

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 03/29/2021
 Status: CERTIFIED
 Certified Date: 03/29/2021

Governance Information (Authority-Related)

Question	Response	URL(If Applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	http://www.tompkinsida.org/wp-content/uploads/2021/03/TCIDA-Annual-Accomplishment-and-Operations-Report-2020.pdf
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	No	
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	http://www.tompkinsida.org/wp-content/uploads/2019/08/TCIDA-Org.-Chart.pdf
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	http://www.tompkinsida.org/
9. Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		http://www.tompkinsida.org/wp-content/uploads/2021/03/TCIDA-2020-Measurement-Report.pdf

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Governance Information (Board-Related)

Question	Response	URL(If Applicable)
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established a Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		http://www.tompkinsida.org/board-of-directors/
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		http://www.tompkinsida.org/meetings-minutes/
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	http://www.tompkinsida.org/wp-content/uploads/2019/08/TCIDA-bylaws-FINAL-2019.pdf
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	http://www.tompkinsida.org/wp-content/uploads/2018/10/TCIDA-Code-of-Eithcs.pdf
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	No	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	No	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	Yes	http://www.tompkinsida.org/wp-content/uploads/2019/05/TCIDA-Compensation-Reimbursement-Attendance-Policy-.pdf
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	http://www.tompkinsida.org/wp-content/uploads/2020/07/TCIDA-UTEP-2020.pdf

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Board of Directors Listing

Name	John, Guttridge	Nominated By	Other
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	1/1/2019	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2020	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

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

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

Name	Laura, Lewis	Nominated By	Other
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	1/1/2020	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2021	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	

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

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

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Name	Tavares, Jennifer	Nominated By	Other
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	1/1/2019	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2020	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

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Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/ Allowances/ Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the authority	If yes Is payment made by state or local government
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This Authority has indicated that it has no staff during the reporting period.

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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

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
John, Guttridge	Board of Directors												X	
John, Richard	Board of Directors												X	
Koreman, Anne	Board of Directors												X	
Laura, Lewis	Board of Directors												X	
Mike, Sigler	Board of Directors												X	
Robertson, Martha	Board of Directors												X	
Tavares, Jennifer	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
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Subsidiary/Component Unit Verification

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

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

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

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

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

SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$664,664.00
	Investments		\$0.00
	Receivables, net		\$0.00
	Other assets		\$0.00
	Total Current Assets		\$664,664.00
Noncurrent Assets			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$0.00
	Other assets		\$0.00
	Capital Assets		
		Land and other nondepreciable property	\$0.00
		Buildings and equipment	\$0.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$0.00
		Net Capital Assets	\$0.00
	Total Noncurrent Assets		\$0.00
	Total Assets		\$664,664.00
Liabilities			
Current Liabilities			
	Accounts payable		\$8,080.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$0.00
	Deferred revenues		\$0.00
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$0.00
	Total Current Liabilities		\$8,080.00
Noncurrent Liabilities			

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	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$0.00
	Long Term Leases		\$0.00
	Other long-term obligations		\$0.00
	Total Noncurrent Liabilities		\$0.00
Total Liabilities			\$8,080.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$0.00
	Restricted		\$0.00
	Unrestricted		\$656,584.00
	Total Net Assets		\$656,584.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$121,780.00
	Rental & financing income		\$0.00
	Other operating revenues		\$0.00
	Total Operating Revenue		\$121,780.00
Operating Expenses			
	Salaries and wages		\$0.00
	Other employee benefits		\$0.00
	Professional services contracts		\$470,409.00
	Supplies and materials		\$0.00
	Depreciation & amortization		\$0.00
	Other operating expenses		\$0.00
	Total Operating Expenses		\$470,409.00
Operating Income (Loss)			(\$348,629.00)
Nonoperating Revenues			
	Investment earnings		\$631.00
	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		\$631.00
Nonoperating Expenses			
	Interest and other financing charges		\$0.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$0.00
	Total Nonoperating Expenses		\$0.00
	Income (Loss) Before Contributions		(\$347,998.00)
Capital Contributions			\$0.00
Change in net assets			(\$347,998.00)
Net assets (deficit) beginning of year			\$1,004,582.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$656,584.00

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Current Debt

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

New Debt Issuances

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Schedule of Authority Debt

Type of Debt			Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation	State Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation						
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit		Conduit Debt	0.00	131,227,466.00	0.00	89,985,408.00	41,242,058.00
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS			0.00	131,227,466.00	0.00	89,985,408.00	41,242,058.00

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Real Property Acquisition/Disposal List

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

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Personal Property

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

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Property Documents

Question	Response	URL (If Applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	No	
2. Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	http://www.tompkinsida.org/board-of-directors/
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?	No	N/A

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IDA Projects

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	50031905B			
Project Type	Lease	State Sales Tax Exemption	\$1,707.21	
Project Name	15 Royal Road LLC	Local Sales Tax Exemption	\$1,707.21	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,360,000.00	Total Exemptions	\$3,414.42	
Benefited Project Amount	\$2,340,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	5/8/2019	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	10/1/2019	Net Exemptions	\$3,414.42	
Year Financial Assistance is Planned to End	2030	Project Employment Information		
Notes	Renovation and Construction for Emmy's Organics. 2019-2020 is for STE and MRT phase of the project.			
Location of Project		# of FTEs before IDA Status	27.00	
Address Line1	15 Royal Road	Original Estimate of Jobs to be Created	5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	48,500.00	
City	ITHACA	Annualized Salary Range of Jobs to be Created	33,000.00	To: 60,000.00
State	NY	Original Estimate of Jobs to be Retained	27.00	
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	78,166.00	
Province/Region		Current # of FTEs	34.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	7.00	
Applicant Name	Emmys Organics LLC	Project Status		
Address Line1	629 W Buffalo Street			
Address Line2				
City	ITHACA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14850	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	50031503A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	209215 Dryden Associates	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$30,968.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$57,667.94	
Original Project Code		School Property Tax Exemption	\$82,516.00	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$39,350,000.00	Total Exemptions	\$171,151.94	
Benefited Project Amount	\$30,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$38,377.61
Not For Profit	No		Local PILOT	\$69,384.78
Date Project approved	9/24/2015		School District PILOT	\$101,681.61
Did IDA took Title to Property	Yes		Total PILOT	\$209,444.00
Date IDA Took Title to Property	12/9/2015		Net Exemptions	-\$38,292.06
Year Financial Assistance is Planned to End	2065	Project Employment Information		
Notes	Building built to be leased to CU MBA school PILOT starts 2017. PILOT sets assessment level.			
Location of Project		# of FTEs before IDA Status	1.00	
Address Line1	209-215 Dryden Road	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	ITHACA	Annualized Salary Range of Jobs to be Created	0.00 To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	1.00	
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00	
Province/Region		Current # of FTEs	73.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	72.00	
Applicant Name	209-215 Dryden Associates LLC	Project Status		
Address Line1	15 Thornwood Drive			
Address Line2				
City	ITHACA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14850	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	50031306A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	318 South Albany LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$18,955.70	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$35,308.00	
Original Project Code		School Property Tax Exemption	\$50,523.20	
Project Purpose Category	Continuing Care Retirement Communities	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,960,000.00	Total Exemptions	\$104,786.90	
Benefited Project Amount	\$3,060,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$9,477.85	\$9,477.85
Not For Profit	No	Local PILOT	\$17,654.00	\$17,654.00
Date Project approved	12/18/2013	School District PILOT	\$25,261.60	\$25,261.60
Did IDA took Title to Property	Yes	Total PILOT	\$52,393.45	\$52,393.45
Date IDA Took Title to Property	12/30/2013	Net Exemptions	\$52,393.45	
Year Financial Assistance is Planned to End	2024	Project Employment Information		
Notes	PILOT started in 2015			
Location of Project		# of FTEs before IDA Status	101.00	
Address Line1	318 South Albany Street	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	ITHACA	Annualized Salary Range of Jobs to be Created	0.00 To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	101.00	
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	31,120.00	
Province/Region		Current # of FTEs	103.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	2.00	
Applicant Name	BTRNC LLC			
Address Line1	1 Hillcrest Center Drive	Project Status		
Address Line2				
City	SPRING VALLEY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10977	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	50031713A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	323T, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$4,614,574.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$3,888,767.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	1/9/2018	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	10/25/2018	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2030	Project Employment Information		
Notes	Project is currently under construction. STE 2018-2020 PILOT to begin in 2021			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	323 Taughannock Blvd.	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	ITHACA	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	323T, LLC			
Address Line1	230 Colonial Drive	Project Status		
Address Line2				
City	HORSEHEADS	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14845	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031906A				
Project Type	Lease	State Sales Tax Exemption	\$9,948.66		
Project Name	327 W Seneca LLC	Local Sales Tax Exemption	\$9,948.67		
		County Real Property Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00		
Original Project Code		School Property Tax Exemption	\$0.00		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$1,778,422.00	Total Exemptions	\$19,897.33		
Benefited Project Amount	\$1,442,379.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$0.00	\$0.00
Not For Profit	No		Local PILOT	\$0.00	\$0.00
Date Project approved	11/13/2019		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	12/1/2020		Net Exemptions	\$19,897.33	
Year Financial Assistance is Planned to End	2032	Project Employment Information			
Notes	STE 2020-2021 PILOT through 2032				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	327 W Seneca Street	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	ITHACA	Annualized Salary Range of Jobs to be Created	0.00 To: 0.00		
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Visum Development Group				
Address Line1	119 S. Cayuga Street	Project Status			
Address Line2					
City	ITHACA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14850	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	50031403B			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	330 Main Street Holding	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$6,601.99	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$8,800.48	
Original Project Code		School Property Tax Exemption	\$39,050.69	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$7,150,000.00	Total Exemptions	\$54,453.16	
Benefited Project Amount	\$7,150,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$4,813.26	\$4,813.26
Not For Profit	No	Local PILOT	\$6,416.09	\$6,416.09
Date Project approved	7/24/2014	School District PILOT	\$28,470.41	\$28,470.41
Did IDA took Title to Property	Yes	Total PILOT	\$39,699.76	\$39,699.76
Date IDA Took Title to Property	4/7/2015	Net Exemptions	\$14,753.40	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes	When this project only had sales tax exemption was entered and then when that ended this part was entered.			
Location of Project		# of FTEs before IDA Status	9.00	
Address Line1	330 Main Street	Original Estimate of Jobs to be Created	26.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	FREEVILLE	Annualized Salary Range of Jobs to be Created	28,000.00	To: 100,000.00
State	NY	Original Estimate of Jobs to be Retained	9.00	
Zip - Plus4	13068	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00	
Province/Region		Current # of FTEs	48.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	39.00	
Applicant Name	Incodema3D LLC			
Address Line1	407 Cliff Street	Project Status		
Address Line2				
City	ITHACA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14850	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	50030506A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	35 Thornwood Drive	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$23,185.17	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$11,177.32	
Original Project Code		School Property Tax Exemption	\$77,524.27	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$4,171,331.00	Total Exemptions	\$111,886.76	
Benefited Project Amount	\$4,171,331.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$17,885.70	\$17,885.70
Not For Profit	No	Local PILOT	\$8,622.47	\$8,622.47
Date Project approved	12/28/2005	School District PILOT	\$59,804.36	\$59,804.36
Did IDA took Title to Property	Yes	Total PILOT	\$86,312.53	\$86,312.53
Date IDA Took Title to Property	9/30/2006	Net Exemptions	\$25,574.23	
Year Financial Assistance is Planned to End	2015	Project Employment Information		
Notes	Construction of office business park for Cornell University Real Estate Dept. No original jobs to be retained therefore no average salary for original jobs Planned End year is incorrect - this is a 15 year PILOT. Correct planned end year is 2021.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	35 Thornwood Drive	Original Estimate of Jobs to be Created	50.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	55,000.00	
City	ITHACA	Annualized Salary Range of Jobs to be Created	25,000.00	To: 100,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	126.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	126.00	
Applicant Name	Cornell University			
Address Line1	Real Estate Department	Project Status		
Address Line2				
City	ITHACA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14853	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	50030801A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	AES Cayuga	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$126,415.86	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$30,795.08	
Original Project Code		School Property Tax Exemption	\$421,900.28	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$0.00	Total Exemptions	\$579,111.22	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$126,415.86
Not For Profit	No	Local PILOT	\$0.00	\$30,795.08
Date Project approved	2/27/2009	School District PILOT	\$0.00	\$421,900.28
Did IDA took Title to Property	No	Total PILOT	\$0.00	\$579,111.22
Date IDA Took Title to Property		Net Exemptions	\$579,111.22	
Year Financial Assistance is Planned to End	2029	Project Employment Information		
Notes	PILOT agreement with power company to level out assessment value. Not associated with job creation. There are no tax exemptions. This PILOT agreement only sets the assessed value of the project. The project pays full property taxes on assessed amount. as of 12/31/19 the power plant went dark/shut down. while PILOT still in place, there is work on ending it in the future.			
Location of Project		# of FTEs before IDA Status	94.00	
Address Line1	228 Cayuga Drive	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	LANSING	Annualized Salary Range of Jobs to be Created	0.00 To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	94.00	
Zip - Plus4	14882	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	70,000.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-94.00	
Applicant Name	AES Cayuga	Project Status		
Address Line1	228 Cayuga Drive			
Address Line2				
City	LANSING	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14882	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031002A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Arrowhead Ventures	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$48,032.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$23,107.37		
Original Project Code		School Property Tax Exemption	\$127,984.00		
Project Purpose Category	Wholesale Trade	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$14,000,000.00	Total Exemptions	\$199,123.37		
Benefited Project Amount	\$14,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$21,950.14	\$21,950.14
Not For Profit			Local PILOT	\$10,582.04	\$10,582.04
Date Project approved	11/22/2011		School District PILOT	\$58,591.82	\$58,591.82
Did IDA took Title to Property	No		Total PILOT	\$91,124.00	\$91,124.00
Date IDA Took Title to Property			Net Exemptions	\$107,999.37	
Year Financial Assistance is Planned to End	2026	Project Employment Information			
Notes	This is PIF structure where building under PILOT pays full taxes but part of those taxes are held in escrow to pay debt services on future housing project. No jobs associated with this project.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	40 Graham Road West	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	ITHACA	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Arrowhead Ventures LLC				
Address Line1	40 Catherwood Road	Project Status			
Address Line2					
City	ITHACA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14850	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031904A				
Project Type	Tax Exemptions	State Sales Tax Exemption		\$0.00	
Project Name	B&T Visions Holdings LLC	Local Sales Tax Exemption		\$0.00	
		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	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$2,947,350.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$2,840,350.00	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	5/8/2019	School District PILOT			
Did IDA took Title to Property	No	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2020	Project Employment Information			
Notes	Sales Tax Exemption only project for renovation of space for high tech ion battery companies. STE exemption granted from 2019-2020 but project was completed in 2019.				
Location of Project		# of FTEs before IDA Status		55.00	
Address Line1	61 Brown Road	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	ITHACA	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		53.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		-2.00	
Applicant Name	B&T Visions Holdings LLC				
Address Line1	15 Thornwood Drive	Project Status			
Address Line2					
City	ITHACA	Current Year Is Last Year for Reporting		Yes	
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	14850	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions		Yes	
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031407B				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Carey Building	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$24,642.41		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$45,903.00		
Original Project Code		School Property Tax Exemption	\$65,677.56		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$12,750.00		
Total Project Amount	\$5,757,000.00	Total Exemptions	\$148,972.97		
Benefited Project Amount	\$4,179,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$5,165.43	\$5,165.43
Not For Profit	No		Local PILOT	\$9,621.98	\$9,621.98
Date Project approved	12/11/2014		School District PILOT	\$13,767.03	\$13,767.03
Did IDA took Title to Property	Yes		Total PILOT	\$28,554.44	\$28,554.44
Date IDA Took Title to Property	10/30/2017		Net Exemptions	\$120,418.53	
Year Financial Assistance is Planned to End	2028	Project Employment Information			
Notes	Mixed Use Building Renovation PILOT begins 2019				
Location of Project		# of FTEs before IDA Status	24.00		
Address Line1	314 320 East State Street	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	ITHACA	Annualized Salary Range of Jobs to be Created	0.00 To: 0.00		
State	NY	Original Estimate of Jobs to be Retained	24.00		
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	39,000.00		
Province/Region		Current # of FTEs	10.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-14.00		
Applicant Name	Carey Building Associates LLC	Project Status			
Address Line1	306 North Tioga Street				
Address Line2					
City	ITHACA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14850	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	50031604A			
Project Type	Tax Exemptions	State Sales Tax Exemption	\$116,101.68	
Project Name	Cargill Cayuga Mine	Local Sales Tax Exemption	\$116,010.68	
		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	\$45,000,000.00	Total Exemptions	\$232,112.36	
Benefited Project Amount	\$8,000,000.00	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	10/13/2016	School District PILOT		
Did IDA took Title to Property	No	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions	\$232,112.36	
Year Financial Assistance is Planned to End	2018	Project Employment Information		
Notes	Sales tax exemption only on construction on mine shaft, STE exemption extended to 2020 as project was delayed.			
Location of Project		# of FTEs before IDA Status	183.00	
Address Line1	1001 Ridge Road	Original Estimate of Jobs to be Created	4.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	45,260.00	
City	LANSING	Annualized Salary Range of Jobs to be Created	37,520.00	To: 53,000.00
State	NY	Original Estimate of Jobs to be Retained	183.00	
Zip - Plus4	14882	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	73,500.00	
Province/Region		Current # of FTEs	225.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	50.00	
Applicant Information		Net Employment Change	42.00	
Applicant Name	Cargill Inc			
Address Line1	191 Portland Point Road	Project Status		
Address Line2				
City	LANSING	Current Year Is Last Year for Reporting	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	14882	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	50030305A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Cascade Plaza Hotel Project	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$169,969.45	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$316,613.00	
Original Project Code		School Property Tax Exemption	\$453,006.76	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$21,865,000.00	Total Exemptions	\$939,589.21	
Benefited Project Amount	\$21,865,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$122,011.53	\$122,011.53
Not For Profit	No	Local PILOT	\$227,278.70	\$227,278.70
Date Project approved	4/8/2003	School District PILOT	\$325,188.12	\$325,188.12
Did IDA took Title to Property	Yes	Total PILOT	\$674,478.35	\$674,478.35
Date IDA Took Title to Property	4/29/2004	Net Exemptions	\$265,110.86	
Year Financial Assistance is Planned to End	2025	Project Employment Information		
Notes	Construction of hotel and office buildings in downtown Ithaca. No original jobs to be retained therefore no average salary for original jobs			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	130 East Seneca Street	Original Estimate of Jobs to be Created	305.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	55,000.00	
City	ITHACA	Annualized Salary Range of Jobs to be Created	14,000.00	To: 77,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	38.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	38.00	
Applicant Name	Cascade Plaza LLC	Project Status		
Address Line1	350 Essjay Road			
Address Line2				
City	WILLIAMSVILLE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14221	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	50030306A			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	Cayuga Green Garage	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$0.00	
Original Project Code	50030306B	School Property Tax Exemption	\$0.00	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$19,305,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$19,305,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount	\$19,305,000.00	Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Taxable	County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	12/5/2003	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	5/9/2006	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2030	Project Employment Information		
Notes	Construction of garage with retail offices on first floor. Salary information not collected. Land owned by city of ithaca so no taxes			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Cayuga and Green St	Original Estimate of Jobs to be Created	30.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	ITHACA	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	CDP Ithaca			
Address Line1	97 Upper Vine Street	Project Status		
Address Line2				
City	BINGHAMTON	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13903	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	50031705A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	City Centre	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$126,371.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$235,400.62	
Original Project Code		School Property Tax Exemption	\$336,807.72	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$52,713,000.00	Total Exemptions	\$698,579.34	
Benefited Project Amount	\$46,825,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$11,373.42	\$11,373.42
Not For Profit	No	Local PILOT	\$21,186.00	\$21,186.00
Date Project approved	4/13/2017	School District PILOT	\$30,312.72	\$30,312.72
Did IDA took Title to Property	Yes	Total PILOT	\$62,872.14	\$62,872.14
Date IDA Took Title to Property	10/11/2017	Net Exemptions	\$635,707.20	
Year Financial Assistance is Planned to End	2029	Project Employment Information		
Notes	STE from 2017 to 2019 PILOT starts in 2020			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	301 East State Street	Original Estimate of Jobs to be Created	3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	38,333.00	
City	ITHACA	Annualized Salary Range of Jobs to be Created	35,000.00	To: 45,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	14850	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	5.00	
Applicant Information		Net Employment Change	7.00	
Applicant Name	City Centre Associates LLC			
Address Line1	300 Plaza Drive	Project Status		
Address Line2				
City	VESTAL	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13850	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50030210A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	College Circle Associates	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$231,530.70		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$56,401.08		
Original Project Code		School Property Tax Exemption	\$616,863.91		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$10,665,000.00	Total Exemptions	\$904,795.69		
Benefited Project Amount	\$10,665,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$59,689.00	\$59,689.00
Not For Profit	No		Local PILOT	\$22,210.00	\$22,210.00
Date Project approved	9/19/2002		School District PILOT	\$203,869.00	\$203,869.00
Did IDA took Title to Property	Yes		Total PILOT	\$285,768.00	\$285,768.00
Date IDA Took Title to Property	9/30/2002		Net Exemptions	\$619,027.69	
Year Financial Assistance is Planned to End	2043	Project Employment Information			
Notes	Construction of College Housing units. No original jobs to be retained therefore no average salary for original jobs				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	1033 Danby Road	Original Estimate of Jobs to be Created	4.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00		
City	ITHACA	Annualized Salary Range of Jobs to be Created	21,640.00	To: 30,213.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	College Circle Associates				
Address Line1	1033 Danby Road	Project Status			
Address Line2					
City	ITHACA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14850	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50030109A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	Community Recreational Center	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,600,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$1,600,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount	\$1,600,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	9/20/2001	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	10/18/2001	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2021	Project Employment Information			
Notes	Construction of community recreation center				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	1767 East Shore Dr	Original Estimate of Jobs to be Created	7.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00		
City	ITHACA	Annualized Salary Range of Jobs to be Created	19,000.00	To:	68,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00		
Province/Region		Current # of FTEs	5.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	2.00		
Applicant Information		Net Employment Change	5.00		
Applicant Name	Community Recreation Center	Project Status			
Address Line1	1767 East Shore Drive				
Address Line2					
City	ITHACA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14850	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50030705A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	Cornell Heat & Power	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Civic Facility	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$70,000,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$46,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount	\$70,000,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00		\$0.00
Not For Profit	Yes	Local PILOT	\$0.00		\$0.00
Date Project approved	12/20/2007	School District PILOT	\$0.00		\$0.00
Did IDA took Title to Property	No	Total PILOT	\$0.00		\$0.00
Date IDA Took Title to Property		Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2037	Project Employment Information			
Notes	Bonds to finance upgrades to heat and power plant. Bonds paid off in 2020.				
Location of Project		# of FTEs before IDA Status	36.00		
Address Line1	Cornell University	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	ITHACA	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	36.00		
Zip - Plus4	14853	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	58,000.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-36.00		
Applicant Name	Cornell University	Project Status			
Address Line1	35 Thornwood Drive				
Address Line2					
City	ITHACA	Current Year Is Last Year for Reporting	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	14850	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50030001A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	Cornell University Lake Source Cooling	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$50,000,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$50,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount	\$50,000,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Taxable	County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	2/17/2000	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	2/1/2002	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2015	Project Employment Information			
Notes	Construction of building to house cooling operations for University. Planned end year is incorrect. Bond was refinanced and correct planed end date is 2030.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	102 Prospect St	Original Estimate of Jobs to be Created	1.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	53,000.00		
City	ITHACA	Annualized Salary Range of Jobs to be Created	53,000.00	To: 53,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	53,000.00		
Province/Region		Current # of FTEs	5.35		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	5.35		
Applicant Name	Cornell University				
Address Line1	102 Prospect Street	Project Status			
Address Line2					
City	ITHACA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14850	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031303B				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Dairy One Cooperative	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$30,913.59		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$14,903.19		
Original Project Code		School Property Tax Exemption	\$102,727.38		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$4,115,000.00	Total Exemptions	\$148,544.16		
Benefited Project Amount	\$4,115,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$26,156.63	\$26,156.63
Not For Profit	No		Local PILOT	\$12,609.98	\$12,609.98
Date Project approved	11/11/2013		School District PILOT	\$86,821.74	\$86,821.74
Did IDA took Title to Property	Yes		Total PILOT	\$125,588.35	\$125,588.35
Date IDA Took Title to Property	1/23/2015		Net Exemptions	\$22,955.81	
Year Financial Assistance is Planned to End	2022	Project Employment Information			
Notes	PILOT for this project began in 2016 tax year prior sales tax exemption project. STE ended in 2016 and reported as separate project. jobs in original application included all NY and non NY jobs. to be consistent, reported jobs include the same.				
Location of Project		# of FTEs before IDA Status	255.00		
Address Line1	730 Warren Road	Original Estimate of Jobs to be Created	15.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00		
City	ITHACA	Annualized Salary Range of Jobs to be Created	20,950.00	To: 50,400.00	
State	NY	Original Estimate of Jobs to be Retained	255.00		
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	49,000.00		
Province/Region		Current # of FTEs	211.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-44.00		
Applicant Name	Diary One Cooperative				
Address Line1	730 Warren Road	Project Status			
Address Line2					
City	ITHACA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14850	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031709A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Dryden Tompkins Solar I	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$7,500.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$10,000.00		
Original Project Code		School Property Tax Exemption	\$33,683.62		
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$35,566,956.00	Total Exemptions	\$51,183.62		
Benefited Project Amount	\$34,750,892.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$16,146.72	\$16,146.72	
Not For Profit	No	Local PILOT	\$21,523.75	\$21,523.75	
Date Project approved	1/10/2018	School District PILOT	\$72,489.53	\$72,489.53	
Did IDA took Title to Property	Yes	Total PILOT	\$110,160.00	\$110,160.00	
Date IDA Took Title to Property	2/27/2018	Net Exemptions	-\$58,976.38		
Year Financial Assistance is Planned to End	2048	Project Employment Information			
Notes	Solar Project under construction. STE - 2018 - 2020 PILOT to begin in 2019 2019 project still valued as agricultural land, thus PILOT payment exceeds the property taxes exempted.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Turkey Hill Road	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	DRYDEN	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13053	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	SUN8 PDC LLC	Project Status			
Address Line1	601 13th Street, NW				
Address Line2					
City	WASHINGTON	Current Year Is Last Year for Reporting			
State	DC	There is no Debt Outstanding for this Project			
Zip - Plus4	20005	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031708A				
Project Type	Tax Exemptions	State Sales Tax Exemption		\$36,083.35	
Project Name	Dryden Tompkins Solar II	Local Sales Tax Exemption		\$36,083.35	
		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	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$17,431,772.00	Total Exemptions		\$72,166.70	
Benefited Project Amount	\$16,886,896.00	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					
Not For Profit		County PILOT			
Date Project approved	1/10/2018	Local PILOT			
Did IDA took Title to Property	No	School District PILOT			
Date IDA Took Title to Property		Total PILOT		\$0.00	\$0.00
Year Financial Assistance is Planned to End	2020	Net Exemptions		\$72,166.70	
Notes	This is STE portion as the project has not closed on IDA documents and financing. STE 2018-2021				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	2150 Dryden Road	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	DRYDEN	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	13053	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		17.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Distributed Sun, LLC				
Address Line1	601 13th Street, NW	Project Status			
Address Line2					
City	WASHINGTON	Current Year Is Last Year for Reporting			
State	DC	There is no Debt Outstanding for this Project			
Zip - Plus4	20005	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031707B				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Enfield Solar	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$4,689.54		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$14,385.33		
Original Project Code		School Property Tax Exemption	\$35,940.49		
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$4,615,649.00	Total Exemptions	\$55,015.36		
Benefited Project Amount	\$3,265,775.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$1,363.85	\$1,363.85
Not For Profit	No		Local PILOT	\$4,183.65	\$4,183.65
Date Project approved	5/11/2017		School District PILOT	\$10,452.50	\$10,452.50
Did IDA took Title to Property	Yes		Total PILOT	\$16,000.00	\$16,000.00
Date IDA Took Title to Property	8/17/2018		Net Exemptions	\$39,015.36	
Year Financial Assistance is Planned to End	2039	Project Employment Information			
Notes	This is a PILOT for a Solar Project. the STE was entered previously under 50031707A. The PILOT is set for a fixed amount per MW				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	236 Podunk Road	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	ITHACA	Annualized Salary Range of Jobs to be Created	0.00 To: 0.00		
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Delaware River Solar LLC				
Address Line1	33 Irving Place	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10003	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031902B				
Project Type	Lease	State Sales Tax Exemption	\$19,015.48		
Project Name	Ex Libris LLC	Local Sales Tax Exemption	\$19,015.48		
		County Real Property Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00		
Original Project Code		School Property Tax Exemption	\$0.00		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$31,713,000.00	Total Exemptions	\$38,030.96		
Benefited Project Amount	\$28,798,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$0.00	\$0.00
Not For Profit	No		Local PILOT	\$0.00	\$0.00
Date Project approved	5/8/2019		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	2/1/2020		Net Exemptions	\$38,030.96	
Year Financial Assistance is Planned to End	2033	Project Employment Information			
Notes	Mixed use senior housing project. 2019-2020 is the STE and MRT phase of the project.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	105 West Court Street	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	ITHACA	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	8.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Ex Libris LLC				
Address Line1	306 N Cayuga Street	Project Status			
Address Line2					
City	ITHACA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14850	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50030704A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	Family & Children's Service of Ithaca	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Civic Facility	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,007,285.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$3,957,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount	\$4,007,285.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00		\$0.00
Not For Profit	Yes	Local PILOT	\$0.00		\$0.00
Date Project approved	12/7/2007	School District PILOT	\$0.00		\$0.00
Did IDA took Title to Property	No	Total PILOT	\$0.00		\$0.00
Date IDA Took Title to Property		Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2038	Project Employment Information			
Notes	Bond to finance purchase of building.				
Location of Project		# of FTEs before IDA Status	47.00		
Address Line1	127 West State Street	Original Estimate of Jobs to be Created	4.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	58,250.00		
City	ITHACA	Annualized Salary Range of Jobs to be Created	21,500.00	To:	78,500.00
State	NY	Original Estimate of Jobs to be Retained	47.00		
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	58,250.00		
Province/Region		Current # of FTEs	52.80		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	5.80		
Applicant Name	Jim Johnston	Project Status			
Address Line1	127 West State Street				
Address Line2					
City	ITHACA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14850	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	50031504A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Hancock & First	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$38,543.26	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$71,797.00	
Original Project Code		School Property Tax Exemption	\$102,726.44	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$21,706,403.00	Total Exemptions	\$213,066.70	
Benefited Project Amount	\$16,617,127.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$7,109.50	\$7,109.50
Not For Profit	Yes	Local PILOT	\$13,237.02	\$13,237.02
Date Project approved	9/25/2015	School District PILOT	\$18,932.48	\$18,932.48
Did IDA took Title to Property	Yes	Total PILOT	\$39,279.00	\$39,279.00
Date IDA Took Title to Property	6/30/2016	Net Exemptions	\$173,787.70	
Year Financial Assistance is Planned to End	2042	Project Employment Information		
Notes	Affordable housing project PILOT based on net operating income.			
Location of Project		# of FTEs before IDA Status	2.00	
Address Line1	210 Hancock Street	Original Estimate of Jobs to be Created	2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	29,500.00	
City	ITHACA	Annualized Salary Range of Jobs to be Created	26,000.00	To: 34,000.00
State	NY	Original Estimate of Jobs to be Retained	2.00	
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	29,500.00	
Province/Region		Current # of FTEs	3.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1.00	
Applicant Name	Ithaca Neighborhood Housing Services Inc.			
Address Line1	115 West Clinton Street	Project Status		
Address Line2				
City	ITHACA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14850	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031710A				
Project Type	Lease	State Sales Tax Exemption		\$34,769.89	
Project Name	Harolds Holding	Local Sales Tax Exemption		\$34,769.89	
		County Real Property Tax Exemption		\$107,415.64	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$200,089.80	
Original Project Code		School Property Tax Exemption		\$286,286.80	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$42,881,306.00	Total Exemptions		\$663,332.02	
Benefited Project Amount	\$38,124,806.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$10,583.60
Not For Profit	No			Local PILOT	\$19,714.95
Date Project approved	6/8/2017			School District PILOT	\$28,207.67
Did IDA took Title to Property	Yes			Total PILOT	\$58,506.22
Date IDA Took Title to Property	12/11/2017			Net Exemptions	\$604,825.80
Year Financial Assistance is Planned to End	2029	Project Employment Information			
Notes	STE 2017 - 2020 PILOT starts 2020 Mixed use building with rental housing				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	137-139 East State Street	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	ITHACA	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		110.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Harolds Holding LLC				
Address Line1	225 Colonial Drive	Project Status			
Address Line2					
City	HORSEHEADS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14845	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	50031301A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Hotel Ithaca (Marriott)	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$123,212.06	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$229,515.00	
Original Project Code		School Property Tax Exemption	\$328,387.80	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$32,000,000.00	Total Exemptions	\$681,114.86	
Benefited Project Amount	\$21,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$41,386.61	\$41,386.61
Not For Profit	No	Local PILOT	\$77,093.50	\$77,093.50
Date Project approved	3/20/2013	School District PILOT	\$110,304.62	\$110,304.62
Did IDA took Title to Property	Yes	Total PILOT	\$228,784.73	\$228,784.73
Date IDA Took Title to Property	12/15/2014	Net Exemptions	\$452,330.13	
Year Financial Assistance is Planned to End	2026	Project Employment Information		
Notes	Project approved in 2013, Lease hold interest finalized in 2014. Sales Tax exemption valid until 2018 PILOT not starting until 2017			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	120 South Aurora Street	Original Estimate of Jobs to be Created	75.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	48,000.00	
City	ITHACA	Annualized Salary Range of Jobs to be Created	16,000.00	To: 80,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	35.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	35.00	
Applicant Name	Hotel Ithaca LLC	Project Status		
Address Line1	6710A Rockledge Drive			
Address Line2				
City	BETHESDA	Current Year Is Last Year for Reporting		
State	MD	There is no Debt Outstanding for this Project		
Zip - Plus4	20817	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031907A				
Project Type	Tax Exemptions	State Sales Tax Exemption		\$0.00	
Project Name	Hotel Syracuse LLC	Local Sales Tax Exemption		\$0.00	
		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	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$3,050,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$3,000,000.00	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	11/13/2019	School District PILOT			
Did IDA took Title to Property	No	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2020	Project Employment Information			
Notes	Sales Tax Exemption only project for renovation of hotel. Project never took place. COVID 19 pandemic played a part in this.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	130 East Seneca Street	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	ITHACA	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Hotel Syracuse LLC				
Address Line1	5360 Genesee Street	Project Status			
Address Line2					
City	BOWMANSVILLE	Current Year Is Last Year for Reporting		Yes	
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	14026	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions		Yes	
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	50031001A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	lthai, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$7,582.26	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$14,124.01	
Original Project Code		School Property Tax Exemption	\$20,208.49	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,963,033.00	Total Exemptions	\$41,914.76	
Benefited Project Amount	\$2,963,033.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$6,056.35	\$6,056.35
Not For Profit	No	Local PILOT	\$11,281.56	\$11,281.56
Date Project approved	4/2/2010	School District PILOT	\$16,141.53	\$16,141.53
Did IDA took Title to Property	Yes	Total PILOT	\$33,479.44	\$33,479.44
Date IDA Took Title to Property	4/25/2011	Net Exemptions	\$8,435.32	
Year Financial Assistance is Planned to End	2022	Project Employment Information		
Notes	Density Project in Downtown Ithaca, building restored, top floors rental apartments, office space and restaurant.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	130-132 East State Street	Original Estimate of Jobs to be Created	22.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	22,000.00	
City	ITHACA	Annualized Salary Range of Jobs to be Created	20,000.00	To: 25,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	lthai, LLC			
Address Line1	20 Rosina Drive	Project Status		
Address Line2				
City	ITHACA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14850	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031903B				
Project Type	Lease	State Sales Tax Exemption		\$315,655.24	
Project Name	Ithaca Arthaus LLC	Local Sales Tax Exemption		\$315,655.25	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$28,792,128.00	Total Exemptions		\$631,310.49	
Benefited Project Amount	\$17,350,190.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$0.00
Not For Profit	No			Local PILOT	\$0.00
Date Project approved	5/8/2019			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$0.00
Date IDA Took Title to Property	12/1/2019			Net Exemptions	\$631,310.49
Year Financial Assistance is Planned to End	2052			Project Employment Information	
Notes	Affordable housing project. 2019-2021 is the STE and MRT phase of the project.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	130 Cherry Street	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	ITHACA	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		50.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Vencino Group New York LLC				
Address Line1	305 W Commercial Street	Project Status			
Address Line2					
City	SPRINGFIELD	Current Year Is Last Year for Reporting			
State	MO	There is no Debt Outstanding for this Project			
Zip - Plus4	65803	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	50031405c			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Ithaca B&T Nine Brown Road Twenty Thornwood	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$14,195.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$6,843.20	
Original Project Code	50031405A	School Property Tax Exemption	\$47,463.78	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$7,700,000.00	Total Exemptions	\$68,501.98	
Benefited Project Amount	\$2,390,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$14,195.00
Not For Profit	No		Local PILOT	\$6,843.20
Date Project approved	11/13/2014		School District PILOT	\$47,463.78
Did IDA took Title to Property	Yes		Total PILOT	\$68,501.98
Date IDA Took Title to Property	2/27/2015		Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2031	Project Employment Information		
Notes	BinOptics/Macom is company in the buildings final year of PILOT on property 2015, then keep assessemtn at same level as new PILOT takes place 2016			
Location of Project		# of FTEs before IDA Status	57.00	
Address Line1	9 Brown Road and 20 Thornwood	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	ITHACA	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	57.00	
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	61,000.00	
Province/Region		Current # of FTEs	14.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-43.00	
Applicant Name	Ithaca B&T Assoc and Twenty Thornwood LLC			
Address Line1	15 Thornwood Drive	Project Status		
Address Line2				
City	ITHACA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14850	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50030411A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	Ithaca College I	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$31,100,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$31,100,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount	\$3,100,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	10/15/2004	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	11/8/2004	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2034	Project Employment Information			
Notes	"Construction of building on college campus. No jobs to be created, no salary information."				
Location of Project		# of FTEs before IDA Status	1,205.00		
Address Line1	200 Job Hall	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	ITHACA	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	1,205.00		
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	1,020.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-185.00		
Applicant Name	Ithaca College	Project Status			
Address Line1	200 Job Hall				
Address Line2					
City	ITHACA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14850	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031501A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Ithaca Downtown Associates Hilton Canopy	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$31,592.84	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$58,850.00	
Original Project Code		School Property Tax Exemption		\$84,202.16	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$24,172,500.00	Total Exemptions		\$174,645.00	
Benefited Project Amount	\$20,372,500.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$17,376.06
Not For Profit	No			Local PILOT	\$32,367.50
Date Project approved	6/11/2015			School District PILOT	\$46,311.10
Did IDA took Title to Property	Yes			Total PILOT	\$96,054.66
Date IDA Took Title to Property	9/29/2016			Net Exemptions	\$78,590.34
Year Financial Assistance is Planned to End	2029	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	320-324 East State Street	Original Estimate of Jobs to be Created		47.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		47,500.00	
City	ITHACA	Annualized Salary Range of Jobs to be Created		15,000.00	To: 80,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		12.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		12.00	
Applicant Name	Ithaca Downtown Associates, LLC				
Address Line1	337 Elmira Road	Project Status			
Address Line2					
City	ITHACA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14850	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	50030702A			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	Ithacare Center II	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$94,841.06	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$28,195.00	
Original Project Code	50039602A	School Property Tax Exemption	\$252,606.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$14,600,000.00	Total Exemptions	\$375,642.06	
Benefited Project Amount	\$13,765,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount	\$14,600,000.00	Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$1.00	\$1.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00
Date Project approved	10/10/2007	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$1.00	\$1.00
Date IDA Took Title to Property	1/1/2008	Net Exemptions	\$375,641.06	
Year Financial Assistance is Planned to End	2016	Project Employment Information		
Notes	Bond and PILOT agreement - IDA bond has been paid off and new bond under TCDC. Will keep this record to show PILOT payments. Facility cares for Counties indigent and the PILOT allows payment of \$1 as long as costs for that care are more than what taxes would be. 2017 new financing took place, thus the mortgage recording tax exemption. Planned end year is incorrect. PILOT Extended and correct planned end year is 2030.			
Location of Project		# of FTEs before IDA Status	37.00	
Address Line1	1 Bella Vista Dr	Original Estimate of Jobs to be Created	19.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	23,500.00	
City	ITHACA	Annualized Salary Range of Jobs to be Created	17,000.00	To: 30,000.00
State	NY	Original Estimate of Jobs to be Retained	37.00	
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	57,500.00	
Province/Region		Current # of FTEs	76.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	39.00	
Applicant Name	Longview and Ithacare Community	Project Status		
Address Line1	1 Bella Vista Drive			
Address Line2				
City	ITHACA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14850	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031005A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Lansing Market	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$6,162.77		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$1,501.26		
Original Project Code		School Property Tax Exemption	\$20,567.64		
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$3,025,000.00	Total Exemptions	\$28,231.67		
Benefited Project Amount	\$3,025,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$3,027.66	\$3,027.66	
Not For Profit	No	Local PILOT	\$737.54	\$737.54	
Date Project approved	11/5/2010	School District PILOT	\$10,104.51	\$10,104.51	
Did IDA took Title to Property	Yes	Total PILOT	\$13,869.71	\$13,869.71	
Date IDA Took Title to Property	3/31/2011	Net Exemptions	\$14,361.96		
Year Financial Assistance is Planned to End	2019	Project Employment Information			
Notes	Grocery Store in under served area, due to hard economic conditions, PILOT has been extended to 2025				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	3125 N. Triphammer Road	Original Estimate of Jobs to be Created	17.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	39,500.00		
City	LANSING	Annualized Salary Range of Jobs to be Created	15,500.00	To: 76,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	14882	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	13.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	13.00		
Applicant Name	Lansing Market				
Address Line1	521 Ridge Road	Project Status			
Address Line2					
City	LANSING	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14882	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031901A				
Project Type	Lease	State Sales Tax Exemption		\$117,155.14	
Project Name	Lansing Renewables LLC	Local Sales Tax Exemption		\$117,155.15	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$7,938,137.00	Total Exemptions		\$234,310.29	
Benefited Project Amount	\$7,938,137.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds					
Not For Profit	No	County PILOT		\$0.00	\$0.00
Date Project approved	9/11/2019	Local PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	School District PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	9/11/2019	Total PILOT		\$0.00	\$0.00
Year Financial Assistance is Planned to End	2040	Net Exemptions		\$234,310.29	
Notes	5MW Community Solar project. STE 2019-2021 and PILOT begins 2021.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	339 Jerry Smith Road	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	LANSING	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	14882	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		15.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Nexamp Inc.				
Address Line1	1010 Summer Street	Project Status			
Address Line2					
City	BOSTON	Current Year Is Last Year for Reporting			
State	MA	There is no Debt Outstanding for this Project			
Zip - Plus4	02110	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031601A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Lenroc Hotel Ithaca	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$60,658.24		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$112,992.00		
Original Project Code		School Property Tax Exemption	\$161,667.84		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$15,000,000.00	Total Exemptions	\$335,318.08		
Benefited Project Amount	\$14,300,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$30,006.87	\$30,006.87
Not For Profit	No		Local PILOT	\$55,895.73	\$55,895.73
Date Project approved	2/11/2016		School District PILOT	\$79,975.06	\$79,975.06
Did IDA took Title to Property	Yes		Total PILOT	\$165,877.66	\$165,877.66
Date IDA Took Title to Property	10/6/2016		Net Exemptions	\$169,440.42	
Year Financial Assistance is Planned to End	2026	Project Employment Information			
Notes	While project still under construction, financing closed on. PILOT will begin in 2019				
Location of Project		# of FTEs before IDA Status	78.00		
Address Line1	222 S Cayuga Street	Original Estimate of Jobs to be Created	21.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	32,500.00		
City	ITHACA	Annualized Salary Range of Jobs to be Created	15,000.00	To: 50,000.00	
State	NY	Original Estimate of Jobs to be Retained	78.00		
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	50,000.00		
Province/Region		Current # of FTEs	48.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-30.00		
Applicant Name	Lenroc LP	Project Status			
Address Line1	617 Dingens Street				
Address Line2					
City	BUFFALO	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14206	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031706A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Mecklenburg Solar LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$5,158.49	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$15,823.87	
Original Project Code		School Property Tax Exemption		\$37,048.88	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$3,450,000.00	Total Exemptions		\$58,031.24	
Benefited Project Amount	\$3,400,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds					
Not For Profit	No	County PILOT		\$1,305.64	\$1,305.64
Date Project approved	5/11/2017	Local PILOT		\$4,005.10	\$4,005.10
Did IDA took Title to Property	Yes	School District PILOT		\$9,377.26	\$9,377.26
Date IDA Took Title to Property	9/27/2017	Total PILOT		\$14,688.00	\$14,688.00
Year Financial Assistance is Planned to End	2038	Net Exemptions		\$43,343.24	
Notes	1.8 MW Solar project PILOT begins 2019				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	1732 Mecklenburg Road	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	ITHACA	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Mecklenburg Solar LLC				
Address Line1	1520 Trumansburg Road	Project Status			
Address Line2					
City	ITHACA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14850	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031801A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	NY Dryden I	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$7,500.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$10,000.00	
Original Project Code		School Property Tax Exemption		\$44,376.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,832,943.00	Total Exemptions		\$61,876.00	
Benefited Project Amount	\$3,562,347.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds					
Not For Profit	No	County PILOT		\$1,163.93	\$1,163.93
Date Project approved	6/14/2018	Local PILOT		\$1,551.53	\$1,551.53
Did IDA took Title to Property	Yes	School District PILOT		\$6,884.54	\$6,884.54
Date IDA Took Title to Property	1/9/2019	Total PILOT		\$9,600.00	\$9,600.00
Year Financial Assistance is Planned to End	2039	Net Exemptions		\$52,276.00	
Notes	Solar Project under construction. STE 2018 - 2020 PILOT begins 2020				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	Dryden Road	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	DRYDEN	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	13053	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Delaware River Solar, LLC				
Address Line1	33 Irving Place	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10003	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031802A				
Project Type	Lease	State Sales Tax Exemption	\$454.50		
Project Name	NY Dryden II	Local Sales Tax Exemption	\$454.50		
		County Real Property Tax Exemption	\$7,500.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$10,000.00		
Original Project Code		School Property Tax Exemption	\$44,376.00		
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$3,082,144.00	Total Exemptions	\$62,785.00		
Benefited Project Amount	\$2,242,596.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$677.75	\$677.75	
Not For Profit	No	Local PILOT	\$903.44	\$903.44	
Date Project approved	6/14/2018	School District PILOT	\$4,008.81	\$4,008.81	
Did IDA took Title to Property	Yes	Total PILOT	\$5,590.00	\$5,590.00	
Date IDA Took Title to Property	1/9/2019	Net Exemptions	\$57,195.00		
Year Financial Assistance is Planned to End	2039	Project Employment Information			
Notes	Solar Project under construction. STE 2018-2020 PILOT to start in 2020				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Dryden Road	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	DRYDEN	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13053	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Delaware River Solar, LLC				
Address Line1	33 Irving Place	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10003	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031701A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	NY Newfield I	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$5,341.91	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$12,687.33	
Original Project Code		School Property Tax Exemption		\$39,618.02	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,198,841.00	Total Exemptions		\$57,647.26	
Benefited Project Amount	\$3,151,289.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$1,512.30
Not For Profit	No			Local PILOT	\$3,591.79
Date Project approved	3/9/2017			School District PILOT	\$11,215.91
Did IDA took Title to Property	Yes			Total PILOT	\$16,320.00
Date IDA Took Title to Property	11/30/2017			Net Exemptions	\$41,327.26
Year Financial Assistance is Planned to End	2038	Project Employment Information			
Notes	Community Solar Farm PILOT begins 2019 - amount per MW STE runs 2017 - 2019 No job creation related to this project				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	Millard Hill Road	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	NEWFIELD	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	14867	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Delaware River Solar LLC				
Address Line1	33 Irving Place	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10003	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031703A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	NY Newfield III	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$5,341.91	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$12,687.33	
Original Project Code		School Property Tax Exemption		\$39,618.02	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,198,841.00	Total Exemptions		\$57,647.26	
Benefited Project Amount	\$3,151,289.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds					
Not For Profit	No	County PILOT		\$1,512.30	\$1,512.30
Date Project approved	3/9/2017	Local PILOT		\$3,591.79	\$3,591.79
Did IDA took Title to Property	Yes	School District PILOT		\$11,215.91	\$11,215.91
Date IDA Took Title to Property	11/30/2017	Total PILOT		\$16,320.00	\$16,320.00
Year Financial Assistance is Planned to End	2038	Net Exemptions		\$41,327.26	
Notes	Community Solar PILOT payment per MW PILOT begins 2019, in 2019 still assessed as agricultural land, thus PILOT more than assessed value STE 2017 - 2019				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	Millard Hill Road	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	NEWFIELD	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	14867	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Delaware River Solar LLC				
Address Line1	33 Irving Place	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10003	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031714A				
Project Type	Lease	State Sales Tax Exemption		\$4,478.65	
Project Name	NY Newfield IV	Local Sales Tax Exemption		\$4,478.65	
		County Real Property Tax Exemption		\$89.42	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$212.23	
Original Project Code		School Property Tax Exemption		\$662.63	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,504,751.00	Total Exemptions		\$9,921.58	
Benefited Project Amount	\$3,299,331.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$889.59	\$889.59
Not For Profit	No	Local PILOT		\$2,112.82	\$2,112.82
Date Project approved	2/8/2018	School District PILOT		\$6,597.59	\$6,597.59
Did IDA took Title to Property	Yes	Total PILOT		\$9,600.00	\$9,600.00
Date IDA Took Title to Property	11/30/2018	Net Exemptions		\$321.58	
Year Financial Assistance is Planned to End	2039	Project Employment Information			
Notes	Solar project under construction. STE 2018-2020 PILOT begins in 2020 2020 project still assessed as ag land so PILOT payments more than property taxes				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	Millard Hill Road	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	NEWFIELD	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	14867	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		8.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Delaware River Solar, LLC	Project Status			
Address Line1	33 Irving Place				
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10003	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031715A				
Project Type	Lease	State Sales Tax Exemption	\$4,478.65		
Project Name	NY Newfield V	Local Sales Tax Exemption	\$4,478.65		
		County Real Property Tax Exemption	\$45.93		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$108.99		
Original Project Code		School Property Tax Exemption	\$340.32		
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$4,513,629.00	Total Exemptions	\$9,452.54		
Benefited Project Amount	\$3,007,909.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$889.59	\$889.59	
Not For Profit	No	Local PILOT	\$2,112.82	\$2,112.82	
Date Project approved	2/8/2018	School District PILOT	\$6,597.59	\$6,597.59	
Did IDA took Title to Property	Yes	Total PILOT	\$9,600.00	\$9,600.00	
Date IDA Took Title to Property	11/30/2018	Net Exemptions	-\$147.46		
Year Financial Assistance is Planned to End	2039	Project Employment Information			
Notes	Solar Project currently under construction. STE 2018-2020 PILOT begins in 2020 2020 assessment of project has not risen, still assessed as ag land so PILOT is more than exempted taxes.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Millard Hill Road	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	NEWFIELD	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	14867	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	8.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Delaware River Solar, LLC	Project Status			
Address Line1	33 Irving Place				
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10003	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50030507A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Nine Brown Rd	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$23,973.77		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$11,557.53		
Original Project Code		School Property Tax Exemption	\$80,161.14		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$6,650,000.00	Total Exemptions	\$115,692.44		
Benefited Project Amount	\$6,650,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$14,687.72	\$14,687.72
Not For Profit	No		Local PILOT	\$7,080.77	\$7,080.77
Date Project approved	11/4/2005		School District PILOT	\$49,111.39	\$49,111.39
Did IDA took Title to Property	Yes		Total PILOT	\$70,879.88	\$70,879.88
Date IDA Took Title to Property	1/18/2007		Net Exemptions	\$44,812.56	
Year Financial Assistance is Planned to End	2015	Project Employment Information			
Notes	"Construction of office and labs for Company, Advion BioSciences" Advion now called Quintiles. Building is 19 Brown Road. Planned end year is incorrect. the project has undergone modifications and the new planned end year is 2030.				
Location of Project		# of FTEs before IDA Status	125.00		
Address Line1	9/19 Brown Rd	Original Estimate of Jobs to be Created	53.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	100,000.00		
City	ITHACA	Annualized Salary Range of Jobs to be Created	80,000.00	To: 120,000.00	
State	NY	Original Estimate of Jobs to be Retained	125.00		
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	100,000.00		
Province/Region		Current # of FTEs	138.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	13.00		
Applicant Name	Phil Prujanski				
Address Line1	15 Thornwood Drive	Project Status			
Address Line2					
City	ITHACA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14850	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	50031405B			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Nine Brown Road Associates	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$8,832.50	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$4,258.01	
Original Project Code		School Property Tax Exemption	\$29,533.02	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$7,700,000.00	Total Exemptions	\$42,623.53	
Benefited Project Amount	\$2,390,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$6,056.60
Not For Profit	No		Local PILOT	\$2,919.75
Date Project approved	11/13/2014		School District PILOT	\$20,251.21
Did IDA took Title to Property	Yes		Total PILOT	\$29,227.56
Date IDA Took Title to Property	2/27/2015		Net Exemptions	\$13,395.97
Year Financial Assistance is Planned to End	2031	Project Employment Information		
Notes	Actual 9 Brown Road building that was split from 9/19 PILOT this is assoc with 20 Thornwood/BinOptics/Macom. PILOT freezes assessment of building.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	9 Brown Road	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	ITHACA	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	13.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	13.00	
Applicant Name	Ithaca B&T and Twenty Thornwood	Project Status		
Address Line1	15 Thornwood Drive			
Address Line2				
City	ITHACA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14850	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031101A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Nut Brown Realty, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$25,290.92	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$7,518.70	
Original Project Code		School Property Tax Exemption		\$67,361.60	
Project Purpose Category	Wholesale Trade	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$3,200,000.00	Total Exemptions		\$100,171.22	
Benefited Project Amount	\$3,200,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$15,174.55
Not For Profit	No			Local PILOT	\$4,511.22
Date Project approved	8/17/2011			School District PILOT	\$40,416.96
Did IDA took Title to Property	Yes			Total PILOT	\$60,102.73
Date IDA Took Title to Property	12/30/2011			Net Exemptions	\$40,068.49
Year Financial Assistance is Planned to End	2019			Project Employment Information	
Notes	Brewery, phase one ends 2019, second phase PILOT goes to 2026				
Location of Project		# of FTEs before IDA Status		14.00	
Address Line1	608 Elmira Road	Original Estimate of Jobs to be Created		8.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		34,250.00	
City	ITHACA	Annualized Salary Range of Jobs to be Created		23,000.00	To: 40,000.00
State	NY	Original Estimate of Jobs to be Retained		14.00	
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		41,166.00	
Province/Region		Current # of FTEs		27.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		13.00	
Applicant Name	Nut Brown Realty				
Address Line1	409 Taughannock Blvd.	Project Status			
Address Line2					
City	ITHACA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14850	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031702A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Ny Newfield II	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$5,341.91	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$12,687.33	
Original Project Code		School Property Tax Exemption		\$39,618.02	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,198,841.00	Total Exemptions		\$57,647.26	
Benefited Project Amount	\$3,151,289.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$1,512.30	\$1,512.30
Not For Profit	No	Local PILOT		\$3,591.79	\$3,591.79
Date Project approved	3/9/2017	School District PILOT		\$11,215.91	\$11,215.91
Did IDA took Title to Property	Yes	Total PILOT		\$16,320.00	\$16,320.00
Date IDA Took Title to Property	11/30/2017	Net Exemptions		\$41,327.26	
Year Financial Assistance is Planned to End	2038	Project Employment Information			
Notes	Community Solar Project PILOT begins 2019 - in 2019 land assessed as agriculture so less that PILOT payment STE 2017 - 2019 No jobs				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	Millard Hill Road	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	NEWFIELD	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	14867	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Delaware River Solar LLC				
Address Line1	33 Irving Place	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10003	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	50031803A			
Project Type	Lease	State Sales Tax Exemption	\$46,325.24	
Project Name	Organic Nature, LLC	Local Sales Tax Exemption	\$46,325.24	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$14,761,998.00	Total Exemptions	\$92,650.48	
Benefited Project Amount	\$11,013,630.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	7/12/2018	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	2/7/2019	Net Exemptions	\$92,650.48	
Year Financial Assistance is Planned to End	2027	Project Employment Information		
Notes	Project under construction. STE 2018- 2020 PILOT begins in 2021			
Location of Project		# of FTEs before IDA Status	240.00	
Address Line1	750 and 770 Cascadilla Street	Original Estimate of Jobs to be Created	40.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	32,750.00	
City	ITHACA	Annualized Salary Range of Jobs to be Created	30,500.00	To: 55,000.00
State	NY	Original Estimate of Jobs to be Retained	240.00	
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	32,750.00	
Province/Region		Current # of FTEs	164.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	20.00	
Applicant Information		Net Employment Change	-76.00	
Applicant Name	Organic Nature, LLC	Project Status		
Address Line1	330 East 14th Street			
Address Line2				
City	ELMIRA HEIGHTS	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14903	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031603B				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Therm Inc	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$21,573.15		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$6,413.45		
Original Project Code		School Property Tax Exemption	\$57,459.45		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$2,500,000.00	Total Exemptions	\$85,446.05		
Benefited Project Amount	\$2,500,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$16,704.65	\$16,704.65
Not For Profit	No		Local PILOT	\$4,966.10	\$4,966.10
Date Project approved	7/14/2016		School District PILOT	\$44,492.34	\$44,492.34
Did IDA took Title to Property	Yes		Total PILOT	\$66,163.09	\$66,163.09
Date IDA Took Title to Property	2/26/2018		Net Exemptions	\$19,282.96	
Year Financial Assistance is Planned to End	2025	Project Employment Information			
Notes	Expansion of manufacturing plant PILOT begins 2019. STE portion previously reported on 50031603A				
Location of Project		# of FTEs before IDA Status	158.00		
Address Line1	1000 Hudson Street Ext.	Original Estimate of Jobs to be Created	10.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	44,124.00		
City	ITHACA	Annualized Salary Range of Jobs to be Created	20,000.00	To: 50,000.00	
State	NY	Original Estimate of Jobs to be Retained	158.00		
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	50,823.00		
Province/Region		Current # of FTEs	130.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-28.00		
Applicant Name	Therm Inc	Project Status			
Address Line1	1000 Hudson Street Ext.				
Address Line2					
City	ITHACA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14850	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	50031502B			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Tompkins Trust Company	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$116,577.56	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$217,156.50	
Original Project Code		School Property Tax Exemption	\$310,705.38	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$35,000,000.00	Total Exemptions	\$644,439.44	
Benefited Project Amount	\$32,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$18,639.77	\$18,639.77
Not For Profit	No	Local PILOT	\$34,721.50	\$34,721.50
Date Project approved	7/9/2015	School District PILOT	\$49,679.18	\$49,679.18
Did IDA took Title to Property	Yes	Total PILOT	\$103,040.45	\$103,040.45
Date IDA Took Title to Property	2/14/2019	Net Exemptions	\$541,398.99	
Year Financial Assistance is Planned to End	2029	Project Employment Information		
Notes	Financial Institution Head Quarter Building Construction. Last year of STE is 2019 and PILOT begins 2020			
Location of Project		# of FTEs before IDA Status	300.00	
Address Line1	118 E Seneca Street	Original Estimate of Jobs to be Created	6.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	61,280.00	
City	ITHACA	Annualized Salary Range of Jobs to be Created	37,152.00	To: 84,404.00
State	NY	Original Estimate of Jobs to be Retained	300.00	
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	62,938.00	
Province/Region		Current # of FTEs	288.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-12.00	
Applicant Name	Tompkins Trust Company	Project Status		
Address Line1	121 East Seneca Street			
Address Line2				
City	ITHACA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14850	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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Fiscal Year Ending: 12/31/2020

Run Date: 03/29/2021
 Status: CERTIFIED
 Certified Date: 03/29/2021

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	50030902A			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	Trasonic Systems	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$30,340.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$7,391.00	
Original Project Code		School Property Tax Exemption	\$100,225.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$4,750,000.00	Total Exemptions	\$137,956.00	
Benefited Project Amount	\$4,750,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount	\$4,500,000.00	Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$30,340.00	\$30,340.00
Not For Profit	No	Local PILOT	\$7,391.00	\$7,391.00
Date Project approved	11/5/2010	School District PILOT	\$100,225.00	\$100,225.00
Did IDA took Title to Property	Yes	Total PILOT	\$137,956.00	\$137,956.00
Date IDA Took Title to Property	12/15/2010	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2030	Project Employment Information		
Notes	Recovery Zone Bonds issued / conduit debt. Wrap around PILOT only if Empire Zone tax credit fails.			
Location of Project		# of FTEs before IDA Status	116.00	
Address Line1	34 Dutch Mill Road	Original Estimate of Jobs to be Created	20.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	47,700.00	
City	ITHACA	Annualized Salary Range of Jobs to be Created	18,720.00	To: 33,660.00
State	NY	Original Estimate of Jobs to be Retained	116.00	
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	47,700.00	
Province/Region		Current # of FTEs	91.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-25.00	
Applicant Name	Trasonic Systems	Project Status		
Address Line1	34 Dutch Mill Road			
Address Line2				
City	ITHACA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14850	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
53	\$9,574,190.68	\$3,052,157.13	\$6,522,033.55	-101

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Additional Comments