Did IDA took Title to Property	Yes	Total PILOT	\$13,018.95	\$13,018.95
Date IDA Took Title to Property	7/31/2019	Net Exemptions	\$463,968.70	
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	7.56	
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			

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 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	5701-18-03			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Middlesex-Yates Solar, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$8,542.97	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$8,167.09	
Original Project Code		School Property Tax Exemption	\$19,097.39	
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	\$35,807.45	
Benefited Project Amount	\$3,959,995.00	Total Exemptions Net of RPTL Section 485-b	\$3,378.53	
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	\$4,428.18	\$4,428.18
Not For Profit	No	Local PILOT	\$4,233.35	\$4,233.35
Date Project approved	7/9/2018	School District PILOT	\$10,046.93	\$10,046.93
Did IDA took Title to Property	No	Total PILOT	\$18,708.46	\$18,708.46
Date IDA Took Title to Property		Net Exemptions	\$17,098.99	
Year Financial Assistance is Planned to End	2039	Project Employment Information		
Notes	Project got underway in 2019 with construction throughout the year.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	4450-5225 Townline Road	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	RUSHVILLE	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	14544	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Middlesex-Yates Solar, LLC			
Address Line1	315 Post Rd. W.	Project Status		
Address Line2				
City	WESTPORT	Current Year Is Last Year for Reporting		
State	CT	There is no Debt Outstanding for this Project		
Zip - Plus4	06880	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	5701-21-02				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	NY Benton 1, LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$2,625.41		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$1,761.76		
Original Project Code		School Property Tax Exemption	\$4,276.52		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$9,154,634.00	Total Exemptions	\$8,663.69		
Benefited Project Amount	\$5,196,480.00	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	No		Local PILOT	\$0.00	\$0.00
Date Project approved	1/14/2021		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	1/14/2021		Net Exemptions	\$8,663.69	
Year Financial Assistance is Planned to End	2030	Project Employment Information			
Notes	There were no PILOT payments in 2021.				
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	0.00		
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				

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 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	5701-21-01				
Project Type	Lease	State Sales Tax Exemption		\$8,216.45	
Project Name	Oak Hill Bulk Foods - 21	Local Sales Tax Exemption		\$8,216.45	
		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		\$16,432.90	
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	\$16,432.90
Year Financial Assistance is Planned to End	2032				
Notes	All jobs are reported in previous Oak Hill project # 5701-17-04 per conversations with Anna Zajac.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	3173 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)		35,000.00	
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		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		0.00	
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				

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 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	5701-17-04			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Oak Hill Bulk Foods, Inc.	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$3,703.17	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$1,701.67	
Original Project Code		School Property Tax Exemption	\$6,568.75	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$375,000.00	Total Exemptions	\$11,973.59	
Benefited Project Amount	\$350,000.00	Total Exemptions Net of RPTL Section 485-b	\$2,267.26	
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	\$2,978.59	\$2,978.59
Not For Profit	No	Local PILOT	\$1,368.72	\$1,368.72
Date Project approved	2/22/2017	School District PILOT	\$5,467.80	\$5,467.80
Did IDA took Title to Property	Yes	Total PILOT	\$9,815.11	\$9,815.11
Date IDA Took Title to Property	12/27/2017	Net Exemptions	\$2,158.48	
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	50.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	25.00	
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			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	5701-22-01A			
Project Type	Lease	State Sales Tax Exemption	\$17,629.24	
Project Name	Paco Palace	Local Sales Tax Exemption	\$17,629.24	
		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	Agriculture, Forestry and Fishing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,850,000.00	Total Exemptions	\$35,258.48	
Benefited Project Amount	\$2,850,000.00	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	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	2/16/2022	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	2/18/2022	Net Exemptions	\$35,258.48	
Year Financial Assistance is Planned to End	2033	Project Employment Information		
Notes	PILOT schedule starts next year.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	211 Hall Road	Original Estimate of Jobs to be Created	17.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	42,941.00	
City	HIMROD	Annualized Salary Range of Jobs to be Created	35,000.00	To: 70,000.00
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	4.80	
Country	United States	# of FTE Construction Jobs during Fiscal Year	4.40	
Applicant Information		Net Employment Change	4.80	
Applicant Name	Paco Palace LLC			
Address Line1	2893 W. 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			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	5701-18-05			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Parker's Grille, Inc.	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$1,481.27	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$4,169.22	
Original Project Code		School Property Tax Exemption	\$3,153.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$750,000.00	Total Exemptions	\$8,803.49	
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	\$1,481.27	\$1,481.27
Not For Profit	No	Local PILOT	\$4,169.22	\$4,169.22
Date Project approved	12/21/2018	School District PILOT	\$3,153.00	\$3,153.00
Did IDA took Title to Property	Yes	Total PILOT	\$8,803.49	\$8,803.49
Date IDA Took Title to Property	12/21/2018	Net Exemptions	\$0.00	
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	18.20	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	18.20	
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			

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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	\$7,064.46	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$19,883.84	
Original Project Code		School Property Tax Exemption	\$12,532.69	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$800,838.00	Total Exemptions	\$39,480.99	
Benefited Project Amount	\$800,838.00	Total Exemptions Net of RPTL Section 485-b	\$7,252.64	
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	\$5,766.72	\$5,766.72
Not For Profit	No	Local PILOT	\$16,231.19	\$16,231.19
Date Project approved	4/21/2010	School District PILOT	\$10,230.44	\$10,230.44
Did IDA took Title to Property	Yes	Total PILOT	\$32,228.35	\$32,228.35
Date IDA Took Title to Property	1/1/2011	Net Exemptions	\$7,252.64	
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	12.33	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	7.33	
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			

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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	\$5,913.32	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$14,617.28	
Original Project Code		School Property Tax Exemption	\$6,183.83	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$20,739,610.00	Total Exemptions	\$26,714.43	
Benefited Project Amount	\$18,352,576.00	Total Exemptions Net of RPTL Section 485-b	\$3,955.57	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,307.96	\$3,307.96
Not For Profit	No	Local PILOT	\$9,310.70	\$9,310.70
Date Project approved	4/4/2019	School District PILOT	\$6,183.83	\$6,183.83
Did IDA took Title to Property	Yes	Total PILOT	\$18,802.49	\$18,802.49
Date IDA Took Title to Property	6/28/2019	Net Exemptions	\$7,911.94	
Year Financial Assistance is Planned to End	2035	Project Employment Information		
Notes	Total jobs are split between KanPak and PY Manufacturing after many discussions with Anna Zajac. Am mentioned in KanPak, the PILOT figures are likely to change substantially next year as the assessor is revaluating the property and has talked about combining parcel id's.			
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	59.48	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	59.48	
Applicant Name	Penn Yan Manufacturing Realty LLC			
Address Line1	105 Horizon 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			

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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		\$16,640.40	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$8,275.86	
Original Project Code		School Property Tax Exemption		\$27,621.35	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$7,052,000.00	Total Exemptions		\$52,537.61	
Benefited Project Amount	\$5,964,000.00	Total Exemptions Net of RPTL Section 485-b		\$7,627.40	
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	\$688.89
Not For Profit	No			Local PILOT	\$2,853.48
Date Project approved	2/26/2021			School District PILOT	\$11,382.63
Did IDA took Title to Property	Yes			Total PILOT	\$21,125.00
Date IDA Took Title to Property	2/26/2021			Net Exemptions	\$31,412.61
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		0.00	
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				

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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	\$5,625.85	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$2,585.18	
Original Project Code		School Property Tax Exemption	\$9,626.72	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,798,000.00	Total Exemptions	\$17,837.75	
Benefited Project Amount	\$2,478,000.00	Total Exemptions Net of RPTL Section 485-b	\$1,702.17	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$4,462.46	\$4,462.46
Not For Profit	No	Local PILOT	\$2,050.58	\$2,050.58
Date Project approved	1/11/2018	School District PILOT	\$7,920.36	\$7,920.36
Did IDA took Title to Property	Yes	Total PILOT	\$14,433.40	\$14,433.40
Date IDA Took Title to Property	1/11/2018	Net Exemptions	\$3,404.35	
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	14.68	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	14.68	
Applicant Name	Rainbow Cove Resort, LLC			
Address Line1	68 Castle Street, Suite 1C	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			

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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		\$1,364.54	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$3,840.69	
Original Project Code		School Property Tax Exemption		\$2,420.77	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$2,019,869.00	Total Exemptions		\$7,626.00	
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	\$1,364.54
Not For Profit				Local PILOT	\$3,840.69
Date Project approved	10/28/2020			School District PILOT	\$2,420.77
Did IDA took Title to Property	Yes			Total PILOT	\$7,626.00
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 has not yet be revalued by local assessor so there has been no increase in value due to the renovations.				
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		5.27	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		5.27	
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				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	5701-19-04			
Project Type	Lease	State Sales Tax Exemption	\$170.98	
Project Name	Savour Finger Lakes	Local Sales Tax Exemption	\$170.98	
		County Real Property Tax Exemption	\$3,987.72	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$2,841.58	
Original Project Code		School Property Tax Exemption	\$6,745.40	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,126,000.00	Total Exemptions	\$13,916.66	
Benefited Project Amount	\$1,060,000.00	Total Exemptions Net of RPTL Section 485-b	\$3,631.79	
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	\$1,729.27	\$1,729.27
Not For Profit	No	Local PILOT	\$1,232.25	\$1,232.25
Date Project approved	9/18/2019	School District PILOT	\$3,349.61	\$3,349.61
Did IDA took Title to Property	Yes	Total PILOT	\$6,311.13	\$6,311.13
Date IDA Took Title to Property	11/13/2019	Net Exemptions	\$7,605.53	
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	2.13	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	2.13	
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			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	57019902A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	Soldiers & Sailors Memorial Hospital	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$9,050,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$9,050,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount	\$9,050,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00		\$0.00
Not For Profit	Yes	Local PILOT	\$0.00		\$0.00
Date Project approved	11/28/2000	School District PILOT	\$0.00		\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00		\$0.00
Date IDA Took Title to Property	12/14/2000	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2021	Project Employment Information			
Notes	Homestead refinancing and refurbishment of units 1 & 2.				
Location of Project		# of FTEs before IDA Status	48.00		
Address Line1	Finger Lakes Health	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	GENEVA	Annualized Salary Range of Jobs to be Created	0.00	To:	0.00
State	NY	Original Estimate of Jobs to be Retained	48.00		
Zip - Plus4	14456	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	29,182.55		
Province/Region		Current # of FTEs	77.21		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	29.21		
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	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	14527	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		
Country	USA				

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IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
37	\$3,476,690.57	\$3,324,052.92	\$152,637.65	587

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Additional Comments