

Annual Report for Clinton County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/31/2022

Status: CERTIFIED

Certified Date: 03/31/2022

Governance Information (Authority-Related)

Question	Response	URL(If Applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	http://www.clintoncountyida.com/wp-content/uploads/2021/12/2021-CCIDA-Operations-and-Accomplishments.pdf
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	http://www.clintoncountyida.com/ccida-annual-audit-reports/
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	http://www.clintoncountyida.com/wp-content/uploads/2016/04/County-of-Clinton-IDA-Organizational-Chart.pdf
6. Are any Authority staff also employed by another government agency?	Yes	Clinton County
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	http://clintoncountyida.com/CCIDA/information/Mission-Statement.pdf
9. Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		http://www.clintoncountyida.com/wp-content/uploads/2021/12/2021-Performance-Measures-Report.pdf

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Governance Information (Board-Related)

Question	Response	URL(If Applicable)
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established a Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		http://www.clintoncountyida.com/wp-content/uploads/2016/04/Committees.pdf
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		http://www.clintoncountyida.com/information-page/ccida-2021-meeting-information-2-2/
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	http://www.clintoncountyida.com/wp-content/uploads/2016/04/Bylaws-Amended-061019.pdf
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	http://clintoncountyida.com/CCIDA/information/Code-of-Ethics.pdf
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	No	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	Yes	http://clintoncountyida.com/CCIDA/information/Compensation-Policy.pdf
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	http://clintoncountyida.com/CCIDA/information/UTEP-Readopted-021411.pdf

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Board of Directors Listing

Name	Defayette, Keith	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	9/11/2013	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	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	No

Name	Hoover, David	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	10/28/2009	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	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	No

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Name	Leta, Mark	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	4/26/2007	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	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	No

Name	Murray, Kim	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	7/24/2013	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	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	No

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Name	Trahan, Trent	Nominated By	Local
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	Elected by Board	Confirmed by Senate?	N/A
Term Start Date	9/27/2006	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	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	No

Name	VanNatten, John	Nominated By	Ex-Officio
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	9/27/2006	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	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	No

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Name	Zurlo, Michael	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	10/23/2002	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	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	No

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Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/ Allowances/ Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the authority	If yes Is payment made by state or local government
Brunell, Dorothy	Administrative	Administrative and Clerical				PT	No	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	Yes
McFarlin, Renee	Executive Director	Executive				FT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	Yes
Moffat, Toni	Administrative	Administrative and Clerical				PT	No	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	Yes
Zurlo, Michael	Interim Executive Director	Executive				FT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No	

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Benefit Information

During the fiscal year, did the authority continue to pay for any of the above mentioned benefits for former staff or individuals affiliated with the authority after those individuals left the authority?	No
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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
Defayette, Keith	Board of Directors												X	
Hoover, David	Board of Directors												X	
Leta, Mark	Board of Directors												X	
Murray, Kim	Board of Directors												X	
Trahan, Trent	Board of Directors												X	
VanNatten, John	Board of Directors												X	
Zurlo, Michael	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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Subsidiary/Component Unit Verification

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

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

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

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

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

SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$516,836.80
	Investments		\$0.00
	Receivables, net		\$1,250.00
	Other assets		\$850.00
	Total Current Assets		\$518,936.80
Noncurrent Assets			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$0.00
	Other assets		\$0.00
	Capital Assets		
		Land and other nondepreciable property	\$0.00
		Buildings and equipment	\$0.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$0.00
		Net Capital Assets	\$0.00
	Total Noncurrent Assets		\$0.00
	Total Assets		\$518,936.80
Liabilities			
Current Liabilities			
	Accounts payable		\$11,000.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$0.00
	Deferred revenues		\$0.00
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$0.00
	Total Current Liabilities		\$11,000.00
Noncurrent Liabilities			

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	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$0.00
	Long Term Leases		\$0.00
	Other long-term obligations		\$0.00
	Total Noncurrent Liabilities		\$0.00
Total Liabilities			\$11,000.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$0.00
	Restricted		\$0.00
	Unrestricted		\$507,936.80
	Total Net Assets		\$507,936.80

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$180,843.37
	Rental & financing income		\$0.00
	Other operating revenues		\$0.00
	Total Operating Revenue		\$180,843.37
Operating Expenses			
	Salaries and wages		\$0.00
	Other employee benefits		\$0.00
	Professional services contracts		\$132,000.00
	Supplies and materials		\$0.00
	Depreciation & amortization		\$0.00
	Other operating expenses		\$15,652.05
	Total Operating Expenses		\$147,652.05
Operating Income (Loss)			\$33,191.32
Nonoperating Revenues			
	Investment earnings		\$612.92
	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		\$612.92
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		\$33,804.24
Capital Contributions			\$0.00
Change in net assets			\$33,804.24
Net assets (deficit) beginning of year			\$474,132.56
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$507,936.80

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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	1,186,761.00	0.00	155,356.12	1,031,404.88
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS			0.00	1,186,761.00	0.00	155,356.12	1,031,404.88

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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	http://www.clintoncountyida.com/wp-content/uploads/2021/12/2021-CCIDA-Real-Property.pdf
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	http://clintoncountyida.com/CCIDA/information/Property-Disposition-Policy.pdf
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	N/A

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IDA Projects

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0902-21-01			
Project Type	Lease	State Sales Tax Exemption	\$143,918.60	
Project Name	Connecticut Avenue Holdings	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	Manufacturing	Mortgage Recording Tax Exemption	\$35,000.00	
Total Project Amount	\$7,000,000.00	Total Exemptions	\$178,918.60	
Benefited Project Amount	\$7,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$0.00
Not For Profit	No		Local PILOT	\$0.00
Date Project approved	5/17/2021		School District PILOT	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$0.00
Date IDA Took Title to Property	7/30/2021		Net Exemptions	\$178,918.60
Year Financial Assistance is Planned to End	2032	Project Employment Information		
Notes	2021 Audit Notes: No PILOT payments were made because the project is not complete. Applicant paid all taxes on the unimproved value of the property. Additionally, the applicant indicated that their report does not include data on Current Employment and New Jobs, since the project is currently still under construction.			
Location of Project		# of FTEs before IDA Status	35.00	
Address Line1	71 Connecticut Avenue	Original Estimate of Jobs to be Created	11.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	55,000.00	
City	PLATTSBURGH	Annualized Salary Range of Jobs to be Created	33,000.00	To: 125,000.00
State	NY	Original Estimate of Jobs to be Retained	35.00	
Zip - Plus4	12903	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	92,037.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-35.00	
Applicant Name	Connecticut Avenue Holdings, LLC	Project Status		
Address Line1	104 Sharon Avenue			
Address Line2				
City	PLATTSBURGH	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12901	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		

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Country	USA		
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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0902-18-01				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Delaware River Solar - Mooers I	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,462,041.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$4,462,041.00	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	\$1,814.33
Not For Profit	No			Local PILOT	\$3,830.40
Date Project approved	6/19/2017			School District PILOT	\$14,515.20
Did IDA took Title to Property	Yes			Total PILOT	\$20,159.93
Date IDA Took Title to Property	2/27/2018			Net Exemptions	-\$20,159.93
Year Financial Assistance is Planned to End	2038	Project Employment Information			
Notes	2021 Audit note: A 5% late fee was added to the PILOT payment amount and was received				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	297 Boas 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	MOOERS	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	12958	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 MOOERS I, LLC				
Address Line1	315 Post Road West	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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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0902-18-02				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Delaware River Solar - Mooers II	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,462,041.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$4,462,041.00	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	\$1,814.33
Not For Profit	No			Local PILOT	\$3,830.40
Date Project approved	6/19/2017			School District PILOT	\$14,515.20
Did IDA took Title to Property	Yes			Total PILOT	\$20,159.93
Date IDA Took Title to Property	2/27/2018			Net Exemptions	-\$20,159.93
Year Financial Assistance is Planned to End	2038			Project Employment Information	
Notes					
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	297 Boas 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	MOOERS	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	12958	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 MOOERS II, LLC				
Address Line1	315 Post Road West	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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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0902-18-03			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Delaware River Solar - Mooers III	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$4,462,041.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$4,462,041.00	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	\$1,814.33	\$1,814.33
Not For Profit	No	Local PILOT	\$3,830.40	\$3,830.40
Date Project approved	6/19/2017	School District PILOT	\$14,515.20	\$14,515.20
Did IDA took Title to Property	Yes	Total PILOT	\$20,159.93	\$20,159.93
Date IDA Took Title to Property	2/27/2018	Net Exemptions	-\$20,159.93	
Year Financial Assistance is Planned to End	2038	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	297 Boas 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	MOOERS	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	12958	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 MOOERS Ili, LLC			
Address Line1	315 Post Road West	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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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0902-19-03				
Project Type	Lease	State Sales Tax Exemption		\$10,146.76	
Project Name	Delaware River Solar - Mooers IV	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,121,707.00	Total Exemptions		\$10,146.76	
Benefited Project Amount	\$4,121,707.00	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	\$4,000.00		\$4,000.00
Not For Profit	Yes	Local PILOT	\$4,000.00		\$4,000.00
Date Project approved	3/25/2019	School District PILOT	\$4,000.00		\$4,000.00
Did IDA took Title to Property	Yes	Total PILOT	\$12,000.00		\$12,000.00
Date IDA Took Title to Property	5/31/2019	Net Exemptions	-\$1,853.24		
Year Financial Assistance is Planned to End	2040	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	297 Boas 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	MOOERS	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	12958	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 Mooers IV, LLC				
Address Line1	33 Irving Place, Suite 1090	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	10003	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	0902-20-02			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Delaware River Solar - Mooers V	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	Clean Energy	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$9,880,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$9,880,000.00	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	\$2,000.00	\$2,000.00
Not For Profit	No	Local PILOT	\$4,000.00	\$4,000.00
Date Project approved	10/14/2020	School District PILOT	\$14,000.00	\$14,000.00
Did IDA took Title to Property	Yes	Total PILOT	\$20,000.00	\$20,000.00
Date IDA Took Title to Property	12/1/2020	Net Exemptions	-\$20,000.00	
Year Financial Assistance is Planned to End	2041	Project Employment Information		
Notes	2020 Audit Note: 1st year of project; no PILOT payment required as no improvements within taxable status date. 2021 Audit Note: First year of PILOT payments commenced per agreement			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	297 Boas 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	MOOERS	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	12958	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 Mooers V, LLC			
Address Line1	140 East 45th Street	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		

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0902-20-03			
Project Type	Lease	State Sales Tax Exemption	\$99,414.00	
Project Name	Delaware River Solar - Plattsburgh I	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	Clean Energy	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$8,741,559.00	Total Exemptions	\$99,414.00	
Benefited Project Amount	\$8,741,559.00	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	\$4,842.50	\$4,842.50
Not For Profit	No	Local PILOT	\$745.00	\$745.00
Date Project approved	9/14/2020	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$5,587.50	\$5,587.50
Date IDA Took Title to Property	11/17/2020	Net Exemptions	\$93,826.50	
Year Financial Assistance is Planned to End	2041	Project Employment Information		
Notes	2020 Audit Notes: 2020 1st year of project; no improvements as of taxable status date so no PILOT due. Project not yet constructed; should finish in June 2021. 2021 Audit Notes: Project construction complete, county and local PILOT payments commenced, School PILOT to commence 2022			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	6106 Route 22	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	PLATTSBURGH	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	12901	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 Plattsburgh I, LLC			
Address Line1	33 Irving Place, Suite 1090	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	10003	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0902-98-08				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	Lake Forest Sr. Living Community	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Civic Facility	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$5,200,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$4,700,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount	\$4,200,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	7/13/1998	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	6/1/1999	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2030	Project Employment Information			
Notes	Demolition of 16 existing Buildings. Construction of 8 duplex residential buildings w/ cogregate facility. 2021 Audit Notes: 8 FT Employees 9 PT Employees @ 20 hrs/week 12 FTEs No PILOT; project pays property taxes in full @ \$354,342				
Location of Project		# of FTEs before IDA Status	1.00		
Address Line1	8 Lake Forest Drive	Original Estimate of Jobs to be Created	22.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	PLATTSBURGH	Annualized Salary Range of Jobs to be Created	30,000.00	To: 35,000.00	
State	NY	Original Estimate of Jobs to be Retained	1.00		
Zip - Plus4	12901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	33,280.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-1.00		
Applicant Name	Lake Forst Senior Living Community, Inc.	Project Status			
Address Line1	10 Lake Forest Drive				
Address Line2					
City	PLATTSBURGH	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			

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Zip - Plus4	12903	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	0902-09-05				
Project Type	Lease	State Sales Tax Exemption	\$595,949.58		
Project Name	M & M Properties	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$21,776.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$3,187.00		
Original Project Code		School Property Tax Exemption	\$0.00		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$6,405,000.00	Total Exemptions	\$620,912.58		
Benefited Project Amount	\$6,405,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$20,728.35	\$20,728.35
Not For Profit	No		Local PILOT	\$3,033.51	\$3,033.51
Date Project approved	10/1/2009		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$23,761.86	\$23,761.86
Date IDA Took Title to Property	10/1/2009		Net Exemptions	\$597,150.72	
Year Financial Assistance is Planned to End	2020	Project Employment Information			
Notes	Regarding 2021 Reporting: FTEs: Covid-19 had a significant impact on their ability to create new jobs Benefits ended in 2020 but termination documents have not yet been executed				
Location of Project		# of FTEs before IDA Status	15.00		
Address Line1	441 Route 3	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	20,000.00		
City	PLATTSBURGH	Annualized Salary Range of Jobs to be Created	20,000.00	To: 50,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	36,660.00		
Province/Region		Current # of FTEs	29.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	14.00		
Applicant Name	M & M Properties	Project Status			
Address Line1	441 Route 3				
Address Line2					
City	PLATTSBURGH	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12901	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	0902-06-05			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Marble River Wind Farm	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$317,200,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$317,200,000.00	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	\$165,329.69	\$165,329.69
Not For Profit	No	Local PILOT	\$431,943.32	\$431,943.32
Date Project approved	8/1/2011	School District PILOT	\$553,681.40	\$553,681.40
Did IDA took Title to Property	Yes	Total PILOT	\$1,150,954.41	\$1,150,954.41
Date IDA Took Title to Property	8/1/2011	Net Exemptions	-\$1,150,954.41	
Year Financial Assistance is Planned to End	2031	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	174 State Route 189	Original Estimate of Jobs to be Created	12.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	70,000.00	
City	CHURUBUSCO	Annualized Salary Range of Jobs to be Created	50,000.00	To: 90,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12923	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	12.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	12.00	
Applicant Name	EDP Renewables NA, LLC	Project Status		
Address Line1	JOhnTaylor, Property Tax Manager			
Address Line2				
City	HOUSTON	Current Year Is Last Year for Reporting		
State	TX	There is no Debt Outstanding for this Project		
Zip - Plus4	77002	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	0902-18-05			
Project Type	Lease	State Sales Tax Exemption	\$437.00	
Project Name	Monaghan Medical	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$18,454.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$2,700.00	
Original Project Code		School Property Tax Exemption	\$50,151.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$10,000,000.00	Total Exemptions	\$71,742.00	
Benefited Project Amount	\$10,000,000.00	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	\$11,817.97	\$11,817.97
Not For Profit	No	Local PILOT	\$1,729.51	\$1,729.51
Date Project approved	11/26/2018	School District PILOT	\$32,304.58	\$32,304.58
Did IDA took Title to Property	Yes	Total PILOT	\$45,852.06	\$45,852.06
Date IDA Took Title to Property	12/1/2018	Net Exemptions	\$25,889.94	
Year Financial Assistance is Planned to End	2029	Project Employment Information		
Notes	<p>In year 2019, no PILOT was owed or due because no improvements were yet made to the property. Monaghan paid all taxes due on the unimproved value of the property.</p> <p>2020 Audit Notes: No improvements were made to the property before 2020's taxable status date; therefore, while 50% of the assessed value was owed, but the assessed value of the improvements was \$0. They paid special district taxes as well as property taxes on the value of the land totaling \$16,781.</p> <p>2021 Audit Notes: Construction complete in 2021 PILOT payments commenced per agreement</p>			
Location of Project		# of FTEs before IDA Status	68.00	
Address Line1	11 Airport Road	Original Estimate of Jobs to be Created	10.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00	
City	PLATTSBURGH	Annualized Salary Range of Jobs to be Created	30,000.00	To: 30,000.00
State	NY	Original Estimate of Jobs to be Retained	68.00	
Zip - Plus4	12901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	45,000.00	
Province/Region		Current # of FTEs	89.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	30.00	
Applicant Information		Net Employment Change	21.00	
Applicant Name	Monaghan Medical Corporation			
Address Line1	5 Latour Avenue	Project Status		
Address Line2				

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City	PLATTSBURGH	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	12901	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	0902-99-03				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	NYSEG Peru Gas Pipeline	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$1,246.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$2,047.00	
Original Project Code		School Property Tax Exemption		\$8,537.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$750,000.00	Total Exemptions		\$11,830.00	
Benefited Project Amount	\$475,000.00	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					
Not For Profit	No	County PILOT		\$0.00	\$0.00
Date Project approved	10/11/1999	Local PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	School District PILOT		\$9,051.33	\$9,051.33
Date IDA Took Title to Property	8/3/2001	Total PILOT		\$9,051.33	\$9,051.33
Year Financial Assistance is Planned to End	2040	Net Exemptions		\$2,778.67	
Notes	PILOT is 0 through 2020 2021 Audit Notes: School District PILOT payment commenced per agreement				
Location of Project		# of FTEs before IDA Status		1.00	
Address Line1	P. O. Box 5224	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	BINGHAMTON	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		1.00	
Zip - Plus4	13902	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		16,450.00	
Province/Region		Current # of FTEs		5.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		4.00	
Applicant Name	NYSEG				
Address Line1	4125 Route 22	Project Status			
Address Line2					
City	PLATTSBURGH	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12901	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	0902-06-01				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Noble Altona Windpark	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$176,721,160.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$176,721,160.00	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	\$90,787.53		\$90,787.53
Not For Profit	No	Local PILOT	\$170,226.66		\$170,226.66
Date Project approved	5/1/2008	School District PILOT	\$306,407.99		\$306,407.99
Did IDA took Title to Property	Yes	Total PILOT	\$567,422.18		\$567,422.18
Date IDA Took Title to Property	5/1/2008	Net Exemptions	-\$567,422.18		
Year Financial Assistance is Planned to End	2023	Project Employment Information			
Notes	Project was under construction during 2008 and PILOT will begin in 2009 2020 Audit Notes: New name: Valcour Altona Windpark, LLC				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	7430 State Route 11	Original Estimate of Jobs to be Created	13.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	CHURUBUSCO	Annualized Salary Range of Jobs to be Created	47,000.00	To:	56,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12923	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	56,000.00		
Province/Region		Current # of FTEs	6.50		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	6.50		
Applicant Name	Noble Altona Windpark				
Address Line1	8 Railroad Avenue	Project Status			
Address Line2					
City	ESSEX	Current Year Is Last Year for Reporting			
State	CT	There is no Debt Outstanding for this Project			
Zip - Plus4	06426	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0902-06-03			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Noble Clinton Windpark	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$173,734,758.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$173,734,758.00	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	\$65,389.73	\$65,389.73
Not For Profit	No	Local PILOT	\$200,965.20	\$200,965.20
Date Project approved	3/1/2007	School District PILOT	\$318,526.36	\$318,526.36
Did IDA took Title to Property	Yes	Total PILOT	\$584,881.29	\$584,881.29
Date IDA Took Title to Property	3/1/2007	Net Exemptions	-\$584,881.29	
Year Financial Assistance is Planned to End	2022	Project Employment Information		
Notes	Project was under construction in 2007 and PILOT will begin in 2008 2020 Audit Notes: Name has changed to Valcour Clinton Windpark, LLC			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	7430 State Route 11	Original Estimate of Jobs to be Created	9.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	43,423.00	
City	CHURUBUSCO	Annualized Salary Range of Jobs to be Created	47,000.00	To: 56,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12923	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	90,000.00	
Province/Region		Current # of FTEs	4.50	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	4.50	
Applicant Name	Noble Clinton Windpark			
Address Line1	8 Railroad Avenue	Project Status		
Address Line2				
City	ESSEX	Current Year Is Last Year for Reporting		
State	CT	There is no Debt Outstanding for this Project		
Zip - Plus4	06426	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0902-06-02				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Noble Ellenburg Windpark	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00		
Original Project Code		School Property Tax Exemption	\$0.00		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$140,319,039.00	Total Exemptions	\$0.00		
Benefited Project Amount	\$140,319,039.00	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	\$74,433.59	\$74,433.59
Not For Profit	No		Local PILOT	\$139,769.17	\$139,769.17
Date Project approved	3/1/2007		School District PILOT	\$257,194.12	\$257,194.12
Did IDA took Title to Property	Yes		Total PILOT	\$471,396.88	\$471,396.88
Date IDA Took Title to Property	3/1/2007		Net Exemptions	-\$471,396.88	
Year Financial Assistance is Planned to End	2022	Project Employment Information			
Notes	Project was under construction in 2007 and PILOT will begin in 2008 2020 Audit Note: Name Change: Valcour Ellenburg Windpark, LLC				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	7430 State Route 11	Original Estimate of Jobs to be Created	8.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	43,423.00		
City	CHURUBUSCO	Annualized Salary Range of Jobs to be Created	47,000.00	To: 56,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12923	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	90,000.00		
Province/Region		Current # of FTEs	3.50		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	3.50		
Applicant Name	Noble Ellenburg Windpark				
Address Line1	8 Railroad Avenue	Project Status			
Address Line2					
City	ESSEX	Current Year Is Last Year for Reporting			
State	CT	There is no Debt Outstanding for this Project			
Zip - Plus4	06426	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0902-14-02				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Northstar 41, LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$8,274.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$11,126.00		
Original Project Code		School Property Tax Exemption	\$63,180.00		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$2,250,000.00	Total Exemptions	\$82,580.00		
Benefited Project Amount	\$2,250,000.00	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	\$6,619.23	\$6,619.23	
Not For Profit	No	Local PILOT	\$8,900.63	\$8,900.63	
Date Project approved	1/13/2014	School District PILOT	\$53,693.42	\$53,693.42	
Did IDA took Title to Property	Yes	Total PILOT	\$69,213.28	\$69,213.28	
Date IDA Took Title to Property	2/1/2014	Net Exemptions	\$13,366.72		
Year Financial Assistance is Planned to End	2024	Project Employment Information			
Notes	7.22.2020 - Northstar reported 18 FTEs as of February 3, 2020. 2020 Audit Notes: Northstar met their job creation requirements as per their agreement with Empire State Development and the CCIDA.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	641 Ridge Road	Original Estimate of Jobs to be Created	25.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00		
City	CHAZY	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	12921	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	41,600.00		
Province/Region		Current # of FTEs	32.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	32.00		
Applicant Name	Northstar 41, LLC	Project Status			
Address Line1	1 Lincoln Boulevard				
Address Line2					
City	ROUSES POINT	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12979	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	0902-SPP			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	Saranac Power Partners/North Country Gas Pipeline	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$196,287.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$34,743.00	
Original Project Code		School Property Tax Exemption	\$600,692.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$166,500,000.00	Total Exemptions	\$831,722.00	
Benefited Project Amount	\$166,500,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount	\$343,003,985.00	Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Taxable	County PILOT	\$71,389.50	\$71,389.50
Not For Profit	No	Local PILOT	\$10,510.50	\$10,510.50
Date Project approved	8/1/1989	School District PILOT	\$191,100.00	\$191,100.00
Did IDA took Title to Property	Yes	Total PILOT	\$273,000.00	\$273,000.00
Date IDA Took Title to Property	8/1/1989	Net Exemptions	\$558,722.00	
Year Financial Assistance is Planned to End	2009	Project Employment Information		
Notes	North Country Gas Pipeline portion was reconveyed back to company. Saranac Power Partners Project has a fifth amendment to the PILOT agreement and benefits will continue until 2023			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	99 Weed Street	Original Estimate of Jobs to be Created	32.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	PLATTSBURGH	Annualized Salary Range of Jobs to be Created	77,000.00	To: 80,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	61,538.00	
Province/Region		Current # of FTEs	14.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	14.00	
Applicant Name	Mid American Holding Co.	Project Status		
Address Line1	302 36th st. Suite 400			
Address Line2				
City	OMAHA	Current Year Is Last Year for Reporting		
State	NE	There is no Debt Outstanding for this Project		
Zip - Plus4	68131	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	0902-08-03				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Scannell Properties #111, Inc.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$5,635,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$5,635,000.00	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	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	5/9/2008	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	5/9/2008	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2019	Project Employment Information			
Notes	<p>Project is for expansion of existing facility. no PILOTs were paid in 2009. Project was transferred in 2010 to a new owner who has assumed the PILOT for the project. New Company is Cole FE Beekmantown LLC.</p> <p>2020 Audit Notes: The PILOT as it applies to school taxes expired in 2020; therefore, the project paid full PILOTs owed and full taxes to the school.</p> <p>2021 Audit Notes The term of the Project was scheduled to end in 2019 and the property was conveyed back to the owner in 2021, therefore no benefits were received this year and employment figures from term end are reported.</p>				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	82 Gateway Drive	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	PLATTSBURGH	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	12901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,423.00		
Province/Region		Current # of FTEs	55.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	55.00		
Applicant Name	Scannell Properties #111, Inc.				
Address Line1	800 E. 96th Street	Project Status			

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Address Line2			
City	INDIANAPOLIS	Current Year Is Last Year for Reporting	Yes
State	IN	There is no Debt Outstanding for this Project	Yes
Zip - Plus4	46240	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	0902-20-06				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Schluter R&D Facility	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	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$5,660,760.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$5,660,760.00	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	3/16/2020			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$0.00
Date IDA Took Title to Property	12/1/2020			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2035	Project Employment Information			
Notes	<p>2020 Audit Notes: 15 year PILOT R&D currently operating at County-owned airport in temporary facility; Schluter chose to construct a facility in Plattsburgh due to IDA incentives. Their annual filing failed to disclose specifically those employed at the R&D facility in 2020.</p> <p>2021 Audit Notes: Reiterate the same as 2020; still operating in temporary facility, construction delayed due to COVID. Disclosure again failed to disclose jobs specific to this location. They did indicate 42 construction jobs will be created upon construction start.</p>				
Location of Project		# of FTEs before IDA Status		25.00	
Address Line1	194 Pleasant Ridge Road	Original Estimate of Jobs to be Created		40.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		47,323.38	
City	PLATTSBURGH	Annualized Salary Range of Jobs to be Created		37,084.50	To: 96,155.00
State	NY	Original Estimate of Jobs to be Retained		25.00	
Zip - Plus4	12901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		47,323.38	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		42.00	
Applicant Information		Net Employment Change		-25.00	
Applicant Name	Schluter Systems, L.P.				
Address Line1	194 Pleasant Ridge Road	Project Status			
Address Line2					
City	PLATTSBURGH	Current Year Is Last Year for Reporting			

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State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	12901	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	0902-19-01				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Schluter Thinset	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$13,533.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$1,980.00		
Original Project Code		School Property Tax Exemption	\$41,448.00		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$15,952,525.00	Total Exemptions	\$56,961.00		
Benefited Project Amount	\$15,952,525.00	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	10/17/2016		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	1/1/2019		Net Exemptions	\$56,961.00	
Year Financial Assistance is Planned to End	2034	Project Employment Information			
Notes	2020 Audit Notes: \$0 PILOT through 2024; 50% starts in 2025 Paid \$1,927 in special district/land value only taxes				
Location of Project		# of FTEs before IDA Status	6.00		
Address Line1	194 Pleasant Ridge 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)	55,000.00		
City	PLATTSBURGH	Annualized Salary Range of Jobs to be Created	40,000.00	To: 100,000.00	
State	NY	Original Estimate of Jobs to be Retained	6.00		
Zip - Plus4	12901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00		
Province/Region		Current # of FTEs	573.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	567.00		
Applicant Name	Schluter Systems, L.P.				
Address Line1	194 Pleasant Ridge Road	Project Status			
Address Line2					
City	PLATTSBURGH	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12901	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	0902-19-02				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Schluter Warehouse Expansion	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$44,290.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$6,482.00		
Original Project Code		School Property Tax Exemption	\$135,648.00		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$15,246,734.00	Total Exemptions	\$186,420.00		
Benefited Project Amount	\$15,246,734.00	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	\$24,607.48	\$24,607.48
Not For Profit	No		Local PILOT	\$3,601.20	\$3,601.20
Date Project approved	6/19/2017		School District PILOT	\$82,077.81	\$82,077.81
Did IDA took Title to Property	Yes		Total PILOT	\$110,286.49	\$110,286.49
Date IDA Took Title to Property	1/1/2019		Net Exemptions	\$76,133.51	
Year Financial Assistance is Planned to End	2029	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	188.00		
Address Line1	134 Pleasant Ridge Road	Original Estimate of Jobs to be Created	22.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	29,781.81		
City	PLATTSBURGH	Annualized Salary Range of Jobs to be Created	26,000.00	To: 72,800.00	
State	NY	Original Estimate of Jobs to be Retained	188.00		
Zip - Plus4	12901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	29,781.81		
Province/Region		Current # of FTEs	573.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	385.00		
Applicant Name	Schluter Systems, L.P.				
Address Line1	134 Pleasant Ridge Road	Project Status			
Address Line2					
City	PLATTSBURGH	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12901	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	0902-14-01				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	TDC #18	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$6,151.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$900.00		
Original Project Code		School Property Tax Exemption	\$16,717.00		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$1,900,000.00	Total Exemptions	\$23,768.00		
Benefited Project Amount	\$1,900,000.00	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	\$5,169.18	\$5,169.18
Not For Profit	Yes		Local PILOT	\$756.49	\$756.49
Date Project approved	8/13/2013		School District PILOT	\$14,715.12	\$14,715.12
Did IDA took Title to Property	Yes		Total PILOT	\$20,640.79	\$20,640.79
Date IDA Took Title to Property	9/1/2013		Net Exemptions	\$3,127.21	
Year Financial Assistance is Planned to End	2024	Project Employment Information			
Notes	The Building was under construction for part of 2013 and 2014. Prior to completion of construction, TDC leased the building to an existing tenant who doubled their workforce .				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	33 Gus Lapham lane	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	PLATTSBURGH	Annualized Salary Range of Jobs to be Created	25,000.00	To: 45,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	35,000.00		
Province/Region		Current # of FTEs	69.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	69.00		
Applicant Name	The Development Corporation				
Address Line1	190 Banker Road, Suite 500	Project Status			
Address Line2					
City	PLATTSBURGH	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12901	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	0902-18-04				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	TDC Building #22	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$18,454.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$2,700.00		
Original Project Code		School Property Tax Exemption	\$56,520.00		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$8,498,346.00	Total Exemptions	\$77,674.00		
Benefited Project Amount	\$3,000,000.00	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	\$10,704.91	\$10,704.91
Not For Profit	Yes		Local PILOT	\$1,566.62	\$1,566.62
Date Project approved	12/11/2017		School District PILOT	\$82,077.81	\$82,077.81
Did IDA took Title to Property	Yes		Total PILOT	\$94,349.34	\$94,349.34
Date IDA Took Title to Property	9/1/2018		Net Exemptions	-\$16,675.34	
Year Financial Assistance is Planned to End	2029	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	37 Arizona 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	PLATTSBURGH	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	12903	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	88.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	88.00		
Applicant Name	The Development Corporation	Project Status			
Address Line1	190 Banker Road				
Address Line2					
City	PLATTSBURGH	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12901	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	0902-20-01				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	TDC Industrial Boulevard	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	\$56,520.00		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$5,623,000.00	Total Exemptions	\$56,520.00		
Benefited Project Amount	\$5,623,000.00	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	Yes	Local PILOT	\$0.00	\$0.00	
Date Project approved	3/16/2020	School District PILOT	\$27,368.51	\$27,368.51	
Did IDA took Title to Property	Yes	Total PILOT	\$27,368.51	\$27,368.51	
Date IDA Took Title to Property	6/19/2020	Net Exemptions	\$29,151.49		
Year Financial Assistance is Planned to End	2031	Project Employment Information			
Notes	2020 Audit Notes: Building is being constructed on spec. No improvements were assessed prior to taxable status date; therefore, no PILOTs required. Covid significantly slowed construction, so ST figures are not available. 2021 Audit Notes: Building was still under construction during 2021; school was only exemption/pilot recorded due to this. Further construction jobs were not disclosed.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	105-109 Industrial Boulevard	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	PLATTSBURGH	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	12901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	6.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	6.00		
Applicant Name	The Development Corporation				
Address Line1	672 Route 3	Project Status			
Address Line2					
City	PLATTSBURGH	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12901	IDA Does Not Hold Title to the Property			

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Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0902-20-05				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Trustworthy, LLC (Holiday Inn Express)	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$33,833.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$4,951.00		
Original Project Code		School Property Tax Exemption	\$91,944.00		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$3,850,000.00	Total Exemptions	\$130,728.00		
Benefited Project Amount	\$3,850,000.00	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	\$18,761.92	\$18,761.92
Not For Profit	No		Local PILOT	\$2,745.73	\$2,745.73
Date Project approved	9/19/2019		School District PILOT	\$73,513.73	\$73,513.73
Did IDA took Title to Property	Yes		Total PILOT	\$95,021.38	\$95,021.38
Date IDA Took Title to Property	11/1/2019		Net Exemptions	\$35,706.62	
Year Financial Assistance is Planned to End	2030	Project Employment Information			
Notes	2020 Audit Notes: No PILOT due for County or local jurisdictions due to taxable status date. PILOT applies to improvements only, so sales tax paid on prior assessed value. Covid hit the lodging industry hard globally, and very much in Plattsburgh, NY. 2021 Audit Notes: Construction complete, PILOT payments commenced as improvements were made.				
Location of Project		# of FTEs before IDA Status	17.00		
Address Line1	8 Everleth Drive	Original Estimate of Jobs to be Created	13.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	32,500.00		
City	PLATTSBURGH	Annualized Salary Range of Jobs to be Created	30,000.00	To: 35,000.00	
State	NY	Original Estimate of Jobs to be Retained	17.00		
Zip - Plus4	12901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	32,500.00		
Province/Region		Current # of FTEs	15.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	55.00		
Applicant Information		Net Employment Change	-2.00		
Applicant Name	Trustworthy, LLC				
Address Line1	8 Everleth Drive	Project Status			
Address Line2					
City	PLATTSBURGH	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12901	IDA Does Not Hold Title to the Property			

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Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0902-20-04			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Vilas Home	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$11,052.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$22,742.00	
Original Project Code		School Property Tax Exemption	\$46,384.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,500,000.00	Total Exemptions	\$80,178.00	
Benefited Project Amount	\$1,500,000.00	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	\$503.95	\$503.95
Not For Profit	No	Local PILOT	\$1,037.02	\$1,037.02
Date Project approved	8/12/2019	School District PILOT	\$2,115.11	\$2,115.11
Did IDA took Title to Property	Yes	Total PILOT	\$3,656.08	\$3,656.08
Date IDA Took Title to Property	9/1/2019	Net Exemptions	\$76,521.92	
Year Financial Assistance is Planned to End	2030	Project Employment Information		
Notes	2020 Audit Notes: 1st year reporting; PILOT does not take effect until 2021 tax bills.			
Location of Project		# of FTEs before IDA Status	32.00	
Address Line1	61 Beekman 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	PLATTSBURGH	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	32.00	
Zip - Plus4	12901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	33,008.00	
Province/Region		Current # of FTEs	24.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-8.00	
Applicant Name	Vilas Home LLC			
Address Line1	10 Gilliland Lane	Project Status		
Address Line2				
City	WILLSBORO	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12996	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	0902-21-02			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Vilas Home Expansion	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$0.00	
Original Project Code	0902-20-04	School Property Tax Exemption	\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$14,370,500.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$14,370,500.00	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	2/8/2021	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	8/27/2021	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2036	Project Employment Information		
Notes	2021 Audit Note: No PILOT payments recorded as this project is not yet complete			
Location of Project		# of FTEs before IDA Status	27.00	
Address Line1	61 Beekman Street	Original Estimate of Jobs to be Created	43.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	37,000.00	
City	PLATTSBURGH	Annualized Salary Range of Jobs to be Created	29,000.00	To: 55,000.00
State	NY	Original Estimate of Jobs to be Retained	27.00	
Zip - Plus4	12901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	38,280.00	
Province/Region		Current # of FTEs	24.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-3.00	
Applicant Name	Vilas Home, LLC			
Address Line1	61 Beekman Street	Project Status		
Address Line2				
City	PLATTSBURGH	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12901	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
27	\$2,519,514.94	\$3,644,923.17	(\$1,125,408.23)	1208

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Additional Comments