

**Steuben County Industrial Development Agency  
7234 Route 54 North  
PO Box 393  
Bath, NY 14810**

**Board Meeting Notice**

**March 28, 2024**

Steuben County Industrial Development Agency will hold a Board Meeting at 12:00 pm on March 28, 2024. This meeting is open to the public and those wishing to view the meeting as it is held may do so by visiting:

[March 28, 2024](#)

Sincerely,

Dean Strobel  
Board Chair

Steuben County Industrial Development Agency  
Regular Meeting of the Board of Directors  
Agenda  
March 28, 2024, 12:00 pm

1. Call to Order – Quorum present Strobel
2. Secretary’s Report – January 25, 2024 Minutes Davidson
3. Treasurer’s Report Russo
  - a) February 2024 Financials
  - b) Audit Presentation – Kristie M. Beach CPA’s, LLC
4. New Business:
  - a) 2024 Policies Johnson
    - i. Ratification of IDA policies – view them [here](#)
    - ii. Ratification of new policy – 125 Plan
    - iii. Appointment of Ethics Officer (Alger)
    - iv. Appointment of CFO (Johnson)
  - b) Ratification of PARIS report Johnson/Marshall
    - i. Operations and Accomplishments
    - ii. Performance Measurements
    - iii. Management Assessment of Effectiveness of Internal Controls
  - c) 2023 Board Evaluations Johnson
  - d) Ratification of NYS ST-62 Johnson
  - e) NEWM application for IDA assistance Staats
5. Old Business:
  - a) Barons Winds Schedule A-3 ratification Johnson
  - b) Momentum of WNY change in ownership Staats
  - c) Corning Inc. Canada Road property release Johnson
6. Operations Update Johnson
7. Project Updates Johnson
8. Oath of Office - Steuben County Clerk’s Office Strobel
9. Adjournment Strobel

**Steuben County Industrial Development Agency  
Board of Director's Meeting Minutes  
January 25, 2024**

- I. Call To Order:** The Regular Meeting of the Steuben County Industrial Development Agency (IDA) was called to order at 12:01 pm by Chairman Strobel, who confirmed that there was a quorum present.

Present:	Dean Strobel	Chairman
	Kelly Fitzpatrick	Vice Chair
	Mike Davidson	Secretary
	Tony Russo	Treasurer
	Mark Alger	Member
	Sarah Creath	Member
	James Johnson	Executive Director
	Jill Staats	Deputy Director
	Steve Maier	IDA Counsel
Absent:	Michelle Caulfield	Member
Guests:	Kam Keeley	Three Rivers Development
	Kristie Beach	IDA Financial Auditor
	Brian Corrigan	Invenergy

- II. Audit Presentation:** Kristie Beach of Kristie M. Beach CPAs, PLLC reviewed the financial audit plan and explained members' roles in the process. Statements will be completed by the end of March.
- III. Secretary's Report:** A motion to approve the December 7, 2023 meeting minutes of the IDA as presented in the board packet was made by Alger and seconded by Strobel. Fitzpatrick abstained because she was not a member of the board in 2023. All others voted in favor and the motion passed.
- IV. Treasurer's Report:** Russo reviewed the December 2023 financials and provided a year-end overview to the board. A motion to approve the financial statements as presented and included in the board packet was made by Davidson and seconded by Alger. All voted in favor and the motion passed.
- V. New Business:**
- a) **Committee Appointments** – Johnson advised members of their committee assignments as listed in the board packet.
  - b) **2024 Meeting Dates** – Johnson reminded members of the 2024 meeting dates as listed in the board packet.

- c) **Financial Disclosure and Other Forms** – Johnson advised members they need to complete several due diligence forms and return them to the IDA or the county.

**VI. Old Business:**

- a) **Canisteo Wind Update** – Brian Corrigan from Invenenergy provided an update on the Canisteo Wind project, noting that it has not received the needed power contract from NYSERDA yet. Invenenergy is still committed to the project and it will be re-bid in the next NYSERDA round with applications due at the end of January. Alger motioned to extend approval of IDA benefits through the next round of NYSERDA funding, and Russo seconded the motion. All voted in favor and the motion passed.
- b) **Momentum of Western NY Extension Request** – Staats reviewed the Momentum project which received IDA approval in 2022. The Board approved the first extension in August 2022, so this represents the second extension request. The delay has been caused by the DEC permitting process. The permit is needed to receive site plan approval. DEC approval was received in January 2024 and Momentum management believes they will have final approvals in the coming weeks and be ready to break ground in the spring. Management is requesting this second extension through April 28, 2024. Alger motioned to approve the extension as requested and Davidson seconded. All voted in favor and the motion passed.
- c) **Clean Tech Study MOU** – Johnson updated members on the status of the study, noting that all IDAs in the Southern Tier have financially supported the effort. While the Board had authorized the IDA’s contribution in past meetings, Johnson asked that members officially ratify the MOU so the IDA can pay its \$50,000 share of the study’s cost. Davidson motioned to approve the MOU and Alger seconded the motion. All voted in favor and the motion passed.

**VII. Operation Updates**

- a) **Stacy’s contract** – Johnson updated members on the status of Stacy Housworth’s contractual assistance with the IDA, noting the extra time she has devoted to the IDA after the previous office manager abruptly left. Her contract was open-ended, but Johnson would like to set a February 29 expiration because Housworth has accepted a new position and would like to end her work with the IDA. Alger motioned to set an expiration date of February 29, 2024, which was seconded by Creath. All voted in favor and the motion passed.
- b) **2024 Bank Signatories** – Previous signatories on the IDA’s bank accounts included Housworth, Alger, Russo, and Johnson. In light of Housworth’s departure from the IDA and Alger moving out of the Chairman’s role, Strobel would be added as the new Chairman leaving three signatories including Johnson and Russo. Johnson prefers having a fourth signatory because some checks require two signatures and members are not always available to assist, so he requested that Alger remain as a signatory on bank accounts. Russo motioned to approve himself, Johnson, Alger, and Strobel as signatories and remove

Housworth. Fitzpatrick seconded the motion, and all voted in favor. The motion passed.

- c) **Contract with Harris Beach** – Johnson provided an overview of the state reporting process with the system known as PARIS. Reporting to PARIS must be completed by the end of March. As that function is completed through the office manager position which is now vacant, Johnson acknowledged the IDA needs outside assistance to complete the project. Harris Beach provides PARIS reporting services and could complete the project for less than \$5,000 so it falls within the procurement guidelines. Alger made a motion to approve the contract for up to \$5,000 at \$230 an hour for PARIS reporting, and Russo seconded the motion. All voted in favor and the motion passed.

**VIII. Executive Session – Open Meetings Law, Article 7 – Public Officers Law, Section 105 – Conduct of Executive Sessions, Paragraph 1f – Employment history of a particular person** – Alger motioned to enter into Executive Session at 12:48pm, with Fitzpatrick providing a second. All voted in favor and the motion passed. Alger motioned to leave Executive Session at 1:15pm and Fitzpatrick seconded. All voted in favor and the motion passed.

**IX. Emergency Procurement** – Maier noted that a motion would be needed to approve a certain contract with Local Government Support Services regarding services they provide given this is an emergency under the IDA’s procurement policy. Alger made a motion to approve the contract and Creath offered a second. All voted in favor and the motion passed.

**X. Adjournment:** Alger made a motion to adjourn the meeting at 1:17pm, which was seconded by Fitzpatrick. All voted in favor and the motion passed.

Respectfully submitted,  
Mike Davidson  
Secretary

**Statement of Financial Position by Fund**  
**Steuben County Industrial Development Agency**  
**For 2/29/2024**

Run: 3/19/2024 at 5:34 AM

Page: 1

SCIDA

Assets	This Year	Last Year	Change
<b>Current Assets</b>			
10.0200.020.00 SCIDA Checking xx3375 - Five Star Bank	1,438,629.92	0.00	1,438,629.92
10.0205.020.00 SCIDA Escrow Acct xx9305	3,896,943.58	0.00	3,896,943.58
10.0209.020.00 SCIDA Project Account xx1901	12,316.16	0.00	12,316.16
10.0210.020.00 Petty Cash	100.00	0.00	100.00
10.0215.020.00 Chemung Canal Trust Company	1,470,926.07	0.00	1,470,926.07
10.0219.020.00 Undeposited Funds	0.00	0.00	0.00
10.0220.020.00 SCIDA Five Star CD xx6885	1,009,500.00	0.00	1,009,500.00
10.0221.020.00 SCIDA Five Star CD xx5244	612,700.71	0.00	612,700.71
10.0230.020.00 Escrow Funds Receivable	0.00	0.00	0.00
10.0231.020.00 Accounts Receivable	0.00	0.00	0.00
10.0240.020.00 Prepaid Expenses	11,091.73	0.00	11,091.73
<b>Total Current Assets</b>	<b>8,452,208.17</b>	<b>0.00</b>	<b>8,452,208.17</b>
<b>Non-Current Assets</b>			
10.0180.030.00 Net Pension Asset	0.00	0.00	0.00
10.0199.030.00 Deferred Outflows of Resources	196,236.00	0.00	196,236.00
<b>Total Non-Current Assets</b>	<b>196,236.00</b>	<b>0.00</b>	<b>196,236.00</b>
<b>Fixed Assets</b>			
10.0100.010.00 Land - B&W Railroad	0.00	0.00	0.00
10.0101.010.00 B&H Railroad	102,653.00	0.00	102,653.00
10.0106.010.00 Land - Railroad	39,979.00	0.00	39,979.00
10.0109.010.00 Land - Scudder Property	226,735.76	0.00	226,735.76
10.0113.010.00 Building - Office	161,544.00	0.00	161,544.00
10.0114.010.00 Engine House - Livonia	100,000.00	0.00	100,000.00
10.0118.010.00 B&W Railroad	380,250.00	0.00	380,250.00
10.0119.010.00 Building Improvements	(948,037.13)	0.00	(948,037.13)
10.0121.010.00 B&H Railroad	922,522.80	0.00	922,522.80
10.0132.010.00 B&H Railroad	14,250.00	0.00	14,250.00
10.0137.010.00 Office Equipment	33,968.35	0.00	33,968.35
10.0150.010.00 Website Design	30,000.00	0.00	30,000.00
10.0160.010.00 Accumulated Depreciation	0.00	0.00	0.00
10.0165.010.00 Accumulated Amortization	(30,000.00)	0.00	(30,000.00)
<b>Total Fixed Assets</b>	<b>1,033,865.78</b>	<b>0.00</b>	<b>1,033,865.78</b>
<b>Total Assets</b>	<b>9,682,309.95</b>	<b>0.00</b>	<b>9,682,309.95</b>
<b>Liabilities and Fund Balance</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
10.0600.060.00 Accounts Payable	9,165.95	0.00	9,165.95
10.0610.060.00 Payroll Liabilities - PR Taxes	0.00	0.00	0.00
10.0611.060.00 Payroll Liabilities - Retirement	0.00	0.00	0.00
10.0612.060.00 Payroll Liabilities - Def Comp	(200.00)	0.00	(200.00)
10.0613.060.00 Payroll Liabilities - United Way	62.60	0.00	62.60
10.0630.060.00 Escrow Funds Payable	3,896,483.04	0.00	3,896,483.04
<b>Total Current Liabilities</b>	<b>3,905,511.59</b>	<b>0.00</b>	<b>3,905,511.59</b>
<b>Non-Current Liabilities</b>			
10.0680.070.00 Net Pension Liability	244,484.00	0.00	244,484.00
10.0685.070.00 Deferred Inflows of Resources	24,688.00	0.00	24,688.00
<b>Total Non-Current Liabilities</b>	<b>269,172.00</b>	<b>0.00</b>	<b>269,172.00</b>
<b>Total Liabilities</b>	<b>4,174,683.59</b>	<b>0.00</b>	<b>4,174,683.59</b>
<b>Fund Equity</b>			
<b>NonSpendable Fund Balance</b>			
10.0801.080.00 Net Investment in Capital Assets	0.00	0.00	0.00
<b>Total NonSpendable Fund Balance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Fund Balance</b>			
10.0905.090.00 Temp Restricted - Millenium	153,557.41	0.00	153,557.41
10.0910.090.00 Temp Restricted - Infrastructure	12,316.27	0.00	12,316.27
10.0915.090.00 Fund Balance	5,425,339.88	0.00	5,425,339.88
<b>Total Fund Balance</b>	<b>5,591,213.56</b>	<b>0.00</b>	<b>5,591,213.56</b>
<b>Current Year Change in Fund Balance</b>	<b>(83,587.20)</b>	<b>0.00</b>	<b>(83,587.20)</b>
<b>Total Fund Equity</b>	<b>5,507,626.36</b>	<b>0.00</b>	<b>5,507,626.36</b>

**Statement of Financial Position by Fund**  
**Steuben County Industrial Development Agency**  
**For 2/29/2024**

SCIDA

	<u>          This Year          </u>	<u>          Last Year          </u>	<u>          Change          </u>
<b>Total Liabilities and Fund Balance</b>	<u>          <b>9,682,309.95</b>          </u>	<u>          <b>0.00</b>          </u>	<u>          <b>9,682,309.95</b>          </u>

## Statement of Activity - MTD and YTD by Department Steuben County Industrial Development Agency For 2/29/2024

SCIDA

	M-T-D Actual	Y-T-D Actual	Y-T-D Budget	Variance
<b>Income</b>				
Administrative Income				
10.2140.100.00 Administrative Income	0.00	0.00	1,273,000.00	(1,273,000.00)
Total Administrative Income	0.00	0.00	1,273,000.00	(1,273,000.00)
Business Development Income				
10.2710.100.00 Business Development Support Income	0.00	0.00	130,000.00	(130,000.00)
Total Business Development Income	0.00	0.00	130,000.00	(130,000.00)
Other Income				
10.2815.100.00 Grant Income Site Development	0.00	0.00	100,000.00	(100,000.00)
10.2870.100.00 Miscellaneous Income	0.00	8.00	2,000.00	(1,992.00)
10.2891.100.00 Interest Income	691.69	945.29	15,000.00	(14,054.71)
Total Other Income	691.69	953.29	117,000.00	(116,046.71)
<b>Total Income</b>	<b>691.69</b>	<b>953.29</b>	<b>1,520,000.00</b>	<b>(1,519,046.71)</b>
<b>Expenses</b>				
Office Expenses				
10.6125.400.00 Continuing Education Expense	0.00	0.00	5,000.00	5,000.00
10.6130.400.00 Dues & Subscriptions Expense	517.30	2,327.30	9,200.00	6,872.70
10.6140.400.00 Miscellaneous Expense	0.00	0.00	3,200.00	3,200.00
10.6150.400.00 Postage & Delivery Expense	177.56	177.56	3,000.00	2,822.44
10.6155.400.00 Cleaning Expense	230.00	460.00	2,850.00	2,390.00
10.6160.400.00 Copier Expense	0.00	325.70	2,500.00	2,174.30
10.6165.400.00 Office Supplies Expense	21.20	109.38	6,000.00	5,890.62
10.6170.400.00 Payroll Fees Expense	420.56	924.87	3,500.00	2,575.13
Total Office Expenses	1,366.62	4,324.81	35,250.00	30,925.19
Professional Services Expense				
10.6200.400.00 Legal Services Expense	0.00	0.00	5,500.00	5,500.00
10.6205.400.00 Maintenance Expense	0.00	0.00	50,000.00	50,000.00
10.6210.400.00 Accounting Expense	0.00	0.00	11,495.00	11,495.00
10.6215.400.00 Manufacturing Day Video & Event Expense	0.00	0.00	3,603.00	3,603.00
10.6220.400.00 Consulting Expense	0.00	0.00	15,000.00	15,000.00
Total Professional Services Expenses	0.00	0.00	85,598.00	85,598.00
Salaries & Wages Expense				
10.6560.400.00 Payroll Expenses	26,629.14	54,421.17	433,051.00	378,629.83
10.6561.400.00 Payroll Taxes Expense	2,025.50	4,139.96	38,000.00	33,860.04
10.6599.400.00 Retirement (ERS) Expense	0.00	0.00	45,000.00	45,000.00
Total Salaries & Wages Expenses	28,654.64	58,561.13	516,051.00	457,489.87
Administrative Expenses				
10.6625.400.00 Technology Upgrades Expense	150.00	430.00	7,000.00	6,570.00
10.6635.400.00 Community Engagement	0.00	0.00	6,500.00	6,500.00
10.6645.400.00 Marketing Expense	0.00	0.00	25,000.00	25,000.00



**Statement of Activity - MTD and YTD by Department  
Steuben County Industrial Development Agency  
For 2/29/2024**

SCIDA

	<u>M-T-D</u> <u>Actual</u>	<u>Y-T-D</u> <u>Actual</u>	<u>Y-T-D</u> <u>Budget</u>	<u>Variance</u>
Total Administrative Expenses	150.00	430.00	38,500.00	38,070.00
Utility Expenses				
10.6650.400.00 Internet Access Expense	0.00	0.00	780.00	780.00
10.6655.400.00 Telephone Expense	175.88	361.27	3,900.00	3,538.73
10.6660.400.00 Utilities Expense	152.52	346.02	4,500.00	4,153.98
10.6665.400.00 Refuse Expense	<u>35.00</u>	<u>35.00</u>	<u>450.00</u>	<u>415.00</u>
Total Utility Expenses	363.40	742.29	9,630.00	8,887.71
Travel Expenses				
10.6700.400.00 Travel & Entertainment Expense	148.30	275.25	8,000.00	7,724.75
10.6705.400.00 Community Engagement	102.24	102.24	0.00	(102.24)
10.6710.400.00 Conferences Expense	<u>1,439.41</u>	<u>1,439.41</u>	<u>8,500.00</u>	<u>7,060.59</u>
Total Travel Expenses	1,689.95	1,816.90	16,500.00	14,683.10
Insurance Expense				
10.6810.400.00 Health Insurance Expense	3,502.00	12,339.86	71,200.00	58,860.14
10.6815.400.00 Dental Insurance Expense	395.58	395.58	2,305.00	1,909.42
10.6820.400.00 Vehicle Allowance Expense	0.00	0.00	11,706.00	11,706.00
10.6825.400.00 Liability Insurance Expense	0.00	1,472.00	10,300.00	8,828.00
10.6830.400.00 Disability Insurance Expense	408.33	587.29	2,200.00	1,612.71
10.6835.400.00 Life Insurance Expense	0.00	0.00	1,390.00	1,390.00
10.6840.400.00 Workers' Compensation Insurance Expense	<u>(445.00)</u>	<u>(445.00)</u>	<u>3,050.00</u>	<u>3,495.00</u>
Total Insurance Expense	3,860.91	14,349.73	102,151.00	87,801.27
Infrastructure Expense				
10.6905.400.00 Project Costs Expense	2,933.95	4,315.63	25,000.00	20,684.37
10.6915.400.00 Site Development Expense	<u>0.00</u>	<u>0.00</u>	<u>200,000.00</u>	<u>200,000.00</u>
Total Infrastructure Expense	2,933.95	4,315.63	225,000.00	220,684.37
Other Expenses				
<b>Total Expenses</b>	<u><b>39,019.47</b></u>	<u><b>84,540.49</b></u>	<u><b>1,028,680.00</b></u>	<u><b>944,139.51</b></u>
<b>Excess Revenue Over (Under) Expenses</b>	<u><b>(38,327.78)</b></u>	<u><b>(83,587.20)</b></u>	<u><b>491,320.00</b></u>	<u><b>(574,907.20)</b></u>

**STEUBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

DRAFT

STEUBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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## INDEPENDENT AUDITORS' REPORT

To the Board of Directors  
Steuben County Industrial Development Agency  
Bath, New York

### Report on the Audit of the Financial Statements

#### Opinion

We have audited the accompanying financial statements of Steuben County Industrial Development Agency, a discretely presented component unit of the County of Steuben, New York, as of and for the years ended December 31, 2023 and 2022, and the related notes to the financial statements, which collectively comprise Steuben County Industrial Development Agency's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Steuben County Industrial Development Agency, a discretely presented component unit of the County of Steuben, New York, as of and for the years ended December 31, 2023 and 2022, and the respective changes in financial position and cash flows thereof 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 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 Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Steuben County Industrial Development Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### Responsibilities of Management for the Financial Statements

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 Steuben County Industrial Development 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 auditor's 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 generally accepted auditing standards and *Government Auditing Standards* 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 generally accepted auditing standards and *Government Auditing Standards*, 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 Steuben County Industrial Development 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 Steuben County Industrial Development 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 on pages 4 - 10, schedule of the agency's proportionate share of the net pension asset/liability on page 23, the schedule of agency's pension contributions on page 24 and notes to required supplementary information on page 25 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 Steuben County Industrial Development Agency's basic financial statements. The accompanying supplementary schedule of straight lease projects is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information 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. The 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 schedule of straight lease projects is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

## **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 28, 2024, on our consideration of Steuben County Industrial Development 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.

Kristie M. Beach, CPAs, PLLC  
Webster, New York  
March 28, 2024

DRAFT

**STEBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**Management's Discussion and Analysis**  
**For the Year Ended December 31, 2023**

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The following is a discussion and analysis of Steuben County Industrial Development Agency's (the "Agency") financial performance for the years ended December 31, 2023, 2022 and 2021. Management's discussion and analysis is a summary of the Agency's financial activities based on currently known facts, decisions, or conditions. The results of the current year are discussed in comparison with the prior two years, with an emphasis placed on the current year. This section is only an introduction and should be read in conjunction with the Agency's financial statements, which immediately follow this section.

**2022-2023 Financial Highlights**

- Total assets amounted to \$6,045,559 and \$5,660,782 at December 31, 2023 and 2022, respectively. This represents an increase of \$384,777, or 6.8%, from the prior year. The increase in assets is primarily due to the continued success of the renewable energy projects that the Agency is involved in.
- Total operating revenues amounted to \$1,091,525 and \$2,468,045 for the years ended December 31, 2023 and 2022, respectively. This represents a decrease of \$1,376,520, or 55.8%, from the prior year. The decrease is due to the prior year infrastructure development project that took place during 2022.
- Total operating expenses amounted to \$698,712 and \$1,504,544 for the years ended December 31, 2023 and 2022, respectively. This represents a decrease of \$805,832, or 53.6% from the prior year expenses. The decrease is due to the prior year infrastructure development project that took place during 2022.

**2021-2022 Financial Highlights**

- Total assets amounted to \$5,660,782 and \$5,089,867 at December 31, 2022 and 2021, respectively. This represents an increase of \$570,915, or 11.2%, from the prior year. The increase in assets is primarily due to the increase in administrative income for the renewable energy projects that the Agency is involved in.
- Total operating revenues amounted to \$2,468,045 and \$1,449,693 for the years ended December 31, 2022 and 2021, respectively. This represents an increase of \$1,018,352, or 70.2%, from the prior year. As noted above, the increase in income is due to the administrative income received from the renewable energy projects that the Agency is involved in as well as the infrastructure development project that took place during 2022.
- Total operating expenses amounted to \$1,504,544 and \$720,675 for the years ended December 31, 2022 and 2021, respectively. This represents an increase of \$783,869, or 108.8% from the prior year expenses. The increase is related to the infrastructure development project that took place during 2022.

**STEBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**Management's Discussion and Analysis**  
**For the Year Ended December 31, 2023**

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**Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the Agency's basic financial statements. This report includes the independent auditors' report, financial statements, notes to financial statements and required and other supplemental information that will enhance the reader's understanding of the financial condition of the Agency.

**Required Financial Statements** - The financial statements are prepared using the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America. The financial statements include:

- **Statements of Net Position** - Present all assets, deferred outflows of resources, liabilities, deferred inflows of resources and net position of the Agency at December 31, 2023 and 2022. The statements provide information about the amounts and investments in resources (assets) and the obligations to creditors (liabilities).
- **Statements of Revenues, Expenses, and Changes in Net Position** - Present the financial activity for the years ended December 31, 2023 and 2022 and displays how this activity changed the Agency's net position. The statements provide information on the Agency's operations and can be used to determine if the Agency has recovered all of its costs through grants, user fees and other charges.
- **Statements of Cash Flows** - Present the cash provided and used in operations, investing and capital related financing activities during 2023 and 2022 and how it affects the cash balances at December 31, 2023 and 2022.
- **Notes to Financial Statements** - Provide information regarding the Agency and explain in more detail information included in the financial statements.

**Other Financial Information**

In addition to the basic financial statements and accompanying notes, this report also provides certain required supplementary information. This includes the schedule of agency's proportionate share of the net pension liability and the schedule of agency's pension contribution. Also included in this section are the notes to required supplementary information.

Presented as other supplementary information, the schedule of straight lease projects, immediately follows the required supplementary information.



**STEBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**Management's Discussion and Analysis**  
**For the Year Ended December 31, 2023**

**Financial Analysis**

The Agency provides financial incentives and technical assistance to businesses moving to or expanding in Steuben County where job and capital creation will help improve the economic climate of the County. 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. In the case of the Agency, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$5,971,264, \$5,559,327 and \$4,922,550 at December 31, 2023, 2022 and 2021, respectively.

A condensed version of the Agency's statement of net position follows:

**Table 1**  
**Condensed Statements of Net Position**  
**December 31, 2023 and 2022 and 2021**

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2023-2022</u> <u>Dollar</u> <u>Change</u>	<u>2022-2021</u> <u>Dollar</u> <u>Change</u>	<u>2023-2022</u> <u>%</u> <u>Change</u>	<u>2022-2021</u> <u>%</u> <u>Change</u>
<b>Assets</b>							
Current assets	\$ 4,631,443	\$ 4,384,677	\$ 3,500,691	\$ 246,766	\$ 883,986	5.6 %	25.3 %
Noncurrent assets	<u>1,414,116</u>	<u>1,276,105</u>	<u>1,589,176</u>	<u>138,011</u>	<u>(313,071)</u>	<u>10.8</u>	<u>(19.7)</u>
Total assets	<u>6,045,559</u>	<u>5,660,782</u>	<u>5,089,867</u>	<u>384,777</u>	<u>570,915</u>	<u>6.8</u>	<u>11.2</u>
<b>Deferred Outflows of Resources</b>							
	<u>196,236</u>	<u>164,578</u>	<u>216,258</u>	<u>31,658</u>	<u>(51,680)</u>	<u>19.2</u>	<u>(23.9)</u>
<b>Liabilities</b>							
Current liabilities	1,359	5,674	6,315	(4,315)	(641)	(76.0)	(10.2)
Noncurrent liabilities	<u>244,484</u>	<u>-</u>	<u>930</u>	<u>244,484</u>	<u>(930)</u>	<u>100.0</u>	<u>(100.0)</u>
Total liabilities	<u>245,843</u>	<u>5,674</u>	<u>7,245</u>	<u>240,169</u>	<u>(1,571)</u>	<u>4,232.8</u>	<u>(21.7)</u>
<b>Deferred Inflows of Resources</b>							
	<u>24,688</u>	<u>260,359</u>	<u>376,330</u>	<u>(235,671)</u>	<u>(115,971)</u>	<u>(90.5)</u>	<u>(30.8)</u>
<b>Net Position</b>							
Net investment in capital assets	1,414,116	1,203,686	1,589,176	210,430	(385,490)	17.5	(24.3)
Restricted net position	12,316	165,873	224,946	(153,557)	(59,073)	(92.6)	(26.3)
Unrestricted	<u>4,544,832</u>	<u>4,189,768</u>	<u>3,108,428</u>	<u>355,064</u>	<u>1,081,340</u>	<u>8.5</u>	<u>34.8</u>
Total net position	<u>\$ 5,971,264</u>	<u>\$ 5,559,327</u>	<u>\$ 4,922,550</u>	<u>\$ 411,937</u>	<u>\$ 636,777</u>	<u>7.4 %</u>	<u>12.9 %</u>

Net position increased from 2021 to 2022 and again from 2022 to 2023 due to an excess of revenues over expenses related to the increase in administrative income received from the multiple renewable energy projects that the Agency is involved in.

**STEBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**Management's Discussion and Analysis**  
**For the Year Ended December 31, 2023**

A condensed version of the Agency's statements of income, expenses, and changes in net position follows:

**Table 2**  
**Condensed Statements of Revenues, Expenses, and Changes in Net Position**  
**For the Years Ended December 31, 2023 and 2022 and 2021**

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2023-2022</u> <u>Dollar</u> <u>Change</u>	<u>2022-2021</u> <u>Dollar</u> <u>Change</u>	<u>2023-2022</u> <u>%</u> <u>Change</u>	<u>2022-2021</u> <u>%</u> <u>Change</u>
<b>Operating Revenues</b>							
Administrative income	\$ 1,014,657	\$ 1,556,703	\$ 1,364,615	\$ (542,046)	\$ 192,088	(34.8)%	14.1 %
Business development support	75,000	75,000	75,000	-	-	-	-
Infrastructure development	-	834,000	-	(834,000)	834,000	(100.0)	100.0
Other operating income	<u>1,868</u>	<u>2,342</u>	<u>10,078</u>	<u>(474)</u>	<u>(7,736)</u>	<u>(20.2)</u>	<u>(76.8)</u>
Total operating revenues	<u>1,091,525</u>	<u>2,468,045</u>	<u>1,449,693</u>	<u>(1,376,520)</u>	<u>1,018,352</u>	<u>(55.8)</u>	<u>70.2</u>
<b>Operating Expenses</b>							
Salaries and wages	380,091	374,059	345,137	6,032	28,922	1.6	8.4
Pension (benefit) expense	89,063	(1,377)	18,255	90,440	(19,632)	(6,567.9)	(107.5)
Depreciation and amortization	55,466	53,462	53,234	2,004	228	3.7	0.4
Office expense	47,865	84,223	54,149	(36,358)	30,074	(43.2)	55.5
Insurance	63,786	60,718	54,874	3,068	5,844	5.1	10.6
Loan forgiveness - CDBG	-	-	133,343	-	(133,343)	-	(100.0)
Infrastructure development fees	7,408	821,684	-	(814,276)	821,684	(99.1)	100.0
Other operating expenses	<u>55,033</u>	<u>111,775</u>	<u>61,683</u>	<u>(56,742)</u>	<u>50,092</u>	<u>(50.8)</u>	<u>81.2</u>
Total operating expenses	<u>698,712</u>	<u>1,504,544</u>	<u>720,675</u>	<u>(805,832)</u>	<u>783,869</u>	<u>(53.6)</u>	<u>108.8</u>
<b>Operating Income (Loss)</b>	392,813	963,501	729,018	(570,688)	234,483	(59.2)	32.2
<b>Non-Operating Income</b>	<u>19,124</u>	<u>(326,724)</u>	<u>12,193</u>	<u>345,848</u>	<u>(338,917)</u>	<u>(105.9)</u>	<u>(2,779.6)</u>
<b>Change in Net Position</b>	411,937	636,777	741,211	(224,840)	(104,434)	(35.3)	(14.1)
<b>Net Position - Beginning</b>	<u>5,559,327</u>	<u>4,922,550</u>	<u>4,181,339</u>	<u>636,777</u>	<u>741,211</u>	<u>12.9</u>	<u>17.7</u>
<b>Net Position - Ending</b>	<u>\$ 5,971,264</u>	<u>\$ 5,559,327</u>	<u>\$ 4,922,550</u>	<u>\$ 411,937</u>	<u>\$ 636,777</u>	<u>7.4 %</u>	<u>12.9 %</u>

The decrease in income is consistent with the negotiated payment schedules for the various projects the Agency has supported. In addition, in 2022 the Agency also realized income related to infrastructure improvements performed that same year. These funds were not realized in 2023. The decrease in operating expenses is due to the lack of investment into infrastructure during 2023.

The prior year increase in income was due to the administrative income received from the multiple renewable energy projects that the Agency is involved in. The prior year increase in operating expenses is primarily due to the infrastructure development project that took place at the Agency during 2022.

**STEBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**Management's Discussion and Analysis**  
**For the Year Ended December 31, 2023**

Another important factor in the consideration of fiscal condition is the Agency's cash position and statements of cash flows. A condensed version of the Agency's statements of cash flows follows:

**Table 3**  
**Condensed Statements of Cash Flows**  
**For the Years Ended December 31, 2023, 2022 and 2021**

	<u>2023</u>	<u>2022</u>	<u>2021</u>
Cash flows from operating activities	\$ 491,218	\$ 878,168	\$ 1,020,433
Cash flows from capital and related financing activities	(265,896)	(3,412)	(11,700)
Cash flows from investing activities	<u>2,957</u>	<u>(992,394)</u>	<u>816,422</u>
Net change in cash and cash equivalents	228,279	(117,638)	1,825,155
Cash and cash equivalents - beginning	<u>2,769,871</u>	<u>2,887,509</u>	<u>1,062,354</u>
Cash and cash equivalents - ending	<u>\$ 2,998,150</u>	<u>\$ 2,769,871</u>	<u>\$ 2,887,509</u>

**Capital Assets**

The Agency's capital assets consist primarily of land and equipment associated with various Agency owned railroads as well as the office building that the Agency's offices are located in.

**Operations and Accomplishments**

In 2023, the IDA approved 4 projects which were expected to leverage \$21.1 million in private investment. One of the projects, NY Bath, LLC had its approval revoked due to lack of activity to advance the project. In addition to these projects, the agency continued its work to expand infrastructure and community development efforts throughout the County while also assisting businesses through technical support and access to partner incentives.

During the past reporting period IDA projects exceeded \$98 million in new private sector investment and generated \$11.1 million in PILOT revenue to municipalities and school districts throughout the County. Active IDA projects supported over 5,600 jobs accounting for over \$790 million in payroll in the County. Active IDA projects have created 972 jobs.

While new project approval declined year over year, the IDA saw several projects completed including LP Building Solutions, Amazon's regional distribution center, and Alstom's new car shell manufacturing facility. The organization also saw continued investments in renewable energy with both Baron Winds (Phase 1) and Eight Point Wind energizing their projects. Investment into housing also occurred this past year with the construction of new single-family homes at the former Northside Blodgett School site in Corning and the Dana Lyon project securing funding for the redevelopment of the school into workforce housing in the Village of Bath.

Over this past year, the Agency began focusing on future capacity needs to expand investment in the county. Details of the Agency's major efforts in 2023 are outlined below.

**Clean Tech Development** - Steuben County became one of the largest producers of solar and wind generation in the state with the completion of the Baron Winds (Phase I) and Eight Point Wind projects. These projects increased renewable generation to nearly 500 MW with an additional 825 MW under development. This clean energy production, combined with the research conducted in the region into next generation, clean technologies, has resulted in a partnership between the Steuben County IDA, Broome County IDA, and other IDA partners to develop a regional economic ecosystem leveraging the various academic, industry, and site specific assets in the Southern Tier. The effort will examine the region's characteristics relative to the development of a long-term economic development strategy to attract investment in the clean energy and clean tech sectors. By undertaking this effort, the Southern Tier IDAs plan to take advantage of the unprecedented federal investments approved through the Inflation Reduction Act into clean energy technology.

**Route 54 Corridor** - The Route 54 corridor in the Town of Bath has been the epicenter of economic growth in Steuben County for the past two years with over \$30 million of new investment occurring in 2023. Companies such

**STEBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**Management's Discussion and Analysis**  
**For the Year Ended December 31, 2023**

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as Amazon, LP Building Solutions, Momentum of Western New York, Finger Lakes Community Health, and Goodrich Auto Works all chose the Town of Bath to grow their businesses resulting in the full build out of both the privately owned Bath Industrial Park and the IDA owned Business Development Park. This prompted the IDA to look for and undertake an effort to begin securing additional land for future opportunities along this corridor.

In August, an application was submitted to the Appalachian Regional Commission (ARC) to perform a corridor analysis to identify and assess land for the potential of additional commercial and industrial development along Route 54. This project will assess existing vacant industrial property and adjacent greenfield properties for redevelopment opportunities in anticipation of future business growth. The effort will deliver a Draft Environmental Impact Statement to include traffic and infrastructure analyses and a proposed site plan layout to maximize the land area for development.

**Infrastructure Development** - The IDA was able to bring impacted players to the table to formulate financially feasible results for several community infrastructure projects in 2023. These projects will help pave the way for future development opportunities throughout the County.

**Hammondsport** - Construction commenced on the Village of Hammondsport's \$2.2 million Downtown Business District Wastewater Project in June 2023. Fineline Pipeline of Victor, the project contractor, worked closely with the Village to plan construction with minimal disruption in the downtown area during the busy summer season. Construction should be complete by the end of 2024 and under the approved budget. Nearly 35 properties representing 60 different small business activities will enjoy long term project benefits. The IDA's JC Smith helped guide the project from the early stages of concept development through the final design of the system's capacities.

**Town of Bath** - The Town of Bath continues to move forward with development of a public sewer system to address business community needs along NYS Route 415 and water quality issues in Lake Salubria. A substantial funding package was secured to cover the \$8.8 million project cost. This enabled public support needed to complete sewer district proceedings and begin survey and design work. With system design continuing, bidding and construction contracts could be awarded in 2024.

**Town of Prattsburgh** - Following Hammondsport's model for a business district sewer system, the Town of Prattsburgh has discussed a similar, but smaller, project in its downtown area. The project will help secure Empire Access as a major employer in the town, as well as enable fuller use of various properties along the Main Street district. Town officials helped solve treatment site issues this past year, but inflation issues continue to make this a challenging project to fund. The town will be working on communication, planning, and funding needed to bring this valuable project closer to reality in 2024.

**Factors Bearing on the Future of the Agency**

Over the past three years, the IDA has attracted record investments, become a state leader in clean energy production, and seen unemployment rates fall to record lows. All of this was done during a global pandemic when the IDA became a key resource for many businesses and organizations in the County.

During 2023, the IDA saw several key projects along Route 54 in Bath and record investments into renewable energy throughout the county come to fruition. The county also saw continued growth in the transportation and food production industries and the agency continued working with communities on efforts to revitalize their downtowns. Assistance provided in communities such as Wayland, Urbana/Hammondsport, Bath, Prattsburgh, and Atlanta will serve as a catalyst for future investment opportunities.

**STEBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**Management's Discussion and Analysis**  
**For the Year Ended December 31, 2023**

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This past year, the IDA was able to bring impacted players to the table to formulate financially feasible results for a number of community infrastructure needs. These projects in various stages of development will develop over the coming year and help pave the way for future investment opportunities throughout the County. These include:

- Hammondsport Business District Public Sewer Development
- Town of Bath Public Sewer Expansion
- Town of Prattsburgh Business District Sewer Development

Even with these successes, global economic uncertainty is placing pressure on the local economy. The impact of global markets is causing employers like Corning Incorporated to take steps to reduce costs in order to protect long term interests. In addition, inflationary increases have stalled some local projects creating questions over whether or not investments will move forward at the same level as originally proposed.

During these challenging times, IDA leadership recognizes the importance of planning for the future during the current economic conditions and has committed resources to identify and prepare new development sites in the Village of Painted Post and along the Route 54 corridor in Bath. In 2024 the IDA will be participating in a planning effort to pre-permit the former Dresser Foundry site in the Village of Painted Post. In addition, the IDA will perform a corridor analysis along Route 54 to identify and assess land for prospective commercial and industrial development.

The IDA is also working with the Broome County IDA to lead a regional planning effort to develop a Clean Tech/Clean Energy Strategy for the Southern Tier. This effort will identify opportunities and position the region for significant private sector investment in next generation technologies in clean tech manufacturing, clean energy production, and supply chain opportunities. This will allow communities to leverage our region's position as a leader in clean energy production with unique manufacturing assets committed to investing in future clean energy technologies.

By planning and building capacity, the IDA and the communities it represents will be able to respond to opportunities as the economy improves and businesses look toward future growth.

**Contacting the Agency's Financial Management**

This financial report is written to provide citizens, investors and creditors with a general overview of the finances of the Agency and to demonstrate our accountability with the money we receive. If you have any questions about this report or need additional financial information, please contact:

**Steuben County Industrial Development Agency**  
Mr. James Johnson, Executive Director  
7234 Route 54 P.O. Box 393  
Bath, New York, 14810  
607-776-3316

**STEBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**Statements of Net Position**  
**December 31, 2023 and 2022**

	<u>2023</u>	<u>2022</u>
<b>Current Assets</b>		
Cash and cash equivalents	\$ 2,985,834	\$ 2,603,998
Cash and cash equivalents - restricted	12,316	165,873
Certificates of deposit	1,622,201	1,606,034
Prepaid expenses	<u>11,092</u>	<u>8,772</u>
Total current assets	<u>4,631,443</u>	<u>4,384,677</u>
<b>Noncurrent Assets</b>		
Property and equipment - net	1,414,116	1,203,686
Net pension asset - ERS	<u>-</u>	<u>72,419</u>
Total noncurrent assets	<u>1,414,116</u>	<u>1,276,105</u>
<b>Total Assets</b>	<u>6,045,559</u>	<u>5,660,782</u>
<b>Deferred Outflows of Resources</b>		
Deferred outflows of resources - pension	<u>196,236</u>	<u>164,578</u>
<b>Current Liabilities</b>		
Accounts payable	100	1,798
Accrued liabilities	<u>1,259</u>	<u>3,876</u>
Total current liabilities	<u>1,359</u>	<u>5,674</u>
<b>Noncurrent Liabilities</b>		
Net pension liability - ERS	<u>244,484</u>	<u>-</u>
<b>Total Liabilities</b>	<u>245,843</u>	<u>5,674</u>
<b>Deferred Inflows of Resources</b>		
Deferred inflows of resources - pension	<u>24,688</u>	<u>260,359</u>
<b>Net Position</b>		
Net investment in capital assets	1,414,116	1,203,686
Restricted net position - Millennium	-	153,557
Restricted net position - Infrastructure	12,316	12,316
Unrestricted	<u>4,544,832</u>	<u>4,189,768</u>
Total net position	<u>\$ 5,971,264</u>	<u>\$ 5,559,327</u>

The accompanying notes are an integral part of these financial statements.

**STEBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**Statements of Revenues, Expenses, and Changes in Net Position**  
**For the Years Ended December 31, 2023 and 2022**

	<u>2023</u>	<u>2022</u>
<b>Operating Revenues</b>		
Administrative income	\$ 1,014,657	\$ 1,556,703
Business development support	75,000	75,000
Infrastructure development	-	834,000
Miscellaneous income	<u>1,868</u>	<u>2,342</u>
Total operating revenues	<u>1,091,525</u>	<u>2,468,045</u>
<b>Operating Expenses</b>		
Conferences	6,762	6,677
Contract expense	-	8,500
Depreciation	55,466	53,462
Infrastructure development fees	7,408	821,684
Insurance	63,786	60,718
Maintenance	17,794	7,917
Office expense	47,865	84,223
Pension (benefit) expense	89,063	(1,377)
Professional fees	13,500	10,960
Program expense	8,819	49,312
Salaries and wages	380,091	374,059
Travel and entertainment	1,285	7,976
Utilities and telephone	6,873	6,934
Vehicle	-	<u>13,499</u>
Total operating expenses	<u>698,712</u>	<u>1,504,544</u>
<b>Operating Income</b>	392,813	963,501
<b>Non-Operating Income (Expense)</b>		
Interest income	19,124	8,716
Loss on sale/donation of assets	-	<u>(335,440)</u>
Total non-operating income (expense)	<u>19,124</u>	<u>(326,724)</u>
<b>Change in Net Position</b>	411,937	636,777
<b>Net Position - Beginning</b>	<u>5,559,327</u>	<u>4,922,550</u>
<b>Net Position - Ending</b>	<u>\$ 5,971,264</u>	<u>\$ 5,559,327</u>

The accompanying notes are an integral part of these financial statements.

**STEBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**Statements of Cash Flows**  
**For the Years Ended December 31, 2023 and 2022**

	<u>2023</u>	<u>2022</u>
<b>Cash Flows from Operating Activities</b>		
Cash received from operating revenues	\$ 1,091,525	\$ 2,468,045
Cash paid for operating expenses	(600,307)	(1,489,877)
Cash paid for grant expense	<u>-</u>	<u>(100,000)</u>
Net cash flows from operating activities	<u>491,218</u>	<u>878,168</u>
<b>Cash Flows from Capital and Related Financing Activities</b>		
Purchases of fixed assets	<u>(265,896)</u>	<u>(3,412)</u>
<b>Cash Flows from Investing Activities</b>		
Interest income	19,124	8,716
Purchase of certificates of deposit	(1,622,201)	(1,606,034)
Redemption of certificates of deposit	<u>1,606,034</u>	<u>604,924</u>
Net cash flows from investing activities	<u>2,957</u>	<u>(992,394)</u>
<b>Net Change in Cash and Cash Equivalents</b>	228,279	(117,638)
<b>Cash and Cash Equivalents - Beginning</b>	<u>2,769,871</u>	<u>2,887,509</u>
<b>Cash and Cash Equivalents - Ending</b>	<u>\$ 2,998,150</u>	<u>\$ 2,769,871</u>
Cash and cash equivalents - unrestricted	\$ 2,985,834	\$ 2,603,998
Cash and cash equivalents - restricted	<u>12,316</u>	<u>165,873</u>
<b>Cash and Cash Equivalents - Ending</b>	<u>\$ 2,998,150</u>	<u>\$ 2,769,871</u>
<b>Reconciliation of Change in Net Position to Net Cash Flows from Operating Activities</b>		
Change in net position from operations	\$ 392,813	\$ 963,501
Adjustments		
Depreciation	55,466	53,462
Changes in assets, liabilities and deferred outflows and inflows of resources		
Deferred outflows of resources - pension	(31,658)	51,680
Accounts payable	(1,698)	(1,457)
Prepaid expenses	(2,320)	(514)
Accrued liabilities	(2,617)	816
Deferred inflows of resources - pension	(235,671)	(15,971)
Deferred inflows of resources - contract advances	-	(100,000)
Net pension asset - ERS	72,419	(72,419)
Net pension liability - ERS	<u>244,484</u>	<u>(930)</u>
Net cash flow from operating activities	<u>\$ 491,218</u>	<u>\$ 878,168</u>

The accompanying notes are an integral part of these financial statements.



**STEBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**Notes to Financial Statements**

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**Note 1. Summary of Significant Accounting Policies**

**Organization and Purpose** - The Steuben County Industrial Development Agency (the Agency) has been established to aid Steuben County in promoting the economic welfare of its citizens and to actively promote, attract, encourage, and develop economically sound commerce and industry by enhancing job opportunities through assistance in constructing, maintaining and equipping industrial, commercial, manufacturing, and research facilities. The Agency is designed to function as a prime community resource.

Steuben County Industrial Development Agency is a public benefit corporation under Title I Article 18-A of New York Municipal Law for the purpose of encouraging financially sound companies to locate and expand in the County of Steuben, New York. The Agency is exempt from Federal income taxes and New York State franchise taxes.

The Agency is a discretely presented component unit of the County of Steuben, New York.

The Agency assists in the financing of projects through the sale of industrial revenue bonds. Under Section 103(c)(6) of the Internal Revenue Code (IRC), the interest on such bonds (up to a specific amount) issued by a political subdivision of a state is exempt from federal income taxes, subject to the limitations of the IRC.

The Agency exercises its mandated power and lawful authority to cause bonds to be issued, to have proceeds used to construct and equip facilities, to mortgage such facilities as security, and lease such facilities for rentals sufficient to repay bond proceeds and the related interest. The bonds are special obligations of the Agency payable solely from the revenues and receipts derived from the leasing or sale of the underlying facility, or from enforcement of any security provided by the mortgage and assignment. In effect, while the Agency serves as a vital conduit in arranging for the financing of construction and is the apparent owner of record, as a practical matter, bondholders look to the facility and to the owners of the beneficial interest therein for ultimate satisfaction of their debt. The agreements recite that neither the members of the Agency, nor any person executing the bonds is personally liable. It is contemplated that the beneficial owners of the facility will acquire the facility for a nominal consideration upon termination of the lease term and the repayment of the bond issued.

Because of the economic interest described above, the bond liabilities and the related assets consisting of underlying properties are not reflected in the financial statements of the Agency.

**Basis of Accounting** - The Agency complies with the provisions of GASB Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*. This statement codifies all sources of accounting principles generally accepted in the United States of America into the GASB's authoritative literature. The accounts of the Agency are maintained on the accrual basis of accounting. Proprietary funds are used to account for activities that are similar to those often found in the private sector. The measurement focus is on the determination of operating income, financial position, changes in net position and cash flows. Operating revenues include charges for services. Operating expenses include costs of services as well as materials, contracts, personnel and depreciation.

**STEBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**Notes to Financial Statements**

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**Future Changes in Accounting Standards**

The Governmental Accounting Standards Board has issued the following pronouncements which will be implemented in the years required. The effects of the implementation of these pronouncements are not known at this time.

Statement No. 99 - *Omnibus 2022*. Effective for various periods through fiscal years beginning after June 15, 2023.

Statement No. 100 - *Accounting Changes and Error Corrections - an amendment of GASB Statement No. 62*. Effective for fiscal years beginning after June 15, 2023.

Statement No. 101 - *Compensated Absences*. Effective for fiscal years beginning after December 15, 2023.

Statement No. 102 - *Certain Risk Disclosures*. Effective for fiscal years beginning after June 15, 2024.

**Estimates** - The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**Basis of Presentation** - The Agency complies with the provisions of GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*, and Statement No. 65, *Items Previously Reported as Assets and Liabilities*. These statements provide guidance on presenting deferred outflows, deferred inflows and net position. Net position represent assets and deferred outflows of resources less liabilities and deferred inflows of resources. GASB requires the classification of net position into three classifications defined as follows:

Net investment in capital assets - This component of net position consists of net capital assets reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows of resources related to those assets.

Restricted net position - This component of net position is considered restricted if its use is constrained to a particular purpose. Restrictions are imposed by grant agreements with external organizations. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted assets. At December 31, 2023 and 2022, the Agency had \$12,316 and \$165,873 in restricted net position. See Note 5 for further detail on restricted net position.

Unrestricted net position - This component of net position consists of all other net position that does not meet the definition of the above two components and is available for general use by the Agency.

**Cash and Cash Equivalents** - For the purposes of the statements of financial position and statements of cash flows, cash and cash equivalents include deposits with original maturities of three months or less. The Agency maintains cash and cash equivalents which periodically may exceed federally insured limits.

**Cash and Cash Equivalents - Restricted** - This account is used to record cash transactions relating to the restricted net position described further in Note 5.

**STEBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**Notes to Financial Statements**

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**Certificates of Deposit** - The Agency invests cash in excess of immediate needs in certificates of deposits with high credit quality financial institutions. Non-negotiable certificates of deposit are valued at cost plus accrued interest, which approximates fair value due to the short-term nature of these investments. Interest income, which approximate change in the fair value of the certificates of deposit, is recorded in the statements of revenues, expenses, and changes in net position.

**Property and Equipment** - Property and equipment acquired by the Agency are stated at cost (or estimated historical cost) including interest capitalized during construction where applicable. Contributed assets are recorded at fair market value at the date received. Assets purchased or acquired with a cost of \$1,000 or greater and a useful life exceeding one year are capitalized. Depreciation is recognized on a straight-line basis over the estimated useful lives of the assets. Depreciation is computed over the following periods:

Machinery and equipment	5 - 7 Years
Buildings, building improvements, and railroads	15 - 31.5 Years

**Accounting and Financial Reporting for Pensions** - The Agency complies with GASB Statement No. 68, *Accounting and Financial Reporting for Pensions - Amendment to GASB Statement No. 27* and GASB Statement No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date - An Amendment of GASB Statement No. 68*. The primary objective of the Statements is to improve accounting and financial reporting by state and local governments for pensions. The implementation of the Statements requires the Agency to report as a liability its portion of the collective pension liability in the New York State and Local Employees' Retirement System. The implementation of the Statements also requires the Agency to report a deferred outflow and/or inflow for the effect of the net change in the Agency's proportion of the collective net pension liability and difference during the measurement period between the Agency's contributions and its proportion share of total contributions to the pension systems not included in pension expense. Also included as a deferred outflow is the Agency contributions to the pension system subsequent to the measurement date. See Note 6.

**Deferred Outflows and Inflows of Resources** - In addition to assets, the statements of net 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 and so will not be recognized as an outflow of resources (expense) until then. The Agency reports deferred outflows of resources related to the pension plan in the statement of net position. The types of deferred outflows of resources related to the pension plan are described in Note 6.

In addition to liabilities, the statements of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The Agency reports deferred inflows of resources related to the pension plan which is described in Note 6.

**Note 2. Industrial Revenue Bond and Note Transactions**

Certain industrial development revenue bonds and notes issued by the Agency are secured by property which is leased to companies and is retired by lease payments. The bonds and notes are not obligations of the Agency or the State. The Agency does not record assets or liabilities resulting from completed bond and note issues in its accounts, since its primary function is to arrange the financing between the borrowing companies and the bond and note holders. The funds arising from these transactions are controlled by trustees or banks acting as fiscal agents. For providing this service, the Agency receives bond administration fees from the borrowing companies. Such administrative fee income is recognized immediately upon issuance of the bonds and notes.

**STEUBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**Notes to Financial Statements**

**Note 3. Deposits and Investments**

The Agency's investment policies are governed by state law. Collateral is required for demand deposits, certificates of deposit, and repurchase agreements not covered by federal deposit insurance. Obligations which 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.

The Agency has a formal investment policy which is in compliance with the laws of the State of New York, Chapter 838, Title 7, Section 2925. The Agency is permitted to invest funds in the following types of investments: special time deposit accounts, certificates of deposit, obligations of the United States of America, obligations guaranteed by agencies of the United States of America where payment of principal and interest are guaranteed by the United States of America and obligations of the State of New York. All deposits of the Agency are public funds and shall have a pledge of collateral by the bank or trust company in which the funds are deposited. The Agency may contract for the purchase of investments through the following: directly, including through a repurchase agreement, from an authorized trading partner, by participation in a cooperative investment program with another authorized governmental entity or by utilizing an ongoing investment program with an authorized trading partner pursuant to a contract authorized by the governing board. It is the policy of the Agency to diversify its deposits and investments by financial institution, by investment instrument and by maturity scheduling. The Agency maintains a listing of financial institutions and dealers approved for investment purposes. The Agency also establishes appropriate limits to the amount of investments which can be made with each financial institution or dealer. The Agency maintains proper books and records supporting all investment and deposit accounts held by the Agency.

The amounts on deposit in banking institutions and the related collateral as of December 31, 2023 are as follows:

	<u>Carrying Amount</u>	<u>Bank Balance</u>
Demand and savings deposits	\$ 2,998,150	\$ 3,005,167
Certificates of deposit	<u>1,622,201</u>	<u>1,622,201</u>
Total deposits	<u>\$ 4,620,351</u>	<u>\$ 4,627,368</u>
Covered by FDIC insurance		\$ 1,720,685
Pledged collateral		<u>2,906,683</u>
Total deposits		<u>\$ 4,627,368</u>

**Certificates of Deposit**

Non-negotiable certificates of deposit consisted of the following as of December 31, 2023:

<u>Fund</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Original Maturity</u>	<u>Final Maturity Date</u>
Five Star Bank	\$ 1,009,500	4.65%	12 month	5/3/2024
Five Star Bank	<u>612,701</u>	5.00%	12 month	7/19/2024
Total	<u>\$ 1,622,201</u>			

The certificates are subject to fixed interest rates ranging from 4.65% to 5.00% and have original maturities of 12 months, with penalties for early withdrawal. Any penalties would not have a material effect on the financial statements.

**STEBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**Notes to Financial Statements**

**Note 4. Property and Equipment**

Property and equipment consists of the following at December 31, 2023:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Land	\$ 622,882	\$ 226,736	\$ -	\$ 849,618
Machinery and equipment	48,219	-	-	48,219
Buildings, building improvements, and railroads	<u>1,479,417</u>	<u>39,160</u>	<u>-</u>	<u>1,518,577</u>
Sub-total	2,150,518	265,896	-	2,416,414
Less, accumulated depreciation	<u>(946,832)</u>	<u>(55,466)</u>	<u>-</u>	<u>(1,002,298)</u>
Property and equipment - net	<u>\$ 1,203,686</u>	<u>\$ 210,430</u>	<u>\$ -</u>	<u>\$ 1,414,116</u>

Depreciation expense amounted to \$55,466 and \$53,462 for the years ended December 31, 2023 and 2022, respectively.

**Note 5. Restricted Assets**

**Millennium** - On December 4, 2008, Millennium Pipeline Company, L.L.C. agreed to contribute \$1,080,000, payable over a ten year period in annual installments, not to exceed \$108,000 per year to the Agency. The last payment was received by the Agency during the year ended December 31, 2018. The balance in the restricted net position of this commitment as of December 31, 2023 and 2022 was \$- and \$153,557, respectively. The funds were used in full during 2023 for economic development in Steuben County.

**Infrastructure** - In 2022, the Agency completed an infrastructure support project where the remaining portion of the Agency's allocation of this project was left with the Agency to be reported as restricted net position for future infrastructure development projects. The funds will be used in Steuben County for infrastructure development. The balance in the restricted net position related to this as of December 31, 2023 and 2022 was \$12,316.

**Note 6. Employee Benefit Plan**

**Plan Description and Funding Policy**

The Agency participates in the New York State and Local Employees' Retirement System (ERS). This is a cost-sharing multiple-employer retirement 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 net assets and record changes in plan 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 (RSSL). 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 regard to benefits provided, may be found at [www.osc.state.ny.us/retire/publications/index.php](http://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.

**STEBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**Notes to Financial Statements**

The System is noncontributory except for employees who joined after July 27, 1976, who contribute 3 percent of their salary for the first ten years of membership, and employees who joined on or after January 1, 2010 who generally contribute 3.0 to 3.5 percent 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 Systems' fiscal year ending March 31.

Contributions for the current year and two preceding years were equal to 100 percent of the contributions required, and were as follows:

2023	\$	39,489
2022	\$	36,263
2021	\$	31,078

**Pension Assets/Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

The total pension liability used to calculate the net pension asset/liability was determined by an actuarial valuation. The Agency's proportion of the net pension asset/liability was based on a projection of the Agency's long-term share of contributions to the System relative to the projected contributions of all participating members, actuarially determined. This information was provided by the ERS System in reports provided to the Agency. At December 31, 2023 and 2022, the Agency reported the following asset/liability for its proportionate share of the net pension asset/liability for the System, which was measured as of March 31, 2023 and March 31, 2022, respectively:

	<u>2023</u>	<u>2022</u>
Actuarial valuation date	4/1/2022	4/1/2021
Net pension (asset) liability	\$ 244,484	\$ (72,419)
Agency's portion of the Plan's total net pension liability	0.0011401 %	0.0008859 %

At December 31, 2023, the Agency's proportion was 0.0011401%, which was an increase of 0.0002542 from its proportion measured as of December 31, 2022.

For the years ended December 31, 2023 and 2022, the Agency's recognized pension (benefit) expense for ERS of \$89,063 and \$(1,377), respectively. At December 31, 2023 and 2022, the Agency's reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
<b><u>2023</u></b>		
Differences between expected and actual experience	\$ 26,040	\$ 6,866
Changes of assumptions	118,737	1,312
Net difference between projected and actual investment earnings on pension plan investments	-	1,436
Changes in proportion and differences between employer contributions and proportionate share of contributions	11,970	15,074
Employer contributions subsequent to the measurement date	<u>39,489</u>	<u>-</u>
Total	<u>\$ 196,236</u>	<u>\$ 24,688</u>

**STEBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**Notes to Financial Statements**

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**2022**

Differences between expected and actual experience	\$ 5,484	\$ 7,114
Changes in assumptions	120,859	2,039
Net difference between projected and actual investment earnings on pension plan investments	-	237,141
Changes in proportion and differences between employer contributions and proportionate share of contributions	1,972	14,065
Employer contributions subsequent to the measurement date	<u>36,263</u>	<u>-</u>
Total	<u>\$ 164,578</u>	<u>\$ 260,359</u>

The components of deferred outflows of resources and deferred inflows of resources, other than the difference between the projected and actual earnings on plan investments, are amortized into pension expense over a 5 year closed period, which reflects the weighted average remaining service life of all plan members, beginning the year in which the deferred amount occurs. The annual difference between the projected and actual earnings on plan investments is amortized over a five-year closed period beginning the year in which the difference occurs. The cumulative amounts of deferred outflows of resources and deferred inflows of resources reported will be recognized in pension expense as follows:

For the fiscal year ended:	
2024	\$ 30,298
2025	(14,546)
2026	48,493
2027	67,814
2028	<u>-</u>
Total	<u>\$ 132,059</u>

***Actuarial Assumptions***

The total pension liability as of the measurement date was determined by using an actuarial valuation as noted in the table below, with update procedures used to roll forward the total pension liability to the measurement date. Significant actuarial assumptions used in the valuations were as follows:

Measurement dates	3/31/2023, 3/31/2022
Actuarial valuation dates	4/1/2022, 4/1/2021
Interest rate	5.9%, 5.9%, compounded annually
Salary scale	4.4%, 4.4%, indexed by service
Inflation	2.9%, 2.7%
Decrement table	Developed from the Plan's 2020 experience study of the period April 1, 2015 - April 1, 2020
Mortality improvement	Society of Actuaries Scale MP-2021

The actuarial valuation as of April 1, 2022 and April 1, 2021 used the actuarial assumption of annuitant mortality rates based on April 1, 2015 - April 1, 2020 System's experience with adjustments for mortality improvements based on MP-2021.

**STEBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**Notes to Financial Statements**

The long term 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 returns net of investment expense 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 each the target asset allocation percentage and by adding expected inflation. Best estimates of the arithmetic real rates of return for each major asset class included in the target asset allocation for both of the years ended December 31, 2023 and 2022 are summarized below:

<b>Asset Type</b>	<b>Long Term</b>		<b>Target Allocation</b>	
	<b>Expected Real Rate*</b>		<b>2023</b>	<b>2022</b>
	<b>2023</b>	<b>2022</b>		
Domestic equity	4.3 %	3.3 %	32.0 %	32.0 %
International equity	6.9 %	5.9 %	15.0 %	15.0 %
Private equity	7.5 %	6.5 %	10.0 %	10.0 %
Real estate	4.6 %	5.0 %	9.0 %	9.0 %
Opportunistic/absolute return strategies	5.4 %	4.1 %	3.0 %	3.0 %
Credit	5.4 %	3.8 %	4.0 %	4.0 %
Real assets	5.8 %	5.8 %	3.0 %	3.0 %
Fixed income	1.5 %	- %	23.0 %	23.0 %
Cash	- %	(1.0)%	1.0 %	1.0 %
			<b>100.0 %</b>	<b>100.0 %</b>

\*Real rates of return are net of a long-term inflation assumption of 2.5% for the years ended December 31, 2023 and 2022.

*Discount Rate*

The discount rate used to calculate the total pension liability was 5.9% for the years ended December 31, 2023 and 2022. 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 statutorily required rates, actuarially. Based upon the assumptions, the System'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 Asset/Liability to Changes in the Discount Rate Assumption*

The following presents the Agency's proportionate share of the net pension liability (asset) as of December 31, 2023 and 2022, calculated using the discount rate of 5.9% per annum (the "current rate"), as well as what the Agency's proportionate share of the net position liability (asset) would be if it were calculated using a discount rate that is 1 percentage point lower (4.9%) or 1% point higher (6.9%) than the current rate:

	<b>1% Decrease (4.9%)</b>	<b>Current Assumption (5.9%)</b>	<b>1% Increase (6.9%)</b>
2023	\$ 590,814	\$ 244,484	\$ (44,914)
2022	\$ 186,405	\$ (72,419)	\$ (288,912)



**STEBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**Notes to Financial Statements**

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*Pension Plan Fiduciary Net Position*

The components of the current year net pension liability of the employers as of valuation date was as follows:

	<u>2023</u>	<u>2022</u>
Valuation date	4/1/2022	4/1/2021
Employers' total pension liability	\$ 232,627,259,000	\$ 223,874,888,000
Plan net position	<u>(211,183,223,000)</u>	<u>(232,049,473,000)</u>
Employers' net pension liability	<u>\$ 21,444,036,000</u>	<u>\$ (8,174,585,000)</u>
Ratio of plan net position to the employers' total pension liability	90.78 %	103.65 %

**Note 7. Related Party Transactions**

The Agency is related through common Board of Directors membership with the Steuben Area Economic Development Corporation (EDC), which also promotes economic development in the County.

**Note 8. Railroad Agreement**

During the year ended December 31, 2011, the Agency entered into an agreement with a railroad company that allows the company the use of rail facilities and equipment owned by the Agency in order for the company to operate, maintain, and conduct freight and other rail services in Steuben County. The terms of the agreement call for an annual fee of \$1, plus additional revenue sharing amounts once carload traffic reaches certain thresholds. The agreement was renewed in 2020 and expires in November 2031, with the option to renew for an additional term of 10 years.

**Note 9. Supplemental Cash Flow Information**

	<u>2023</u>	<u>2022</u>
Non-cash capital and related financing activities		
Loss on sale/donation of land	\$ -	\$ 335,440

**STEUBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**Schedule of Agency's Proportionate Share of the Net Pension Asset/Liability**  
**For the Year Ended December 31, 2023**

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
The Agency's proportion of the net pension asset/liability	0.0011401 %	0.0008859 %	0.0009337 %	0.0009195 %	0.0008859 %	0.0008698 %	0.0008838 %	0.0008623 %	0.0008751 %	0.0008751 %
The Agency's proportionate share of the net pension (asset) liability	\$ 244,484	\$ (72,419)	\$ 930	\$ 243,481	\$ 62,772	\$ 28,073	\$ 83,042	\$ 138,408	\$ 29,561	\$ 39,543
The Agency's covered employee payroll	\$ 380,091	\$ 374,059	\$ 345,137	\$ 356,844	\$ 331,228	\$ 311,056	\$ 263,883	\$ 256,977	\$ 227,864	\$ 234,902
The Agency's proportionate share of the net pension (asset) liability as a percentage of covered employee payroll	64.32 %	(19.36)%	0.27 %	68.23 %	18.95 %	9.03 %	31.47 %	53.86 %	12.97 %	16.83 %
Plan fiduciary net position as a percentage of the total pension asset/liability	90.78 %	103.65 %	99.95 %	86.39 %	96.30 %	98.20 %	94.70 %	90.70 %	97.20 %	97.20 %

See accompanying notes to required supplementary information

**STEUBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**Schedule of Agency's Pension Contributions**  
**For the Year Ended December 31, 2023**

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Contractually required contribution	\$ 39,489	\$ 36,263	\$ 31,078	\$ 35,810	\$ 33,126	\$ 30,684	\$ 44,609	\$ 47,907	\$ 27,019	\$ 39,542
Contribution in relation to the contractually required contribution	<u>39,489</u>	<u>36,263</u>	<u>31,078</u>	<u>35,810</u>	<u>33,126</u>	<u>30,684</u>	<u>44,609</u>	<u>47,907</u>	<u>27,019</u>	<u>39,542</u>
Contribution deficiency (excess)	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>
Covered payroll	\$ <u>380,091</u>	\$ <u>374,059</u>	\$ <u>345,137</u>	\$ <u>356,844</u>	\$ <u>331,228</u>	\$ <u>311,056</u>	\$ <u>263,883</u>	\$ <u>256,977</u>	\$ <u>227,864</u>	\$ <u>234,902</u>
Contribution as a percentage of covered employee payroll	10.39 %	9.69 %	9.00 %	10.04 %	10.00 %	9.86 %	16.90 %	18.64 %	11.86 %	16.83 %

See accompanying notes to required supplementary information

**STEUBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**Note to Required Supplementary Information**  
**For The Year Ended December 31, 2023**

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**Note 1. Schedule of Agency's Proportionate Share of the Net Pension Asset/Liability and Schedule of Agency's Pension Contributions**

The information presented in these required supplementary schedules was determined as part of the audit of the New York State Employees' Retirement System Plan (ERS). Additional information for the pension schedules can be found in the notes to the financial statements.

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Steuben County Industrial Development Agency  
Schedule of Straight Lease Projects  
For the Year Ended December 31, 2023

Project Name	2-4 Market Street, LLC	26-32 Bridge St LLC	54 W Market LLC	7100A Route 70/a LLC
Project Code	4603 19 10	4603 13 7A	4603 19 07	4603 17 05
Project Owner	2-4 Market Street, LLC	26-32 Bridge St	54 W Market LLC	7100 Route 70A LLC
Project Address	Corning	City of Corning	City of Corning	Hornellsville
Project Purpose Code	Retail Trade	Services	Finance	Services
Not for Profit	No	No	No	No
New Tax Revenue if no Exemptions Granted				
Total Project Amount	\$ 1,390,000	\$ 2,945,000	\$ 2,264,175	\$ 8,934,206
Benefited Project Amount	\$ 1,382,000	\$ 2,908,400	\$ 2,244,993	\$ 8,916,706
Lease Amount	\$ 1	\$ 1	\$ 1	\$ 1
Tax Exemptions:				
State Sales Tax	-	-	-	-
Local Sales Tax	-	-	-	-
RPTE				
County Real Property Tax	7,118	15,190	2,604	49,506
Local Property Tax	10,291	21,963	3,765	34,410
School Property Tax	20,828	44,450	7,620	120,546
TOTAL RPTE	38,237	81,603	13,989	204,462
Mortgage Recording Tax Exemption	-	-	-	-
Total Exemptions	\$ 38,237	\$ 81,603	\$ 13,989	\$ 204,462
PILOT				
County PILOT	3,555	9,028	2,491	28,642
Local PILOT	5,140	13,052	3,601	19,908
School District PILOT	10,402	26,417	7,288	69,742
Total PILOT	\$ 19,097	\$ 48,497	\$ 13,380	\$ 118,291
Date Project Approved	10/24/19	7/25/13	10/24/19	9/28/17
Date IDA Took Title of Property	10/16/19	7/1/13	11/15/19	1/1/18
# of FTE's Employees at Project Location before IDA Status	0	93	0	24
Original Estimate of Jobs to be Created	18	8	0	5
Original Estimated Salary of Jobs to be Created	\$39,480	35,306	0	93,250
Original Estimate of Jobs to be Retained	0	101	0	4
Average Estimated Salary of Jobs to be Retained	0	35,578	0	93,250
# of Current FTE Employees	7	130	0	319
# of FTE Jobs Created During the Fiscal Year	0	0	0	17
# of FTS Jobs Retained During the Fiscal Year	7	130	0	114
# of FTE Construction Jobs during 2023	0	0	0	0

Steuben County Industrial Development Agency  
Schedule of Straight Lease Projects  
For the Year Ended December 31, 2023

Project Name	736 Addison Road LLC	Abundant Solar Power (Troupsburg) LLC	Arlington Storage Co LLC	Automated Cells & Equipment LLC Acquisition
Project Code	4603 05 04A	4603 19 12	4603 08 05A	4603 19 04
Project Owner	Lexington Corp. Properties Trust	Abundant Solar Power (Troupsburg) LLC	Inergy	Automated Cells & Equipment LLC Acquisition
Project Address	Painted Post Transport.	Troupsburg Electric	Bath Transport.	Painted Post Mfg
Project Purpose Code				
Not for Profit	No	No	No	No
New Tax Revenue if no Exemptions Granted				
Total Project Amount	\$ 11,852,000	\$ 7,892,050	\$ 66,925,000	\$ 12,000,000
Benefited Project Amount	\$ 11,836,000	\$ 7,858,050	\$ 66,913,500	\$ 11,992,000
Lease Amount	\$ 1	\$ 1	\$ 1	\$ 1
Tax Exemptions:				
State Sales Tax	-	-	-	-
Local Sales Tax	-	-	-	-
RPTE				
County Real Property Tax	48,179	36,661	332,810	2,688
Local Property Tax	51,371	29,219	217,208	2,866
School Property Tax	231,919	74,237	678,993	12,941
TOTAL RPTE	331,469	140,117	1,229,011	18,496
Mortgage Recording Tax Exemption	-	-	-	-
Total Exemptions	\$ 331,469	\$ 140,117	\$ 1,229,011	\$ 18,496
PILOT				
County PILOT	46,818	6,332	264,684	1,882
Local PILOT	49,919	4,439	172,933	2,007
School District PILOT	225,364	12,638	539,986	9,059
Total PILOT	\$ 322,101	\$ 23,409	\$ 977,604	\$ 12,947
Date Project Approved	10/27/05	12/11/19	7/30/08	4/25/19
Date IDA Took Title of Property	11/1/05	12/13/19	2/1/10	4/25/19
# of FTE's Employees at Project Location before IDA Status	0	0	0	60
Original Estimate of Jobs to be Created	45	0	3	0
Original Estimated Salary of Jobs to be Created	0	0	62,000	0
Original Estimate of Jobs to be Retained	0	0	0	60
Average Estimated Salary of Jobs to be Retained	0	0	0	63,000
# of Current FTE Employees	60	0	5	41
# of FTE Jobs Created During the Fiscal Year	0	0	0	0
# of FTS Jobs Retained During the Fiscal Year	60	0	5	41
# of FTE Construction Jobs during 2023	0	0	0	0

Steuben County Industrial Development Agency  
Schedule of Straight Lease Projects  
For the Year Ended December 31, 2023

Project Name	B&H Railcorp	BD Realty Group	BLW Properties, LLC	Baron Winds, LLC
Project Code	4603 20 04	4603 17 04	4603-21-03	4603 19 03
Project Owner	B & H Railcorp	Bath/Dansville Dental Prof.	BLW Properties, LLC	Baron Winds, LLC
Project Address	Steuben County	Bath	Bath	Wayland
Project Purpose Code	Transport	Services	Other	Clean Energy
Not for Profit	No	No	No	No
New Tax Revenue if no Exemptions Granted				
Total Project Amount	\$ 750,000	\$ 1,666,000	\$ 2,689,400	\$ 304,171,000
Benefited Project Amount	\$ 740,000	\$ 1,654,000	\$ 2,669,896	\$ 304,096,000
Lease Amount	\$ 1	\$ 1	\$ 1	\$ 1
Tax Exemptions:				
State Sales Tax	-	-	-	125,998
Local Sales Tax	-	-	-	125,998
RPTE				
County Real Property Tax	15,398	5,873	21,814	-
Local Property Tax	11,162	3,178	11,804	-
School Property Tax	41,684	12,047	44,746	-
TOTAL RPTE	68,244	21,098	78,364	-
Mortgage Recording Tax Exemption	-	-	-	-
Total Exemptions	\$ 68,244	\$ 21,098	\$ 78,364	\$ 251,995
PILOT				
County PILOT	11,995	2,551	17,654	-
Local PILOT	8,238	1,380	9,553	-
School District PILOT	31,781	5,233	36,212	-
Total PILOT	\$ 52,014	\$ 9,164	\$ 63,419	\$ -
Date Project Approved	7/1/20	9/28/17	7/22/21	5/28/20
Date IDA Took Title of Property	12/1/21	10/23/17	8/25/21	9/20/21
# of FTE's Employees at Project Location before IDA Status	18	6	90	0
Original Estimate of Jobs to be Created	0	7	10	7
Original Estimated Salary of Jobs to be Created	0	63,395	45,076	60,000
Original Estimate of Jobs to be Retained	18	6	90	0
Average Estimated Salary of Jobs to be Retained	55,467	60,666	45,076	60,000
# of Current FTE Employees	1	29	79	8
# of FTE Jobs Created During the Fiscal Year	0	2	1	0
# of FTS Jobs Retained During the Fiscal Year	1	29	79	8
# of FTE Construction Jobs during 2023	0	0	0	16

Steuben County Industrial Development Agency  
Schedule of Straight Lease Projects  
For the Year Ended December 31, 2023

Project Name	BelGioioso	Bright Hill Solar LLC	CFA Apartments	Canandaigua Power Partners, LLC 2019
Project Code	4603-22-02A	4603 20 02	4603 14 03	4603 19 08
Project Owner	BelGioioso	Bright Hill Solar, LLC	CFA Apartments	Canandaigua Power Partners, LLC
Project Address	Campbell	Dansville	City of Corning	Cohocton
Project Purpose Code	Manufacturing	Electric	Real Estate	Electric
Not for Profit	No	No	No	No
New Tax Revenue if no Exemptions Granted				
Total Project Amount	\$ 3,050,000	\$ 6,438,930	\$ 13,330,936	\$ 71,000,000
Benefited Project Amount	\$ 3,045,000	\$ 6,349,930	\$ 13,305,936	\$ 70,831,700
Lease Amount	\$ -	\$ 1	\$ 1	\$ 1
Tax Exemptions:				
State Sales Tax	7,163	-	8,236	-
Local Sales Tax	7,163	-	8,236	-
RPTE				
County Real Property Tax	55,701	13,235	44,051	317,814
Local Property Tax	23,882	21,603	63,691	219,816
School Property Tax	115,301	52,998	130,326	686,528
TOTAL RPTE	194,884	87,836	238,068	1,224,158
Mortgage Recording Tax Exemption	-	-	-	-
Total Exemptions	\$ 209,211	\$ 87,836	\$ 254,540	\$ 1,224,158
PILOT				
County PILOT	20,142	4,578	18,162	157,298
Local PILOT	8,636	6,985	26,260	108,849
School District PILOT	41,694	17,553	53,734	304,265
Total PILOT	\$ 70,473	\$ 29,116	\$ 98,156	\$ 570,413
Date Project Approved	7/28/22	5/28/20	6/19/14	10/24/19
Date IDA Took Title of Property	8/25/22	7/1/20	8/28/14	12/6/19
# of FTE's Employees at Project Location before IDA Status	225	0	0	7
Original Estimate of Jobs to be Created	0	0	2	0
Original Estimated Salary of Jobs to be Created	47,000	0	40,000	82,500
Original Estimate of Jobs to be Retained	225	0	2	7
Average Estimated Salary of Jobs to be Retained	47,700	0	0	82,500
# of Current FTE Employees	203	0	3	5
# of FTE Jobs Created During the Fiscal Year	0	0	0	0
# of FTS Jobs Retained During the Fiscal Year	203	0	3	5
# of FTE Construction Jobs during 2023	0	0	0	0



Steuben County Industrial Development Agency  
Schedule of Straight Lease Projects  
For the Year Ended December 31, 2023

Project Name	Canandaigua Power Partners, LLC II 2019	Canisteo Solar I, LLC	Clark Specialty	Corning Children's Center
Project Code	4603 19 09	4603-21-04	4603 21 01	4603 08 06A
Project Owner	Canandaigua Power Partners, LLC	Canisteo Solar I, LLC	Clark Specialty	Corning
Project Address	Cohocton	Hornell	Bath	Corning
Project Purpose Code	Electric	Clean Energy	Manufacturing	Services
Not for Profit	No	No	No	No
New Tax Revenue if no Exemptions Granted				
Total Project Amount	\$ 31,000,000	\$ 8,788,740	\$ 100,000	\$ 7,500,000
Benefited Project Amount	\$ 30,831,700	\$ 8,700,940	\$ 100,000	\$ 7,500,000
Lease Amount	<u>\$ 1</u>	<u>\$ 1</u>	<u>\$ 1</u>	<u>\$ 1</u>
Tax Exemptions:				
State Sales Tax	-	-	-	-
Local Sales Tax	-	-	-	-
RPTE				
County Real Property Tax	368,900	-	5,873	26,040
Local Property Tax	255,150	-	10,283	37,650
School Property Tax	725,900	-	12,047	76,200
TOTAL RPTE	<u>1,349,950</u>	<u>-</u>	<u>28,203</u>	<u>139,890</u>
Mortgage Recording Tax Exemption	-	-	-	-
Total Exemptions	<u>\$ 1,349,950</u>	<u>\$ -</u>	<u>\$ 28,203</u>	<u>\$ 139,890</u>
PILOT				
County PILOT	66,804	-	896	19,335
Local PILOT	46,205	-	1,941	27,955
School District PILOT	131,453	-	1,854	56,579
Total PILOT	<u>\$ 244,463</u>	<u>\$ -</u>	<u>\$ 4,691</u>	<u>\$ 103,868</u>
Date Project Approved	10/24/19	7/22/21	2/25/21	5/15/08
Date IDA Took Title of Property	12/6/24	12/15/21	2/26/21	6/1/24
# of FTE's Employees at Project Location before IDA Status	0	0	32	45
Original Estimate of Jobs to be Created	0	0	10	0
Original Estimated Salary of Jobs to be Created	0	0	30,000	0
Original Estimate of Jobs to be Retained	0	0	32	45
Average Estimated Salary of Jobs to be Retained	0	0	32,000	0
# of Current FTE Employees	5	0	39	75
# of FTE Jobs Created During the Fiscal Year	0	0	0	0
# of FTS Jobs Retained During the Fiscal Year	5	0	39	75
# of FTE Construction Jobs during 2023	0	0	0	0

Steuben County Industrial Development Agency  
Schedule of Straight Lease Projects  
For the Year Ended December 31, 2023

Project Name	Corning Diesel Expansion	Corning Inc. Expansion of Glass Research	Corning Inc. Upgrade of Intg. Die Manuf.	Corning Museum of Glass Renovation & Expansion
Project Code	4603 13 04A	4603 10 04A	4603 10 06A	4603 12 01A
Project Owner	Corning Inc.	Corning	Corning	Corning Property Mgmt
Project Address	Erwin	Painted Post	Painted Post	City of Corning
Project Purpose Code	Manufacturing	Mfg.	Mfg	Other
Not for Profit	No	No	No	No
New Tax Revenue if no Exemptions Granted				
Total Project Amount	\$ 250,000,000	\$ 9,200,000	\$ 11,500,000	\$ 64,000,000
Benefited Project Amount	\$ 249,829,650	\$ 9,200,000	\$ 11,500,000	\$ 63,995,186
Lease Amount	\$ 1	\$ 1	\$ 1	\$ 1
Tax Exemptions:				
State Sales Tax	-	-	-	-
Local Sales Tax	-	-	-	-
RPTE				
County Real Property Tax	155,544	6,521	9,322	215,264
Local Property Tax	165,849	6,953	9,940	311,240
School Property Tax	520,734	31,388	31,208	636,864
TOTAL RPTE	842,127	44,861	50,470	1,163,368
Mortgage Recording Tax Exemption	-	-	-	-
Total Exemptions	\$ 842,127	\$ 44,861	\$ 50,470	\$ 1,163,368
PILOT				
County PILOT	96,600	4,760	6,805	140,504
Local PILOT	103,000	5,075	7,256	203,148
School District PILOT	323,399	22,913	22,782	415,684
Total PILOT	\$ 522,998	\$ 32,748	\$ 36,843	\$ 759,335
Date Project Approved	6/20/13	8/26/10	10/21/10	2/23/12
Date IDA Took Title of Property	7/1/13	10/1/10	10/21/10	6/1/12
# of FTE's Employees at Project Location before IDA Status	500	0	105	110
Original Estimate of Jobs to be Created	250	20	52	13
Original Estimated Salary of Jobs to be Created	66,925	60,000	43,094	59,000
Original Estimate of Jobs to be Retained	500	0	102	110
Average Estimated Salary of Jobs to be Retained	38,235	0	55,708	59,000
# of Current FTE Employees	808	172	151	150
# of FTE Jobs Created During the Fiscal Year	0	0	0	0
# of FTS Jobs Retained During the Fiscal Year	808	172	151	150
# of FTE Construction Jobs during 2023	0	0	0	0

Steuben County Industrial Development Agency  
Schedule of Straight Lease Projects  
For the Year Ended December 31, 2023

Project Name	Corning Property Management Corp.	Corning War Memorial Apts	East Lake Holdings LLC	Eight Point Wind
Project Code	4603 17 06	4603 067	4603 14 02	4603 21 02
Project Owner	CPMCo	Corning War Mem.	E Lake Holdings	Eight Point Wind LLC
Project Address	Erwin	City of Corning	Urbana	Eight Point Wind LLC
Project Purpose Code	Manufacturing	Other	Retail Trade	Clean Energy
Not for Profit	No	No	No	No
New Tax Revenue if no Exemptions Granted				
Total Project Amount	\$ 66,900,000	\$ 1,596,000	\$ 4,850,000	\$ 210,000,000
Benefited Project Amount	\$ 66,860,000	\$ 1,568,500	\$ 4,830,000	\$ 209,650,000
Lease Amount	\$ 1	\$ 1	\$ 1	\$ 1
Tax Exemptions:				
State Sales Tax	-	-	-	1,409,960
Local Sales Tax	-	-	-	1,409,960
RPTE				
County Real Property Tax	484,604	6,944	9,856	-
Local Property Tax	651,275	10,040	15,881	-
School Property Tax	1,675,091	20,320	19,344	-
TOTAL RPTE	2,810,970	37,304	45,080	-
Mortgage Recording Tax Exemption	-	-	-	-
Total Exemptions	\$ 2,810,970	\$ 37,304	\$ 45,080	\$ 2,819,920
PILOT				
County PILOT	449,033	6,507	5,692	-
Local PILOT	597,690	9,408	9,171	-
School District PILOT	1,580,381	19,040	11,170	-
Total PILOT	\$ 2,627,104	\$ 34,954	\$ 26,033	\$ -
Date Project Approved	11/16/17	12/7/12	3/27/14	3/25/21
Date IDA Took Title of Property	12/1/17	2/1/13	3/1/15	1/31/22
# of FTE's Employees at Project Location before IDA Status	2,836	0	0	0
Original Estimate of Jobs to be Created	0	1	15	0
Original Estimated Salary of Jobs to be Created	172,250	26,235	25,000	0
Original Estimate of Jobs to be Retained	2,836	0	0	0
Average Estimated Salary of Jobs to be Retained	172,250	0	0	0
# of Current FTE Employees	2,799	0	17	6
# of FTE Jobs Created During the Fiscal Year	0	0	1	0
# of FTS Jobs Retained During the Fiscal Year	2,799	0	16	0
# of FTE Construction Jobs during 2023	0	0	0	0

Steuben County Industrial Development Agency  
Schedule of Straight Lease Projects  
For the Year Ended December 31, 2023

Project Name	Empire Telephone Corporation	Empire Pipeline Inc.	FHFCU HQ LLC and FHFCU LOT LLC	Finger Lakes Enviro Tech
Project Code	4603 19 02	4603 07 01A	4603 19 01	4603 23 02A
Project Owner	Empire Telephone Corporation	Empire State Pipeline	FHFCU HQ LLC and FHFCU LOT LLC	Finger Lakes Industrial LLC
Project Address	Town of Prattsburgh	City of Corning	City of Corning	Bath
Project Purpose Code	Communication	Clean Energy	Finance	Other
Not for Profit	No	No	No	No
New Tax Revenue if no Exemptions Granted				
Total Project Amount	\$ 1,385,000	\$ 3,200,000	\$ 10,300,000	\$ 2,025,000
Benefited Project Amount	\$ 1,377,500	\$ 3,170,000	\$ 10,275,000	\$ 2,025,000
Lease Amount	\$ 1	\$ 1	\$ 1	\$ -
Tax Exemptions:				
State Sales Tax	-	-	-	11,238
Local Sales Tax	-	-	-	11,238
RPTE				
County Real Property Tax	4,054	4,728	33,428	-
Local Property Tax	3,929	3,453	48,331	-
School Property Tax	6,561	22,357	97,818	-
TOTAL RPTE	14,544	30,538	179,577	-
Mortgage Recording Tax Exemption	-	-	-	-
Total Exemptions	\$ 14,544	\$ 30,538	\$ 179,577	\$ 22,475
PILOT				
County PILOT	1,407	12,794	3,626	-
Local PILOT	1,363	9,347	5,243	-
School District PILOT	2,277	60,498	10,612	-
Total PILOT	\$ 5,047	\$ 82,639	\$ 19,481	\$ -
Date Project Approved	2/28/19	4/26/07	4/25/19	2/23/23
Date IDA Took Title of Property	4/3/19	7/10/07	7/17/19	N/A
# of FTE's Employees at Project Location before IDA Status	24	0	73	42
Original Estimate of Jobs to be Created	6	0	20	9
Original Estimated Salary of Jobs to be Created	54,000	50,000	61,950	61,250
Original Estimate of Jobs to be Retained	24	0	73	42
Average Estimated Salary of Jobs to be Retained	54,000	0	61,950	60,000
# of Current FTE Employees	38	0	93	34
# of FTE Jobs Created During the Fiscal Year	6	0	6	3
# of FTS Jobs Retained During the Fiscal Year	38	0	93	37
# of FTE Construction Jobs during 2023	0	0	0	0

Steuben County Industrial Development Agency  
Schedule of Straight Lease Projects  
For the Year Ended December 31, 2023

Project Name	Erwin Hospitality Associates LLC Hampton Inn	Hawkes, LLC	Hilton Garden Inn	Howard Wind LLC
Project Code	4603 13 01A	4603 14 05	4603 14 04	4603 10 03A
Project Owner	Erwin Hospitality	Hawkes, LLC	Fitzpatrick Holdings	Howard Wind
Project Address	Erwin	City of Corning	City of Corning	Howard
Project Purpose Code	Retail	Real Estate	Retail	Electric
Not for Profit	No	No	No	No
New Tax Revenue if no Exemptions Granted				
Total Project Amount	\$ 7,130,000	\$ 1,500,000	\$ 13,650,000	\$ 90,000,000
Benefited Project Amount	\$ 7,053,700	\$ 1,484,500	\$ 13,627,000	\$ 90,000,000
Lease Amount	\$ -	\$ 1	\$ 1	\$ 1
Tax Exemptions:				
State Sales Tax	-	-	-	-
Local Sales Tax	-	-	-	-
RPTE				
County Real Property Tax	22,218	9,548	69,440	107,220
Local Property Tax	23,690	13,805	100,400	85,461
School Property Tax	106,950	27,940	203,200	207,854
TOTAL RPTE	152,858	51,293	373,040	400,534
Mortgage Recording Tax Exemption	-	-	-	-
Total Exemptions	\$ 152,858	\$ 51,293	\$ 373,040	\$ 400,534
PILOT				
County PILOT	20,479	8,116	28,005	94,325
Local PILOT	21,836	11,734	40,491	294,409
School District PILOT	98,580	23,749	81,951	182,934
Total PILOT	\$ 140,895	\$ 43,599	\$ 150,447	\$ 571,669
Date Project Approved	2/28/13	1/15/15	8/13/14	3/11/11
Date IDA Took Title of Property	3/1/13	3/1/15	11/1/24	11/1/10
# of FTE's Employees at Project Location before IDA Status	0	9	16	0
Original Estimate of Jobs to be Created	12	0	0	5
Original Estimated Salary of Jobs to be Created	25,000	0	40	0
Original Estimate of Jobs to be Retained	0	12	26,000	0
Average Estimated Salary of Jobs to be Retained	0	26,235	0	0
# of Current FTE Employees	13	6	37	0
# of FTE Jobs Created During the Fiscal Year	0	0	0	0
# of FTS Jobs Retained During the Fiscal Year	13	3	37	0
# of FTE Construction Jobs during 2023	0	0	0	0

Steuben County Industrial Development Agency  
Schedule of Straight Lease Projects  
For the Year Ended December 31, 2023

Project Name	Howard Wind 2 Turbine Expan.	LP Building Solutions	Marsh Hill Wind Energy LLC	Marzo Brown LLC
Project Code	4603 12 02A	4603 21 07A	4603 13 02	4603 18 01
Project Owner	Everpower	LP Building Solutions	Marsh Hill Wind	Maria E. Marzo DDS P.C.
Project Address	Howard	Bath	Jasper	Town of Erwin
Project Purpose Code	Electric	Mtg	Trans., Elec.	Services
Not for Profit	No	No	No	No
New Tax Revenue if no Exemptions Granted				
Total Project Amount	\$ 6,800,000	\$ 23,350,000	\$ 31,800,000	\$ 1,863,000
Benefited Project Amount	\$ 6,759,592	\$ 23,272,000	\$ 31,772,000	\$ 1,855,000
Lease Amount	\$ 1	\$ 1	\$ 1	\$ 1
Tax Exemptions:				
State Sales Tax	-	-	-	-
Local Sales Tax	-	-	-	-
RPT				
County Real Property Tax	8,991	1,508	119,050	6,110
Local Property Tax	7,166	816	201,175	6,515
School Property Tax	17,213	3,093	321,600	29,411
TOTAL RPT	33,370	5,416	641,825	42,036
Mortgage Recording Tax Exemption	-	-	-	-
Total Exemptions	\$ 33,370	\$ 5,416	\$ 641,825	\$ 42,036
PILOT				
County PILOT	7,639	-	15,926	3,603
Local PILOT	6,089	-	26,912	3,842
School District PILOT	14,625	-	43,022	17,345
Total PILOT	\$ 28,353	\$ -	\$ 85,860	\$ 24,790
Date Project Approved	8/12/11	12/20/21	6/20/13	2/22/18
Date IDA Took Title of Property	10/1/12	5/2/22	3/1/14	4/1/18
# of FTE's Employees at Project Location before IDA Status	0	0	0	12
Original Estimate of Jobs to be Created	0	61	1	10
Original Estimated Salary of Jobs to be Created	0	48,000	\$30k - \$120k	80,500
Original Estimate of Jobs to be Retained	0	0	0	12
Average Estimated Salary of Jobs to be Retained	0	0	65,000	80,500
# of Current FTE Employees	5	39	4	17
# of FTE Jobs Created During the Fiscal Year	0	37	0	3
# of FTS Jobs Retained During the Fiscal Year	5	2	4	17
# of FTE Construction Jobs during 2023	0	5	0	0

Steuben County Industrial Development Agency  
Schedule of Straight Lease Projects  
For the Year Ended December 31, 2023

Project Name	Millennium Pipeline LLC	NY Arkport Crossett Road Solar, LLC	NY Bath I, LLC	NY Pulteney I, LLC
Project Code	4603 08 06A	4603 20 07	4603 20 01	4603 21 06
Project Owner	Millennium Pipeline Company LLC	NY Troupsburg I, LLC	NY Bath I, LLC	NY Pulteney I, LLC
Project Address	City of Corning	Troupsburg	Bath	Pulteney
Project Purpose Code	Transportation	Electric	Electric	Clean Energy
Not for Profit	No	No	No	No
New Tax Revenue if no Exemptions Granted				
Total Project Amount	\$ 27,400,000	\$ 8,287,000	\$ 8,633,219	\$ 6,160,000
Benefited Project Amount	\$ 27,348,250	\$ 8,204,130	\$ 8,530,719	\$ 6,098,400
Lease Amount	\$ 1	\$ 1	\$ 1	\$ 1
Tax Exemptions:				
State Sales Tax	-	-	-	9,625
Local Sales Tax	-	-	-	9,625
RPTE				
County Real Property Tax	212,669	349	19,156	-
Local Property Tax	158,839	569	10,366	-
School Property Tax	158,839	1,397	39,295	-
TOTAL RPTE	530,347	2,315	68,817	-
Mortgage Recording Tax Exemption	-	-	-	-
Total Exemptions	\$ 530,347	\$ 2,315	\$ 68,817	\$ 19,250
PILOT				
County PILOT	86,214	-	8,583	-
Local PILOT	66,080	-	4,390	-
School District PILOT	402,767	-	17,829	-
Total PILOT	\$ 555,061	\$ -	\$ 30,802	\$ -
Date Project Approved	7/30/08	3/25/21	5/28/24	9/23/21
Date IDA Took Title of Property	11/1/08	7/19/21	1/20/00	12/23/21
# of FTE's Employees at Project Location before IDA Status	13	0	43,983	0
Original Estimate of Jobs to be Created	0	0	0	0
Original Estimated Salary of Jobs to be Created	100,000	0	0	0
Original Estimate of Jobs to be Retained	100,000	0	0	0
Average Estimated Salary of Jobs to be Retained	10,000	0	0	0
# of Current FTE Employees	0	0	0	0
# of FTE Jobs Created During the Fiscal Year	0	0	0	0
# of FTS Jobs Retained During the Fiscal Year	0	0	0	0
# of FTE Construction Jobs during 2023	0	0	0	0

Steuben County Industrial Development Agency  
Schedule of Straight Lease Projects  
For the Year Ended December 31, 2023

Project Name	NY Troupsburg I, LLC	NYSEG Corp Corning Valley Transmission	Northside Place	Pulteney Plaza
Project Code	4603 20 08	4603 10 01A	4603 22 01	4603 13 03A
Project Owner	NY Troupsburg I, LLC	Iberdrola	Northside Place	Pulteney Plaza
Project Address	Troupsburg	Erwin	Corning	Riverside
Project Purpose Code	Electric	Electric	Services	Retail
Not for Profit	No	No	No	No
New Tax Revenue if no Exemptions Granted				
Total Project Amount	\$ 9,346,173	\$ 53,000,000	\$ 9,214,000	\$ 4,500,000
Benefited Project Amount	\$ 9,228,173	\$ 53,000,000	\$ 9,183,300	\$ 4,452,595
Lease Amount	\$ 1	\$ 1	\$ 1	\$ 1
Tax Exemptions:				
State Sales Tax	-	-	80,752	-
Local Sales Tax	-	-	80,752	-
RPTE				
County Real Property Tax	36,661	209,167	-	21,750
Local Property Tax	27,694	122,832	-	12,180
School Property Tax	74,237	577,774	-	74,327
TOTAL RPTE	138,592	909,773	-	108,257
Mortgage Recording Tax Exemption	-	-	-	-
Total Exemptions	\$ 138,592	\$ 909,773	\$ 161,504	\$ 108,257
PILOT				
County PILOT	7,697	273,700	-	18,764
Local PILOT	5,290	199,173	-	10,508
School District PILOT	15,185	913,707	-	64,122
Total PILOT	\$ 28,172	\$ 1,386,580	\$ -	\$ 93,394
Date Project Approved	10/10/20	4/29/10	5/19/22	6/20/13
Date IDA Took Title of Property	12/23/20	2/23/11	11/3/22	11/1/13
# of FTE's Employees at Project Location before IDA Status	0	0	0	0
Original Estimate of Jobs to be Created	0	0	1	80
Original Estimated Salary of Jobs to be Created	0	0	89,000	21,886
Original Estimate of Jobs to be Retained	0	0	0	0
Average Estimated Salary of Jobs to be Retained	0	0	0	0
# of Current FTE Employees	0	0	0	42
# of FTE Jobs Created During the Fiscal Year	0	0	0	42
# of FTS Jobs Retained During the Fiscal Year	0	0	0	42
# of FTE Construction Jobs during 2023	0	0	0	0



Steuben County Industrial Development Agency  
Schedule of Straight Lease Projects  
For the Year Ended December 31, 2023

Project Name	RM14 Holdings LLC Sr. Housing	Red Lilac Properties, LLC	Riedman Purcell CH II, LLC Phase 2	Riedman-Purcell CH II LLC
Project Code	4603 11 01A	4603 17 03	4603 19 13	4603 18 02
Project Owner	RM14 Holdings	Manufacturing Automated Systems	Riedman Purcell CH II, LLC Phase 2	Riedman-Purcell CH II
Project Address	Erwin	Erwin	Corning	City of Corning
Project Purpose Code	Sr. Housing	Manufacturing	Other	Other
Not for Profit	No	No	No	No
New Tax Revenue if no Exemptions Granted				
Total Project Amount	\$ 9,108,163	\$ 300,000	\$ 8,720,000	\$ 15,220,000
Benefited Project Amount	\$ 9,108,163	\$ 294,500	\$ 8,607,800	\$ 15,210,000
Lease Amount	\$ 1	\$ 1	\$ 1	\$ 1
Tax Exemptions:				
State Sales Tax	-	-	-	-
Local Sales Tax	-	-	-	-
RPTE				
County Real Property Tax	48,300	2,717	4,330	7,923
Local Property Tax	51,500	3,165	6,260	11,456
School Property Tax	232,500	13,376	12,670	23,185
TOTAL RPTE	332,300	19,258	23,259	42,564
Mortgage Recording Tax Exemption	-	-	-	-
Total Exemptions	\$ 332,300	\$ 19,258	\$ 23,259	\$ 42,564
PILOT				
County PILOT	29,925	1,450	6,122	6,512
Local PILOT	31,908	1,689	8,852	9,416
School District PILOT	144,049	7,138	17,915	19,056
Total PILOT	\$ 205,881	\$ 10,276	\$ 32,889	\$ 34,984
Date Project Approved	6/2/11	7/21/16	1/23/20	4/26/18
Date IDA Took Title of Property	7/1/22	4/6/17	2/1/20	9/7/18
# of FTE's Employees at Project Location before IDA Status	0	8	0	0
Original Estimate of Jobs to be Created	2	5	0	3
Original Estimated Salary of Jobs to be Created	0	61,484	0	30,766
Original Estimate of Jobs to be Retained	35,000	8	3	0
Average Estimated Salary of Jobs to be Retained	0	61,484	0	0
# of Current FTE Employees	3	12	6	6
# of FTE Jobs Created During the Fiscal Year	0	0	3	0
# of FTS Jobs Retained During the Fiscal Year	3	12	6	0
# of FTE Construction Jobs during 2023	0	0	0	0

Steuben County Industrial Development Agency  
Schedule of Straight Lease Projects  
For the Year Ended December 31, 2023

Project Name	StudioNext	T&K Realty	TJA-NY-Cohocton Solar Farm	The Gunlocke Company
Project Code	4603 22 04	4603 06 06A	4603 23 01A	4603 17 01
Project Owner	Corning Museum of Glass	T&K Realty	TJA-NY-Cohocton Solar Farm, LLC	The Gunlocke Company
Project Address	Corning Services	Painted Post Services	Cohocton Clean Energy	Erwin Manufacturing
Project Purpose Code				
Not for Profit	No	No	No	No
New Tax Revenue if no Exemptions Granted				
Total Project Amount	\$ 40,878,360	\$ 1,500,000	\$ 9,689,667	\$ 2,977,170
Benefited Project Amount	\$ 40,863,360	\$ 1,585,000	\$ 9,584,778	\$ 2,950,170
Lease Amount	\$ 1	\$ 1	\$ 1	\$ 1
Tax Exemptions:				
State Sales Tax	194,246	-	48,196	-
Local Sales Tax	194,246	-	48,196	-
RPTE				
County Real Property Tax	-	6,313	-	112,190
Local Property Tax	-	6,731	-	130,772
School Property Tax	-	30,375	-	256,901
TOTAL RPTE	-	43,419	-	499,863
Mortgage Recording Tax Exemption	-	-	-	-
Total Exemptions	\$ 388,492	\$ 43,419	\$ 96,392	\$ 499,863
PILOT				
County PILOT	-	5,855	-	72,750
Local PILOT	-	6,242	-	84,800
School District PILOT	-	28,170	-	166,588
Total PILOT	\$ -	\$ 40,267	\$ -	\$ 324,138
Date Project Approved	8/25/22	2/26/06	6/22/23	3/17/17
Date IDA Took Title of Property	10/20/22	6/1/06	9/1/23	6/5/14
# of FTE's Employees at Project Location before IDA Status	0	12	0	601
Original Estimate of Jobs to be Created	0	0	0	150
Original Estimated Salary of Jobs to be Created	0	38,000	0	50,400
Original Estimate of Jobs to be Retained	0	12	0	601
Average Estimated Salary of Jobs to be Retained	0	0	0	50,400
# of Current FTE Employees	0	44	0	157
# of FTE Jobs Created During the Fiscal Year	0	44	0	2
# of FTS Jobs Retained During the Fiscal Year	0	44	0	157
# of FTE Construction Jobs during 2023	0	0	0	0

Steuben County Industrial Development Agency  
Schedule of Straight Lease Projects  
For the Year Ended December 31, 2023

Project Name	<u>Thurston Ridge Solar, LLC</u>	<u>Wyckoff Gas Storage Company</u>
Project Code	4603 21 05	4603 09 01A
Project Owner	Thurston Ridge Solar, LLC	SemGas
Project Address	Thurston	Jasper
Project Purpose Code	Clean Energy	Trans
Not for Profit	No	No
New Tax Revenue if no Exemptions Granted		
Total Project Amount	\$ 8,971,755	\$ 50,000,000
Benefited Project Amount	\$ 8,882,055	\$ 49,985,500
Lease Amount	<u>\$ 1</u>	<u>\$ 1</u>
Tax Exemptions:		
State Sales Tax	-	-
Local Sales Tax	-	-
RPTE		
County Real Property Tax	-	143,065
Local Property Tax	-	241,756
School Property Tax	-	386,473
TOTAL RPTE	<u>-</u>	<u>771,294</u>
Mortgage Recording Tax Exemption	-	-
Total Exemptions	<u>\$ -</u>	<u>\$ 771,294</u>
PILOT		
County PILOT	-	45,960
Local PILOT	-	77,665
School District PILOT	-	124,156
Total PILOT	<u>\$ -</u>	<u>\$ 247,781</u>
Date Project Approved	7/22/21	6/22/06
Date IDA Took Title of Property	12/15/21	2/1/09
# of FTE's Employees at Project Location before IDA Status	0	0
Original Estimate of Jobs to be Created	0	6
Original Estimated Salary of Jobs to be Created	0	50,000
Original Estimate of Jobs to be Retained	0	0
Average Estimated Salary of Jobs to be Retained	0	0
# of Current FTE Employees	0	0
# of FTE Jobs Created During the Fiscal Year	0	0
# of FTS Jobs Retained During the Fiscal Year	0	5
# of FTE Construction Jobs during 2023	0	0

**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  
Steuben County Industrial Development Agency  
Bath, New York

We have audited, in accordance with the 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 Steuben County Industrial Development Agency, a discretely presented component unit of the County of Steuben, New York, as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise Steuben County Industrial Development Agency's basic financial statements, and have issued our report thereon dated March 28, 2024.

**Report on Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered Steuben County Industrial Development 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 opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Steuben County Industrial Development Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of Steuben County Industrial Development 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 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 or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Steuben County Industrial Development 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 result of that testing, and not to provide an opinion on the effectiveness of the Agency'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 Agency's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Kristie M. Beach, CPAs, PLLC  
Webster, New York  
March 28, 2024

DRAFT

**STEUBEN AREA ECONOMIC  
DEVELOPMENT CORPORATION**

**FINANCIAL STATEMENTS**

**DECEMBER 31, 2023**

DRAFT

**STEUBEN AREA ECONOMIC DEVELOPMENT CORPORATION**

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## INDEPENDENT AUDITORS' REPORT

To the Board of Directors  
Steuben Area Economic Development Corporation  
Bath, New York

### Report on the Audit of the Financial Statements

#### Opinion

We have audited the accompanying financial statements of Steuben Area Economic Development Corporation (a nonprofit local development corporation), which comprise the statements of financial position as of December 31, 2023 and 2022, and the related statements of activities and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Steuben Area Economic Development Corporation as of December 31, 2023 and 2022, and the changes in its net assets 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 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 Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Steuben Area Economic Development Corporation and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### Responsibilities of Management for the Financial Statements

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 Steuben Area Economic Development Corporation's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.



## **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 auditor's 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 generally accepted auditing standards and *Government Auditing Standards* 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 generally accepted auditing standards and *Government Auditing Standards*, 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 Steuben Area Economic Development Corporation'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 Steuben Area Economic Development Corporation'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.

## **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 28, 2024, on our consideration of Steuben Area Economic Development Corporation'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 Corporation'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 Steuben Area Economic Development Corporation's internal control over financial reporting and compliance.

Kristie M. Beach, CPAs, PLLC  
Webster, New York  
March 28, 2024

**STEUBEN AREA ECONOMIC DEVELOPMENT CORPORATION**  
**Statements of Financial Position**  
**December 31, 2023 and 2022**

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	<u>2023</u>	<u>2022</u>
<b>ASSETS</b>		
<b>Current Assets</b>		
Cash and cash equivalents	\$ 130,442	\$ 139,143
Certificate of deposit	99,367	98,580
Total current assets	<u>229,809</u>	<u>237,723</u>
<b>Total Assets</b>	<u>\$ 229,809</u>	<u>\$ 237,723</u>
<b>LIABILITIES AND NET ASSETS</b>		
<b>Net Assets - Without Donor Restrictions</b>	<u>\$ 229,809</u>	<u>\$ 237,723</u>
<b>Total Liabilities and Net Assets</b>	<u>\$ 229,809</u>	<u>\$ 237,723</u>

The accompanying notes are an integral part of these financial statements.

**STEUBEN AREA ECONOMIC DEVELOPMENT CORPORATION**  
**Statements of Activities**  
**For the Years Ended December 31, 2023 and 2022**

	<u>2023</u>	<u>2022</u>
<b>Revenues</b>		
Interest income	\$ 787	\$ 147
<b>Expenses</b>		
Program services:		
Program expense	3,600	3,600
Management and general:		
Accounting	1,750	975
Insurance expense	401	401
Marketing	1,200	100
Miscellaneous expense	1,500	1,522
Website	250	250
Total management and general	5,101	3,248
 Total expenses	 8,701	 6,848
 <b>Change in Net Assets Without Donor Restrictions</b>	 (7,914)	 (6,701)
 <b>Net Assets Without Donor Restrictions - Beginning</b>	 237,723	 244,424
 <b>Net Assets Without Donor Restrictions - Ending</b>	 \$ 229,809	 \$ 237,723

The accompanying notes are an integral part of these financial statements.

**STEUBEN AREA ECONOMIC DEVELOPMENT CORPORATION**  
**Statements of Cash Flows**  
**For the Years Ended December 31, 2023 and 2022**

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	<u>2023</u>	<u>2022</u>
<b>Cash Flows from Operating Activities</b>		
Change in net assets without donor restrictions	\$ (7,914)	\$ (6,701)
<b>Cash Flows from Investing Activities</b>		
Interest income	<u>(787)</u>	<u>(147)</u>
<b>Net Change in Cash and Cash Equivalents</b>	(8,701)	(6,848)
<b>Cash and Cash Equivalents - Beginning</b>	<u>139,143</u>	<u>145,991</u>
<b>Cash and Cash Equivalents - Ending</b>	<u>\$ 130,442</u>	<u>\$ 139,143</u>

The accompanying notes are an integral part of these financial statements.

**STEBEN AREA ECONOMIC DEVELOPMENT CORPORATION**  
**Notes to Financial Statements**

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**Note 1. Summary of Significant Accounting Policies and Nature of Organization**

**Nature of Organization** - The Steuben Area Economic Development Corporation (the "Corporation") has been established to aid Steuben County in promoting the economic welfare of its inhabitants and to actively promote, attract, encourage, and develop economically sound commerce and industry by enhancing job opportunities through assistance in constructing, maintaining and equipping industrial, commercial, manufacturing, and research facilities. The Corporation is designed to function as a prime community resource.

**Basis of Accounting** - The Corporation prepares its financial statements on the accrual basis of accounting.

**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 assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**Basis of Presentation** - The Organization's financial statements are presented in accordance with the provisions of Accounting Standards Update (ASU) 2016-14, "Not-for-Profit Entities (Topic 958) Presentation of Financial Statements of Not-for-Profit Entities." As a result, the Organization reports information regarding its net assets and changes therein in the following categories: net assets without donor restrictions and net assets with donor restrictions. Net assets without donor restrictions represents resources available for the general support of the Organization's activities. The Board of Directors has discretionary control over these resources to carry out the operations of the Corporation in accordance with its by-laws. Net assets with donor restrictions are those whose use has been limited by donor-imposed stipulations that either expire by passage of time or can be fulfilled by actions of the Organization or are required to be held in perpetuity. As of December 31, 2023 and 2022, all net assets are classified as without donor restriction.

**Liquidity** - The Corporation has \$229,809 of financial assets available within one year of the statement of financial position date consisting of \$130,442 of cash and \$99,367 of investments. None of these financial assets are subject to donor or contractual restrictions that make them unavailable for general expenditures within one year of the statement of financial position date.

**Cash and Cash Equivalents** - For the purposes of the statements of financial position and statements of cash flows, cash and cash equivalents include deposits and certificates of deposit with original maturities of three months or less. The Corporation maintains cash and cash equivalents at financial institutions which periodically may exceed federally insured limits. At December 31, 2023 and 2022, the Corporation had no amounts in excess of the federally insured limits.

**Certificate of Deposit** - The Corporation invests cash in excess of immediate needs in certificates of deposits with high credit quality financial institutions. Non-negotiable certificates of deposit are valued at cost plus accrued interest, which approximates fair value due to the short-term nature of these investments. Interest income, which approximate change in the fair value of investments, is recorded in the statements of activities.

**Revenue Recognition** - Under ASU No. 2014-09 (Topic 606) – Revenue from contracts with customers ("ASU 2014-09" or "Topic 606"), revenue is recognized when promised goods or services are transferred to customers in an amount that reflects the consideration to which the organization expects to be entitled in exchange for these goods or services. The organization's revenue from contracts mainly consists of administrative income earned on economic development projects. Administrative income is recognized at a point in time, when services are rendered.

**STEBEN AREA ECONOMIC DEVELOPMENT CORPORATION**  
**Notes to Financial Statements**

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**Contributions** - The Corporation's financial statements are presented in accordance with the provisions of ASU 2018-08, "Clarifying the Scope of Accounting Guidance for Contributions Received and Contributions Made". ASU 2018-08 provides clarification for determining if grants and contracts should be considered contributions or exchange transactions, as well as guidance for determining if a contribution is conditional.

**Expense Allocation** - The costs of providing programs and other activities have been adequately detailed in the statement of activities. Allocations of management and general expenses among program and supporting services is not considered significant to the operations of the Corporation therefore, no such allocation has been provided.

**Related Party** - The Corporation is related through common employees and Board of Directors membership with the Steuben County Industrial Development Agency (IDA), which also promotes economic development in the County. The IDA contributes the services of certain employees to the Corporation. These contributed services were deemed immaterial for the years ended December 31, 20223 and 2022, and, accordingly, the value of such services were not recorded in the accompanying financial statements.

**Income Taxes** - The Corporation is a nonprofit corporation and is exempt from federal income tax under Section 501(c)(4) of the Internal Revenue Code and exempt from state income tax under New York State Article 14 as a local development corporation. Accordingly, no provision for taxes has been made.

In accordance with Accounting Standards Codification (ASC) 740-10-50, *Accounting for Uncertainty in Income Taxes*, the Corporation recognizes the tax benefits from uncertain tax positions only if it is more likely than not that the tax position will be sustained on examination by the taxing authorities. Management believes that the Corporation is currently operating in compliance with the applicable requirements of the Internal Revenue Code and therefore, no liability for unrecognized tax benefits has been included on the Corporation's financial statements. The exempt Corporation's informational returns are subject to audit by various taxing authorities.

**Note 2. Deposits and Investments**

The Corporation's investment policies are governed by State law. Collateral is required for demand deposits, certificates of deposit, and repurchase agreements not covered by federal deposit insurance. Obligations which 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.

The Corporation has a formal investment policy which is in compliance with the laws of the State of New York, Chapter 838, Title 7, Section 2925. The Corporation is permitted to invest funds in the following types of investments: special time deposit accounts, certificates of deposit, obligations of the United States of America, obligations guaranteed by agencies of the United States of America where payment of principal and interest are guaranteed by the United States of America and obligations of the State of New York. All deposits of the Corporation are public funds and shall have a pledge of collateral by the bank or trust company in which the funds are deposited. The Corporation may contract for the purchase of investments in the following manners: directly, including through a repurchase agreement, from an authorized trading partner, by participation in a cooperative investment program with another authorized governmental entity or by utilizing an ongoing investment program with an authorized trading partner pursuant to a contract authorized by the governing board. It is the policy of the Corporation to diversify its deposits and investments by financial institution, by investment instrument and by maturity scheduling. The Corporation maintains a listing of financial institutions and dealers approved for investment purposes. The Corporation also establishes appropriate limits to the amount of investments which can be made with each financial institution or dealer. The Corporation maintains proper books and records supporting all investment and deposit accounts held by the Corporation.

**STEUBEN AREA ECONOMIC DEVELOPMENT CORPORATION**  
**Notes to Financial Statements**

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All deposits of the Corporation as of December 31, 2023 and 2022 were fully covered by FDIC insurance.

**Investments** - The Corporation has invested excess cash in a non-negotiable certificate of deposit with a local financial institution. The certificate is subject to a fixed interest rate of 5.00% with an original maturity of twelve months, with penalties for early withdrawal. The certificate matures on July 19, 2024. Any penalties would not have a material effect on the financial statements.

**Note 3. Bond Issues**

The Corporation has entered into conduit financing arrangements where the primary function of the Corporation was to arrange financing through the issuance of Industrial Revenue Bonds between a company and the bond holder. As conduit financing arrangements, the asset and liability resulting from the transaction are not recorded in these financial statements.

Although not part of the accounting system, New York State statute requires disclosure of these bond issues. As of December 31, 2023 and 2022, there were outstanding bonds with an aggregate amount payable of \$13,148,972 and \$13,702,553, respectively. The bond has a final maturity date of April 2044 with interest rates ranging from 3.75% to 4.8%.

**Note 4. Reclassifications**

Certain reclassifications have been made to the financial statements for the year ended December 31, 2022. These reclassifications are for comparative purposes only and have no effect on net assets as originally reported.

**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  
Steuben Area Economic Development Corporation  
Bath, New York

We have audited, in accordance with the 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 the Steuben Area Economic Development Corporation (a nonprofit local development corporation), which comprise the statement of financial position as of December 31, 2023, and the related statements of activities and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated March 28, 2024.

**Report on Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered Steuben Area Economic Development Corporation'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 opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Steuben Area Economic Development Corporation's internal control. Accordingly, we do not express an opinion on the effectiveness of Steuben Area Economic Development Corporation'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 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 or significant deficiencies may exist that were not identified.



## **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Steuben Area Economic Development Corporation'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 organization'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 organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Kristie M. Beach, CPAs, PLLC  
Webster, New York  
March 28, 2024

DRAFT

**STEUBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY**

**FS Analytical Review**

**December 31, 2023**

	2023	2022	Difference	Comment
<b>Statements of Net Position</b>				
<b>Current Assets</b>				
Cash and cash equivalents	\$ 2,985,834	\$ 2,603,998	381,836	Overall increase in total cash when taking into account cash accounts and certificates of deposit attributed to the continued increase in administrative income due to the wind projects as well as closing on various other projects.
Cash and cash equivalents - restricted	12,316	165,873	(153,557)	Restricted cash represents remaining infrastructure development funds from the Turning Lane project in the prior year. The final Millennium funds were spent during 2023 on the purchase of the Scudder land.
Certificates of deposit	1,622,201	1,606,034	16,167	CD's with an original maturity greater than 3 months and will mature during 2024.
Prepaid expenses	11,092	8,772	2,320	Prepaid insurance and membership dues.
Total current assets	4,631,443	4,384,677		
<b>Noncurrent Assets</b>				
Property and equipment - net	1,414,116	1,203,686	210,430	Capital asset increase due to purchase of the Scudder land as well as parking lot improvements. Offset by depreciation expense.
Net pension asset - ERS	-	72,419	(72,419)	Amount booked to comply with GASB 68/71. This is an actuarially based figure. In 2022 NYSERS was a net pension asset but has changed back to a net pension liability in the current year.
Total noncurrent assets	1,414,116	1,276,105		
<b>Deferred Outflows of Resources</b>				
	196,236	164,578	31,658	Amounts booked to comply with GASB 68/71. Represents the amounts paid to NYSERS after the net pension liability measurement date of 3/31/23. This moves the 2023 ERS payment out of expense and into deferred outflows. 2023 expense is now in pension expense below and this amount will be in pension expense in 2024.
<b>Current Liabilities</b>				
Accounts payable	100	1,798	(1,698)	Change due to timing
Accrued liabilities	1,259	3,876	(2,617)	Change due to timing
Total current liabilities	1,359	5,674		
<b>Noncurrent Liabilities</b>				
Net pension liability	244,484	-	244,484	Amount booked to comply with GASB 68/71. NYS ERS was calculated as a net pension liability in the current year.
Total noncurrent liabilities	244,484	-		
<b>Deferred Inflows of Resources</b>				
Deferred inflows of resources - pension	24,688	260,359	(235,671)	Amount booked to comply with GASB 68/71. Represents an acquisition of net position that applies to a future period and will not be recognized as revenue until that that. Actuarially determined figure.
Total deferred inflows of resources	24,688	260,359		
<b>Net Position</b>				
Net investment in capital assets	1,414,116	1,203,686	210,430	Represents the balance of property and equipment.
Restricted net position - Millennium	-	153,557	(153,557)	Reduced by allowable grant expenditures - Scudder land purchase.
Restricted net position - Infrastructure	12,316	12,316	-	Excess funds upon completion of the infrastructure development project.
Unrestricted	4,544,832	4,189,768	355,064	See below.
Total net position	\$ 5,971,264	\$ 5,559,327		

Statements of Income, Expenses, and Changes in Net Position				
<b>Operating Income</b>				
Administrative income	\$ 1,014,657	\$ 1,556,703	(542,046)	Decrease in administrative income due to many of the projects that closed during 2022 were being constructed during 2023. The prior year was a record year and 2023 was back to a normal level. Predictions for 2024 are expected to be similar to 2023.
Business development support	75,000	75,000	-	Consistent with prior year.
Infrastructure development	-	834,000	(834,000)	Prior year infrastructure development income offset by expenses noted below for construction of the Turning Lane project.
Lease income	-	18	(18)	Consistent with prior year.
Miscellaneous income	1,868	2,324	(456)	Consistent with prior year.
Total operating income	1,091,525	2,468,045		
<b>Operating Expenses</b>				
Conferences	6,762	6,677	85	
Contract expense	-	8,500	(8,500)	
Depreciation	55,466	53,462	2,004	
Infrastructure development fees	753	821,684	(820,931)	Prior year infrastructure development income offset by expenses noted below for construction of the Turning Lane project.
Insurance	75,005	60,718	14,287	
Maintenance	17,794	7,917	9,877	
Office expense	47,866	84,223	(36,357)	Prior year was increased in marketing and expenses relating to the 50th anniversary celebration. The current year is back to normal levels.
Pension (benefit) expense	89,063	(1,377)	90,440	Adjusted to equal state determined proportionate share of pension expense.
Professional fees	13,500	10,960	2,540	
Program expense	8,819	49,312	(40,493)	The prior year represented costs for the Signify project. Not as much project cost activity in the current year.
Salaries and wages	368,873	374,059	(5,186)	
Site development	6,656	-	6,656	
Travel and entertainment	1,285	7,976	(6,691)	
Utilities and telephone	6,873	6,934	(61)	
Vehicle	-	13,499	(13,499)	Decrease due to change in payment of Jamie's vehicle to a stipend in the current year.
Total operating expenses	698,715	1,504,544		
<b>Operating Income</b>	392,810	963,501		
<b>Nonoperating Income (Expense)</b>				
Interest income	19,127	8,716	10,411	
Loss on sale of assets	-	(335,440)	335,440	The prior year was a donation of Industrial Park land as well as removal of Babcock Ladder land.
Total non-operating income (expense)	19,127	(326,724)		
<b>Change in Net Position</b>	411,937	636,777		
<b>Net Position - Beginning</b>	5,559,327	4,922,550		
<b>Net Position - Ending</b>	\$ 5,971,264	\$ 5,559,327		

**STEUBEN AREA ECONOMIC DEVELOPMENT CORPORATION**  
**FS Analytical Review**  
**December 31, 2023**

	2023	2022	Difference	Comment
<b>Statements of Net Position</b>				
<b>ASSETS</b>				
<b>Current Assets</b>				
Cash and cash equivalents	\$ 130,442	\$ 139,143	(8,701)	Decrease consistent with the decrease in net assets in the current year.
Investments - certificate of deposit	99,367	98,580	787	
Total current assets	<u>229,809</u>	<u>237,723</u>		
<b>Total Assets</b>	<u>\$ 229,809</u>	<u>\$ 237,723</u>		
<b>LIABILITIES AND NET ASSETS</b>				
<b>Net Assets - Unrestricted</b>	<u>\$ 229,809</u>	<u>\$ 237,723</u>	(7,914)	
<b>Total Liabilities and Net Assets</b>	<u>\$ 229,809</u>	<u>\$ 237,723</u>		
<b>Statements of Activities</b>				
<b>Revenues</b>				
Administrative income	\$ -	\$ -	-	Consistent with prior year.
Interest income	787	147	640	
Total revenues	<u>787</u>	<u>147</u>		
<b>Total Expenses</b>				
Accounting	1,750	975	775	Consistent with prior year.
Insurance	401	401	-	
Marketing	1,200	100	1,100	
Miscellaneous expense	1,500	1,522	(22)	
Program expense	3,600	3,600	-	
Website	250	250	-	
Total expenses	<u>8,701</u>	<u>6,848</u>		
<b>Change in Net Assets</b>	(7,914)	(6,701)		
<b>Net Assets - Beginning</b>	<u>237,723</u>	<u>244,424</u>		
<b>Net Assets - Ending</b>	<u>\$ 229,809</u>	<u>\$ 237,723</u>		

# Kristie M. Beach

CPAs, PLLC



**MARCH 28, 2024**

Financial Statement Audit Presentation

Kristie M. Beach, CPAs, PLLC

Webster, New York 14580

585.721.5663 | [kmbeachcpa.com](http://kmbeachcpa.com)

The following communication was prepared as part of our audit, has consequential limitations, and is intended solely for the information and use of those charged with governance (e.g., Audit Committee and Board of Directors) and, if appropriate, management of the Organizations' and is not intended and should not be used by anyone other than these specified parties.

March 28, 2024

Board of Directors and Finance Committee  
Steuben County Industrial Development Agency  
Steuben County Economic Development Corporation  
7234 Route 54  
Bath, New York 14810

Professional standards require us to communicate with you regarding matters related to the audits, that are, in our professional judgment, significant and relevant to your responsibilities in overseeing the financial reporting process. On January 25, 2024 we communicated our audit plan document outlining our plan for the audit of Steuben County Industrial Development Agency and Steuben County Economic Development Corporation (the "Organizations") as of and for the year ended December 31, 2023, including a summary of our overall objectives for the audits, and the nature, scope, and timing of the planned audit work.

This communication is intended to elaborate on the findings from our audits, including our views on the qualitative aspects of the accounting practices and policies, management's judgments and estimates, financial statement disclosures, and other required matters.

We are pleased to be of service to the Organizations' and look forward to discussing our audit findings, as well as other matters that may be of interest to you, and to answer any questions you might have.

Respectfully,

*Kristie M. Beach, CPAs, PLLC*

Kristie M. Beach, CPAs, PLLC

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## STATUS OF OUR AUDITS

We have substantially completed our audits of the financial statements as of and for the year ended December 31, 2023. Our audits were conducted 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 audits of the financial statements does not relieve management or those charged with governance of their responsibilities.

- The objective of our audits was to obtain reasonable - not absolute - assurance about whether the financial statements are free from material misstatements.
- The scope of the work performed was substantially the same as that described to you in our earlier Audit Planning communications.
- We expect to issue an unmodified opinion on the financial statements of both organizations’.
- The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.
- All records and information requested by KMB were freely available for our inspection.
- Management’s cooperation was excellent. We received full access to all information that we requested while performing our audits, and we acknowledge the full cooperation extended to us by management throughout the course of our work.

## SUMMARY OF OPEN ITEMS

Below are a list of the items that we are still working to wrap-up both within the financial statements and our work papers.

- Financial Statements and Other Reports -
  - Review and approval of Board of Directors and management.
- KMB Workpapers -
  - Obtain management signature on the management representation letters.



## RESULTS OF OUR AUDIT

### Accounting, Practices, Policies, Estimates

The following summarizes the more significant required communications related to our audit concerning the Organizations' accounting practices, policies, and estimates:

The Organizations' significant accounting practices and policies are those included in Note 1 to the respective financial statements. These accounting practices and policies are appropriate, comply with generally accepted accounting principles and industry practice, were consistently applied, and are adequately described within Note 1 to the respective financial statements.

Significant estimates are those that require management's most difficult, subjective, or complex judgments, often as a result of the need to make estimates about the effects of matters that are inherently uncertain. The Organizations' significant accounting estimates, including a description of management's processes and significant assumptions used in development of the estimates, are disclosed in Note 1 of the respective financial statements.

#### **Significant accounting estimates of the Organization's include:**

Useful lives of long lived assets and the net pension liability.

- Management did not make any other significant changes to the processes or significant assumptions used to develop the significant accounting estimates during the year ended December 31, 2023.
- The methods used to account for significant transactions, and related disclosures, are considered appropriate.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statements users. The financial statement disclosures are neutral, consistent, and clear.

#### **Significant accounting disclosures of the Organizations' include:**

- Note 3 – Deposits and Investments (IDA)
- Note 3 – Bond Issues (EDC)
- Note 6 – Employee Benefit Plan (IDA)

### Corrected and Uncorrected Misstatements

There was one corrected misstatement to adjust the net pension liability to actual, other than those that were clearly trivial, related to accounts and/or disclosures that we brought to the attention of management as a result of our audit.

There were no uncorrected misstatements, other than those that were clearly trivial, related to accounts and/or disclosures that we presented to management.

## INTERNAL CONTROL OVER FINANCIAL REPORTING

In planning and performing our audit of the financial statements, we considered the Organizations' internal control over financial reporting (internal control) as a basis for designing our auditing procedures for the purpose of expressing our opinion on the respective financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Organizations' internal control. Accordingly, we do not express an opinion on the effectiveness of the Organizations' internal control.

As part of obtaining reasonable assurance about whether the Organizations' 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 determination of financial statement amounts. 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*.

Our consideration of internal control was for the limited purpose described above and was not designed to identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We are required to communicate, in writing, to those charged with governance all material weaknesses and significant deficiencies that have been identified in the Organizations' internal controls over financial reporting. The definitions of control deficiency, significant deficiency and material weakness follow:

<b>Deficiency in Internal Control</b>	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.
<b>Significant Deficiency</b>	A deficiency or 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.
<b>Material Weakness</b>	A deficiency or combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the Organizations' financial statements will not be prevented, or detected and corrected on a timely basis.

*In conjunction with our audits of the financial statements, we noted **no material weaknesses** related to internal control over the Organizations' financial statements.*

## OTHER COMMENTS AND RECOMMENDATIONS

**Other Comment - Information Technology (IT) Policies and Procedures:** During our audit we noted there are not documented IT policies and procedures.

**Recommendation:** We recommend IT policies and procedures be documented and approved by the Board of Directors.

**Management's Response:** *The Agency is currently undergoing a transition with their IT infrastructure. The Agency will continue to operate under the current model until the hardware/software upgrades take place with the goal of having formal IT policies and procedures in place by the time the transition is finalized.*

## OTHER REQUIRED COMMUNICATION

Following is a summary of those required items, along with specific discussion points as they pertain to the Organizations:

Significant changes to planned audit strategy or significant risks initially identified	There were no significant changes to the planned audit strategy or significant risks initially identified and previously communicated to those charged with governance as part of our Audit Planning communications.
Obtain information from those charged with governance relevant to the audit	There were no matters noted relevant to the audit, including, but not limited to: violations or possible violations of laws or regulations; risk of material misstatements, including fraud risks; or tips or complaints regarding the Organization's financial reporting that we were made aware of as a result of our inquiry of those charged with governance.
Consultations with other accountants	We are not aware of any consultations about accounting or auditing matters between management and other independent public accountants. Nor are we aware of opinions obtained by management from other independent public accountants on the application of generally accepted accounting principles.
Disagreements with management	There were no disagreements with management about matters, whether or not satisfactorily resolved, that individually or in aggregate could be significant to the Organization's financial statements or to our auditors' report.
Significant difficulties encountered during the audit	There were no significant difficulties encountered during the audit.
If applicable, other matters significant to the oversight of the Organization's financial reporting process, including complaints or concerns regarding accounting or auditing matters	There are no other matters that we consider significant to the oversight of the Organization's financial reporting process that have not been previously communicated.
Representations requested from management	Please refer to the management representation letter which will be available upon the completion of our audit prior to issuance.

## INDEPENDENCE COMMUNICATION

Our engagement letter to you dated January 3, 2024 describes our responsibilities in accordance with professional standards and certain regulatory authorities with regard to independence and the performance of our services. These letters also stipulate the responsibilities of the Organizations' with respect to independence as agreed to by the Organizations'. Please refer to those letters for further information.

## OTHER COMMUNICATIONS

Following is a summary of other communications pertaining to the Organizations':

### SIGNIFICANT UPCOMING ACCOUNTING PRONOUNCEMENTS

- Statement No. 99 - *Omnibus 2022*. Effective for various periods through fiscal years beginning after June 15, 2023.
- Statement No. 100 - *Accounting Changes and Error Corrections - an amendment of GASB Statement No. 62*. Effective for fiscal years beginning after June 15, 2023.
- Statement No. 101 - *Compensated Absences*. Effective for fiscal years beginning after December 15, 2023.
- Statement No. 102 – *Certain Risk Disclosures*. Effective for fiscal years beginning after June 15, 2024.

The Organizations' will evaluate the impact that each of these pronouncements may have on its financial statements and will implement them as applicable and when material.

STEUBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
PREMIUM ONLY PLAN (POP Plan)

It is the intent that this plan shall qualify as an IRS Section 125 plan, as amended from time to time. The purpose of the plan is to allow employees hired after January 1, 2017 the opportunity to elect to pay the portion of group health insurance premium costs, for which they are responsible, on a pre-tax salary reduction basis. The plan is effective from January 1, 2024, through December 31, 2024. All employees who enroll in an employer sponsored health insurance group plan as of January 1, 2024, and who contribute toward the cost of coverage may elect to participate. Employees must enroll before each plan year unless employment begins mid-year.

Money set aside in the premium only plan will automatically be used by Steuben County Industrial Development Agency (Agency) to pay premiums for employees enrolled in the organization's health insurance policy.

The maximum amount of the employee's contribution is limited to the difference between the total plan costs and the amount contributed by the organization. Since this amount may change periodically, the Agency does not specify an annual maximum in this document. The Agency will automatically increase or decrease the amount of the salary reduction to correspond with changes in the cost of premiums. Employees will be notified of any change in premium cost as soon as possible.

New employees are allowed to participate upon their first day of employment. At such time, new employees will be provided with an election form for use in communicating their decision to contribute on a pre-tax salary deduction basis. Elections will apply until the end of the plan year. All employees hired prior to January 1, 2017 will receive health benefits fully paid by the Agency.

Participation terminates the earlier of the plan year end or when the participant ceases to be appointed to the Agency. Participants may not change coverage amounts unless there has been a qualifying change in family status.

IN WITNESS WHEREOF, this Plan document is hereby executed this  
28th day of March 2024.

**Steuben County Industrial Development Agency  
Premium Only Plan  
Election Form**

Name: \_\_\_\_\_

Social Security Number: \_\_\_\_\_

---

**1. Enrollment Type (Check One):** Effective Date is January 1, 2024 or the first of the month following your date of hire or the date the enrollment form is signed\*, if later. You cannot be reimbursed for expenses incurred prior to the Effective Date.

Annual Open Enrollment for plan January 1, 2017 through December 31, 2017

New Hire Enrollment for \_\_\_\_\_ (effective date\*) through December 31, 2017

Revised Enrollment due to Employment Status Change for \_\_\_\_\_ (effective date\*) through December 31, 2024

Revised Enrollment due to Family Status Change for \_\_\_\_\_ (effective date\*) through December 31, 2024

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**2. Election and Contribution:**

I am enrolling in (check as many as apply):

**Premium Only Plan:** Money set aside in this account will be used to pay the cost of your health insurance premiums. I elect salary reduction in the amount necessary to satisfy the required contribution I am expected to pay toward the cost of coverage for which I am eligible under the organization's group insurance plan. I understand that this is a pre-tax option and my Social Security Benefits may be reduced as a consequence of this election.

I do not wish to elect the coverage for which I am eligible and certify that I and/or my dependents are covered under another insurance plan.

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**3. Authorization and Agreement:**

The required contribution amount will be taken in equal installments on an annual basis from my paychecks while I am enrolled in this plan.

I understand that this authorization is irrevocable until the next election period unless I have a change in family status and the change I wish to make to my election is consistent with that change in status as specified in the Internal Revenue Code and regulations. All changes must be reported and a new election form must be completed within 30 days of the change.

Signature: \_\_\_\_\_ Date \_\_\_\_\_

Annual Report for Steuben County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/19/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

**Governance Information (Authority-Related)**

Question	Response	URL(If Applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	<a href="https://steubencountyida.com">https://steubencountyida.com</a>
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	<a href="https://steubencountyida.com">https://steubencountyida.com</a>
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	<a href="https://steubencountyida.com">https://steubencountyida.com</a>
6. Are any Authority staff also employed by another government agency?	No	
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	<a href="https://steubencountyida.com">https://steubencountyida.com</a>
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?		<a href="https://steubencountyida.com">https://steubencountyida.com</a>



Investment Report for Steuben County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date : 03/19/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

**Investment Information**

Question		Response	URL (If Applicable)
1.	Has the Authority prepared an Annual Investment Report for the reporting period as required by Section 2925 (6) of PAL?	No	
2.	Are the Authority's investment guidelines reviewed and approved annually?	Yes	
3.	Did the Authority have an independent audit of investments as required by Section 2925(3)(f) of PAL?	No	
4.	Has the Authority's independent auditor issued a management letter to the Authority in connection with its annual audit of investments?	No	

**Additional Comments**

Annual Report for Steuben County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/19/2024  
 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):		<a href="https://steubencountyida.com">https://steubencountyida.com</a>
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		<a href="https://steubencountyida.com">https://steubencountyida.com</a>
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	<a href="https://steubencountyida.com">https://steubencountyida.com</a>
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	<a href="https://steubencountyida.com">https://steubencountyida.com</a>
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	<a href="https://steubencountyida.com">https://steubencountyida.com</a>
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	<a href="https://steubencountyida.com">https://steubencountyida.com</a>

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 Certified Date: N/A

**Board of Directors Listing**

<b>Name</b>	Alger, Mark	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	Yes	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>	Elected by Board	<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	1/1/2022	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	12/31/2024	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	

<b>Name</b>	Caulfield, Michelle	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	No
<b>Term Start Date</b>	1/1/2023	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	12/31/2025	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	

Annual Report for Steuben County Industrial Development Agency

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 Certified Date: N/A

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

<b>Name</b>	Russo, Anthony	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	1/1/2023	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	12/31/2025	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	

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 Certified Date: N/A

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

<b>Name</b>	Strobel, Dean	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	1/1/2022	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	12/31/2024	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	

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 Status: UNSUBMITTED  
 Certified Date: N/A

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

**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
Housworth, Stacy	Finance and Compliance Manager	Administrative and Clerical				FT	Yes	\$53,807.00	\$53,807.00	\$0.00	\$0.00	\$0.00	\$0.00	\$53,807.00	No	
Johnson, James C	Executive Director	Executive				FT	Yes	\$172,751.00	\$172,751.00	\$0.00	\$0.00	\$0.00	\$4,671.00	\$177,422.00	No	
Smith, James C	Infrastructure Specialist	Professional				PT	Yes	\$30,000.00	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00	No	
Staats, Jill	Deputy Director of Operations	Professional				FT	Yes	\$76,942.00	\$76,942.00	\$0.00	\$0.00	\$0.00	\$0.00	\$76,942.00	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
Alger, Mark	Board of Directors												X	
Caulfield, Michelle	Board of Directors												X	
Davidson, Mike	Board of Directors												X	
Russo, Anthony	Board of Directors												X	
Sharkey, Christine G	Board of Directors												X	
Strobel, Dean	Board of Directors												X	
VanEtten, Scott	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
Johnson, James C	Executive Director						X							



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 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 Steuben County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/19/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

**Summary Financial Information**

**SUMMARY STATEMENT OF NET ASSETS**

			Amount
<b>Assets</b>			
<b>Current Assets</b>			
	Cash and cash equivalents		\$2,985,834.00
	Investments		\$1,622,201.00
	Receivables, net		\$0.00
	Other assets		\$59,311.00
	<b>Total current assets</b>		<b>\$4,667,346.00</b>
<b>Noncurrent Assets</b>			
	Restricted cash and investments		\$12,316.00
	Long-term receivables, net		\$0.00
	Other assets		\$0.00
<b>Capital Assets</b>			
		Land and other nondepreciable property	\$849,618.00
		Buildings and equipment	\$1,518,577.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$1,002,298.00
		<b>Net Capital Assets</b>	<b>\$1,365,897.00</b>
	<b>Total noncurrent assets</b>		<b>\$1,378,213.00</b>
<b>Total assets</b>			<b>\$6,045,559.00</b>
<b>Liabilities</b>			
<b>Current Liabilities</b>			
	Accounts payable		\$100.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$1,259.00
	Deferred revenues		\$0.00
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$0.00
	<b>Total current liabilities</b>		<b>\$1,359.00</b>
<b>Noncurrent Liabilities</b>			

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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		\$72,936.00
	Total noncurrent liabilities		\$72,936.00
<b>Total liabilities</b>			\$74,295.00
<b>Net Asset (Deficit)</b>			
<b>Net Assets</b>			
	Invested in capital assets, net of related debt		\$1,414,116.00
	Restricted		\$12,316.00
	Unrestricted		\$4,544,832.00
	Total net assets		\$5,971,264.00

**SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS**

			Amount
<b>Operating Revenues</b>			
	Charges for services		\$1,014,657.00
	Rental and financing income		\$0.00
	Other operating revenues		\$76,868.00
	Total operating revenue		\$1,091,525.00
<b>Operating Expenses</b>			
	Salaries and wages		\$380,091.00
	Other employee benefits		\$0.00
	Professional services contracts		\$0.00
	Supplies and materials		\$0.00
	Depreciation and amortization		\$55,466.00
	Other operating expenses		\$263,155.00
	Total operating expenses		\$698,712.00
<b>Operating income (loss)</b>			\$392,813.00
<b>Nonoperating Revenues</b>			
	Investment earnings		\$19,124.00
	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		\$19,124.00
<b>Nonoperating Expenses</b>			
	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		\$411,937.00
<b>Capital contributions</b>			\$0.00
<b>Change in net assets</b>			\$411,937.00
<b>Net assets (deficit) beginning of year</b>			\$5,559,327.00
<b>Other net assets changes</b>			\$0.00
<b>Net assets (deficit) at end of year</b>			\$5,971,264.00

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**Current Debt**

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

**New Debt Issuances**

Annual Report for Steuben County Industrial Development Agency

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**Schedule of Authority Debt**

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

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**Real Property Acquisition/Disposal List**

<b>1.Address Line1</b>	State Route 54
<b>Address Line2</b>	
<b>City</b>	BATH
<b>State</b>	NY
<b>Postal Code</b>	14810
<b>Property Description</b>	Vacant Lot/Undeveloped Land
<b>Fair Market Description</b>	Appraisal
<b>Transaction Date</b>	5/10/2023
<b>Purchaser Organization</b>	
<b>Market Rate(\$/square foot)</b>	
<b>Lease Rate(\$/square foot)</b>	
<b>Seller/Purchaser/Tenant Data</b>	
<b>Address Line1 Seller</b>	509 Haverling Street
<b>State Seller</b>	NY
<b>Plus4 Seller</b>	
<b>Property Type Code</b>	REAL
<b>Address Line2:</b>	
<b>State</b>	NY
<b>Country</b>	United States
<b>Estimated Fair Market Value</b>	210000
<b>Transaction Type</b>	ACQUISITION
<b>Purchase Sale Price</b>	\$210,000.00
<b>Relation with Authority Ind</b>	No
<b>City Seller</b>	BATH
<b>Postal code seller</b>	14810
<b>Country Seller</b>	USA

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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	<a href="https://steubencountyida.com">https://steubencountyida.com</a>
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	<a href="https://steubencountyida.com">https://steubencountyida.com</a>
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	4603 19 10			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	2-4 Market Street Corning, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$7,118.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$10,291.00	
Original Project Code		School Property Tax Exemption	\$20,828.00	
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,390,000.00	Total Exemptions	\$38,237.00	
Benefited Project Amount	\$1,382,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,555.00	\$3,555.00
Not For Profit	No	Local PILOT	\$5,141.00	\$5,140.00
Date Project approved	10/24/2019	School District PILOT	\$10,402.00	\$10,402.00
Did IDA took Title to Property	Yes	Total PILOT	\$19,098.00	\$19,097.00
Date IDA Took Title to Property	10/1/2019	Net Exemptions	\$19,139.00	
Year Financial Assistance is Planned to End	2030	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	2-4 Market Street	Original Estimate of Jobs to be Created	18.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	34,980.00	
City	CORNING	Annualized Salary Range of Jobs to be Created	24,960.00	To: 45,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	14830	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	7.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	7.00	
Applicant Name	2-4 Market Street Corning, LLC	Project Status		
Address Line1	PO Box 331			
Address Line2				
City	ARKPORT	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14807	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	
<b>Project Code</b>	4603 13 07A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	26-32 Bridge Street, LLC	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$15,190.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$21,963.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$44,450.00	
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$2,945,000.00	<b>Total Exemptions</b>		\$81,603.00	
<b>Benefited Project Amount</b>	\$2,908,400.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>				<b>County PILOT</b>	\$9,028.00
<b>Not For Profit</b>	No			<b>Local PILOT</b>	\$13,052.00
<b>Date Project approved</b>	6/20/2013			<b>School District PILOT</b>	\$26,417.00
<b>Did IDA took Title to Property</b>	Yes			<b>Total PILOT</b>	\$48,497.00
<b>Date IDA Took Title to Property</b>	7/1/2013			<b>Net Exemptions</b>	\$33,106.00
<b>Year Financial Assistance is Planned to End</b>	2024	<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		92.50	
<b>Address Line1</b>	26-32 Bridge Street	<b>Original Estimate of Jobs to be Created</b>		8.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		35,306.00	
<b>City</b>	CORNING	<b>Annualized Salary Range of Jobs to be Created</b>		30,000.00	To: 35,306.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		92.50	
<b>Zip - Plus4</b>	14830	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		35,578.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		130.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		37.50	
<b>Applicant Name</b>	26-32 Bridge Street LLC				
<b>Address Line1</b>	16 W. William Street	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	BATH	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	14810	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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Fiscal Year Ending: 12/31/2023

Run Date: 03/19/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	4603 19 07				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	54 W Market Street LLC	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$2,604.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$3,765.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$7,620.00	
<b>Project Purpose Category</b>	Finance, Insurance and Real Estate	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$2,264,175.00	<b>Total Exemptions</b>		\$13,989.00	
<b>Benefited Project Amount</b>	\$2,244,993.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>				<b>County PILOT</b>	\$2,491.00
<b>Not For Profit</b>	No			<b>Local PILOT</b>	\$3,601.00
<b>Date Project approved</b>	10/24/2019			<b>School District PILOT</b>	\$7,288.00
<b>Did IDA took Title to Property</b>	Yes			<b>Total PILOT</b>	\$13,380.00
<b>Date IDA Took Title to Property</b>	11/15/2019			<b>Net Exemptions</b>	\$609.00
<b>Year Financial Assistance is Planned to End</b>	2043			<b>Project Employment Information</b>	
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		0.00	
<b>Address Line1</b>	54 W Market Street	<b>Original Estimate of Jobs to be Created</b>		0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		0.00	
<b>City</b>	CORNING	<b>Annualized Salary Range of Jobs to be Created</b>		0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		0.00	
<b>Zip - Plus4</b>	14830	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		0.00	
<b>Applicant Name</b>	54 W Market LLC				
<b>Address Line1</b>	330 East 14th Street	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	ELMIRA HEIGHTS	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	14903	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	4603 17 05			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	7100 Route 70A LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$49,506.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$34,410.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$120,546.00	
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$8,934,206.00	<b>Total Exemptions</b>	\$204,462.00	
<b>Benefited Project Amount</b>	\$8,916,706.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$28,642.00	\$28,642.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$19,908.00	\$19,908.00
<b>Date Project approved</b>	9/28/2017	<b>School District PILOT</b>	\$69,742.00	\$69,742.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$118,292.00	\$118,292.00
<b>Date IDA Took Title to Property</b>	1/1/2018	<b>Net Exemptions</b>	\$86,170.00	
<b>Year Financial Assistance is Planned to End</b>	2038	<b>Project Employment Information</b>		
<b>Notes</b>				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	24.00	
<b>Address Line1</b>	7100 County Route 70A & State Route 36	<b>Original Estimate of Jobs to be Created</b>	5.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	93,250.00	
<b>City</b>	HORNELL	<b>Annualized Salary Range of Jobs to be Created</b>	45,000.00	To: 250,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	24.00	
<b>Zip - Plus4</b>	14843	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	93,250.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	24.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00	
<b>Applicant Name</b>	7100 Route 70A LLC			
<b>Address Line1</b>	1080 Pittsford Victor Road	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	PITTSFORD	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	14534	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	4603 05 04A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	736 Addison Road LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$48,179.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$51,371.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$231,919.00		
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$11,852,000.00	<b>Total Exemptions</b>	\$331,469.00		
<b>Benefited Project Amount</b>	\$11,836,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>					
<b>Not For Profit</b>	No	<b>County PILOT</b>	\$46,818.00	\$46,818.00	
<b>Date Project approved</b>	10/27/2005	<b>Local PILOT</b>	\$49,919.00	\$49,919.00	
<b>Did IDA took Title to Property</b>	Yes	<b>School District PILOT</b>	\$225,364.00	\$225,364.00	
<b>Date IDA Took Title to Property</b>	11/1/2005	<b>Total PILOT</b>	\$322,101.00	\$322,101.00	
<b>Year Financial Assistance is Planned to End</b>	2026	<b>Net Exemptions</b>	\$9,368.00		
<b>Notes</b>	Acquire, construct and equip 400,000 600,000 sq.ft. warehouse, light manufacturing				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	736 Addison Road	<b>Original Estimate of Jobs to be Created</b>	45.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	PAINTED POST	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	<b>To: 0.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	14870	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	60.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	60.00		
<b>Applicant Name</b>	The Kroger Corp.				
<b>Address Line1</b>	4 Centre Drive	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	ORCHARD PARK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	14127	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	4603 19 12				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Abundant Solar Power (Troupsburg) LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$36,661.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$29,219.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$74,237.00		
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$7,892,050.00	<b>Total Exemptions</b>	\$140,117.00		
<b>Benefited Project Amount</b>	\$7,858,050.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>					
<b>Not For Profit</b>	No	<b>County PILOT</b>	\$6,332.00	\$6,332.00	
<b>Date Project approved</b>	12/11/2019	<b>Local PILOT</b>	\$4,439.00	\$4,439.00	
<b>Did IDA took Title to Property</b>	Yes	<b>School District PILOT</b>	\$12,638.00	\$12,638.00	
<b>Date IDA Took Title to Property</b>	12/13/2019	<b>Total PILOT</b>	\$23,409.00	\$23,409.00	
<b>Year Financial Assistance is Planned to End</b>	2040	<b>Net Exemptions</b>	\$116,708.00		
		<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	2985 Co Rd 84	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	TROUPSBURG	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	<b>To: 0.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	14885	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	Abundant Solar Power (Troupsburg) LLC				
<b>Address Line1</b>	700 W Metro Park	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	ROCHESTER	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	14623	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				



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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	4603 08 05A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Arlington Storage Company, LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$332,810.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$217,208.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$678,993.00	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$66,925,000.00	<b>Total Exemptions</b>	\$1,229,011.00	
<b>Benefited Project Amount</b>	\$66,913,500.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$264,684.00	\$264,684.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$172,933.00	\$172,933.00
<b>Date Project approved</b>	7/30/2008	<b>School District PILOT</b>	\$539,986.00	\$539,986.00
<b>Did IDA took Title to Property</b>	No	<b>Total PILOT</b>	\$977,603.00	\$977,603.00
<b>Date IDA Took Title to Property</b>		<b>Net Exemptions</b>	\$251,408.00	
<b>Year Financial Assistance is Planned to End</b>	2030	<b>Project Employment Information</b>		
<b>Notes</b>				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	5050 Coss Corners Road	<b>Original Estimate of Jobs to be Created</b>	3.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	62,000.00	
<b>City</b>	BATH	<b>Annualized Salary Range of Jobs to be Created</b>	55,000.00	To: 65,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	14810	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	5.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	5.00	
<b>Applicant Name</b>	Arlington Storage Company LLC			
<b>Address Line1</b>	Two Bruch Creek Blvd.	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	KANSAS CITY	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	MO	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	64112	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			



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 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	4603 19 04			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Automated Cells & Equipment Acquisition, LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$2,688.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$2,866.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$12,941.00	
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$12,000,000.00	<b>Total Exemptions</b>	\$18,495.00	
<b>Benefited Project Amount</b>	\$11,992,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$1,882.00	\$1,882.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$2,007.00	\$2,007.00
<b>Date Project approved</b>	4/25/2019	<b>School District PILOT</b>	\$9,059.00	\$9,059.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$12,948.00	\$12,948.00
<b>Date IDA Took Title to Property</b>	4/25/2019	<b>Net Exemptions</b>	\$5,547.00	
<b>Year Financial Assistance is Planned to End</b>	2028	<b>Project Employment Information</b>		
<b>Notes</b>				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	60.00	
<b>Address Line1</b>	9699 Enterprise Drive	<b>Original Estimate of Jobs to be Created</b>	0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00	
<b>City</b>	PAINTED POST	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	<b>To: 0.00</b>
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	60.00	
<b>Zip - Plus4</b>	14870	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	63,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	41.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	-19.00	
<b>Applicant Name</b>	Automated Cells & Equipment Acquisition, LLC			
<b>Address Line1</b>	9699 Enterprise Drive	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	PAINTED POST	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	14870	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

Annual Report for Steuben County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/19/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	4603 20 04				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	B & H Railcorp Extension	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$15,398.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$11,162.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$41,684.00	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$750,000.00	<b>Total Exemptions</b>		\$68,244.00	
<b>Benefited Project Amount</b>	\$740,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>				<b>County PILOT</b>	\$11,995.00
<b>Not For Profit</b>	No			<b>Local PILOT</b>	\$8,238.00
<b>Date Project approved</b>	7/1/2020			<b>School District PILOT</b>	\$31,781.00
<b>Did IDA took Title to Property</b>	Yes			<b>Total PILOT</b>	\$52,014.00
<b>Date IDA Took Title to Property</b>	12/1/2001			<b>Net Exemptions</b>	\$16,230.00
<b>Year Financial Assistance is Planned to End</b>	2029			<b>Project Employment Information</b>	
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		18.00	
<b>Address Line1</b>	5769 Sweeteners Blvd.	<b>Original Estimate of Jobs to be Created</b>		0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		0.00	
<b>City</b>	LAKEVILLE	<b>Annualized Salary Range of Jobs to be Created</b>		0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		18.00	
<b>Zip - Plus4</b>	14480	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		55,466.67	
<b>Province/Region</b>		<b>Current # of FTEs</b>		1.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		-17.00	
<b>Applicant Name</b>	B & H Railcorp				
<b>Address Line1</b>	5769 Sweeteners Blvd.	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	LAKEVILLE	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	14480	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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Run Date: 03/19/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	4603 17 04			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	BD Realty Holdings LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$5,873.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$3,178.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$12,047.00	
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$1,666,000.00	<b>Total Exemptions</b>	\$21,098.00	
<b>Benefited Project Amount</b>	\$1,654,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$2,551.00	\$2,551.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$1,380.00	\$1,380.00
<b>Date Project approved</b>	9/28/2017	<b>School District PILOT</b>	\$5,233.00	\$5,233.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$9,164.00	\$9,164.00
<b>Date IDA Took Title to Property</b>	10/23/2017	<b>Net Exemptions</b>	\$11,934.00	
<b>Year Financial Assistance is Planned to End</b>	2028	<b>Project Employment Information</b>		
<b>Notes</b>				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	6.00	
<b>Address Line1</b>	County Route 116	<b>Original Estimate of Jobs to be Created</b>	7.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	63,395.00	
<b>City</b>	BATH	<b>Annualized Salary Range of Jobs to be Created</b>	23,400.00	To: 69,284.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	6.00	
<b>Zip - Plus4</b>	14810	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	38,694.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	29.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	23.00	
<b>Applicant Name</b>	Bath/Dansville Dental Professionals			
<b>Address Line1</b>	113 E. Steuben Street	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	BATH	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	14810	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	4603-21-03			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	BLW Properties, LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$21,814.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$11,804.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$44,746.00	
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$2,689,400.00	<b>Total Exemptions</b>	\$78,364.00	
<b>Benefited Project Amount</b>	\$2,669,896.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$17,654.00	\$17,654.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$9,553.00	\$9,553.00
<b>Date Project approved</b>	6/24/2021	<b>School District PILOT</b>	\$36,212.00	\$36,212.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$63,419.00	\$63,419.00
<b>Date IDA Took Title to Property</b>	8/25/2021	<b>Net Exemptions</b>	\$14,945.00	
<b>Year Financial Assistance is Planned to End</b>	2030	<b>Project Employment Information</b>		
<b>Notes</b>				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	90.00	
<b>Address Line1</b>	7520 State Rte 415	<b>Original Estimate of Jobs to be Created</b>	10.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	45,076.00	
<b>City</b>	BATH	<b>Annualized Salary Range of Jobs to be Created</b>	10,329.00	To: 116,161.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	90.00	
<b>Zip - Plus4</b>	14810	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	45,076.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	79.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	-11.00	
<b>Applicant Name</b>	Brian Wilkins			
<b>Address Line1</b>	423 Seneca Road	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	HORNELL	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	14843	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	4603 19 03				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$125,998.00		
<b>Project Name</b>	Baron Winds, LLC	<b>Local Sales Tax Exemption</b>	\$125,998.00		
		<b>County Real Property Tax Exemption</b>	\$0.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$0.00		
<b>Project Purpose Category</b>	Clean Energy	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$304,171,000.00	<b>Total Exemptions</b>	\$251,996.00		
<b>Benefited Project Amount</b>	\$290,309,400.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$0.00	\$0.00	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$0.00	\$0.00	
<b>Date Project approved</b>	5/28/2020	<b>School District PILOT</b>	\$0.00	\$0.00	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00	
<b>Date IDA Took Title to Property</b>	9/20/2021	<b>Net Exemptions</b>	\$251,996.00		
<b>Year Financial Assistance is Planned to End</b>	2041	<b>Project Employment Information</b>			
<b>Notes</b>	In 2022 the project was under construction and only reported sales tax benefit. Based on the current construction schedule the PILOT benefit will not be granted until 2024 when construction is anticipated to be complete.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	3058 Emo Road	<b>Original Estimate of Jobs to be Created</b>	7.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	60,000.00		
<b>City</b>	WAYLAND	<b>Annualized Salary Range of Jobs to be Created</b>	45,000.00	To: 110,000.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	14572	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	60,000.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	8.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	16.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	8.00		
<b>Applicant Name</b>	Andrew Young				
<b>Address Line1</b>	200 N LaSalla St	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	CHICAGO	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	IL	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	60601	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	4603 22 02A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$7,163.00	
<b>Project Name</b>	BelGioioso	<b>Local Sales Tax Exemption</b>	\$7,163.00	
		<b>County Real Property Tax Exemption</b>	\$55,701.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$23,882.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$115,301.00	
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$3,050,000.00	<b>Total Exemptions</b>	\$209,210.00	
<b>Benefited Project Amount</b>	\$3,045,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$20,142.00	\$20,142.00
<b>Not For Profit</b>		<b>Local PILOT</b>	\$8,636.00	\$8,636.00
<b>Date Project approved</b>	7/28/2022	<b>School District PILOT</b>	\$41,694.00	\$41,694.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$70,472.00	\$70,472.00
<b>Date IDA Took Title to Property</b>	8/25/2022	<b>Net Exemptions</b>	\$138,738.00	
<b>Year Financial Assistance is Planned to End</b>	2023	<b>Project Employment Information</b>		
<b>Notes</b>	Former UNC Real Estate Project. In addition to keeping current PILOT schedule, sales tax benefits were added to support additional capital investments at the facility.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	225.00	
<b>Address Line1</b>	8600 E. Main Street	<b>Original Estimate of Jobs to be Created</b>	0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	47,700.00	
<b>City</b>	CAMPBELL	<b>Annualized Salary Range of Jobs to be Created</b>	40,000.00	To: 50,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	225.00	
<b>Zip - Plus4</b>	14821	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	47,700.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	203.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	-22.00	
<b>Applicant Name</b>	BelGioioso	<b>Project Status</b>		
<b>Address Line1</b>	8600 E Main Street			
<b>Address Line2</b>				
<b>City</b>	CAMPBELL	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	14821	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	4603 20 02			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Bright Hill Solar, LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$13,235.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$21,603.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$52,998.00	
<b>Project Purpose Category</b>	Clean Energy	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$6,438,930.00	<b>Total Exemptions</b>	\$87,836.00	
<b>Benefited Project Amount</b>	\$6,349,930.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$4,578.00
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$6,985.00
<b>Date Project approved</b>	5/28/2020		<b>School District PILOT</b>	\$17,553.00
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$29,116.00
<b>Date IDA Took Title to Property</b>	5/28/2020		<b>Net Exemptions</b>	\$58,720.00
<b>Year Financial Assistance is Planned to End</b>	2041	<b>Project Employment Information</b>		
<b>Notes</b>				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	721 Eveland Road	<b>Original Estimate of Jobs to be Created</b>	0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00	
<b>City</b>	ARKPORT	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	14807	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00	
<b>Applicant Name</b>	Bright Hill Solar, LLC			
<b>Address Line1</b>	396 Springfield Avenue	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	SUMMIT	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NJ	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	07901	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			



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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	4603 14 03				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$8,236.00		
<b>Project Name</b>	CFA Apartments, LLC	<b>Local Sales Tax Exemption</b>	\$8,236.00		
		<b>County Real Property Tax Exemption</b>	\$44,051.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$63,691.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$130,326.00		
<b>Project Purpose Category</b>	Finance, Insurance and Real Estate	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$13,330,936.00	<b>Total Exemptions</b>	\$254,540.00		
<b>Benefited Project Amount</b>	\$13,305,936.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$18,162.00	\$18,162.00
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$26,260.00	\$26,260.00
<b>Date Project approved</b>	6/19/2014		<b>School District PILOT</b>	\$53,734.00	\$53,734.00
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$98,156.00	\$98,156.00
<b>Date IDA Took Title to Property</b>	8/28/2014		<b>Net Exemptions</b>	\$156,384.00	
<b>Year Financial Assistance is Planned to End</b>	2035	<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	11 West Third Street	<b>Original Estimate of Jobs to be Created</b>	2.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	40,000.00		
<b>City</b>	CORNING	<b>Annualized Salary Range of Jobs to be Created</b>	30,000.00	<b>To: 60,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	14830	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	3.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	3.00		
<b>Applicant Name</b>	CFA Apartments, LLC				
<b>Address Line1</b>	566 Coffeen Street	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	WATERTOWN	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	13601	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				



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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	4603 19 08				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Canandaigua Power Partners 2019	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$317,814.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$219,816.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$686,528.00		
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$71,000,000.00	<b>Total Exemptions</b>	\$1,224,158.00		
<b>Benefited Project Amount</b>	\$70,831,700.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$157,298.00	\$157,298.00	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$108,849.00	\$108,849.00	
<b>Date Project approved</b>	10/24/2019	<b>School District PILOT</b>	\$304,265.00	\$304,265.00	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$570,412.00	\$570,412.00	
<b>Date IDA Took Title to Property</b>	12/6/2019	<b>Net Exemptions</b>	\$653,746.00		
<b>Year Financial Assistance is Planned to End</b>	2041	<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	7.00		
<b>Address Line1</b>	Lent Hill Road	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	COHOCTON	<b>Annualized Salary Range of Jobs to be Created</b>	65,000.00	To: 100,000.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	7.00		
<b>Zip - Plus4</b>	14826	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	82,500.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	5.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	-2.00		
<b>Applicant Name</b>	Canandaigua Power Partners, LLC				
<b>Address Line1</b>	10535 Rynders Road	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	COHOCTON	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	14826	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	4603 19 09				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Canandaigua Power Partners II 2019	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$368,900.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$255,150.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$725,900.00		
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$31,000,000.00	<b>Total Exemptions</b>	\$1,349,950.00		
<b>Benefited Project Amount</b>	\$30,831,700.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$66,804.00	\$66,804.00	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$46,205.00	\$46,205.00	
<b>Date Project approved</b>	10/24/2019	<b>School District PILOT</b>	\$131,453.00	\$131,453.00	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$244,462.00	\$244,462.00	
<b>Date IDA Took Title to Property</b>	12/6/2019	<b>Net Exemptions</b>	\$1,105,488.00		
<b>Year Financial Assistance is Planned to End</b>	2041	<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	Dutch Hill Road	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	COHOCTON	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	<b>To: 0.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	14826	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	5.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	5.00		
<b>Applicant Name</b>	Canandaigua Power Partners, LLC				
<b>Address Line1</b>	10535 Rynders Road	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	COHOCTON	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	14826	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	4603-21-04				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Canisteo Solar I, LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$0.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$0.00		
<b>Project Purpose Category</b>	Clean Energy	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$8,788,740.00	<b>Total Exemptions</b>	\$0.00		
<b>Benefited Project Amount</b>	\$8,700,940.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$0.00	\$0.00	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$0.00	\$0.00	
<b>Date Project approved</b>	6/24/2021	<b>School District PILOT</b>	\$0.00	\$0.00	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00	
<b>Date IDA Took Title to Property</b>	12/15/2021	<b>Net Exemptions</b>	\$0.00		
<b>Year Financial Assistance is Planned to End</b>	2043	<b>Project Employment Information</b>			
<b>Notes</b>	In 2022 the project was under construction and only reported sales tax benefits. Based on the current construction schedule the PILOT benefit will not be granted until 2024 when construction is anticipated to be complete.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	County Route 64	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	HORNELL	<b>Annualized Salary Range of Jobs to be Created</b>	0.00 To: 0.00		
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	14843	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	Canisteo Solar, LLC				
<b>Address Line1</b>	101 Summer St	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	BOSTON	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	MA	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	02110	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	4603 21 01				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	Clark Specialty Co., Inc.	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$5,873.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$10,283.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$12,047.00	
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$100,000.00	<b>Total Exemptions</b>		\$28,203.00	
<b>Benefited Project Amount</b>	\$100,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>				<b>County PILOT</b>	\$896.00
<b>Not For Profit</b>				<b>Local PILOT</b>	\$1,941.00
<b>Date Project approved</b>	1/28/2021			<b>School District PILOT</b>	\$1,854.00
<b>Did IDA took Title to Property</b>	Yes			<b>Total PILOT</b>	\$4,691.00
<b>Date IDA Took Title to Property</b>	2/26/2021			<b>Net Exemptions</b>	\$23,512.00
<b>Year Financial Assistance is Planned to End</b>	2031			<b>Project Employment Information</b>	
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		32.00	
<b>Address Line1</b>	36 Delaware Ave	<b>Original Estimate of Jobs to be Created</b>		10.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		30,000.00	
<b>City</b>	BATH	<b>Annualized Salary Range of Jobs to be Created</b>		30,000.00	To: 35,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		32.00	
<b>Zip - Plus4</b>	14810	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		32,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		39.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		7.00	
<b>Applicant Name</b>	Clark Specialty Company, LLC				
<b>Address Line1</b>	36 Delaware Ave	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	BATH	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	14810	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	4603 08 04A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Corning Children's Center	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$26,040.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$37,650.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$76,200.00		
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$7,500,000.00	<b>Total Exemptions</b>	\$139,890.00		
<b>Benefited Project Amount</b>	\$7,500,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$19,335.00	\$19,335.00
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$27,955.00	\$27,955.00
<b>Date Project approved</b>	5/15/2008		<b>School District PILOT</b>	\$56,579.00	\$56,579.00
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$103,869.00	\$103,869.00
<b>Date IDA Took Title to Property</b>	6/1/2008		<b>Net Exemptions</b>	\$36,021.00	
<b>Year Financial Assistance is Planned to End</b>	2029	<b>Project Employment Information</b>			
<b>Notes</b>	New building will be constructed to replace the existing Corning Children's Center and modular annex. The modular annex will be removed and the existing building will be razed.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	46.00		
<b>Address Line1</b>	107 Arthur Street	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	CORNING	<b>Annualized Salary Range of Jobs to be Created</b>	0.00 To: 0.00		
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	46.00		
<b>Zip - Plus4</b>	14830	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	75.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	29.00		
<b>Applicant Name</b>	Corning Property Management Corporation				
<b>Address Line1</b>	One Riverfront Plaza	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	CORNING	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	14831	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	4603 13 04A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Corning Inc. Diesel Plant Expansion	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$155,544.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$165,849.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$520,734.00	
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$250,000,000.00	<b>Total Exemptions</b>	\$842,127.00	
<b>Benefited Project Amount</b>	\$249,829,650.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$96,600.00	\$96,600.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$103,000.00	\$103,000.00
<b>Date Project approved</b>	6/20/2013	<b>School District PILOT</b>	\$323,399.00	\$323,399.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$522,999.00	\$522,999.00
<b>Date IDA Took Title to Property</b>	6/1/2013	<b>Net Exemptions</b>	\$319,128.00	
<b>Year Financial Assistance is Planned to End</b>	2034	<b>Project Employment Information</b>		
<b>Notes</b>	Please see Corning Diesel Plant project. Diesel closed as of 2013 per ABO office.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	500.00	
<b>Address Line1</b>	890 Addison Road	<b>Original Estimate of Jobs to be Created</b>	250.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	66,925.00	
<b>City</b>	PAINTED POST	<b>Annualized Salary Range of Jobs to be Created</b>	35,000.00	To: 83,225.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	500.00	
<b>Zip - Plus4</b>	14870	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	38,235.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	808.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	308.00	
<b>Applicant Name</b>	Corning Incorporated	<b>Project Status</b>		
<b>Address Line1</b>	One Riverfront Plaza			
<b>Address Line2</b>				
<b>City</b>	CORNING	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	14830	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	4603 10 04A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Corning Inc. Expansion of Glass Research	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$6,521.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$6,953.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$31,388.00	
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$9,200,000.00	<b>Total Exemptions</b>	\$44,862.00	
<b>Benefited Project Amount</b>	\$9,200,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$4,760.00	\$4,760.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$5,075.00	\$5,075.00
<b>Date Project approved</b>	8/26/2010	<b>School District PILOT</b>	\$22,913.00	\$22,913.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$32,748.00	\$32,748.00
<b>Date IDA Took Title to Property</b>	10/1/2010	<b>Net Exemptions</b>	\$12,114.00	
<b>Year Financial Assistance is Planned to End</b>	2031	<b>Project Employment Information</b>		
<b>Notes</b>	Upgrade of existing Glass Research capabilities by adding approx. 36,000 sf building space to existing PRC building			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	1 Science Center Drive	<b>Original Estimate of Jobs to be Created</b>	20.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	60,000.00	
<b>City</b>	PAINTED POST	<b>Annualized Salary Range of Jobs to be Created</b>	50,000.00	To: 60,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	14870	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	172.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	172.00	
<b>Applicant Name</b>	Corning Property Management Corporation	<b>Project Status</b>		
<b>Address Line1</b>	1 Riverfront Plaza			
<b>Address Line2</b>				
<b>City</b>	CORNING	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	14831	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			



Annual Report for Steuben County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/19/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	4603 10 06A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Corning Inc. Upgrade of Integrated Die Manufacturing	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$9,322.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$9,940.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$31,208.00	
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$11,500,000.00	<b>Total Exemptions</b>	\$50,470.00	
<b>Benefited Project Amount</b>	\$11,500,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$6,805.00	\$6,805.00
<b>Not For Profit</b>		<b>Local PILOT</b>	\$7,256.00	\$7,256.00
<b>Date Project approved</b>	10/21/2010	<b>School District PILOT</b>	\$22,782.00	\$22,782.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$36,843.00	\$36,843.00
<b>Date IDA Took Title to Property</b>	10/21/2010	<b>Net Exemptions</b>	\$13,627.00	
<b>Year Financial Assistance is Planned to End</b>	2031	<b>Project Employment Information</b>		
<b>Notes</b>	Upgrade to existing Die Manufacturing Capabilities by adding approximately 38,000 sf of building space to existing IDM building			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	105.00	
<b>Address Line1</b>	905-907 Addison Road	<b>Original Estimate of Jobs to be Created</b>	52.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	43,094.00	
<b>City</b>	PAINTED POST	<b>Annualized Salary Range of Jobs to be Created</b>	40,000.00	To: 45,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	102.00	
<b>Zip - Plus4</b>	14870	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	55,708.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	151.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	46.00	
<b>Applicant Name</b>	Corning Property Management Corporation			
<b>Address Line1</b>	One Riverfront Plaza	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	CORNING	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	14831	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			



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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	4603 12 01			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Corning Museum of Glass Renovation & Expansion	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$215,264.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$311,240.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$636,864.00	
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$64,000,000.00	<b>Total Exemptions</b>	\$1,163,368.00	
<b>Benefited Project Amount</b>	\$63,955,186.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$140,504.00	\$140,504.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$203,148.00	\$203,148.00
<b>Date Project approved</b>	2/23/2012	<b>School District PILOT</b>	\$415,684.00	\$415,684.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$759,336.00	\$759,336.00
<b>Date IDA Took Title to Property</b>	6/1/2012	<b>Net Exemptions</b>	\$404,032.00	
<b>Year Financial Assistance is Planned to End</b>	2033	<b>Project Employment Information</b>		
<b>Notes</b>				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	110.00	
<b>Address Line1</b>	Museum Way	<b>Original Estimate of Jobs to be Created</b>	13.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	59,000.00	
<b>City</b>	CORNING	<b>Annualized Salary Range of Jobs to be Created</b>	55,000.00	To: 59,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	110.00	
<b>Zip - Plus4</b>	14830	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	59,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	150.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	40.00	
<b>Applicant Name</b>	Corning Property Management Corporation			
<b>Address Line1</b>	1 Riverfront Plaza	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	CORNING	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	14831	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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Fiscal Year Ending: 12/31/2023

Run Date: 03/19/2024  
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 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	4603 17 06			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Corning Property Management Corp.	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$484,604.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$651,275.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$1,675,091.00	
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$66,900,000.00	<b>Total Exemptions</b>	\$2,810,970.00	
<b>Benefited Project Amount</b>	\$66,860,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$449,033.00	\$449,033.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$597,690.00	\$597,690.00
<b>Date Project approved</b>	11/16/2017	<b>School District PILOT</b>	\$1,580,381.00	\$1,580,381.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$2,627,104.00	\$2,627,104.00
<b>Date IDA Took Title to Property</b>	12/1/2017	<b>Net Exemptions</b>	\$183,866.00	
<b>Year Financial Assistance is Planned to End</b>	2029	<b>Project Employment Information</b>		
<b>Notes</b>	This project is a retention project that restates several Corning Inc. projects into a single benefit.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	2,836.00	
<b>Address Line1</b>	1 Science Center Rd/103 Canada Rd	<b>Original Estimate of Jobs to be Created</b>	0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	172,250.00	
<b>City</b>	CORNING	<b>Annualized Salary Range of Jobs to be Created</b>	117,000.00	To: 273,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	2,836.00	
<b>Zip - Plus4</b>	14830	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	172,250.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	2,799.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	-37.00	
<b>Applicant Name</b>	Corning Property Management Corp.	<b>Project Status</b>		
<b>Address Line1</b>	1 Riverfront Plaza			
<b>Address Line2</b>				
<b>City</b>	CORNING	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	14831	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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Run Date: 03/19/2024  
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 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	4603 067			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Corning War Memorial Apartments	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$6,944.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$10,040.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$20,320.00	
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$1,596,000.00	<b>Total Exemptions</b>	\$37,304.00	
<b>Benefited Project Amount</b>	\$1,568,500.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$6,507.00	\$6,507.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$9,408.00	\$9,408.00
<b>Date Project approved</b>	12/6/2012	<b>School District PILOT</b>	\$19,040.00	\$19,040.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$34,955.00	\$34,955.00
<b>Date IDA Took Title to Property</b>	2/1/2013	<b>Net Exemptions</b>	\$2,349.00	
<b>Year Financial Assistance is Planned to End</b>	2025	<b>Project Employment Information</b>		
<b>Notes</b>	The project no longer hires a full time property manager, but rather contracts for services with several local vendors.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	147 Pine Street	<b>Original Estimate of Jobs to be Created</b>	1.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	26,235.00	
<b>City</b>	CORNING	<b>Annualized Salary Range of Jobs to be Created</b>	24,000.00	To: 29,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	14830	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	26,235.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00	
<b>Applicant Name</b>	Corning War Memorial Apartments LLC			
<b>Address Line1</b>	8299 Lewis Road	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	HOLLAND	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	14080	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	4603 14 02			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	East Lake Holdings LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$9,856.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$15,881.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$19,344.00	
<b>Project Purpose Category</b>	Retail Trade	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$3,880,000.00	<b>Total Exemptions</b>	\$45,081.00	
<b>Benefited Project Amount</b>	\$3,860,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$5,692.00	\$5,692.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$9,171.00	\$9,171.00
<b>Date Project approved</b>	3/27/2014	<b>School District PILOT</b>	\$11,170.00	\$11,170.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$26,033.00	\$26,033.00
<b>Date IDA Took Title to Property</b>	3/1/2015	<b>Net Exemptions</b>	\$19,048.00	
<b>Year Financial Assistance is Planned to End</b>	2027	<b>Project Employment Information</b>		
<b>Notes</b>				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	8440 State Route 54	<b>Original Estimate of Jobs to be Created</b>	15.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	25,000.00	
<b>City</b>	HAMMONDSPORT	<b>Annualized Salary Range of Jobs to be Created</b>	20,000.00	To: 30,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	14840	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	17.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	17.00	
<b>Applicant Name</b>	East Lake Holdings LLC			
<b>Address Line1</b>	8805 State Route 415	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	CAMPBELL	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	14821	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	4603 21 02				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$1,409,960.00	
<b>Project Name</b>	Eight Point Wind	<b>Local Sales Tax Exemption</b>		\$1,409,960.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Clean Energy	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$210,000,000.00	<b>Total Exemptions</b>		\$2,819,920.00	
<b>Benefited Project Amount</b>	\$209,650,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>				<b>County PILOT</b>	\$0.00
<b>Not For Profit</b>	No			<b>Local PILOT</b>	\$0.00
<b>Date Project approved</b>	3/25/2021			<b>School District PILOT</b>	\$0.00
<b>Did IDA took Title to Property</b>	Yes			<b>Total PILOT</b>	\$0.00
<b>Date IDA Took Title to Property</b>	1/31/2022			<b>Net Exemptions</b>	\$2,819,920.00
<b>Year Financial Assistance is Planned to End</b>	2043	<b>Project Employment Information</b>			
<b>Notes</b>	Only sales tax benefit portion has closed for 2022. Tax agreement will close in 2023.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		0.00	
<b>Address Line1</b>	Eight Point Wind	<b>Original Estimate of Jobs to be Created</b>		0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		0.00	
<b>City</b>	BATH	<b>Annualized Salary Range of Jobs to be Created</b>		0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		0.00	
<b>Zip - Plus4</b>	14810	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		6.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		6.00	
<b>Applicant Name</b>	Eight Point Wind	<b>Project Status</b>			
<b>Address Line1</b>	700 Universe Blvd				
<b>Address Line2</b>					
<b>City</b>	JUNO BEACH	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	FL	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	33408	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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Run Date: 03/19/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	4603 07 01A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	Empire Pipeline Inc.	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$4,728.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$3,454.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$22,357.00	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$3,200,000.00	<b>Total Exemptions</b>		\$30,539.00	
<b>Benefited Project Amount</b>	\$3,170,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>					
<b>Not For Profit</b>	No	<b>County PILOT</b>		\$12,794.00	\$12,794.00
<b>Date Project approved</b>	4/26/2007	<b>Local PILOT</b>		\$9,347.00	\$9,347.00
<b>Did IDA took Title to Property</b>	Yes	<b>School District PILOT</b>		\$60,498.00	\$60,498.00
<b>Date IDA Took Title to Property</b>	7/1/2007	<b>Total PILOT</b>		\$82,639.00	\$82,639.00
<b>Year Financial Assistance is Planned to End</b>	2024	<b>Net Exemptions</b>		-\$52,100.00	
<b>Notes</b>	Acquisition, construction & equipping 78.3 miles 24" natural gas pipeline from Victor, NY to Corning, NY				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		0.00	
<b>Address Line1</b>	Route 414	<b>Original Estimate of Jobs to be Created</b>		0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		0.00	
<b>City</b>	CORNING	<b>Annualized Salary Range of Jobs to be Created</b>		50,000.00	To: 60,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		0.00	
<b>Zip - Plus4</b>	14830	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		0.00	
<b>Applicant Name</b>	Empire State Pipeline & Empire Pipeline Inc.				
<b>Address Line1</b>	6363 Main Street	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	WILLIAMSON	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	14589	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	4603 19 02			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Empire Telephone Corporation	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$4,054.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$3,929.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$6,561.00	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$1,385,000.00	<b>Total Exemptions</b>	\$14,544.00	
<b>Benefited Project Amount</b>	\$1,377,500.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$1,407.00	\$1,407.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$1,363.00	\$1,363.00
<b>Date Project approved</b>	2/28/2019	<b>School District PILOT</b>	\$2,277.00	\$2,277.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$5,047.00	\$5,047.00
<b>Date IDA Took Title to Property</b>	4/3/2019	<b>Net Exemptions</b>	\$9,497.00	
<b>Year Financial Assistance is Planned to End</b>	2030	<b>Project Employment Information</b>		
<b>Notes</b>				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	24.00	
<b>Address Line1</b>	34 and 26 Main Street	<b>Original Estimate of Jobs to be Created</b>	6.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	54,000.00	
<b>City</b>	PRATTSBURGH	<b>Annualized Salary Range of Jobs to be Created</b>	34,000.00	To: 74,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	24.00	
<b>Zip - Plus4</b>	14873	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	54,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	38.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	14.00	
<b>Applicant Name</b>	Empire Telephone Corporation			
<b>Address Line1</b>	34 Main Street	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	PRATTSBURGH	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	14873	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			



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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	4603 19 01			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	FHFCU HQ LLC and FHFCU LOT LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$33,428.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$48,331.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$97,818.00	
<b>Project Purpose Category</b>	Finance, Insurance and Real Estate	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$10,300,000.00	<b>Total Exemptions</b>	\$179,577.00	
<b>Benefited Project Amount</b>	\$10,275,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$3,626.00	\$3,626.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$5,243.00	\$5,243.00
<b>Date Project approved</b>	4/25/2019	<b>School District PILOT</b>	\$10,612.00	\$10,612.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$19,481.00	\$19,481.00
<b>Date IDA Took Title to Property</b>	7/17/2019	<b>Net Exemptions</b>	\$160,096.00	
<b>Year Financial Assistance is Planned to End</b>	2030	<b>Project Employment Information</b>		
<b>Notes</b>				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	73.00	
<b>Address Line1</b>	210 East Denison	<b>Original Estimate of Jobs to be Created</b>	20.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	61,950.00	
<b>City</b>	CORNING	<b>Annualized Salary Range of Jobs to be Created</b>	31,100.00	To: 104,250.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	73.00	
<b>Zip - Plus4</b>	14830	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	61,950.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	93.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	20.00	
<b>Applicant Name</b>	FHFCU HQ LLC and FHFCU LOT LLC			
<b>Address Line1</b>	110 Village Square	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	PAINTED POST	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	14870	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			



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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4603-23-02A				
Project Type	Tax Exemptions	State Sales Tax Exemption		\$11,238.00	
Project Name	Finger Lakes Enviro-tech	Local Sales Tax Exemption		\$11,238.00	
		County Real Property Tax Exemption			
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption			
Original Project Code		School Property Tax Exemption			
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$2,025,000.00	Total Exemptions		\$22,476.00	
Benefited Project Amount	\$2,025,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT			
Not For Profit		Local PILOT			
Date Project approved	2/23/2023	School District PILOT			
Did IDA took Title to Property	No	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions		\$22,476.00	
Year Financial Assistance is Planned to End	2024	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status		42.00	
Address Line1	6824 Industrial Park Road	Original Estimate of Jobs to be Created		9.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		57,222.00	
City	BATH	Annualized Salary Range of Jobs to be Created		45,000.00	To: 75,000.00
State	NY	Original Estimate of Jobs to be Retained		42.00	
Zip - Plus4	14810	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		58,333.00	
Province/Region		Current # of FTEs		36.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		-6.00	
Applicant Name	Finger Lakes Industrial LLC	Project Status			
Address Line1	691 Addison Road				
Address Line2					
City	PAINTED POST	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14870	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	
<b>Project Code</b>	4603 13 01A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Hampton Inn Hotel Project	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$22,218.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$23,690.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$106,950.00	
<b>Project Purpose Category</b>	Retail Trade	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$7,130,000.00	<b>Total Exemptions</b>	\$152,858.00	
<b>Benefited Project Amount</b>	\$7,053,700.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$20,479.00	\$20,479.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$21,836.00	\$21,836.00
<b>Date Project approved</b>	2/28/2013	<b>School District PILOT</b>	\$98,580.00	\$98,580.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$140,895.00	\$140,895.00
<b>Date IDA Took Title to Property</b>	3/1/2013	<b>Net Exemptions</b>	\$11,963.00	
<b>Year Financial Assistance is Planned to End</b>	2023	<b>Project Employment Information</b>		
<b>Notes</b>				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	248 Town Center Road	<b>Original Estimate of Jobs to be Created</b>	12.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	25,000.00	
<b>City</b>	PAINTED POST	<b>Annualized Salary Range of Jobs to be Created</b>	20,000.00	To: 25,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	14870	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	13.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	13.00	
<b>Applicant Name</b>	Erwin Hospitality Associates LLC	<b>Project Status</b>		
<b>Address Line1</b>	382 East Second Street			
<b>Address Line2</b>				
<b>City</b>	CORNING	<b>Current Year Is Last Year for Reporting</b>	Yes	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	Yes	
<b>Zip - Plus4</b>	14830	<b>IDA Does Not Hold Title to the Property</b>	Yes	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	Yes	
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	4603 14 05				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Hawkes, LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$9,548.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$13,805.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$27,940.00		
<b>Project Purpose Category</b>	Finance, Insurance and Real Estate	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$1,500,000.00	<b>Total Exemptions</b>	\$51,293.00		
<b>Benefited Project Amount</b>	\$1,484,500.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$8,116.00	\$8,116.00	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$11,734.00	\$11,734.00	
<b>Date Project approved</b>	1/15/2015	<b>School District PILOT</b>	\$23,749.00	\$23,749.00	
<b>Did IDA took Title to Property</b>	No	<b>Total PILOT</b>	\$43,599.00	\$43,599.00	
<b>Date IDA Took Title to Property</b>		<b>Net Exemptions</b>	\$7,694.00		
<b>Year Financial Assistance is Planned to End</b>	2027	<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	9.00		
<b>Address Line1</b>	77 West Market Street	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	CORNING	<b>Annualized Salary Range of Jobs to be Created</b>	0.00 To: 0.00		
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	9.00		
<b>Zip - Plus4</b>	14830	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	26,235.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	6.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	-3.00		
<b>Applicant Name</b>	Hawkes, LLC				
<b>Address Line1</b>	330 East 14th Street	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	ELMIRA HEIGHTS	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	14903	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	4603 14 04			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Hilton Garden Inn	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$69,440.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$100,400.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$203,200.00	
<b>Project Purpose Category</b>	Retail Trade	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$13,650,000.00	<b>Total Exemptions</b>	\$373,040.00	
<b>Benefited Project Amount</b>	\$13,627,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$28,005.00	\$28,005.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$40,491.00	\$40,491.00
<b>Date Project approved</b>	8/13/2014	<b>School District PILOT</b>	\$81,951.00	\$81,951.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$150,447.00	\$150,447.00
<b>Date IDA Took Title to Property</b>	11/1/2016	<b>Net Exemptions</b>	\$222,593.00	
<b>Year Financial Assistance is Planned to End</b>	2030	<b>Project Employment Information</b>		
<b>Notes</b>				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	27 Riverside Drive	<b>Original Estimate of Jobs to be Created</b>	40.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	26,000.00	
<b>City</b>	CORNING	<b>Annualized Salary Range of Jobs to be Created</b>	26,000.00	To: 30,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	14830	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	37.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	37.00	
<b>Applicant Name</b>	Fitzpatrick Holdings LLC			
<b>Address Line1</b>	37 Pyrex Drive	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	CORNING	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	14830	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

Annual Report for Steuben County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/19/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	4603 10 03A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	Howard Wind LLC	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$107,220.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$85,461.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$207,854.00	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$90,000,000.00	<b>Total Exemptions</b>		\$400,535.00	
<b>Benefited Project Amount</b>	\$90,000,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>					
<b>Not For Profit</b>	No	<b>County PILOT</b>		\$94,325.00	\$94,325.00
<b>Date Project approved</b>	3/11/2011	<b>Local PILOT</b>		\$294,409.00	\$294,409.00
<b>Did IDA took Title to Property</b>	Yes	<b>School District PILOT</b>		\$182,934.00	\$182,934.00
<b>Date IDA Took Title to Property</b>	11/1/2010	<b>Total PILOT</b>		\$571,668.00	\$571,668.00
<b>Year Financial Assistance is Planned to End</b>	2032	<b>Net Exemptions</b>		-\$171,133.00	
<b>Notes</b>	60 mw windfarm in the Town of Howard		<b>Project Employment Information</b>		
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		0.00	
<b>Address Line1</b>	Town of Howard	<b>Original Estimate of Jobs to be Created</b>		5.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		0.00	
<b>City</b>	AVOCA	<b>Annualized Salary Range of Jobs to be Created</b>		0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		0.00	
<b>Zip - Plus4</b>	14809	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		5.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		5.00	
<b>Applicant Name</b>	Howard Wind LLC				
<b>Address Line1</b>	75 Ninth Avenue, suite 3G	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10011	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	4603 12 02			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Howard Wind LLC - 2 Turbine Expansion	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$8,991.00	
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$7,166.00	
<b>Original Project Code</b>	4603 10 01A	<b>School Property Tax Exemption</b>	\$17,213.00	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$6,800,000.00	<b>Total Exemptions</b>	\$33,370.00	
<b>Benefited Project Amount</b>	\$6,759,592.50	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$7,639.00	\$7,639.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$6,089.00	\$6,089.00
<b>Date Project approved</b>	8/12/2011	<b>School District PILOT</b>	\$14,625.00	\$14,625.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$28,353.00	\$28,353.00
<b>Date IDA Took Title to Property</b>	10/1/2011	<b>Net Exemptions</b>	\$5,017.00	
<b>Year Financial Assistance is Planned to End</b>	2033	<b>Project Employment Information</b>		
<b>Notes</b>				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	Town of Howard	<b>Original Estimate of Jobs to be Created</b>	0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00	
<b>City</b>	AVOCA	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	<b>To: 0.00</b>
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	14809	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00	
<b>Applicant Name</b>	Howard Wind LLC			
<b>Address Line1</b>	24 West 40th Street, 12th Floor	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	10018	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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Run Date: 03/19/2024  
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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	4603 21 07A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	LP Building Solutions	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$1,508.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$816.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$3,093.00		
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$23,350,000.00	<b>Total Exemptions</b>	\$5,417.00		
<b>Benefited Project Amount</b>	\$23,272,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$0.00	\$0.00	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$0.00	\$0.00	
<b>Date Project approved</b>	12/20/2021	<b>School District PILOT</b>	\$0.00	\$0.00	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00	
<b>Date IDA Took Title to Property</b>	5/2/2022	<b>Net Exemptions</b>	\$5,417.00		
<b>Year Financial Assistance is Planned to End</b>	2042	<b>Project Employment Information</b>			
<b>Notes</b>	Sales tax only reported for 2022. PILOT payments start in 2025 upon completion of construction.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	6945 County RT 113	<b>Original Estimate of Jobs to be Created</b>	61.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	48,000.00		
<b>City</b>	BATH	<b>Annualized Salary Range of Jobs to be Created</b>	40,000.00	<b>To: 60,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	14810	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	39.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	5.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	39.00		
<b>Applicant Name</b>	LP Building Solutions				
<b>Address Line1</b>	6945 County RT 113	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	BATH	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	14810	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				



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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	4603 13 02				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	Marsh Hill Energy LLC	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$119,050.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$201,175.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$321,600.00	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$31,800,000.00	<b>Total Exemptions</b>		\$641,825.00	
<b>Benefited Project Amount</b>	\$31,772,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>		\$15,926.00	\$15,926.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>		\$26,912.00	\$26,912.00
<b>Date Project approved</b>	6/20/2013	<b>School District PILOT</b>		\$43,022.00	\$43,022.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>		\$85,860.00	\$85,860.00
<b>Date IDA Took Title to Property</b>	3/1/2014	<b>Net Exemptions</b>		\$555,965.00	
<b>Year Financial Assistance is Planned to End</b>	2035	<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		0.00	
<b>Address Line1</b>	Marsh Hill Road	<b>Original Estimate of Jobs to be Created</b>		0.50	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		65,000.00	
<b>City</b>	JASPER	<b>Annualized Salary Range of Jobs to be Created</b>		30,000.00	To: 120,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		0.00	
<b>Zip - Plus4</b>	14855	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		4.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		4.00	
<b>Applicant Name</b>	Marsh Hill Energy LLC				
<b>Address Line1</b>	One S. Wacker Drive	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	CHICAGO	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	IL	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	60606	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				



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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	4603 18 01			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Marzo Brown LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$6,110.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$6,515.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$29,411.00	
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$1,863,000.00	<b>Total Exemptions</b>	\$42,036.00	
<b>Benefited Project Amount</b>	\$1,855,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$3,603.00	\$3,603.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$3,842.00	\$3,842.00
<b>Date Project approved</b>	2/22/2018	<b>School District PILOT</b>	\$17,345.00	\$17,345.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$24,790.00	\$24,790.00
<b>Date IDA Took Title to Property</b>	4/1/2018	<b>Net Exemptions</b>	\$17,246.00	
<b>Year Financial Assistance is Planned to End</b>	2029	<b>Project Employment Information</b>		
<b>Notes</b>				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	12.24	
<b>Address Line1</b>	275 S. Hamilton Street	<b>Original Estimate of Jobs to be Created</b>	10.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	80,500.00	
<b>City</b>	PAINTED POST	<b>Annualized Salary Range of Jobs to be Created</b>	25,000.00	To: 250,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	12.00	
<b>Zip - Plus4</b>	14870	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	80,500.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	17.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	4.76	
<b>Applicant Name</b>	Maria E. Marzo, DDS, P.C.	<b>Project Status</b>		
<b>Address Line1</b>	326 N. Hamilton Street			
<b>Address Line2</b>				
<b>City</b>	PAINTED POST	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	14870	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	4603 08 06A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Millennium Pipeline LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$212,669.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$158,839.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$158,839.00		
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$27,400,000.00	<b>Total Exemptions</b>	\$530,347.00		
<b>Benefited Project Amount</b>	\$27,348,250.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>					
<b>Not For Profit</b>	No	<b>County PILOT</b>	\$86,214.00	\$86,214.00	
<b>Date Project approved</b>	7/30/2008	<b>Local PILOT</b>	\$66,080.00	\$66,080.00	
<b>Did IDA took Title to Property</b>	Yes	<b>School District PILOT</b>	\$402,767.00	\$402,767.00	
<b>Date IDA Took Title to Property</b>	11/1/2008	<b>Total PILOT</b>	\$555,061.00	\$555,061.00	
<b>Year Financial Assistance is Planned to End</b>	2025	<b>Net Exemptions</b>	-\$24,714.00		
<b>Notes</b>	Installation of a 15,000 hp compressor station and 0.8 / miles of 30" pipe				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	13.00		
<b>Address Line1</b>	State Route 414	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	100,000.00		
<b>City</b>	CORNING	<b>Annualized Salary Range of Jobs to be Created</b>	100,000.00	<b>To: 105,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	13.00		
<b>Zip - Plus4</b>	14830	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	100,000.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	-13.00		
<b>Applicant Name</b>	Millennium Pipeline Compahy, LLC				
<b>Address Line1</b>	One Blue Hill Plaza, 7th Floor	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	PEARL RIVER	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10965	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	4603 20 07				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	NY Arkport Crossett Road Solar LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$349.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$569.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$1,397.00		
<b>Project Purpose Category</b>	Clean Energy	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$8,287,000.00	<b>Total Exemptions</b>	\$2,315.00		
<b>Benefited Project Amount</b>	\$8,204,130.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$0.00	\$0.00	
<b>Not For Profit</b>		<b>Local PILOT</b>	\$0.00	\$0.00	
<b>Date Project approved</b>	10/22/2020	<b>School District PILOT</b>	\$0.00	\$0.00	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00	
<b>Date IDA Took Title to Property</b>	7/19/2021	<b>Net Exemptions</b>	\$2,315.00		
<b>Year Financial Assistance is Planned to End</b>	2042	<b>Project Employment Information</b>			
<b>Notes</b>	No information to report as construction has not gotten underway.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	835 Crosset Road	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	DANSVILLE	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	14437	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	ReneSola Holdings, LLC				
<b>Address Line1</b>	850 Canal Street	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	STAMFORD	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	CT	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	06920	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

Annual Report for Steuben County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/19/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	4603 20 01			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	NY Bath I, LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$19,156.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$10,366.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$39,295.00	
<b>Project Purpose Category</b>	Clean Energy	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$8,633,219.00	<b>Total Exemptions</b>	\$68,817.00	
<b>Benefited Project Amount</b>	\$8,530,719.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$8,583.00	\$8,583.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$4,390.00	\$4,390.00
<b>Date Project approved</b>	5/28/2020	<b>School District PILOT</b>	\$17,829.00	\$17,829.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$30,802.00	\$30,802.00
<b>Date IDA Took Title to Property</b>	6/1/2020	<b>Net Exemptions</b>	\$38,015.00	
<b>Year Financial Assistance is Planned to End</b>	2041	<b>Project Employment Information</b>		
<b>Notes</b>				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	Wildflower Way	<b>Original Estimate of Jobs to be Created</b>	0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00	
<b>City</b>	BATH	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	14810	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00	
<b>Applicant Name</b>	NY Bath I, LLC			
<b>Address Line1</b>	33 Irving Place Suite 1090	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	10003	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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Run Date: 03/19/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	4603 21 06				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$9,625.00	
<b>Project Name</b>	NY Pulteney I, LLC	<b>Local Sales Tax Exemption</b>		\$9,625.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Clean Energy	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$6,160,000.00	<b>Total Exemptions</b>		\$19,250.00	
<b>Benefited Project Amount</b>	\$6,098,400.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$0.00	\$0.00	
<b>Not For Profit</b>		<b>Local PILOT</b>	\$0.00	\$0.00	
<b>Date Project approved</b>	8/26/2021	<b>School District PILOT</b>	\$0.00	\$0.00	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00	
<b>Date IDA Took Title to Property</b>	12/23/2021	<b>Net Exemptions</b>	\$19,250.00		
<b>Year Financial Assistance is Planned to End</b>	2043	<b>Project Employment Information</b>			
<b>Notes</b>	No information to report in 2022. PILOT payments begin in 2024 upon completion of construction.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	8897 Chidsey Hill Road	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	PULTENEY	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	14874	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	NY Pulteney I, LLC	<b>Project Status</b>			
<b>Address Line1</b>	140 E 45th Street				
<b>Address Line2</b>					
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10017	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	4603 20 08			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	NY Troupsburg I, LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$36,661.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$27,694.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$74,237.00	
<b>Project Purpose Category</b>	Clean Energy	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$9,346,173.00	<b>Total Exemptions</b>	\$138,592.00	
<b>Benefited Project Amount</b>	\$9,228,173.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$7,697.00	\$7,697.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$5,290.00	\$5,290.00
<b>Date Project approved</b>	12/10/2020	<b>School District PILOT</b>	\$15,185.00	\$15,185.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$28,172.00	\$28,172.00
<b>Date IDA Took Title to Property</b>	12/1/2020	<b>Net Exemptions</b>	\$110,420.00	
<b>Year Financial Assistance is Planned to End</b>	2042	<b>Project Employment Information</b>		
<b>Notes</b>	There is no information to report for 2022. First PILOT payment due in 2023.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	County Road 84	<b>Original Estimate of Jobs to be Created</b>	0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00	
<b>City</b>	TROUPSBURG	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	14885	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00	
<b>Applicant Name</b>	NY Troupburg I, LLC			
<b>Address Line1</b>	140 E. 45th Street	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	10017	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	4603 10 01A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	New York State Electric & Gas Corporation Corning Valley Transmission Project	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$209,167.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$122,832.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$577,774.00	
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$53,000,000.00	<b>Total Exemptions</b>	\$909,773.00	
<b>Benefited Project Amount</b>	\$53,000,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$273,700.00	\$273,700.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$199,173.00	\$199,173.00
<b>Date Project approved</b>	4/29/2010	<b>School District PILOT</b>	\$913,707.00	\$913,707.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$1,386,580.00	\$1,386,580.00
<b>Date IDA Took Title to Property</b>	2/23/2011	<b>Net Exemptions</b>	-\$476,807.00	
<b>Year Financial Assistance is Planned to End</b>	2032	<b>Project Employment Information</b>		
<b>Notes</b>	new 230115 Kv substationnew 11512.5 kv substationnew 9.2 mile 115 kv line			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	Town of Campbell	<b>Original Estimate of Jobs to be Created</b>	0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00	
<b>City</b>	PAINTED POST	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	<b>To: 0.00</b>
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	14870	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00	
<b>Applicant Name</b>	New York State Electric & Gas Corporation			
<b>Address Line1</b>	PO Box 5224	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	BINGHAMTON	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	13902	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			



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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	4603 22 01			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$80,752.00	
<b>Project Name</b>	Northside Place	<b>Local Sales Tax Exemption</b>	\$80,752.00	
		<b>County Real Property Tax Exemption</b>	\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$0.00	
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$9,214,000.00	<b>Total Exemptions</b>	\$161,504.00	
<b>Benefited Project Amount</b>	\$9,183,300.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$0.00	\$0.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$0.00	\$0.00
<b>Date Project approved</b>	5/19/2022	<b>School District PILOT</b>	\$0.00	\$0.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00
<b>Date IDA Took Title to Property</b>	11/3/2022	<b>Net Exemptions</b>	\$161,504.00	
<b>Year Financial Assistance is Planned to End</b>	2044	<b>Project Employment Information</b>		
<b>Notes</b>	During the reporting period, only mortgage tax benefits were received because construction did not begin until 2023.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	136 Kingsburg Ave	<b>Original Estimate of Jobs to be Created</b>	1.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	88,000.00	
<b>City</b>	CORNING	<b>Annualized Salary Range of Jobs to be Created</b>	60,000.00	To: 90,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	14830	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00	
<b>Applicant Name</b>	David Riedman			
<b>Address Line1</b>	45 East Ave	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	ROCHESTER	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	14604	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			



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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	4603 13 03A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Pulteney Plaza Renovation Project	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$21,750.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$12,180.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$74,327.00		
<b>Project Purpose Category</b>	Retail Trade	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$4,500,000.00	<b>Total Exemptions</b>	\$108,257.00		
<b>Benefited Project Amount</b>	\$4,452,595.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$18,764.00	\$18,764.00
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$10,508.00	\$10,508.00
<b>Date Project approved</b>	6/20/2013		<b>School District PILOT</b>	\$64,122.00	\$64,122.00
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$93,394.00	\$93,394.00
<b>Date IDA Took Title to Property</b>	11/1/2013		<b>Net Exemptions</b>	\$14,863.00	
<b>Year Financial Assistance is Planned to End</b>	2034	<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	364 - 372 Pulteney Street	<b>Original Estimate of Jobs to be Created</b>	80.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	21,886.00		
<b>City</b>	CORNING	<b>Annualized Salary Range of Jobs to be Created</b>	20,000.00	<b>To: 25,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	14830	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	44.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	44.00		
<b>Applicant Name</b>	Pulteney Plaza Inc. & Pulteney Plaza II Inc.	<b>Project Status</b>			
<b>Address Line1</b>	111 N. Main Street				
<b>Address Line2</b>					
<b>City</b>	ELMIRA	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	14901	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	4603 11 01A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	RM14 Holdings, LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$48,300.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$51,500.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$232,500.00	
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$9,108,163.00	<b>Total Exemptions</b>	\$332,300.00	
<b>Benefited Project Amount</b>	\$9,108,163.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$29,925.00	\$29,925.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$31,908.00	\$31,908.00
<b>Date Project approved</b>	6/23/2011	<b>School District PILOT</b>	\$144,049.00	\$144,049.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$205,882.00	\$205,882.00
<b>Date IDA Took Title to Property</b>	7/1/2001	<b>Net Exemptions</b>	\$126,418.00	
<b>Year Financial Assistance is Planned to End</b>	2032	<b>Project Employment Information</b>		
<b>Notes</b>				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	100 Creekside Drive	<b>Original Estimate of Jobs to be Created</b>	2.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	35,000.00	
<b>City</b>	PAINTED POST	<b>Annualized Salary Range of Jobs to be Created</b>	30,000.00	To: 35,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	14870	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	3.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	3.00	
<b>Applicant Name</b>	RM14 Holdings, LLC			
<b>Address Line1</b>	3949 Forest Parkway, Suite 100	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	NORTH TONAWANDA	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	14120	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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Fiscal Year Ending: 12/31/2023

Run Date: 03/19/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	4603 17 02			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Red Lilac Properties, LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$2,717.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$3,165.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$13,376.00	
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$300,000.00	<b>Total Exemptions</b>	\$19,258.00	
<b>Benefited Project Amount</b>	\$294,500.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$1,450.00	\$1,450.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$1,689.00	\$1,689.00
<b>Date Project approved</b>	7/21/2016	<b>School District PILOT</b>	\$7,138.00	\$7,138.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$10,277.00	\$10,277.00
<b>Date IDA Took Title to Property</b>	4/6/2018	<b>Net Exemptions</b>	\$8,981.00	
<b>Year Financial Assistance is Planned to End</b>	2028	<b>Project Employment Information</b>		
<b>Notes</b>	We have reviewed our records and can confirm that 2028 is the correct anticipated project end date.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	8.00	
<b>Address Line1</b>	1727 Glendenning Creek Road	<b>Original Estimate of Jobs to be Created</b>	5.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	61,484.00	
<b>City</b>	LINDLEY	<b>Annualized Salary Range of Jobs to be Created</b>	30,000.00	To: 60,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	8.00	
<b>Zip - Plus4</b>	14858	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	61,484.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	12.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	4.00	
<b>Applicant Name</b>	Manufacturing Automation Systems, LLC	<b>Project Status</b>		
<b>Address Line1</b>	9183 Presho School Road			
<b>Address Line2</b>				
<b>City</b>	PAINTED POST	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	14870	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	4603 19 13A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Riedman Purcell CH II, LLC Phase II	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$4,330.00		
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$6,260.00		
<b>Original Project Code</b>	4603 18 02	<b>School Property Tax Exemption</b>	\$12,670.00		
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$8,720,000.00	<b>Total Exemptions</b>	\$23,260.00		
<b>Benefited Project Amount</b>	\$8,607,800.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$6,122.00	\$6,122.00	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$8,852.00	\$8,852.00	
<b>Date Project approved</b>	1/23/2020	<b>School District PILOT</b>	\$17,915.00	\$17,915.00	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$32,889.00	\$32,889.00	
<b>Date IDA Took Title to Property</b>	2/1/2020	<b>Net Exemptions</b>	-\$9,629.00		
<b>Year Financial Assistance is Planned to End</b>	2041	<b>Project Employment Information</b>			
<b>Notes</b>	This project was removed from report in error. The IDA is aware that the PILOT payment is more than the actual taxes. This is due to an assessment on the division of property.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	171 East First St	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	CORNING	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	<b>To: 0.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	14830	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	3.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	3.00		
<b>Applicant Name</b>	Riedman Purcell Phase II				
<b>Address Line1</b>	45 East Ave	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	ROCHESTER	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	14604	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	4603 18 02			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Riedman-Purcell CH II, LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$7,923.00	
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$11,456.00	
<b>Original Project Code</b>	4603 16 01	<b>School Property Tax Exemption</b>	\$23,185.00	
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$15,220,000.00	<b>Total Exemptions</b>	\$42,564.00	
<b>Benefited Project Amount</b>	\$15,210,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$6,512.00	\$6,512.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$9,416.00	\$9,416.00
<b>Date Project approved</b>	4/26/2018	<b>School District PILOT</b>	\$19,056.00	\$19,056.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$34,984.00	\$34,984.00
<b>Date IDA Took Title to Property</b>	9/7/2018	<b>Net Exemptions</b>	\$7,580.00	
<b>Year Financial Assistance is Planned to End</b>	2038	<b>Project Employment Information</b>		
<b>Notes</b>				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	176 E Dennison St.	<b>Original Estimate of Jobs to be Created</b>	3.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	30,766.00	
<b>City</b>	CORNING	<b>Annualized Salary Range of Jobs to be Created</b>	27,300.00	To: 40,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	14830	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	6.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	6.00	
<b>Applicant Name</b>	Riedman-Purcell CH II, LLC			
<b>Address Line1</b>	45 East Ave	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	ROCHESTER	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	14614	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	4603 22 04			
<b>Project Type</b>	Tax Exemptions	<b>State Sales Tax Exemption</b>	\$194,246.00	
<b>Project Name</b>	StudioNext	<b>Local Sales Tax Exemption</b>	\$194,246.00	
		<b>County Real Property Tax Exemption</b>		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$40,878,360.00	<b>Total Exemptions</b>	\$388,492.00	
<b>Benefited Project Amount</b>	\$40,863,360.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>		
<b>Not For Profit</b>		<b>Local PILOT</b>		
<b>Date Project approved</b>	8/25/2022	<b>School District PILOT</b>		
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00
<b>Date IDA Took Title to Property</b>	10/20/2022	<b>Net Exemptions</b>	\$388,492.00	
<b>Year Financial Assistance is Planned to End</b>	2024	<b>Project Employment Information</b>		
<b>Notes</b>	Sales tax benefit only			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	100 East Pulteney St	<b>Original Estimate of Jobs to be Created</b>	0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00	
<b>City</b>	CORNING	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	14830	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00	
<b>Applicant Name</b>	Corning PM CO			
<b>Address Line1</b>	One Riverfront Plaza	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	CORNING	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	14830	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	4603 06 06A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	T & K Realty LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$6,313.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$6,731.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$30,375.00		
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$1,500,000.00	<b>Total Exemptions</b>	\$43,419.00		
<b>Benefited Project Amount</b>	\$1,485,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$5,855.00	\$5,855.00
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$6,242.00	\$6,242.00
<b>Date Project approved</b>	2/26/2006		<b>School District PILOT</b>	\$28,170.00	\$28,170.00
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$40,267.00	\$40,267.00
<b>Date IDA Took Title to Property</b>	6/1/2006		<b>Net Exemptions</b>	\$3,152.00	
<b>Year Financial Assistance is Planned to End</b>	2027	<b>Project Employment Information</b>			
<b>Notes</b>	Purchase property & existing vacant bldg. Renovation, rehabilitation & upgrade for use by Birnie Transporation Services as part of its school bus maintenance, repair and related business.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	12.00		
<b>Address Line1</b>	124 Victory Highway	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	PAINTED POST	<b>Annualized Salary Range of Jobs to be Created</b>	38,000.00	To: 40,000.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	12.00		
<b>Zip - Plus4</b>	14870	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	44.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	32.00		
<b>Applicant Name</b>	T & K Realty				
<b>Address Line1</b>	248 Otis Street	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	ROME	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	13442	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				



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 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	4603-23-01A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$48,196.10		
<b>Project Name</b>	TJA-NY-Cohocton Solar Farm	<b>Local Sales Tax Exemption</b>	\$48,196.10		
		<b>County Real Property Tax Exemption</b>	\$0.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$0.00		
<b>Project Purpose Category</b>	Clean Energy	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$9,689,667.00	<b>Total Exemptions</b>	\$96,392.20		
<b>Benefited Project Amount</b>	\$9,584,778.50	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$0.00	\$0.00	
<b>Not For Profit</b>		<b>Local PILOT</b>	\$0.00	\$0.00	
<b>Date Project approved</b>	6/22/2023	<b>School District PILOT</b>	\$0.00	\$0.00	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00	
<b>Date IDA Took Title to Property</b>	9/1/2023	<b>Net Exemptions</b>	\$96,392.20		
<b>Year Financial Assistance is Planned to End</b>	2044	<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	11190 NYS Route 371	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	COHOCTON	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	14826	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	TJA-NY-Cohocton Solar Farm, LLC				
<b>Address Line1</b>	3050 Peachtree Road	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	ATLANTA	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	GA	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	30305	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				



Annual Report for Steuben County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/19/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	4603 17 01			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	The Gunlocke Company	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$112,190.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$130,773.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$256,901.00	
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$2,977,170.00	<b>Total Exemptions</b>	\$499,864.00	
<b>Benefited Project Amount</b>	\$2,950,170.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$72,750.00	\$72,750.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$84,800.00	\$84,800.00
<b>Date Project approved</b>	3/17/2017	<b>School District PILOT</b>	\$166,588.00	\$166,588.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$324,138.00	\$324,138.00
<b>Date IDA Took Title to Property</b>	6/5/2017	<b>Net Exemptions</b>	\$175,726.00	
<b>Year Financial Assistance is Planned to End</b>	2028	<b>Project Employment Information</b>		
<b>Notes</b>	This is a restructure of an existing benefit to support the creation of 150 new jobs at the company.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	601.00	
<b>Address Line1</b>	One Gunlocke Drive	<b>Original Estimate of Jobs to be Created</b>	150.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	50,400.00	
<b>City</b>	WAYLAND	<b>Annualized Salary Range of Jobs to be Created</b>	40,400.00	To: 60,400.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	601.00	
<b>Zip - Plus4</b>	14572	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	50,400.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	157.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	-444.00	
<b>Applicant Name</b>	The Gunlocke Company	<b>Project Status</b>		
<b>Address Line1</b>	One Gunlocke Drive			
<b>Address Line2</b>				
<b>City</b>	WAYLAND	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	14572	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

Annual Report for Steuben County Industrial Development Agency

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Run Date: 03/19/2024  
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 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	4603-21-05A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Thurston Ridge Solar, LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$0.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$0.00		
<b>Project Purpose Category</b>	Clean Energy	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$8,971,755.22	<b>Total Exemptions</b>	\$0.00		
<b>Benefited Project Amount</b>	\$8,882,055.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$0.00	\$0.00	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$0.00	\$0.00	
<b>Date Project approved</b>	6/24/2021	<b>School District PILOT</b>	\$0.00	\$0.00	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00	
<b>Date IDA Took Title to Property</b>	12/15/2021	<b>Net Exemptions</b>	\$0.00		
<b>Year Financial Assistance is Planned to End</b>	2043	<b>Project Employment Information</b>			
<b>Notes</b>	In 2022 the project was under construction and only reported sales tax benefits. Based on the current construction schedule, the PILOT benefit will not be granted until 2024 when construction is anticipated to be completed.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	3905 Lewis Road	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	CAMPBELL	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	<b>To: 0.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	14821	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	Thurston Solar Ridge, LLC				
<b>Address Line1</b>	101 Summer St	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	BOSTON	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	MA	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	02110	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

Annual Report for Steuben County Industrial Development Agency

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Run Date: 03/19/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	4603 09 01A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	Wyckoff Gas Storage Company, L.L.C.	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$143,065.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$241,756.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$386,473.00	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$50,000,000.00	<b>Total Exemptions</b>		\$771,294.00	
<b>Benefited Project Amount</b>	\$49,985,500.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>					
<b>Not For Profit</b>	No	<b>County PILOT</b>		\$45,960.00	\$45,960.00
<b>Date Project approved</b>	6/22/2006	<b>Local PILOT</b>		\$77,665.00	\$77,665.00
<b>Did IDA took Title to Property</b>	Yes	<b>School District PILOT</b>		\$124,156.00	\$124,156.00
<b>Date IDA Took Title to Property</b>	2/1/2009	<b>Total PILOT</b>		\$247,781.00	\$247,781.00
<b>Year Financial Assistance is Planned to End</b>	2029	<b>Net Exemptions</b>		\$523,513.00	
<b>Notes</b>		<b>Project Employment Information</b>			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		0.00	
<b>Address Line1</b>	Timmerman Road	<b>Original Estimate of Jobs to be Created</b>		6.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		50,000.00	
<b>City</b>	JASPER	<b>Annualized Salary Range of Jobs to be Created</b>		50,000.00	To: 55,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		0.00	
<b>Zip - Plus4</b>	14855	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		5.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		5.00	
<b>Applicant Name</b>	Wyckoff Gas Storage Company L.L.C.				
<b>Address Line1</b>	6733 S. Yale Avenue	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	TULSA	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	OK	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	74136	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

Annual Report for Steuben County Industrial Development Agency

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**IDA Projects Summary Information:**

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
58	\$19,688,182.20	\$10,964,127.00	\$8,724,055.20	433

Annual Report for Steuben County Industrial Development Agency

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Certified Date: N/A

**Additional Comments**

Certified Financial Audit for Steuben County Industrial Development Agency  
 Fiscal Year Ending: 12/31/2023

Run Date: 03/19/2024  
 Status: UNSUBMITTED  
 Certified Date : N/A

**Financial Documents**

Question	Response
1. Attach the independent audit of the Authority's financial statements.	N/A

URL (If Applicable)	Attachments
<a href="https://steubencountyida.com">https://steubencountyida.com</a>	Attachment Included

Question	Response
2. Has the Authority's independent auditor issued a management letter to the Authority in connection with its audit of the Authority's financial statements?	

URL (If Applicable)	Attachments
<a href="https://steubencountyida.com">https://steubencountyida.com</a>	Attachment Included

Question	Response
3. Has the Authority's independent auditor issued a Report on Internal Controls Over Financial Reporting to the Authority?	

URL (If Applicable)	Attachments
<a href="https://steubencountyida.com">https://steubencountyida.com</a>	Attachment Included

Question	Response
4. Attach any other communication required or allowed by government auditing standards issued by the Comptroller General of the United States to be issued by the Authority's independent auditor in connection with its annual audit of the Authority's financial statements.	

URL (If Applicable)	Attachments

**Additional Comments**

Investment Report for Steuben County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date : 03/19/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

**Investment Information**

Question		Response	URL (If Applicable)
1.	Has the Authority prepared an Annual Investment Report for the reporting period as required by Section 2925 (6) of PAL?	No	
2.	Are the Authority's investment guidelines reviewed and approved annually?	Yes	
3.	Did the Authority have an independent audit of investments as required by Section 2925(3)(f) of PAL?	No	
4.	Has the Authority's independent auditor issued a management letter to the Authority in connection with its annual audit of investments?	No	

**Additional Comments**

Procurement Report for Steuben County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/19/2024  
 Status: UNSUBMITTED  
 Certified Date : N/A

**Procurement Information:**

Question	Response	URL (If Applicable)
1. Does the Authority have procurement guidelines?	Yes	<a href="https://steubencountyida.com">https://steubencountyida.com</a>
2. Are the procurement guidelines reviewed annually, amended if needed, and approved by the Board?	Yes	
3. Does the Authority allow for exceptions to the procurement guidelines?	No	
4. Does the Authority assign credit cards to employees for travel and/or business purchases?	Yes	
5. Does the Authority require prospective bidders to sign a non-collusion agreement?	Yes	
6. Does the Authority incorporate a summary of its procurement policies and prohibitions in its solicitation of proposals, bid documents, or specifications for procurement contracts?	Yes	
7. Did the Authority designate a person or persons to serve as the authorized contact on a specific procurement, in accordance with Section 139-j(2)(a) of the State Finance Law, "The Procurement Lobbying Act"?	Yes	
8. Did the Authority determine that a vendor had impermissible contact during a procurement or attempted to influence the procurement during the reporting period, in accordance with Section 139-j(10) of the State Finance Law?	No	
8a. If Yes, was a record made of this impermissible contact?		
9. Does the Authority have a process to review and investigate allegations of impermissible contact during a procurement, and to impose sanctions in instances where violations have occurred, in accordance with Section 139-j(9) of the State Finance Law?	Yes	



Procurement Report for Steuben County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/19/2024  
 Status: UNSUBMITTED  
 Certified Date : N/A

**Procurement Transactions Listing:**

<b>1. Vendor Name</b>	Foor & Associates	<b>Address Line1</b>	111 N. Main Street
<b>Type of Procurement</b>	Consulting Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	ELMIRA
<b>Award Date</b>	1/1/2023	<b>State</b>	NY
<b>End Date</b>	5/10/2023	<b>Postal Code</b>	14901
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$9,950.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$9,950.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Building conditions survey and report

<b>2. Vendor Name</b>	Harris Beach	<b>Address Line1</b>	99 Garnsey Road
<b>Type of Procurement</b>	Legal Services	<b>Address Line2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	PITTSFORD
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14534
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$9,155.50	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Legal Services

Procurement Report for Steuben County Industrial Development Agency

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 Status: UNSUBMITTED  
 Certified Date : N/A

<b>3. Vendor Name</b>	Kristie M. Beach CPA	<b>Address Line1</b>	1023 Pondbrook Point
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	WEBSTER
<b>Award Date</b>	1/1/2023	<b>State</b>	NY
<b>End Date</b>	12/31/2025	<b>Postal Code</b>	14580
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$9,500.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$9,500.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Auditing Services

<b>4. Vendor Name</b>	Larry's Paving	<b>Address Line1</b>	516 East High Street
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	PAINTED POST
<b>Award Date</b>	6/22/2023	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	14870
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$39,160.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$39,160.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Driveway sealcoating services

Procurement Report for Steuben County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/19/2024

Status: UNSUBMITTED

Certified Date : N/A

**Additional Comments**

## 2023 STEUBEN COUNTY IDA OPERATIONS & ACCOMPLISHMENTS

In 2023, the IDA approved 4 projects which were expected to leverage \$21.1 million in private investment. One of the projects, NY Bath, LLC had its approval revoked due to lack of activity to advance the project. In addition to these projects, the agency continued its work to expand infrastructure and community development efforts throughout the County while also assisting businesses through technical support and access to partner incentives.

During the past reporting period IDA projects exceeded \$98 million in new private sector investment and generated \$11.1 million in PILOT revenue to municipalities and school districts throughout the County. Active IDA projects supported over 5,600 jobs accounting for over \$790 million in payroll in the County. Active IDA projects have created 972 jobs have.

While new project approval declined year over year, the IDA saw several projects completed including LP Building Solutions, Amazon's regional distribution center, and Alstom's new car shell manufacturing facility. The organization also saw continued investments in renewable energy with both Baron Winds (Phase 1) and Eight Point Wind energizing their projects. Investment into housing also occurred this past year with the construction of new single-family homes at the former Northside Blodgett School site in Corning and the Dana Lyon project securing funding for the redevelopment of the school into workforce housing in the Village of Bath.

Over this past year, the agency began focusing on future capacity needs to expand investment in the county. Details of the agency's major efforts in 2023 are outlined below.

**Clean Tech Development** –Steuben County became one of the largest producers of solar and wind generation in the state with the completion of the Baron Winds (Phase I) and Eight Point Wind projects. These projects increased renewable generation to nearly 500 MW with an additional 825 MW under development. This clean energy production, combined with the research conducted in the region into next generation, clean technologies, has resulted in a partnership between the Steuben County IDA, Broome County IDA, and other IDA partners to develop a regional economic ecosystem leveraging the various academic, industry, and site specific assets in the Southern Tier. The effort will examine the region's characteristics relative to the development of a long-term economic development strategy to attract investment in the clean energy and clean tech sectors. By undertaking this effort, the Southern Tier IDAs plan to take advantage of the unprecedented federal investments approved through the Inflation Reduction Act into clean energy technology.

**Route 54 Corridor** – The Route 54 corridor in the Town of Bath has been the epicenter of economic growth in Steuben County for the past two years with over \$30 million of new investment occurring in 2023. Companies such as Amazon, LP Building Solutions, Momentum of Western New York, Finger Lakes Community Health, and Goodrich Auto Works all chose the Town of Bath to grow their businesses resulting in the full build out of both the privately owned Bath Industrial Park and the IDA owned Business Development Park. This prompted the IDA to look for undertook an effort to begin securing additional land for future opportunities along this corridor.

In August, an application was submitted to the Appalachian Regional Commission (ARC) to perform a corridor analysis to identify and assess land for the potential of additional commercial and industrial development along Route 54. This project will assess existing vacant industrial property and adjacent greenfield properties for redevelopment opportunities in anticipation of future business growth. The effort

will deliver a Draft Environmental Impact Statement to include traffic and infrastructure analyses and a proposed site plan layout to maximize the land area for development.

**Infrastructure Development** – The IDA was able to bring impacted players to the table to formulate financially feasible results for several community infrastructure projects in 2023. These projects will help pave the way for future development opportunities throughout the County.

**Hammondsport** – Construction commenced on the Village of Hammondsport's \$2.2 million Downtown Business District Wastewater Project in June 2023. Fineline Pipeline of Victor, the project contractor, worked closely with the Village to plan construction with minimal disruption in the downtown area during the busy summer season. Construction should be complete by the end of the year and under the approved budget, with the system coming online in early 2024. Nearly 35 properties representing 60 different small business activities will enjoy long-term project benefits.

**Town of Bath** –The Town of Bath continues to move forward with development of a public sewer system to address business community needs along NYS Rt 415 and water quality issues in Lake Salubria. Last winter, a substantial funding package was secured to cover the \$8.8 million project cost. This enabled public support needed to complete sewer district proceedings and begin survey and design work. With system design continuing, bidding and construction contracts could be awarded in 2024.

**Town of Prattsburgh** – Following Hammondsport's model for a business district sewer system, the Town of Prattsburgh has discussed a similar, but smaller, project in its downtown area. The project will help secure Empire Access as a major employer in the town, as well as enable fuller use of various properties along the Main Street district. Town officials helped solve treatment site issues this past year, but inflation issues continue to make this a challenging project to fund. The town will be working on communication, planning, and funding needed to bring this valuable project closer to reality in 2024.

## **Authority Mission Statement and Performance Measurements**

### **Name of Public Authority:**

Steuben County Industrial Development Agency

### **Public Authority's Mission Statement:**

The purpose of the Steuben County Industrial Development Agency (SCIDA) is to advance the job opportunities, general prosperity, and economic welfare of the people of the County. The goal is to create and stimulate an economic climate that competitively positions Steuben County to attract a talented workforce, public and private investment in infrastructure and business development, and other compatible and diverse sustainable economic development opportunities. This will be accomplished by undertaking projects and development strategies that promote business development, and assist businesses to respond to opportunities, reduce risks, and overcome barriers to ensure long term sustainability SCIDA will work openly and cooperatively with its stakeholders to leverage the county's major assets and build the economic development capacity necessary to catalyze and sustain Steuben County's economy. Stakeholders include Steuben County's residents, workforce, municipal government entities, existing and prospective businesses, educational institutions and other organizations and agencies that can serve to enhance the county's economic prosperity.

**Date Adopted: March 28, 2024**

### **List of Performance Goals (If additional space is needed, please attach):**

- Continue Business Retention and Expansion Program That Targets Business Growth Sectors including Clean Technology.
- Promote New Ventures and Innovations in Product/Production Technologies
- Provide Economic Development Business Support Services
- Enhance Basic Infrastructure
- Increase Access to Rail
- Site Development
- Pursue Zero Emissions Development Projects
- Build a Strategy for Global Business Development
- Overcome Challenges and Barriers to Business Development
- Build Networks and Partnerships
- Strengthen Existing Businesses
- Support Entrepreneurial Activities
- Commercialization of Technology

### **Additional questions:**

1. Have the board members acknowledged that they have read and understood the mission of the public authority?

Yes

2. Who has the power to appoint the management of the public authority?

The Board of Directors

3. If the Board appoints management, do you have a policy you follow when appointing the management of the public authority?

Yes, the board appoints a personnel committee to provide guidance and recommendation to the full board who then appoint management based on the personnel committee direction.

4. Briefly describe the role of the Board and the role of management in the implementation of the mission.

The Board sets the mission of the organization and provides oversight and guidance to management who is responsible for implementation of the mission of the organization.

5. Has the Board acknowledged that they have read and understood the responses to each of these questions?

Yes, the board reviewed and approved these responses at their March 28, 2024 meeting.

**Steuben County Industrial Development Agency**  
**Management Assessment**  
**of**  
**Effectiveness of Internal Controls**

**Mission**

The purpose of the Steuben County Industrial Development Agency (IDA) is to advance the job opportunities, general prosperity and economic welfare of the people of the County.

The goal is to create and stimulate an economic climate that competitively positions Steuben County to attract a talented workforce, public and private investment in infrastructure and business development, and other compatible and diverse sustainable economic development opportunities. This will be accomplished by undertaking projects and development strategies that promote business development, and assist businesses to respond to opportunities, reduce risks, and overcome barriers to ensure long-term sustainability.

Steuben County IDA will work openly and cooperatively with its stakeholders to leverage the county's major assets and build the economic development capacity necessary to catalyze and sustain Steuben County's economy. Stakeholders include Steuben County's residents, workforce, municipal government entities, existing and prospective businesses, educational institutions and other organizations and agencies that can serve to enhance the county's economic prosperity.

**Internal Controls**

The Steuben County IDA FY 2023 independent audit and financial statements are the ultimate responsibility of the Steuben IDA management and Board of Directors. The statements were prepared in accordance with accounting principles generally accepted in the United States of America. Financial information from the audit can be found on the Steuben IDA website as required by the Public Authorities Reform Act of 2009 (PARA) or at the Steuben IDA offices.

Although the auditors were not asked to perform a formal audit of internal controls, they do provide any comments they may have regarding the subject within their management letter if/when they believe there to be internal weaknesses in the procedures or operations of the Steuben County IDA

The Steuben County IDA and the Board of Directors conducts an annual review and assessment of the effectiveness of agency policies. The objectives of this review are to provide reasonable assurance as to the protection of an accountability for assets, compliance with applicable laws and regulations, proper authorization and recording of transactions, and the reliability of financial records for preparing financial statements.



- Specific agency policies that address internal controls have been reviewed and approved by the board. These include the following:
  - Agency by-laws
  - Procurement Policy
  - Code of Ethics
  - Property Disposition Policy
  - Whistleblower Policy
  - Travel Policy
  - Real Property Acquisition Policy
  - Investment Policy
  - Uniform Tax Exemption Policy
  - Whistleblower Policy
  - Property Disposition Policy
  - Retail Project Policy
  - Termination of Benefits Policy
  - Fee Schedule
  - Financial Control Policy
  - Expenditure Policy
  - Compensation Reimbursement and Attendance Policy
  - Defense and Indemnification Policy
  - Capitalization Policy
  - Governance Committee Charter
  - Audit/Finance Committee Charter
  - Records Retention

The Steuben County IDA staff and management are committed to an ongoing assessment of the control structure throughout the year and, accordingly, are focused on ensuring timely compliance with PAAA/PARA statutory requirements including assurances of transparency, public reporting and accountability.

Therefore, in our opinion and after due consideration, the present internal control structure appears to be sufficient to meet internal control objectives that pertain to the effective and responsible operations of the Steuben County IDA.

Reviewed by Management on March 28, 2024:

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Executive Director

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Board Chair

Steuben County Industrial Development Agency

**Confidential Evaluation of Board Performance**

<b>Criteria</b>	<b>Agree</b>	<b>Somewhat Agree</b>	<b>Somewhat Disagree</b>	<b>Disagree</b>
Board members have a shared understanding of the mission and purpose of the Authority.	5			
The policies, practices and decision of the Board are always consistent with this mission.	5			
Board members comprehend their role and fiduciary responsibilities and hold themselves and each other to these principals.	5			
The Board has adopted policies, by-laws, and practices for the effective governance, management and operations of the Authority and reviews these annually.	5			
The Board sets clear and measurable performance goals for the Authority that contribute to accomplishing its mission.	5			
The decisions made by Board memberse are arrived at through independent judgment and deliveration, free of political influence, pressure or self-interest.	5			
Individual Board memberse communicate effectively with executive staff so as to be well informed on the status of all important issues.	4	1		
Board members are knowledgeable about the Authority's programs, financial statements, reporting requirements, and other transactions.	5			
The Board meets to review and approve all documents and reports prior to public release and is confident that the information being presented is accurate and complete.	5			
The Board knows the statutory obligations of the Authority and if the Authority is in compliance with state law.	5			
Board and committee meetings facilitate open, deliverate and thorough discussion, and the active participation of members.	5			
Board members have sufficient opportunity to research, discuss, question and prepare before decisions are made and votes taken.	5			
Individual Board members feel empowered to delay votes, defer agenda items, or table actionis if they feel additional information or discussion is required.	4	1		
The Board exercises appropriate oversight of the CEO and other executive staff, including setting performance expectationis and reviewing performance annually.	5			
The Board has identified the areas of most risk to the Authority and works with management to implement risk mitigatioin strategies before problems occur.	5			
Board members demonstrate leadership and vision and work respectfully with each other.	5			

Date Completed: 3/15/24



# IDA Annual Compliance Report State Sales Tax Recapture

For IDA fiscal year ending \_\_\_\_\_  
(mmdyy)

Due within 90 days of the end of each fiscal year.

### IDA information

Name of IDA		
Street address	Telephone number ( )	
City	State	ZIP code

### Terms and conditions for the recapture of state sales tax exemption benefits for projects established, amended, or extended on or after March 28, 2013

- 1 Did the IDA provide state sales tax exemption benefits to any project established, amended, or extended during the fiscal year entered above? ..... 1 Yes  No   
If Yes, continue below.  
If No, skip to question 3.
- 2 When an IDA establishes a project, appoints an agent/project operator, or amends or extends a project established in a prior year, the IDA must include terms and conditions for the recapture of state sales tax exemption benefits in its resolutions and project documents. This applies to all projects established, amended, or extended on or after March 28, 2013 (see instructions).  
Did the IDA use the same terms and conditions regarding the recapture of state sales tax exemption benefits in the project documents for each of its projects (as described above)? ..... 2 Yes  No   
If Yes, attach a copy of the terms and conditions used.  
If No, attach a copy of each version used. Be sure to identify the projects to which each version of the terms and conditions relate.  
If the IDA did not include terms and conditions for the recapture of state sales tax exemption benefits in the project documents, attach a list of these projects (see instructions).

### Activities and efforts to recapture state sales tax exemption benefits for projects established, amended, or extended on or after March 28, 2013

- 3 Did the IDA make efforts to recapture any state sales and use tax exemption benefits from an agent, project operator, or other person or entity (see instructions)? ..... 3 Yes  No   
If Yes, continue below.  
If No, skip question 4 and complete the Certification below.
- 4 Did the IDA file Form ST-65, IDA Report of Recaptured Sales and Use Tax Benefits, for each recapture, and remit the funds to the Tax Department? ..... 4 Yes  No   
If Yes, you must keep a copy of Form ST-65 and supporting documentation related to the recapture activities.  
If No, attach an explanation of the IDA's recapture efforts (see instructions).

### Certification

I certify that the above statements are true, complete, and correct, and that no material information has been omitted. I make these statements with the knowledge that willfully providing false or fraudulent information with this document may constitute a felony or other crime under New York State Law, punishable by a substantial fine and possible jail sentence. I also understand that the Tax Department is authorized to investigate the validity of any information entered on this document.

Print name of person signing on behalf of the IDA		Print title of person signing on behalf of the IDA	
Signature	Date	Telephone number ( )	

### Mailing instructions

Mail completed form and attachments to:

**NYS TAX DEPARTMENT  
IDA UNIT  
W A HARRIMAN CAMPUS  
ALBANY NY 12227-0866**

If not using U.S. Mail, see Publication 55, Designated Private Delivery Services.

## Project Summary Sheet

Northeastern Wealth Management

March 2024

### Project Description

Northeastern Wealth Management, LLC (NEWM) is an entity owned by Brian Polmanteer to redevelop a property at 44-50 Liberty Street in the Village of Bath. The property consists of two storefronts, one of which is leased to non-profit entities Arbor Development and Institute for Human Services. The other storefront, which encompasses about 33% of the property or 4,000 sq. ft., is the former Five Star Bank location that has been vacant for about five years.

The Village of Bath completed an economic development plan last year to support its focus on redeveloping the downtown area. Based on that plan, village officials applied for a NY Forward grant from the state to provide financial support for the redevelopment. One project highlighted in the plan was the expansion of Tub Town Brewing whose commercial space on Bath's village square is too small for its growing clientele, both on the retail and wholesale fronts.

Brian Polmanteer, born and raised in Bath, would like to participate in the village's redevelopment from both a residential and a commercial perspective. Brian is the owner of T&R Environmental and the future Momentum of Western NY which are both located in Bath. As such, he purchased 44-50 Liberty last fall to support the expansion of Tub Town in the village and to redevelop a long-vacant building.

NEWM will be spending \$1.1 million on a new Tub Town brewhouse building to be built behind the existing buildings on Liberty Street. Production capacity will increase by five times over current levels, allowing Tub Town to expand wholesale distribution to 30 other locations by the end of 2024. About \$165,000 will be spent to convert the former bank building space into a taproom.

<b>Total Project Investment</b>	\$1,265,000
<b>Jobs Retained</b>	0
<b>Job Created</b>	0 (4 jobs will be created by Tub Town within three years)
<b>Benefit to Cost Ratio</b>	12:1
<b>Estimated PILOT Savings</b>	\$0
<b>Estimated Mortgage Tax Savings</b>	\$0
<b>Estimated Sales Tax Savings</b>	\$32,000
<b>Total Savings</b>	\$32,000
<b>Comments</b>	This redevelopment project will improve a partially-vacant property, keep a brewery in the Village of Bath, and also support its wholesale growth. It will also promote visits to the downtown area by residents and tourists, which will likely spur other redevelopment projects on Liberty Street.
<b>Estimated Project Start Date</b>	April 2024
<b>Estimated Project Completion Date</b>	March 2025

### Evaluative Criteria for Adaptive Reuse/Community Redevelopment:

1. Private Sector Investment – The project will result in a \$1.265 million investment into a partially-vacant property on Liberty Street in Bath, which will create construction jobs for local contractors.
2. Distressed Census Tracts – The Village of Bath sits in three census tracts, and all three are considered distressed. One tract meets both the unemployment and the per capita income criteria, while the other two meet the per capita income criteria.

3. Building or Facility Vacancy/Elimination of Slum and Blight – Part of the subject property housed Five Star Bank which vacated the space five years ago, leaving the façade and its surroundings unattended.
4. Redevelopment Supports Local Community Development Plan – The Village of Bath recently completed an economic development plan that includes the redevelopment of Liberty Street. Officials applied for a NY Forward grant to support redevelopment efforts, but the village was not awarded funding.



### Application for Financial Assistance

Please complete the application and mail the *original, signed copy*, along with the **\$1,000 application fee**, to:

Steuben County IDA  
PO Box 393  
7234 State Route 54  
Bath, NY 14810

Information in the application is subject to public review under the New York State Freedom of Information Law. Please contact the IDA with any questions at 607-776-3316.

#### Section 1: Applicant Information (company receiving benefit)

**Applicant Name:** Northeastern Wealth Management, LLC

**Applicant Address:** 7215 CR-13, Bath, NY 14810

**Phone:** 607-368-1314

**Federal Tax ID:** 92-2865387

**NAICS Code:** 531120

**Will a real estate holding company be used to own the property?** Yes  No

**Name of real estate holding company:** Liberty St 44-50, LLC

**Federal Tax ID:** n/a

**Type of Entity:** Limited Liability Company

**Year Established:** 2023

**State in which entity is established:** New York

**Stockholders, members, or partners with 20% or more in ownership:**

Name	% Ownership
Brian T Polmanteer	100%
Type here to enter text.	Type here to enter text.
Type here to enter text.	Type here to enter text.

Is the Applicant or any of its owners involved in any lawsuits which could have a financial impact on the company?  
 Yes  No

Has the Applicant or any of its owners ever been involved in a bankruptcy? Yes  No

Are all owners noted above citizens of the United States? Yes  No

Provide a brief history of the Applicant, including operations, operating performance, changes in operations, current size and locations, products and/or services, major accounts, principal competitors, and major events affecting sales/services.

Attached.

Estimated % of sales (equal to 100%):

Within Steuben County: 100%

Outside Steuben County but in NY State: 0%

Outside New York but in U.S.: 0%

Outside U.S.: 0%

What % of annual supplies, raw materials, and vendor services are purchased from firms in Steuben County?

85%

Authorized Signatory Name: Brian T Polmanteer

Title: sole member

**Phone:** 607-368-1314

**Email:** polmanteerb@gmail.com

**Name of Corporate Contact (if different from Authorized Signatory):** Type here to enter text.

**Title:** Type here to enter text.

**Phone:** Type here to enter text.

**Email:** Type here to enter text.

**Name of Attorney:** Aaron Mullen

**Firm Name:** Mullen Associates

**Phone:** 607-776-1000

**Email:** Aaron@m-alaw.com

## Section 2: Project Description and Details

**Municipality(s) of current operations:**

Village of Bath

**Will the Project result in the abandonment of one or more plants/facilities of the Applicant located in New York?**

Yes  No

**If Yes, explain how, notwithstanding the aforementioned closing or activity reduction, the IDA's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Applicant's competitive position in its respective industry.**

Type here to enter text.

**Property address(es) of Project location:**

44-50 Liberty St, Bath, NY 14810



**Tax map number(s) of Project location:**

159.53-01-022.000

**Town/Village/City taxes are paid to:**

Village of Bath

**School district taxes are paid to:**

Bath Central School District

**Are property tax payments current?** Yes  No

**If no, please explain:** Type here to enter text.

**Does Applicant or any related party currently hold fee title to the Project property?**

Yes  No

**If no, provide the name of the current owner:** Type here to enter text.

**If no, does Applicant or any related party have an option to purchase the Project property?**

Yes  No

**What is the present use of the property?** 34% Vacant, 66% Leased Offices

**What is the present zoning/land use?** Central Business District

**Description of the project:** (check all that apply)

<input checked="" type="checkbox"/> New construction	<input type="checkbox"/> Acquisition of existing building
<input type="checkbox"/> Addition to existing building	<input checked="" type="checkbox"/> Purchase of machinery and/or equipment
<input checked="" type="checkbox"/> Renovation of existing building	<input type="checkbox"/> Other

**Please provide a narrative description of the project, including specific uses and activities that will occur at the site, products to be made or services to be offered, as well as markets for the goods/services. Please include the impact of this project on Applicant in terms of operations and profitability, or other factors affecting operations.**

attached

**Select the project type for all end users at the site; you may check more than one box:**

<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Multi-tenant
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Not-for-profit

<input type="checkbox"/> Back Office	<input type="checkbox"/> Healthcare
<input type="checkbox"/> Retail	<input checked="" type="checkbox"/> Other: Hospitality
<input type="checkbox"/> Housing	<input type="checkbox"/> Other: Type here to enter text.
<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Other: Type here to enter text.

Has or will Applicant enter into any tenant leases for this Project? Yes  No

If yes, please complete the chart below:

Tenant Name	Current Location	# sq. ft.	% of total sq. ft.	Business type
Tub Town Brewing, LLC	26 W Steuben St, Bath, NY 14810	4,000 sq ft	34%	Hospitality – Food & Drink
Arbor Housing	44 Liberty St, Bath NY 14810	5000 SQFT	42%	Service
Institute of Human Services	44 Liberty Street Bath, NY 14180	2800SQFT	24%	Service

What is the Project’s start date when equipment will be ordered or construction begins?

4/1/2024

What is the Project’s estimated completion?

3/31/2025

When will operations commence?

Target 8/1/2024 – Brewing facility, Target Winter 2025 - Taproom

Have construction contracts been signed? Yes  No

Has financing been finalized? Yes  No

Is this part of a multi-phase project? Yes  No

If Yes, please explain: The construction on the brewing facility to being in April 2024 with a completion in summer 2024. Start of the taproom to begin summer 2024 with a target completion of winter 2024/2025

Have site plans been submitted to the appropriate planning board? Yes  No

If Yes, has the Project received site plan approval? Yes  No

If the Project has received site plan approval, please provide a copy of the Environmental Assessment Form including the Negative Declaration.

**Please provide the IDA with the status of any other required approvals:**

Type here to enter text.

**Will customers personally visit the Project site for Retail Sales or Services? The terms refer to (a) sales by a registered vendor under Article 28 (Section 1101(b)(4)(i)) of the Tax Law of the State of New York primarily engaged in the retail sale of tangible personal property or (b) sales of a service to customers who personally visit the Project site.**

**Retail Sales** Yes  No

**Services** Yes  No

**If either question above is answered Yes, please complete the questions below. If not, please move on to the Financial Assistance and Project Budget section.**

<b>Retail/Service Industry-Only Questions</b>
---

**What percentage of the cost of the Project can be tied to the retail or service portion of the business?**

Type here to enter text.

**If the answer is less than 33%, do not complete the remainder of this section and move on to Section 3: Financial Assistance and Project Budget.**

For Projects where 33% or more is tied to retail sales or service:

**1. Will the Project be operated by a not-for-profit corporation?**

Yes  No

**2. Is the Project location or facility likely to attract a significant number of visitors from outside the economic development region in which the project will be located?**

Yes\*  No

**3. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the municipality within which the Project is to be located because of a lack of reasonably accessible retail trade facilities offering such goods or services?**

Yes\*  No

**4. Will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?**

Yes  No

**5. Is the Project located in a highly distressed area, as defined by the US Census Bureau?**

Yes  No

\*If the answer to question 2 or 3 is **Yes**, please provide a third-party market analysis or other documentation supporting the response.

**Section 3: Financial Assistance and Project Budget**

**Choose the type of assistance being requested:** (check all that apply)

Sales Tax Exemption    Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Property Tax Exemption    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Mortgage Tax Exemption    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Tax Exempt IR Bond    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Describe the reasons why the IDA’s assistance is necessary, and the effect the Project will have on Applicant’s operations. Focus on competitiveness issues, Project shortfalls, etc.**

attached

**Is there likelihood that the Project would not be undertaken but for the financial assistance provided by the IDA?**  
 Yes     No

**If the Project could be undertaken without financial assistance provided by the IDA, explain below why the Project should be provided financial assistance.**

Progress would be slowed and there may be a delayed start to work at the Bank/exterior facilities to focus funding on distribution only first. If the project is not assisted by the IDA could be delays in bringing the Bank back to viable, commercial use

**What would be the impact on the Applicant and the associated municipalities if the IDA does not provide financial assistance?**

If the IDA does not provide financial assistance, the Bank project may not commence in time to take advantage of peak tourism season and postpone progress to 2025.

**List below the Sources and Uses of funds for the Project:**

<u>Use of Funds</u>	<u>Amount</u>
Land Acquisition:	\$0
Building Purchase:	\$100,000
Construction or Renovation – <b>Labor</b> :	\$450,000

Construction or Renovation – <b>Materials:</b>	\$300,000
Site Work/Infrastructure:	\$50,000
Machinery, Equipment, Fixtures – <b>Taxable:</b>	\$100,000
Machinery, Equipment, Fixtures – <b>Non- Taxable:</b>	\$250,000
Soft Costs, Professional Fees:	\$15,000
Refinance of existing debt:	\$0
Other: Type here to enter text.	\$0
<b>Total Uses:</b>	\$1,265,000
<b><u>Source of Funds</u></b>	<b><u>Amount</u></b>
Equity:	\$965,000
Financial Institution:	\$0
Public Sector Assistance:	\$0
Other: Debt leverage	\$300,000
Other: Type here to enter text.	\$0
Other: Type here to enter text.	\$0
<b>Total Sources:</b>	\$0
<b>% Public Sources Used to Finance Project:</b>	

Have any of the above costs been paid or incurred as of the date of this application? Yes  No

If Yes, please describe: Type here to enter text.

If applying for a **Mortgage Recording Tax Exemption**, please list:

<b>Mortgage Amount:</b>	\$0
<b>Mortgage Recording Tax Exemption requested (multiply mortgage amount by 1.25%):</b>	\$0

If applying for a **Sales Tax Exemption\***, please list:

<b>Total cost of goods and services that are subject to NY State and Local Sales Tax:</b>	\$400,000
<b>Sales Tax Exemption requested (multiply total cost by 8%):</b>	\$32,000

\*The estimated sales tax amount listed above will be provided to the New York State Department of Taxation and Finance. Applicant acknowledges that the transaction documents may include a covenant by the Applicant to undertake the total amount of investment as proposed within this Application, and that the estimate, above, represents the maximum amount of sales and use tax benefit that the IDA may authorize with respect to this Application. The IDA may utilize the estimate, above, as well as the proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered.

If applying for a **Property Tax Exemption**, IDA staff will use the information contained in this application to create an estimate of real property tax abatement, based on current property tax rates and assessed values, which will be provided to the Applicant and attached to this application.

**Section 4: Project Employment**

Is the Project necessary to retain existing employment? Yes  No

Is the Project necessary to expand employment? Yes  No

Please complete the following chart with new and retained jobs using the definitions below:

- A – Retained Jobs are those that exist at the time of application.
- B – Jobs Created are those that will be created as a result of the Project in the first year
- C – Jobs Created are those that will be created as a result of the Project in the second year
- D – Jobs Created are those that will be created as a result of the Project in the third year

**E** – The sum of jobs to be created during the first three years of the Project.

**F** – The average wage of those existing and created jobs for each Job Type.

**G** – The average cost of benefits offered for existing and created jobs for each Job Type.

**Full Time** – Any regularly-scheduled employee who works 30 hours or more each week.

**Part Time** – Any employee who works less than 30 hours per week or who is employed on a temporary basis.

	A	B	C	D	E	F	G
Job Type	Retained Jobs	# Jobs Created Year 1	# Jobs Created Year 2	# Jobs Created Year 3	Total New Jobs Created	Average Annual Wage	Average Annual Benefit Cost
<b>Full Time</b>							
Management	0	0	0	0	0	\$0	\$0
Professional	0	0	0	0	0	\$0	\$0
Administrative	0	0	0	0	0	\$0	\$0
Production	0	0	0	0	0	\$0	\$0
Independent Contractor	0	0	0	0	0	\$0	\$0
Other: sales/distribution	0	0	0	0	0	\$0	\$0
<b>Total FT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Part Time</b>							
Management	0	0	0	0	0	\$0	\$0
Professional	0	0	0	0	0	\$0	\$0
Administrative	0	0	0	0	0	\$0	\$0
Production	0	0	0	0	0	\$0	\$0
Independent Contractor	0	0	0	0	0	\$0	\$0
Other: servers/cooks	0	0	0	0	0	\$0	\$0
<b>Total PT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total FTE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>

**How many of the new, FTE jobs to be created within three years will be filled by residents of the Labor Market Area that includes Steuben, Schuyler, Chemung, Yates, Allegany, and Livingston Counties?**

All positions created will be from Steuben and surrounding counties

The IDA may utilize the foregoing employment projections, among other items, to determine the Financial Assistance that will be offered by the IDA to the Applicant. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to retain the number of jobs and create the number of jobs with respect to the Project as set forth in this Application.

**Please complete the chart below if Applicant provides employment at other sites in New York State:**

	<b>Address:</b> Type here to enter text.	<b>Address:</b> Type here to enter text.	<b>Address:</b> Type here to enter text.
<b>Total FTEs</b>	0	0	0

**Section 5: Representations, Certifications, and Indemnification**

**Before completing this section, has IDA staff reviewed all previous sections of the Application and acknowledged that they are complete?    Yes     No**

As an authorized representative of Applicant, **Brian T Polmanteer** confirms that he/she is the **sole member** of **Northeastern Wealth Management, LLC.** named in the Application, and that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the IDA, also known as the “Agency,” and as follows:

1. **Job Listings:** In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the “DOL”) and with the administrative entity (collectively with the DOL, the “JTPA Entities”) of the service delivery area created by the federal job training partnership act (Public Law 97-300) (“JTPA”) in which the Project is located.
  
2. **First Consideration for Employment:** In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.



3. Annual Sales Tax Filings: In accordance with Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant. Copies of all filings shall be provided to the Agency.
4. Employment Reports: The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, said report being an agenda item subject to the Open Meetings Law.
5. The Applicant acknowledges that certain environmental representations will be required at closing. The Applicant shall provide with this Representation, Certification, and Indemnification Form copies of any known environmental reports, including any existing Phase I Environmental Site Assessment Report(s) and/or Phase II Environmental Investigations. The Agency may require the Company and/or owner of the premises to prepare and submit an environmental assessment and audit report, including but not necessarily limited to, a Phase I Environmental Site Assessment Report and a Phase II Environmental Investigation, with respect to the Premises at the sole cost and expense of the owner and/or the Applicant. All environmental assessment and audit reports shall be completed in accordance with ASTM Standard Practice E1527-05, and shall be conformed over to the Agency so that the Agency is authorized to use and rely on the reports. The Agency, however, does not adopt, ratify, confirm, or assume any representation made within reports required herein.
6. The Applicant and/or the owner, and their successors and assigns, hereby release, defend and indemnify the Agency from any and all suits, causes of action, litigations, damages, losses, liabilities, obligations, penalties, claims, demands, judgments, costs, disbursements, fees or expenses of any kind or nature whatsoever (including, without limitation, attorneys', consultants' and experts' fees) which may at any time be imposed upon, incurred by or asserted or awarded against the Agency, resulting from or arising out of any inquiries and/or environmental assessments, investigations and audits performed on behalf of the Applicant and/or the owner pursuant hereto, including the scope, level of detail, contents or accuracy of any environmental assessment, audit, inspection or investigation report completed hereunder and/or the selection of the environmental consultant, engineer or other qualified person to perform such assessments, investigations, and audits.
7. Hold Harmless Provision: The Applicant acknowledges and agrees that the Applicant shall be and is responsible for all costs of the Agency incurred in connection with any actions required to be taken by the Agency in furtherance of the Application including the Agency's costs of general counsel and/or the Agency's bond/transaction counsel whether or not the Application, the proposed Project it describes, the attendant negotiations, or the issue of bonds or other transaction or agreement are ultimately ever

carried to successful conclusion and agrees that the Agency shall not be liable for and agrees to indemnify, defend, and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (i) the Agency's examination and processing of, and action pursuant to or upon, the Application, regardless of whether or not the Application or the proposed Project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency; (ii) the Agency's acquisition, construction and/or installation of the proposed Project described herein; and (iii) any further action taken by the Agency with respect to the proposed Project including, without limiting the generality of the foregoing, all causes of action and attorney's fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law and the policies of the Agency that any New York State and local sales and use tax exemption claimed by the Applicant and approved by the Agency, any mortgage recording tax exemption claimed by the Applicant and approved by the Agency, and/or any real property tax abatement claimed by the Applicant and approved by the Agency, in connection with the Project, may be subject to recapture and/or termination by the Agency under such terms and conditions as will be established by the Agency and set forth in transaction documents to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this Application, including without limitation information regarding the amount of the New York State and local sales and use tax exemption benefit, the amount of the mortgage recording tax exemption benefit, and the amount of the real property tax abatement, if and as applicable, to the best of the Applicant's knowledge, is true, accurate and complete.

8. This obligation includes an obligation to submit an Agency Fee Payment to the Agency in accordance with the Agency Fee policy effective as of the date of this Application.
9. By executing and submitting this Application, the Applicant covenants and agrees to pay the following fees to the Agency and the Agency's general counsel and/or the Agency's bond/transaction counsel, the same to be paid at the times indicated:
  - a. a non-refundable \$1,000 application and publication fee (the "Application Fee");
  - b. an amount equal to one percent (1%) of the total project costs, unless otherwise agreed to by the Agency; and
  - c. all fees, costs and expenses incurred by the Agency for (1) legal services, including but not limited to those provided by the Agency's general counsel and/or the Agency's bond/transaction counsel, thus note that the Applicant is entitled to receive a written estimate of fees and costs of the Agency's general counsel and the Agency's bond/transaction counsel; and (2) other consultants retained by the Agency in connection with the proposed project, with all such charges to be paid by the Applicant at the closing.
10. If the Applicant fails to conclude or consummate the necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable proper or requested action, or withdraws, abandons, cancels, or neglects the Application, or if the Applicant is unable to find buyers willing to purchase the bond issue requested, or if the Applicant is unable to facilitate the sale/leaseback or lease/leaseback transaction, then, upon the presentation of an invoice, Applicant shall pay to the Agency, its agents, or assigns all actual costs incurred by the Agency in furtherance of the Application, up to that date and time, including but not necessarily limited to, fees of the Agency's general counsel and/or the Agency's bond/transaction counsel.

11. The Applicant acknowledges and agrees that all payment liabilities to the Agency and the Agency's general counsel and/or the Agency's bond and/or transaction counsel as expressed in Sections 8 and 9 are obligations that are not dependent on final documentation of the transaction contemplated by this Application.
12. The cost incurred by the Agency and paid by the Applicant, the Agency's general counsel and/or bond/transaction counsel fees and the processing fees, may be considered as a cost of the Project and included in the financing of costs of the proposed Project, except as limited by the applicable provisions of the Internal Revenue Code with respect to tax-exempt bond financing.
13. The Applicant acknowledges that the Agency is subject to New York State's Freedom of Information Law (FOIL). **Applicant understands that all Project information and records related to this application are potentially subject to disclosure under FOIL subject to limited statutory exclusions.**
14. The Applicant acknowledges that it has been provided a copy of the Agency's Policy for Termination of Agency Benefits and Recapture of Agency Benefits Previously Granted (the "Termination and Recapture Policy"). The Applicant covenants and agrees that it fully understands that the Termination and Recapture Policy is applicable to the Project that is the subject of this Application, and that the Agency will implement the Termination and Recapture Policy if and when it is so required to do so. The Applicant further covenants and agrees that its Project is potentially subject to termination of Agency financial assistance and/or recapture of Agency financial assistance so provided and/or previously granted.
15. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
16. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
17. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project, as well as may lead to other possible enforcement actions.
18. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law,

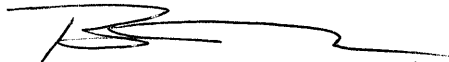
including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

19. In the event that (a) the Company does not proceed to final IDA approval within six (6) months of the date of the initial resolution and/or (b) close with the IDA on the proposed Financial Assistance within twelve (12) months of the date of the initial resolution, the IDA reserves the right to rescind and cancel all approvals provided.
20. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.
21. The Applicant and the individual executing this Application on behalf of Applicant acknowledge receipt of notice from the Agency pursuant to Section 224-a(8)(d) of the New York Labor Law that the estimated mortgage recording tax exemption benefit amount, the estimated sales and use tax exemption benefit amount, and the estimated real property tax abatement benefit amount as so identified within this Application are "public funds" and not otherwise excluded under Section 224-a(3) of the New York Labor Law. Applicant further acknowledges and understands that it has certain obligations as related thereto pursuant to Section 224-a(8)(a) of the New York Labor Law.

STATE OF NEW YORK )  
COUNTY OF Steuben ) ss.:

Brian Polunin, being first duly sworn, deposes and says:

1. That I am the manager member (Corporate Office) of NORTH EASTERN ENERGY (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

  
(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury  
this 25 day of March, 2024.

Makenna Rae Sadowski  
(Notary Public)

**MAKENNA RAE SADOWSKI**  
NOTARY PUBLIC, STATE OF NEW YORK  
NO. 01SA6439538  
QUALIFIED IN ALLEGANY COUNTY  
MY COMMISSION EXPIRES AUG 29, 2026

## **Add'l Narrative – Northeastern Wealth Management, LLC – Liberty St Project**

### **Section 1, Applicant History:**

Northeastern Wealth Management, LLC (NEWM) purchased the properties at 44-50 Liberty St with a goal of leasing valuable property in the Village of Bath business district to companies who can assist in ongoing revitalization of the community. This property consists of approximately 11,800 sq ft of commercial space with private parking in the rear of the parcel. Currently, 66% of the property is utilized as commercial office space, leased to Arbor Development and Institute for Human Services (IHS). Prior to NEWM acquiring this parcel, a leaseholder (Arbor) had intent to purchase to maintain their office space, but had no interest or ability to utilize the remaining space or expand. Upon interest from NEWM, Arbor rescinded their offer to allow NEWM to purchase.

The remaining vacant portion of 44-50 Liberty St, primarily the former Five Star Bank (the Bank), has been vacant for approximately five years with no prospects for the space. Newly formed Tub Town Brewing, LLC (Tub Town), currently operates on Steuben Street with a growing opportunity for expansion of their product and services. However, their current property has numerous limitations tied to the space at the parcel and associated parking. NEWM and Tub Town have teamed up with a vision to transform the Bank into a tourist and local destination for craft beer, good food and a unique atmosphere. Alongside the developments within the Bank as the new taproom, there will be new construction on the rear of the building alongside East William St to feature a state-of-the-art brewing facility to expand product distribution for the surrounding areas.

This project coincides with the Village of Bath's economic development plans to redevelop the Liberty Street area as evidenced by the new Economic Development Study and the application for New York Forward grant funding from NYS.

### **Section 2, Project Description:**

NEWM is leading this project as a design and build setup and will fund the entire build and upfit and will subsequently lease to Tub Town. This includes:

The first portion of the project is to construct a new, state-of-the-art brewing facility. This will be 100% new construction at the rear of the parcel along E William St. The building will be over 4,000 sq ft to accommodate the new fermenter systems on order. The building will create curb appeal and interest to the area with sections of floor to ceiling windows for the public to see the brewing process firsthand. From an operations standpoint, the brewing facility will increase capacity for production by 5x the current operation and drive the company growth forward. It will also allow for greater storage of dry materials and completed product to permit better buying practices for Tub Town. The addition of a drive through bay will support future growth for delivery and distribution of product by the truckload.

At the same time, the Bank will have interior upfits to accommodate the taproom, kitchen and interior storage. As the building has been vacant for approximately 5 years, some other ancillary repairs and upgrades are necessary prior to opening operations within the building. The goal of the upfits is to maintain the historical nature and interest of the building while making it functional for the operation.

The former teller/lobby area will be converted into the public taproom with a large bar and seating areas. In addition, previous executive offices in the Bank will transition to private meeting/small event rooms for businesses and individuals to book at Tub Town. The remaining space will be altered to accommodate a kitchen and cooler areas for product.

To bridge the gap between the two spaces, appx 16,000 sq ft of parking can be utilized for exterior event spaces and outdoor seating. Parking will not be lost as the municipal lot adjacent to the facility provides a surplus of parking space.

With this project, first and foremost, the increased volume production will allow for company expansion and expansion of sales and services. Outsourcing product sales to other establishments within Steuben County and surrounding counties as well as participation in an increased number of public events in the Finger Lakes region. At the Liberty St location, tours will be offered with an Immersion Tasting Experience in the brewing facility as well as outdoor seating. Within the Bank, the additional space will allow to create a more family friendly environment to expand the target market. Overall, the brewing capacity will increase by 5x and is projected to distribute to 30 other locations by the end of 2024 with this expansion.

The support of the IDA will aid in increasing profitability by reducing upfit costs for construction, kitchen equipment and FFE. It will also expedite the growth to not delay certain expansions and functionality on a cashflow basis.

### **Section 3: Statement of Need**

The IDA's assistance will support the project happening quickly and efficiently in order to open all operations in 2024 and take full advantage of the 2024 peak tourist season. Although there is a steady incline for demand of craft breweries in NYS, there is also a great level of competition. Currently, Tub Town has extensive interest in putting their product on tap in dozens of other locations within the Finger Lakes Region. However, there is potential that if they cannot meet demand quickly enough, some customers may move on to other brewers who can meet the demand. It is imperative that Tub Town expands their operations as quickly as possible to keep interest and expand their name/market share.

# Steuben County Industrial Development Agency

## MRB Cost Benefit Calculator



Date: March 26, 2024  
 Project Title: Northeastern Wealth Management  
 Project Location: Bath, NY

### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

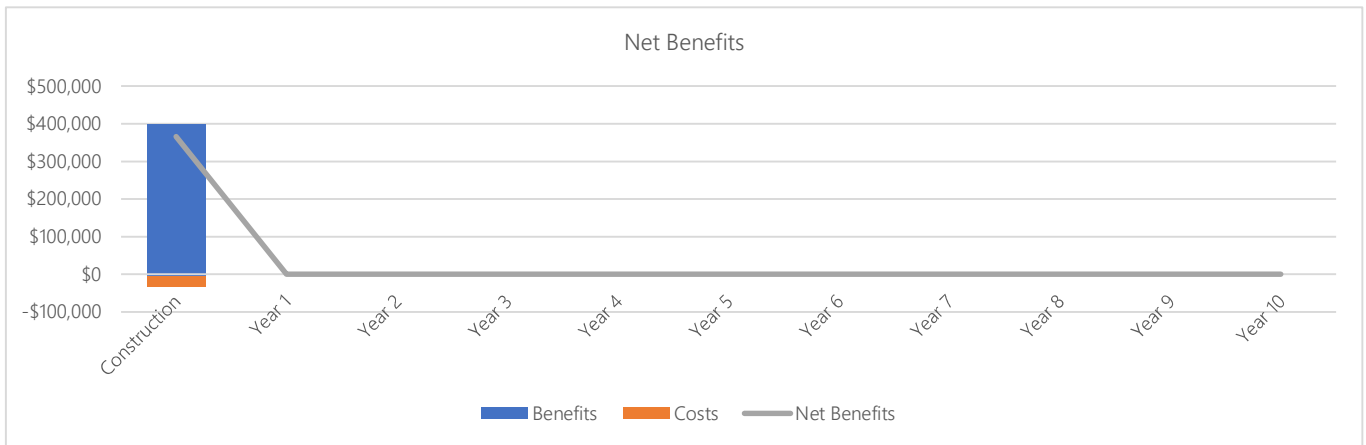
Project Total Investment  
 \$1,265,000

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		6	1	8
Earnings		\$308,302	\$67,288	\$375,590
Local Spend		\$800,000	\$215,050	\$1,015,050

		Ongoing (Operations)		
		Direct	Indirect	Total
Jobs		0	0	0
Earnings		\$0	\$0	\$0

Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

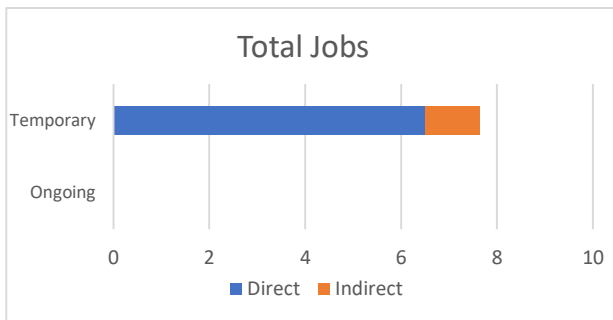
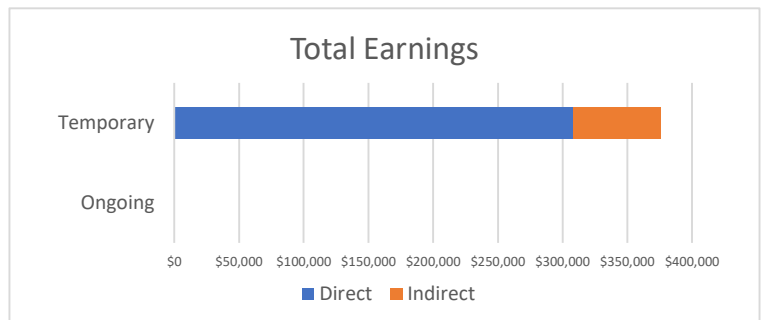


Figure 3



# Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

## Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$0	\$0
Sales Tax Exemption	\$32,000	\$32,000
Local Sales Tax Exemption	\$16,000	\$16,000
State Sales Tax Exemption	\$16,000	\$16,000
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
<b>Total Costs</b>	<b>\$32,000</b>	<b>\$32,000</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$378,219</b>	<b>\$378,219</b>
To Private Individuals	\$375,590	\$375,590
Temporary Payroll	\$375,590	\$375,590
Ongoing Payroll	\$0	\$0
Other Payments to Private Individuals	\$0	\$0
To the Public	\$2,629	\$2,629
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$2,629	\$2,629
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$19,531</b>	<b>\$19,531</b>
To the Public	\$19,531	\$19,531
Temporary Income Tax Revenue	\$16,902	\$16,902
Ongoing Income Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$2,629	\$2,629
Ongoing Jobs - Sales Tax Revenue	\$0	\$0
<b>Total Benefits to State &amp; Region</b>	<b>\$397,750</b>	<b>\$397,750</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$378,219	\$16,000	24:1
State	\$19,531	\$16,000	1:1
<b>Grand Total</b>	<b>\$397,750</b>	<b>\$32,000</b>	<b>12:1</b>

\*Discounted at 2%

## Additional Comments from IDA

This project will redevelop a commercial space vacant for five years in downtown Bath.

Does the IDA believe that the project can be accomplished in a timely fashion? Yes



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Tub Town Brewery -New Brewery Building funded by Northeastern Wealth Management LLC			
Name of Action or Project: See above			
Project Location (describe, and attach a location map): 44-50 Liberty Street Rear parking area(former Bath National Bank Motor Bank)			
Brief Description of Proposed Action: Construction of New 56' x 72' free standign structure to house new 5 barrell brewing set , brewing supplies, and storage and ancillary equipment.			
Name of Applicant or Sponsor: Brian Polmanteer/Sponsor		Telephone: 607 368-1314	
Address: 7215 County Route 13		E-Mail: polmanteerb@trenviro.com	
City/PO: Bath		State: NY	Zip Code: 14810
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Village of Bath zoning- approved, Village of Bath building permit			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ .33 acres b. Total acreage to be physically disturbed? _____ .25 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .8 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline    Forest    Agricultural/grasslands    Early mid-successional

Wetland    Urban    Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

	NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

16. Is the project site located in the 100-year flood plan?

	NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

17. Will the proposed action create storm water discharge, either from point or non-point sources?

If Yes,

a. Will storm water discharges flow to adjacent properties?

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

If Yes, briefly describe:

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18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

If Yes, explain the purpose and size of the impoundment:

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19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

If Yes, describe:

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20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

If Yes, describe:


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**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/name: Brian Polmanteer Date: 12/28/31

Signature:  Title: Pres and CEO

# Baron Wind Distribution Avoca Substation

## Steuben County IDA PILOT Assessment

Rated Mgw		<b>Distribution</b>
Town of Cohocton Tax Rate/\$1,000	\$7.15	22.01%
County Tax Rate/\$1,000	\$10.65	32.78%
Avoca School District Tax Rate/\$1,000	\$14.69	45.21%
<b>Total Tax Rate/\$1000</b>	<b>\$32.49</b>	
Assessed Value of Construction		\$374,200.00

### 20 year schedule

Abatement Year	Total PILOT Revenue	Town Payment	County Payment	Avoca School Payment
Year 1	\$6,079	\$1,338	\$1,993	\$2,748
Year 2	\$6,383	\$1,405	\$2,092	\$2,886
Year 3	\$6,687	\$1,472	\$2,192	\$3,023
Year 4	\$6,991	\$1,538	\$2,292	\$3,161
Year 5	\$7,295	\$1,605	\$2,391	\$3,298
Year 6	\$7,599	\$1,672	\$2,491	\$3,436
Year 7	\$7,903	\$1,739	\$2,590	\$3,573
Year 8	\$8,206	\$1,806	\$2,690	\$3,710
Year 9	\$8,510	\$1,873	\$2,790	\$3,848
Year 10	\$8,814	\$1,940	\$2,889	\$3,985
Year 11	\$9,118	\$2,007	\$2,989	\$4,123
Year 12	\$9,422	\$2,074	\$3,089	\$4,260
Year 13	\$9,726	\$2,140	\$3,188	\$4,398
Year 14	\$10,030	\$2,207	\$3,288	\$4,535
Year 15	\$10,334	\$2,274	\$3,387	\$4,672
Year 16	\$10,638	\$2,341	\$3,487	\$4,810
Year 17	\$10,942	\$2,408	\$3,587	\$4,947
Year 18	\$11,246	\$2,475	\$3,686	\$5,085
Year 19	\$11,550	\$2,542	\$3,786	\$5,222
Year 20	\$11,854	\$2,609	\$3,886	\$5,360
	\$179,327	\$39,464	\$58,782	\$81,081



**ASSIGNMENT AUTHORIZING RESOLUTION**

*(Momentum of Western New York, LLC Project – Assignment Authorization)*

A regular meeting of the Steuben County Industrial Development Agency convened on Thursday, March 28, 2024.

The following resolution was duly offered and seconded, to wit:

Resolution No. 03/2024 - \_\_

RESOLUTION OF THE STEUBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY (THE “AGENCY”) (i) AUTHORIZING AN ASSIGNMENT REQUEST RECEIVED FROM MOMENTUM OF WESTERN NEW YORK, LLC (THE “COMPANY”) IN CONNECTION WITH A CERTAIN PROJECT (AS MORE FULLY DESCRIBED BELOW) TO BE UNDERTAKEN BY THE AGENCY AND THE COMPANY; AND (ii) AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS WITH RESPECT TO SAME.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 178 of the Laws of 1972 of the State of New York, as amended (hereinafter collectively called the “Act”), the **STEUBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY** (the “Agency”) was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, pursuant to a Final Resolution adopted on January 26, 2023 (the “Final Resolution”), the Agency appointed **MOMENTUM OF WESTERN NEW YORK, LLC** (the “Company”), as agent of the Agency to undertake a certain Project (the “Project”) consisting of: (i) the acquisition of a leasehold or other interest in certain real property located at Industrial Park North in the Town of Bath, New York (the "Land", as may be subdivided and assigned a new address and tax parcel No.); (ii) the planning, design, construction and operation of an approximately 28,000 square foot material recovery and recycling facility (collectively, the "Improvements"); and (iii) the acquisition of and installation in and around the Land and the Improvements by the Company of certain items of machinery, equipment and other tangible personal property (the "Equipment"; and, together with the Land and the Improvements, the "Facility"); and

WHEREAS, as of the date of the Company’s Application for Financial Assistance (the “Original Application”), the Original Application was submitted by and through Brian T. Polmanteer as the 100% owner of the Company (the “Original Company Parent”); and

WHEREAS, the Company, by and through the Original Company Parent, has advised the Agency that they intend to sell and transfer one-hundred percent (100%) of the membership interests in the Company from the Original Company Parent to Momentum Environmental,

Holdco, LLC (the “Assignees”), with the foregoing restructuring being referred to herein as the “Assignment”; and

WHEREAS, the Company has requested the Agency’s approval of the Assignment and has provided the Agency with an updated ownership chart and additional background information for the Agency to review and consider; and

WHEREAS, in furtherance of the foregoing, the Agency desires to (i) authorize the Assignment subject to the terms and conditions set forth herein and (ii) the execution and delivery of certain documents and agreements in furtherance of same.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE STEUBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. Based upon the representations made by the Company, the Agency hereby consents to, authorizes and approves the Assignment subject to the terms and conditions set forth herein. All other approvals contained within the Final Resolution shall remain in full force and effect.

Section 2. The Agency’s consent and approval of the Assignment is subject to payment by the Company of all costs and fees of the Agency in connection with review, consideration and authorization of the Assignment.

Section 3. The Chairman, Vice Chairman and/or Executive Director of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver any documents and agreements necessary to effectuate the Assignment, with such changes as shall be approved by the Chairman, Vice Chairman and/or Executive Director and counsel to the Agency upon execution.

Section 4. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 5. These Resolutions shall take effect immediately upon adoption.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Mark R. Alger	[ ]	[ ]	[ ]	[ ]
Kelly Fitzpatrick	[ ]	[ ]	[ ]	[ ]
Anthony Russo	[ ]	[ ]	[ ]	[ ]
Dean Strobel	[ ]	[ ]	[ ]	[ ]
Mike Davidson	[ ]	[ ]	[ ]	[ ]
Sarah Creath	[ ]	[ ]	[ ]	[ ]
Michelle Caulfield	[ ]	[ ]	[ ]	[ ]

The Resolution was thereupon duly adopted.

STATE OF NEW YORK )  
COUNTY OF STEUBEN ) SS:

I, the undersigned Secretary of Steuben County Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of Steuben County Industrial Development Agency (the “Agency”), including the resolution contained therein, held on March 28, 2024, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Agency this \_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Secretary



**RESOLUTION**

A regular meeting of the Steuben County Industrial Development Agency was convened on Thursday, March 28, 2024.

The following resolution was duly offered and seconded, to wit:

Resolution No. 03/2024 - \_\_\_\_\_

RESOLUTION OF THE STEUBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") APPROVING THE OATH OF OFFICE OF THE AGENCY'S BOARD MEMBERS.

WHEREAS, the Agency wishes to renew the term of three of its current board members.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE STEUBEN COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Agency hereby approves the Oath of Office for the following board members:

- (a) Mike Davidson, as Secretary, for a renewal of term expiring December 31, 2026;
- (b) Kelly Fitzpatrick, as Vice Chair, for a renewal of term expiring December 31, 2024;  
and
- (c) Sarah Creath, as Member, for a renewal of term expiring December 31, 2026.

Section 2. This Resolutions shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to vote on roll call, which resulted as follows:

	<i>Yea</i>		<i>Nay</i>		<i>Abstain</i>		<i>Absent</i>	
Mark R. Alger	[	]	[	]	[	]	[	]
Kelly Fitzpatrick	[	]	[	]	[	]	[	]
Anthony Russo	[	]	[	]	[	]	[	]
Dean Strobel	[	]	[	]	[	]	[	]
Mike Davidson	[	]	[	]	[	]	[	]
Sarah Creath	[	]	[	]	[	]	[	]
Michelle Caulfield	[	]	[	]	[	]	[	]

The Resolutions were thereupon duly adopted.

**SECRETARY'S CERTIFICATION**

STATE OF NEW YORK                    )  
COUNTY OF STEUBEN                ) ss.:

I, the undersigned, Secretary of the Steuben County Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the Steuben County Industrial Development Agency (the "Agency"), including the resolution contained therein, held on March 28, 2024, with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Agency this \_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Secretary