

PARIS Reports - Informational (separate attachment)

- 2021 Annual Report
- 2021 Investment Report
- 2021 Procurement Report
- 2021 Certified Financial Audit Report
- 2022 Budget Report

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

Governance Information (Authority-Related)

Question		Response	URL(If Applicable)
1.	Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	https://tompkinsida.org/wp-content/uploads/2022/02/TCIDA-Annual-Report-2021.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	https://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	https://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?		https://tompkinsida.org/wp-content/uploads/2022/02/TCIDA-2021-Measurement-Report.pdf

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

Governance Information (Board-Related)

Question	Response	URL(if Applicable)
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established a Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		https://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		https://tompkinsida.org/meetings-minutes/
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	https://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	https://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?	No	
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	https://tompkinsida.org/wp-content/uploads/2021/07/TCIDA-UTEP-2021-2.pdf

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

Board of Directors Listing

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

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

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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

Name	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	1/1/2021	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	

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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	1/1/2021	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	

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	1/1/2021	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	

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

Name	Robertson, Martha	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	1/1/2021	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	

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/ Allowances/ Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the authority	If yes Is payment made by state or local government
Arthur, Ina	Manager of Administrative Services	Administrative and Clerical				FT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
McDaniel, Heather	President	Administrative and Clerical				FT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

Benefit Information

During the fiscal year, did the authority continue to pay for any of the above mentioned benefits for former staff or individuals affiliated with the authority after those individuals left the authority?	No
---	----

Board Members

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
Bruer, Todd	Board of Directors												X	
Gorsky, Jeff	Board of Directors												X	
John, Guttridge	Board of Directors												X	
John, Richard	Board of Directors												X	
Laura, Lewis	Board of Directors												X	
Mike, Sigler	Board of Directors												X	
Robertson, Martha	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
------	-------	-------------------	--------------------------	------------------	-------------------------------	----------------	------	----------------	-------------------	------------------------------------	--------------------	-----------------------	------------------------	-------

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

Subsidiary/Component Unit Verification

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

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

Request Subsidiary/Component Unit Change

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

Request Add Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Establishment Date	Purpose of Subsidiary/Component Unit
-----------------------------------	--------------------	--------------------------------------

Request Delete Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
-----------------------------------	------------------	------------------------	------------------------------------

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$2,538,328.00
	Investments		\$0.00
	Receivables, net		\$316,895.00
	Other assets		\$0.00
	Total Current Assets		\$2,855,223.00
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		\$2,855,223.00
Liabilities			
Current Liabilities			
	Accounts payable		\$0.00
	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		\$0.00
Noncurrent Liabilities			

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$0.00
	Long Term Leases		\$0.00
	Other long-term obligations		\$0.00
	Total Noncurrent Liabilities		\$0.00
Total Liabilities			\$0.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$0.00
	Restricted		\$0.00
	Unrestricted		\$2,855,223.00
	Total Net Assets		\$2,855,223.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$2,726,180.00
	Rental & financing income		\$0.00
	Other operating revenues		\$0.00
	Total Operating Revenue		\$2,726,180.00
Operating Expenses			
	Salaries and wages		\$0.00
	Other employee benefits		\$0.00
	Professional services contracts		\$444,829.00
	Supplies and materials		\$0.00
	Depreciation & amortization		\$0.00
	Other operating expenses		\$0.00
	Total Operating Expenses		\$444,829.00
Operating Income (Loss)			\$2,281,351.00
Nonoperating Revenues			
	Investment earnings		\$382.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$0.00
	Total Nonoperating Revenue		\$382.00
Nonoperating Expenses			
	Interest and other financing charges		\$0.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$83,094.00
	Other nonoperating expenses		\$0.00
	Total Nonoperating Expenses		\$83,094.00
	Income (Loss) Before Contributions		\$2,198,639.00
Capital Contributions			\$0.00
Change in net assets			\$2,198,639.00
Net assets (deficit) beginning of year			\$656,584.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$2,855,223.00

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

Current Debt

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

New Debt Issuances

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

Schedule of Authority Debt

Type of Debt			Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation	State Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation						
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit		Conduit Debt	0.00	41,242,058.00	0.00	12,769,537.00	28,472,521.00
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS			0.00	41,242,058.00	0.00	12,769,537.00	28,472,521.00

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

Real Property Acquisition/Disposal List

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

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

Personal Property

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

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

Property Documents

Question	Response	URL (If Applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	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	https://tompkinsida.org/wp-content/uploads/2019/05/TCIDA-Property-Disposition-Guidelines-.pdf
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	No	N/A

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

IDA Projects

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	50031905B			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	15 Royal Road LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$7,745.75	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$9,159.95	
Original Project Code		School Property Tax Exemption	\$38,735.31	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,360,000.00	Total Exemptions	\$55,641.01	
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	\$5,021.56	\$5,021.56
Not For Profit	No	Local PILOT	\$5,938.38	\$5,938.38
Date Project approved	5/8/2019	School District PILOT	\$25,112.06	\$25,112.06
Did IDA took Title to Property	Yes	Total PILOT	\$36,072.00	\$36,072.00
Date IDA Took Title to Property	10/1/2019	Net Exemptions	\$19,569.01	
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	33.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	6.00	
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			

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022
 Status: CERTIFIED
 Certified Date: 03/30/2022

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	\$30,456.06	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$58,065.00	
Original Project Code		School Property Tax Exemption	\$81,281.16	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$39,350,000.00	Total Exemptions	\$169,802.22	
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	\$38,317.64	\$38,317.64
Not For Profit	No	Local PILOT	\$73,056.23	\$73,056.23
Date Project approved	9/24/2015	School District PILOT	\$102,262.13	\$102,262.13
Did IDA took Title to Property	Yes	Total PILOT	\$213,636.00	\$213,636.00
Date IDA Took Title to Property	12/9/2015	Net Exemptions	-\$43,833.78	
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. PILOT payments are currently more than actual taxes due. This is due to agreement and assessment that was set.			
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	143.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	142.00	
Applicant Name	209-215 Dryden Associates 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			

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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	\$18,646.57		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$35,550.00		
Original Project Code		School Property Tax Exemption	\$49,763.97		
Project Purpose Category	Continuing Care Retirement Communities	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$3,960,000.00	Total Exemptions	\$103,960.54		
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	\$11,187.94	\$11,187.94
Not For Profit	No		Local PILOT	\$21,330.00	\$21,330.00
Date Project approved	12/18/2013		School District PILOT	\$29,585.38	\$29,585.38
Did IDA took Title to Property	Yes		Total PILOT	\$62,103.32	\$62,103.32
Date IDA Took Title to Property	12/30/2013		Net Exemptions	\$41,857.22	
Year Financial Assistance is Planned to End	2024	Project Employment Information			
Notes	PILOT started in 2015. PILOT terminated early January 2022 with sale to new owner. Will pay 2022 County and Local taxes under PILOT, school taxes in full as back on tax roll after January				
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	70.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-31.00		
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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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		\$16,315.75	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$31,106.25	
Original Project Code		School Property Tax Exemption		\$43,543.48	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,614,574.00	Total Exemptions		\$90,965.48	
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	\$1,274.18
Not For Profit	No			Local PILOT	\$2,429.25
Date Project approved	1/9/2018			School District PILOT	\$3,400.54
Did IDA took Title to Property	Yes			Total PILOT	\$7,103.97
Date IDA Took Title to Property	10/25/2018			Net Exemptions	\$83,861.51
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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031906A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	327 W Seneca 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	\$1,778,422.00	Total Exemptions		\$0.00	
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	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	11/13/2019	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	12/1/2020	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2032	Project Employment Information			
Notes	STE 2020-2021 PILOT 2022 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	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.00		
Applicant Name	Visum Development Group	Project Status			
Address Line1	119 S. Cayuga 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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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	\$7,557.53	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$8,956.39	
Original Project Code		School Property Tax Exemption	\$37,874.52	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$7,150,000.00	Total Exemptions	\$54,388.44	
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	\$4,610.09	\$4,610.09
Not For Profit	No	Local PILOT	\$5,463.40	\$5,463.40
Date Project approved	7/24/2014	School District PILOT	\$23,103.46	\$23,103.46
Did IDA took Title to Property	Yes	Total PILOT	\$33,176.95	\$33,176.95
Date IDA Took Title to Property	4/7/2015	Net Exemptions	\$21,211.49	
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	49.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	40.00	
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			

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022
 Status: CERTIFIED
 Certified Date: 03/30/2022

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	\$26,243.32		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$12,846.17		
Original Project Code		School Property Tax Exemption	\$89,235.12		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$4,171,331.00	Total Exemptions	\$128,324.61		
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	\$19,682.49	\$19,682.49
Not For Profit	No		Local PILOT	\$9,634.63	\$9,634.63
Date Project approved	12/28/2005		School District PILOT	\$66,926.34	\$66,926.34
Did IDA took Title to Property	Yes		Total PILOT	\$96,243.46	\$96,243.46
Date IDA Took Title to Property	9/30/2006		Net Exemptions	\$32,081.15	
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	27.50		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	27.50		
Applicant Name	Cornell University				
Address Line1	Real Estate Department	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	14853	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		
Country	USA				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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		\$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	\$0.00	Total Exemptions		\$0.00	
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	\$0.00
Not For Profit	No		Local PILOT	\$0.00	\$0.00
Date Project approved	2/27/2009		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	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. County Assessment has put this property back on tax rolls - it is fully taxable. Power plant is dark and closed.				
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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50032004A				
Project Type	Lease	State Sales Tax Exemption	\$294,132.84		
Project Name	Arnot Ithaca 2	Local Sales Tax Exemption	\$294,132.84		
		County Real Property Tax Exemption	\$11,187.90		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$21,330.00		
Original Project Code		School Property Tax Exemption	\$29,858.38		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$63,795.00		
Total Project Amount	\$39,258,169.00	Total Exemptions	\$714,436.96		
Benefited Project Amount	\$38,391,865.00	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	\$11,187.94	\$11,187.94
Not For Profit	No		Local PILOT	\$21,330.00	\$21,330.00
Date Project approved	12/9/2020		School District PILOT	\$29,858.38	\$29,858.38
Did IDA took Title to Property	Yes		Total PILOT	\$62,376.32	\$62,376.32
Date IDA Took Title to Property	3/30/2021		Net Exemptions	\$652,060.64	
Year Financial Assistance is Planned to End	2033	Project Employment Information			
Notes	2021 and 2022 are PILOT Interim years pay full taxes on base valuation.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	430-444 West State 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)	42,500.00		
City	ITHACA	Annualized Salary Range of Jobs to be Created	30,000.00	To: 55,000.00	
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	25.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Arnot Ithaca 2, 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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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	\$47,195.76		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$23,102.43		
Original Project Code		School Property Tax Exemption	\$126,068.73		
Project Purpose Category	Wholesale Trade	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$14,000,000.00	Total Exemptions	\$196,366.92		
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	\$24,771.13	\$24,771.13
Not For Profit			Local PILOT	\$12,125.53	\$12,125.53
Date Project approved	11/22/2011		School District PILOT	\$66,168.34	\$66,168.34
Did IDA took Title to Property	No		Total PILOT	\$103,065.00	\$103,065.00
Date IDA Took Title to Property			Net Exemptions	\$93,301.92	
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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50032002B				
Project Type	Lease	State Sales Tax Exemption		\$1,001.22	
Project Name	Asteri Conference Center	Local Sales Tax Exemption		\$1,001.22	
		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		\$86,262.50	
Total Project Amount	\$53,154,042.72	Total Exemptions		\$88,264.94	
Benefited Project Amount	\$42,418,234.82	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	2/10/2021	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	6/28/2021	Net Exemptions		\$88,264.94	
Year Financial Assistance is Planned to End	2055	Project Employment Information			
Notes	Asteri Conference is a conference center				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	120 E Green Street	Original Estimate of Jobs to be Created	20.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	51,167.33		
City	ITHACA	Annualized Salary Range of Jobs to be Created	38,902.00	To:	61,600.00
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	Asteri Conference Center, LLC	Project Status			
Address Line1	305 W Commercial				
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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50032002A				
Project Type	Lease	State Sales Tax Exemption		\$2,854.34	
Project Name	Asteri Ithaca	Local Sales Tax Exemption		\$2,854.34	
		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		\$80,187.50	
Total Project Amount	\$40,441,109.28	Total Exemptions		\$85,896.18	
Benefited Project Amount	\$33,577,232.20	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	2/10/2021	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	6/30/2021	Net Exemptions		\$85,896.18	
Year Financial Assistance is Planned to End	2055	Project Employment Information			
Notes	Asteri Ithaca is affordable housing apartment				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	118 E Green 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	3.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Aseri Ithaca, LLC	Project Status			
Address Line1	305 W Commercial				
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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50032002C				
Project Type	Lease	State Sales Tax Exemption	\$14,149.13		
Project Name	Asteri Parking	Local Sales Tax Exemption	\$14,149.13		
		County Real Property Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00		
Original Project Code		School Property Tax Exemption	\$0.00		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$37,412.50		
Total Project Amount	\$10,100,000.00	Total Exemptions	\$65,710.76		
Benefited Project Amount	\$10,100,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$0.00	\$0.00
Not For Profit	No		Local PILOT	\$0.00	\$0.00
Date Project approved	2/10/2021		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	6/28/2021		Net Exemptions	\$65,710.76	
Year Financial Assistance is Planned to End	2054	Project Employment Information			
Notes	Asteri Parking is a parking garage				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	120 E Green 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	Asteri Parking, 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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50032107A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	BVSHF III Ithaca, 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	\$134,801,491.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$118,659,336.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$0.00
Not For Profit	No			Local PILOT	\$0.00
Date Project approved	6/9/2021			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$0.00
Date IDA Took Title to Property	12/29/2021			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2036	Project Employment Information			
Notes	2021 - 2025 are interim years - full taxes paid on vase vluation 2026 first year of PILOT abatements				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	401 E STATE ST	Original Estimate of Jobs to be Created		10.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		41,906.88	
City	ITHACA	Annualized Salary Range of Jobs to be Created		41,906.88	To: 41,906.88
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	BVSHF III Ithaca, LLC				
Address Line1	2970 Clairmont Road NY	Project Status			
Address Line2					
City	ATLANTA	Current Year Is Last Year for Reporting			
State	GA	There is no Debt Outstanding for this Project			
Zip - Plus4	30329	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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		\$34,185.38	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$65,175.00	
Original Project Code		School Property Tax Exemption		\$91,233.95	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$5,757,000.00	Total Exemptions		\$190,594.33	
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	\$6,837.08
Not For Profit	No			Local PILOT	\$13,035.00
Date Project approved	12/11/2014			School District PILOT	\$18,246.79
Did IDA took Title to Property	Yes			Total PILOT	\$38,118.87
Date IDA Took Title to Property	10/30/2017			Net Exemptions	\$152,475.46
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		14.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		-10.00	
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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	50032003B			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Carpenter Park Apartments	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	\$20,177.63	
Total Project Amount	\$10,084,214.00	Total Exemptions	\$20,177.63	
Benefited Project Amount	\$8,852,319.00	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	11/11/2020	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	12/17/2021	Net Exemptions	\$20,177.63	
Year Financial Assistance is Planned to End	2058	Project Employment Information		
Notes	PILOT starts in 2024 and sets tax payment amount			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Lot 3, Carpenter Park Road	Original Estimate of Jobs to be Created	1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	27,500.00	
City	ITHACA	Annualized Salary Range of Jobs to be Created	25,000.00	To: 30,000.00
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)	27,500.00	
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	Carpenter Park Apartments, LLC			
Address Line1	46 Prince Street	Project Status		
Address Line2				
City	ROCHESTER	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14607	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50032003A				
Project Type	Lease	State Sales Tax Exemption	\$56,568.23		
Project Name	Carpenter Park Medical Office Building	Local Sales Tax Exemption	\$56,568.23		
		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	\$76,000.00		
Total Project Amount	\$32,290,117.00	Total Exemptions	\$189,136.46		
Benefited Project Amount	\$30,600,542.00	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	11/11/2020		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	10/4/2021		Net Exemptions	\$189,136.46	
Year Financial Assistance is Planned to End	2071	Project Employment Information			
Notes	PILOT starts in 2023 and sets the payment amount.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Third Street	Original Estimate of Jobs to be Created	62.50		
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	PG MOB Carpenter Park, LLC				
Address Line1	46 Prince Street	Project Status			
Address Line2					
City	ROCHESTER	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14607	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	50032003C			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Carpenter Park Mixed Use	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	\$41,257,684.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$37,689,084.00	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	11/11/2020	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	12/28/2021	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2034	Project Employment Information		
Notes	PILOT abatement begin 2025. 2023 and 2024 interim years			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Third 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)	65,000.00	
City	ITHACA	Annualized Salary Range of Jobs to be Created	50,000.00	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	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	PG Carpenter Park Mixed Use, LLC	Project Status		
Address Line1	46 Prince Street			
Address Line2				
City	ROCHESTER	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14607	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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		\$157,874.28	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$300,990.00	
Original Project Code		School Property Tax Exemption		\$421,334.97	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$21,865,000.00	Total Exemptions		\$880,199.25	
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	\$110,512.00
Not For Profit	No			Local PILOT	\$210,693.00
Date Project approved	4/8/2003			School District PILOT	\$294,934.48
Did IDA took Title to Property	Yes			Total PILOT	\$616,139.48
Date IDA Took Title to Property	4/29/2004			Net Exemptions	\$264,059.77
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		392.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		392.00	
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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	12/5/2003	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	5/9/2006	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	Project Status			
Address Line1	97 Upper Vine Street				
Address Line2					
City	BINGHAMTON	Current Year Is Last Year for Reporting	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	13903	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		
Country	USA				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022
 Status: CERTIFIED
 Certified Date: 03/30/2022

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	\$237,432.98	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$452,670.00	
Original Project Code		School Property Tax Exemption	\$633,661.26	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$52,713,000.00	Total Exemptions	\$1,323,764.24	
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	\$11,187.94	\$11,187.94
Not For Profit	No	Local PILOT	\$21,330.00	\$21,330.00
Date Project approved	4/13/2017	School District PILOT	\$29,858.38	\$29,858.38
Did IDA took Title to Property	Yes	Total PILOT	\$62,376.32	\$62,376.32
Date IDA Took Title to Property	10/11/2017	Net Exemptions	\$1,261,387.92	
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	20.00	
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			

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50032001A				
Project Type	Lease	State Sales Tax Exemption	\$13,235.78		
Project Name	City Harbor	Local Sales Tax Exemption	\$13,235.78		
		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	\$44,122,195.00	Total Exemptions	\$26,471.56		
Benefited Project Amount	\$38,982,322.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$0.00	\$0.00
Not For Profit	No		Local PILOT	\$0.00	\$0.00
Date Project approved	6/10/2020		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	8/31/2021		Net Exemptions	\$26,471.56	
Year Financial Assistance is Planned to End	2032	Project Employment Information			
Notes	2021 - under construction, PILOT agreement not finalized				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	101 Pier Road and 702 Willow Ave	Original Estimate of Jobs to be Created	4.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	85,550.00		
City	ITHACA	Annualized Salary Range of Jobs to be Created	36,050.00	To: 145,600.00	
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	City Harbor, 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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022
 Status: CERTIFIED
 Certified Date: 03/30/2022

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	\$227,795.38	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$87,993.14	
Original Project Code		School Property Tax Exemption	\$607,618.11	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$10,665,000.00	Total Exemptions	\$923,406.63	
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	\$22,211.00	\$22,211.00
Date Project approved	9/19/2002	School District PILOT	\$203,869.00	\$203,869.00
Did IDA took Title to Property	Yes	Total PILOT	\$285,769.00	\$285,769.00
Date IDA Took Title to Property	9/30/2002	Net Exemptions	\$637,637.63	
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			

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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	
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00	
Date Project approved	9/20/2001	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	10/18/2001	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	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Community Recreation Center				
Address Line1	1767 East Shore 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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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	\$30,428.84		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$14,894.99		
Original Project Code		School Property Tax Exemption	\$102,787.96		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$4,115,000.00	Total Exemptions	\$148,111.79		
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	\$25,100.69	\$25,100.69
Not For Profit	No		Local PILOT	\$12,286.85	\$12,286.85
Date Project approved	11/11/2013		School District PILOT	\$84,670.66	\$84,670.66
Did IDA took Title to Property	Yes		Total PILOT	\$122,058.20	\$122,058.20
Date IDA Took Title to Property	1/23/2015		Net Exemptions	\$26,053.59	
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	227.30		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-27.70		
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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50032101A				
Project Type	Tax Exemptions	State Sales Tax Exemption		\$13,196.84	
Project Name	Datapoint Labs	Local Sales Tax Exemption		\$13,196.84	
		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	\$1,280,000.00	Total Exemptions		\$26,393.68	
Benefited Project Amount	\$1,200,000.00	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	1/13/2021	School District PILOT			
Did IDA took Title to Property	No	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions		\$26,393.68	
Year Financial Assistance is Planned to End	2022	Project Employment Information			
Notes	This project was Sales tax exemption only.				
Location of Project		# of FTEs before IDA Status		20.00	
Address Line1	21 Dutch Mill Road	Original Estimate of Jobs to be Created		2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		60,000.00	
City	ITHACA	Annualized Salary Range of Jobs to be Created		45,000.00	To: 75,000.00
State	NY	Original Estimate of Jobs to be Retained		20.00	
Zip - Plus4	14850	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		60,500.00	
Province/Region		Current # of FTEs		21.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		21.00	
Applicant Information		Net Employment Change		1.00	
Applicant Name	Datapoint Labs, LLC	Project Status			
Address Line1	95 Brown Road				
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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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		\$8,606.39	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$10,177.72	
Original Project Code		School Property Tax Exemption		\$33,175.98	
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		\$51,960.09	
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	\$18,611.24	\$18,611.24
Not For Profit	No		Local PILOT	\$22,009.22	\$22,009.22
Date Project approved	1/10/2018		School District PILOT	\$71,742.75	\$71,742.75
Did IDA took Title to Property	Yes		Total PILOT	\$112,363.21	\$112,363.21
Date IDA Took Title to Property	2/27/2018		Net Exemptions	-\$60,403.12	
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. PILOT is based on set payment per MW of solar energy - actual assessment and taxes are less than these payments.				
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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	50031708B			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Dryden Tompkins Solar II	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$8,606.39	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$10,177.72	
Original Project Code	50031708A	School Property Tax Exemption	\$43,039.23	
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$17,431,772.00	Total Exemptions	\$61,823.34	
Benefited Project Amount	\$16,886,896.00	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	\$15,034.62	\$15,034.62
Not For Profit	No	Local PILOT	\$17,779.59	\$17,779.59
Date Project approved	1/1/2018	School District PILOT	\$75,185.80	\$75,185.80
Did IDA took Title to Property	Yes	Total PILOT	\$108,000.01	\$108,000.01
Date IDA Took Title to Property	7/23/2019	Net Exemptions	-\$46,176.67	
Year Financial Assistance is Planned to End	2050	Project Employment Information		
Notes	This is PILOT for solar energy project based on amount per MW produced. This amount is more than actual taxes on assessment.			
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	0.00	
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			

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022
 Status: CERTIFIED
 Certified Date: 03/30/2022

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031708A				
Project Type	Tax Exemptions	State Sales Tax Exemption		\$0.00	
Project Name	Dryden Tompkins Solar II	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	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption			
Total Project Amount	\$17,431,772.00	Total Exemptions		\$0.00	
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		County PILOT			
Not For Profit		Local PILOT			
Date Project approved	1/10/2018	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	This is STE portion as the project has not closed on IDA documents and financing. STE 2018-2021 PILOT started in 2021. will enter STE information, close out and create Lease portion of project.				
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	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Distributed Sun, LLC	Project Status			
Address Line1	601 13th Street, NW				
Address Line2					
City	WASHINGTON	Current Year Is Last Year for Reporting		Yes	
State	DC	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	20005	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions		Yes	
Country	USA				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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	\$6,523.01		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$14,462.26		
Original Project Code		School Property Tax Exemption	\$33,175.98		
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$4,615,649.00	Total Exemptions	\$54,161.25		
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	\$1,965.53	\$1,965.53
Not For Profit	No		Local PILOT	\$4,357.80	\$4,357.80
Date Project approved	5/11/2017		School District PILOT	\$9,996.67	\$9,996.67
Did IDA took Title to Property	Yes		Total PILOT	\$16,320.00	\$16,320.00
Date IDA Took Title to Property	8/17/2018		Net Exemptions	\$37,841.25	
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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031902B				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Ex Libris LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$11,964.88		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$22,811.25		
Original Project Code		School Property Tax Exemption	\$31,931.88		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$31,713,000.00	Total Exemptions	\$66,708.01		
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	\$5,749.36	\$5,749.36
Not For Profit	No		Local PILOT	\$10,961.25	\$10,961.25
Date Project approved	5/8/2019		School District PILOT	\$15,343.89	\$15,343.89
Did IDA took Title to Property	Yes		Total PILOT	\$32,054.50	\$32,054.50
Date IDA Took Title to Property	2/1/2020		Net Exemptions	\$34,653.51	
Year Financial Assistance is Planned to End	2033	Project Employment Information			
Notes	Mixed use senior housing project. 2019-2022 is the STE and MRT phase of the project. PILOT starts 2021 2021 project still under construction and laid dormant due to COVID 19 issues among other things.				
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	0.00		
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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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	57.60		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	10.60		
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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50032005A				
Project Type	Lease	State Sales Tax Exemption		\$135,762.37	
Project Name	Green Street Development Partners (The Ithacan)	Local Sales Tax Exemption		\$135,762.37	
		County Real Property Tax Exemption		\$3,729.31	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$7,110.00	
Original Project Code		School Property Tax Exemption		\$9,952.79	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$124,093.37	
Total Project Amount	\$64,300,000.00	Total Exemptions		\$416,410.21	
Benefited Project Amount	\$52,200,000.00	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	\$3,729.31	\$3,729.31
Not For Profit	No		Local PILOT	\$7,110.00	\$7,110.00
Date Project approved	12/9/2020		School District PILOT	\$9,952.79	\$9,952.79
Did IDA took Title to Property	Yes		Total PILOT	\$20,792.10	\$20,792.10
Date IDA Took Title to Property	7/22/2021		Net Exemptions	\$395,618.11	
Year Financial Assistance is Planned to End	2053	Project Employment Information			
Notes	Two PILOTs - one on parking garage (A1), second on apartments (A2) both begin in 2021 with interim years - full taxes paid on base valuation PILOTs begin with 2024 - A1 will pay \$0.00 until 2053 A2 ends 2034				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	215 East State 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)	53,333.33		
City	ITHACA	Annualized Salary Range of Jobs to be Created	40,000.00	To: 65,000.00	
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	Green Street Development Partners, LLC	Project Status			
Address Line1	669 River Drive				
Address Line2					
City	ELMWOOD PARK	Current Year Is Last Year for Reporting			
State	NJ	There is no Debt Outstanding for this Project			
Zip - Plus4	07407	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

Country	USA		
----------------	-----	--	--

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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	\$37,914.69	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$72,285.00	
Original Project Code		School Property Tax Exemption	\$101,186.75	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$21,706,403.00	Total Exemptions	\$211,386.44	
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	\$5,874.28	\$5,874.28
Not For Profit	Yes	Local PILOT	\$11,199.42	\$11,199.42
Date Project approved	9/25/2015	School District PILOT	\$15,677.29	\$15,677.29
Did IDA took Title to Property	Yes	Total PILOT	\$32,750.99	\$32,750.99
Date IDA Took Title to Property	6/30/2016	Net Exemptions	\$178,635.45	
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.	Project Status		
Address Line1	115 West Clinton 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			

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031710A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Harolds Holding	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$105,663.89	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$201,450.00	
Original Project Code		School Property Tax Exemption		\$281,995.85	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$42,881,306.00	Total Exemptions		\$589,109.74	
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	\$10,411.00
Not For Profit	No			Local PILOT	\$19,848.75
Date Project approved	6/8/2017			School District PILOT	\$27,784.88
Did IDA took Title to Property	Yes			Total PILOT	\$58,044.63
Date IDA Took Title to Property	12/11/2017			Net Exemptions	\$531,065.11
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		0.00	
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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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	\$103,053.37	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$196,473.00	
Original Project Code		School Property Tax Exemption	\$275,028.89	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$32,000,000.00	Total Exemptions	\$574,555.26	
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	\$41,221.35	\$41,221.35
Not For Profit	No	Local PILOT	\$78,589.20	\$78,589.20
Date Project approved	3/20/2013	School District PILOT	\$110,011.56	\$110,011.56
Did IDA took Title to Property	Yes	Total PILOT	\$229,822.11	\$229,822.11
Date IDA Took Title to Property	12/15/2014	Net Exemptions	\$344,733.15	
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	65.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	65.00	
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			

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	50032102A			
Project Type	Lease	State Sales Tax Exemption	\$4,602.70	
Project Name	Incodema	Local Sales Tax Exemption	\$4,602.70	
		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	\$2,127,000.00	Total Exemptions	\$9,205.40	
Benefited Project Amount	\$2,035,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	2/10/2021	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	2/26/2021	Net Exemptions	\$9,205.40	
Year Financial Assistance is Planned to End	2033	Project Employment Information		
Notes	PILOT begins 2023; STE 2021			
Location of Project		# of FTEs before IDA Status	47.00	
Address Line1	1920 Slaterville 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)	78,459.00	
City	ITHACA	Annualized Salary Range of Jobs to be Created	36,088.00	To: 199,195.00
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)	79,365.00	
Province/Region		Current # of FTEs	50.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	3.00	
Applicant Name	Incodema, LLC			
Address Line1	1920 Slaterville 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			

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	50031001A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Italthai, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$7,458.63	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$14,220.00	
Original Project Code		School Property Tax Exemption	\$19,905.59	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,963,033.00	Total Exemptions	\$41,584.22	
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	\$5,966.90	\$5,966.90
Not For Profit	No	Local PILOT	\$11,376.00	\$11,376.00
Date Project approved	4/2/2010	School District PILOT	\$15,924.47	\$15,924.47
Did IDA took Title to Property	Yes	Total PILOT	\$33,267.37	\$33,267.37
Date IDA Took Title to Property	4/25/2011	Net Exemptions	\$8,316.85	
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	Italthai, 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			

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022
 Status: CERTIFIED
 Certified Date: 03/30/2022

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031903B				
Project Type	Lease	State Sales Tax Exemption	\$159,522.09		
Project Name	Ithaca Arthaus LLC	Local Sales Tax Exemption	\$159,522.09		
		County Real Property Tax Exemption	\$49,724.18		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$94,800.00		
Original Project Code		School Property Tax Exemption	\$132,703.93		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$28,792,128.00	Total Exemptions	\$596,272.29		
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	\$2,734.83	\$2,734.83
Not For Profit	No		Local PILOT	\$5,214.00	\$5,214.00
Date Project approved	5/8/2019		School District PILOT	\$7,298.72	\$7,298.72
Did IDA took Title to Property	Yes		Total PILOT	\$15,247.55	\$15,247.55
Date IDA Took Title to Property	12/1/2019		Net Exemptions	\$581,024.74	
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. PILOT begin 2021				
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	14.00		
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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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	\$13,972.43	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$6,839.54	
Original Project Code	50031405A	School Property Tax Exemption	\$47,510.42	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$7,700,000.00	Total Exemptions	\$68,322.39	
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	\$12,047.34	\$12,047.34
Not For Profit	No	Local PILOT	\$5,897.20	\$5,897.20
Date Project approved	11/13/2014	School District PILOT	\$40,964.54	\$40,964.54
Did IDA took Title to Property	Yes	Total PILOT	\$58,909.08	\$58,909.08
Date IDA Took Title to Property	2/27/2015	Net Exemptions	\$9,413.31	
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	16.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-41.00	
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			

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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	
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00	
Date Project approved	10/15/2004	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	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." Bonds paid off with refinance.				
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	1,210.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	5.00		
Applicant Name	Ithaca College				
Address Line1	200 Job Hall	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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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	\$71,354.20		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$136,038.00		
Original Project Code		School Property Tax Exemption	\$190,430.14		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$24,172,500.00	Total Exemptions	\$397,822.34		
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	\$11,187.94	\$11,187.94
Not For Profit	No		Local PILOT	\$21,330.00	\$21,330.00
Date Project approved	6/11/2015		School District PILOT	\$29,858.38	\$29,858.38
Did IDA took Title to Property	Yes		Total PILOT	\$62,376.32	\$62,376.32
Date IDA Took Title to Property	9/29/2016		Net Exemptions	\$335,446.02	
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	22.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	22.00		
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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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	\$93,282.30		
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$36,033.23		
Original Project Code	50039602A	School Property Tax Exemption	\$248,819.87		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$14,600,000.00	Total Exemptions	\$378,135.40		
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	\$378,134.40		
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	65.66		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	28.66		
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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50032108A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Knickerbocker Bed Company	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$10,525,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$10,125,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$0.00
Not For Profit	No			Local PILOT	\$0.00
Date Project approved	12/8/2021			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$0.00
Date IDA Took Title to Property	12/23/2021			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2033	Project Employment Information			
Notes	PILOT will start in 2023				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	17 Hall Road	Original Estimate of Jobs to be Created		88.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		85,000.00	
City	ITHACA	Annualized Salary Range of Jobs to be Created		40,000.00	To: 150,000.00
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	Knickerbocker Bed Company	Project Status			
Address Line1	770 Commercial Ave.				
Address Line2					
City	CARLSTADT	Current Year Is Last Year for Reporting			
State	NJ	There is no Debt Outstanding for this Project			
Zip - Plus4	07072	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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	\$6,061.37		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$1,501.30		
Original Project Code		School Property Tax Exemption	\$20,587.85		
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$3,025,000.00	Total Exemptions	\$28,150.52		
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	\$2,182.09	\$2,182.09
Not For Profit	No		Local PILOT	\$540.47	\$540.47
Date Project approved	11/5/2010		School District PILOT	\$7,411.62	\$7,411.62
Did IDA took Title to Property	Yes		Total PILOT	\$10,134.18	\$10,134.18
Date IDA Took Title to Property	3/31/2011		Net Exemptions	\$18,016.34	
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	23.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	23.00		
Applicant Name	Lansing Market	Project Status			
Address Line1	521 Ridge Road				
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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031901A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Lansing Renewables LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$31,083.94		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$7,698.97		
Original Project Code		School Property Tax Exemption	\$105,578.70		
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	\$144,361.61		
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			County PILOT	\$4,595.47	\$4,595.47
Not For Profit	No		Local PILOT	\$1,138.22	\$1,138.22
Date Project approved	9/11/2019		School District PILOT	\$15,766.31	\$15,766.31
Did IDA took Title to Property	Yes		Total PILOT	\$21,500.00	\$21,500.00
Date IDA Took Title to Property	9/11/2019		Net Exemptions	\$122,861.61	
Year Financial Assistance is Planned to End	2040	Project Employment Information			
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	0.00		
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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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	\$75,190.95	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$141,015.00	
Original Project Code		School Property Tax Exemption	\$197,397.09	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$15,000,000.00	Total Exemptions	\$413,603.04	
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	\$27,068.74	\$27,068.74
Not For Profit	No	Local PILOT	\$50,765.40	\$50,765.40
Date Project approved	2/11/2016	School District PILOT	\$71,062.95	\$71,062.95
Did IDA took Title to Property	Yes	Total PILOT	\$148,897.09	\$148,897.09
Date IDA Took Title to Property	10/6/2016	Net Exemptions	\$264,705.95	
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	46.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-32.00	
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			

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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		\$7,175.31	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$15,908.49	
Original Project Code		School Property Tax Exemption		\$36,493.58	
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		\$59,577.38	
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		County PILOT		\$1,804.36	\$1,804.36
Not For Profit	No	Local PILOT		\$4,000.46	\$4,000.46
Date Project approved	5/11/2017	School District PILOT		\$9,176.94	\$9,176.94
Did IDA took Title to Property	Yes	Total PILOT		\$14,981.76	\$14,981.76
Date IDA Took Title to Property	9/27/2017	Net Exemptions		\$44,595.62	
Year Financial Assistance is Planned to End	2038	Project Employment Information			
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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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		\$8,606.39	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$10,177.72	
Original Project Code		School Property Tax Exemption		\$43,039.23	
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		\$61,823.34	
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		County PILOT		\$1,363.14	\$1,363.14
Not For Profit	No	Local PILOT		\$1,612.02	\$1,612.02
Date Project approved	6/14/2018	School District PILOT		\$6,816.85	\$6,816.85
Did IDA took Title to Property	Yes	Total PILOT		\$9,792.01	\$9,792.01
Date IDA Took Title to Property	1/9/2019	Net Exemptions		\$52,031.33	
Year Financial Assistance is Planned to End	2039	Project Employment Information			
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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031802A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	NY Dryden II	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$8,606.39	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$1,077.72	
Original Project Code		School Property Tax Exemption		\$43,039.23	
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		\$52,723.34	
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					
Not For Profit	No	County PILOT		\$791.74	\$791.74
Date Project approved	6/14/2018	Local PILOT		\$938.66	\$938.66
Did IDA took Title to Property	Yes	School District PILOT		\$3,969.39	\$3,969.39
Date IDA Took Title to Property	1/9/2019	Total PILOT		\$5,699.79	\$5,699.79
Year Financial Assistance is Planned to End	2039	Net Exemptions		\$47,023.55	
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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022
 Status: CERTIFIED
 Certified Date: 03/30/2022

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		\$7,370.82	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$12,757.44	
Original Project Code		School Property Tax Exemption		\$39,894.55	
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		\$60,022.81	
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	\$2,044.18
Not For Profit	No			Local PILOT	\$3,538.08
Date Project approved	3/9/2017			School District PILOT	\$11,064.14
Did IDA took Title to Property	Yes			Total PILOT	\$16,646.40
Date IDA Took Title to Property	11/30/2017			Net Exemptions	\$43,376.41
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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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		\$7,370.82	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$12,757.44	
Original Project Code		School Property Tax Exemption		\$39,894.55	
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		\$60,022.81	
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		\$2,044.18	\$2,044.18
Not For Profit	No	Local PILOT		\$3,538.08	\$3,538.08
Date Project approved	3/9/2017	School District PILOT		\$11,064.14	\$11,064.14
Did IDA took Title to Property	Yes	Total PILOT		\$16,646.40	\$16,646.40
Date IDA Took Title to Property	11/30/2017	Net Exemptions		\$43,376.41	
Year Financial Assistance is Planned to End	2038	Project Employment Information			
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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022
 Status: CERTIFIED
 Certified Date: 03/30/2022

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031714A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	NY Newfield IV	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$6,700.75	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$11,597.67	
Original Project Code		School Property Tax Exemption		\$36,267.78	
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		\$54,566.20	
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		\$1,202.46	\$1,202.46
Not For Profit	No	Local PILOT		\$2,081.22	\$2,081.22
Date Project approved	2/8/2018	School District PILOT		\$6,508.32	\$6,508.32
Did IDA took Title to Property	Yes	Total PILOT		\$9,792.00	\$9,792.00
Date IDA Took Title to Property	11/30/2018	Net Exemptions		\$44,774.20	
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		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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	50031715A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	NY Newfield V	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$6,700.75	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$11,597.67	
Original Project Code		School Property Tax Exemption		\$36,267.78	
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		\$54,566.20	
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		\$1,202.46	\$1,202.46
Not For Profit	No	Local PILOT		\$2,081.22	\$2,081.22
Date Project approved	2/8/2018	School District PILOT		\$6,508.32	\$6,508.32
Did IDA took Title to Property	Yes	Total PILOT		\$9,792.00	\$9,792.00
Date IDA Took Title to Property	11/30/2018	Net Exemptions		\$44,774.20	
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		0.00	
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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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	\$27,137.56	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$13,283.90	
Original Project Code		School Property Tax Exemption	\$92,275.78	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$6,650,000.00	Total Exemptions	\$132,697.24	
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	\$17,639.41	\$17,639.41
Not For Profit	No	Local PILOT	\$8,634.53	\$8,634.53
Date Project approved	11/4/2005	School District PILOT	\$59,979.26	\$59,979.26
Did IDA took Title to Property	Yes	Total PILOT	\$86,253.20	\$86,253.20
Date IDA Took Title to Property	1/18/2007	Net Exemptions	\$46,444.04	
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	146.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	21.00	
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			

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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	\$8,693.96	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$4,255.71	
Original Project Code		School Property Tax Exemption	\$29,562.04	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$7,700,000.00	Total Exemptions	\$42,511.71	
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	\$5,961.57	\$5,961.57
Not For Profit	No	Local PILOT	\$2,918.20	\$2,918.20
Date Project approved	11/13/2014	School District PILOT	\$20,271.11	\$20,271.11
Did IDA took Title to Property	Yes	Total PILOT	\$29,150.88	\$29,150.88
Date IDA Took Title to Property	2/27/2015	Net Exemptions	\$13,360.83	
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	11.50	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	11.50	
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			

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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	\$24,875.28		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$9,608.86		
Original Project Code		School Property Tax Exemption	\$66,351.96		
Project Purpose Category	Wholesale Trade	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$3,200,000.00	Total Exemptions	\$100,836.10		
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	\$15,547.05	\$15,547.05
Not For Profit	No		Local PILOT	\$6,005.54	\$6,005.54
Date Project approved	8/17/2011		School District PILOT	\$41,469.98	\$41,469.98
Did IDA took Title to Property	Yes		Total PILOT	\$63,022.57	\$63,022.57
Date IDA Took Title to Property	12/30/2011		Net Exemptions	\$37,813.53	
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	38.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	24.00		
Applicant Name	Nut Brown Realty	Project Status			
Address Line1	409 Taughannock Blvd.				
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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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		\$7,370.82	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$12,757.44	
Original Project Code		School Property Tax Exemption		\$39,894.55	
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		\$60,022.81	
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		\$2,044.18	\$2,044.18
Not For Profit	No	Local PILOT		\$3,538.08	\$3,538.08
Date Project approved	3/9/2017	School District PILOT		\$11,064.14	\$11,064.14
Did IDA took Title to Property	Yes	Total PILOT		\$16,646.40	\$16,646.40
Date IDA Took Title to Property	11/30/2017	Net Exemptions		\$43,376.41	
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			

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

Country	USA		
----------------	-----	--	--

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	50031803A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Organic Nature, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$24,862.09	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$47,400.00	
Original Project Code		School Property Tax Exemption	\$66,351.96	
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$14,761,998.00	Total Exemptions	\$138,614.05	
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	\$10,877.17	\$10,877.17
Not For Profit	No	Local PILOT	\$20,737.50	\$20,737.50
Date Project approved	7/12/2018	School District PILOT	\$29,028.98	\$29,028.98
Did IDA took Title to Property	Yes	Total PILOT	\$60,643.65	\$60,643.65
Date IDA Took Title to Property	2/7/2019	Net Exemptions	\$77,970.40	
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	145.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-95.00	
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			

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	50032103A			
Project Type	Lease	State Sales Tax Exemption	\$3,973.15	
Project Name	Salt Point Brewing Company	Local Sales Tax Exemption	\$3,973.15	
		County Real Property Tax Exemption	\$3,419.23	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$846.89	
Original Project Code		School Property Tax Exemption	\$11,613.66	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$934,850.00	Total Exemptions	\$23,826.08	
Benefited Project Amount	\$906,000.00	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	\$3,419.23
Not For Profit	No		Local PILOT	\$846.89
Date Project approved	2/10/2021		School District PILOT	\$11,613.66
Did IDA took Title to Property	Yes		Total PILOT	\$15,879.78
Date IDA Took Title to Property	2/26/2021		Net Exemptions	\$7,946.30
Year Financial Assistance is Planned to End	2029	Project Employment Information		
Notes	2021 and 2022 years in PILOT are "interim" and full taxes are paid.			
Location of Project		# of FTEs before IDA Status	2.50	
Address Line1	6 Louise Bement Lane	Original Estimate of Jobs to be Created	6.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	36,250.00	
City	LANSING	Annualized Salary Range of Jobs to be Created	30,000.00	To: 40,000.00
State	NY	Original Estimate of Jobs to be Retained	2.50	
Zip - Plus4	14882	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	35,000.00	
Province/Region		Current # of FTEs	7.50	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	5.00	
Applicant Name	Salt Point Bewing Company	Project Status		
Address Line1	6 Louise Bement Lane			
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			

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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		\$21,218.61	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$8,196.36	
Original Project Code		School Property Tax Exemption		\$56,598.23	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$2,500,000.00	Total Exemptions		\$86,013.20	
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	\$7,638.70
Not For Profit	No			Local PILOT	\$2,950.69
Date Project approved	7/14/2016			School District PILOT	\$20,375.36
Did IDA took Title to Property	Yes			Total PILOT	\$30,964.75
Date IDA Took Title to Property	2/26/2018			Net Exemptions	\$55,048.45
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		113.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		-45.00	
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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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		\$114,676.40	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$218,632.50	
Original Project Code		School Property Tax Exemption		\$306,048.43	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$35,000,000.00	Total Exemptions		\$639,357.33	
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	\$27,969.85
Not For Profit	No			Local PILOT	\$53,325.00
Date Project approved	7/9/2015			School District PILOT	\$74,645.96
Did IDA took Title to Property	Yes			Total PILOT	\$155,940.81
Date IDA Took Title to Property	2/14/2019			Net Exemptions	\$483,416.52
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		287.50	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		-12.50	
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				

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

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	\$29,840.64	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$7,391.01	
Original Project Code		School Property Tax Exemption	\$101,355.55	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$4,750,000.00	Total Exemptions	\$138,587.20	
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	\$29,840.64	\$29,840.64
Not For Profit	No	Local PILOT	\$7,391.01	\$7,391.01
Date Project approved	11/5/2010	School District PILOT	\$101,355.55	\$101,355.55
Did IDA took Title to Property	Yes	Total PILOT	\$138,587.20	\$138,587.20
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	116.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Trasonic Systems			
Address Line1	34 Dutch Mill 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			

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
64	\$11,351,352.98	\$3,379,158.63	\$7,972,194.35	448

Annual Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

Additional Comments

Investment Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date : 03/30/2022

Status: CERTIFIED

Certified Date: 03/30/2022

Investment Information

Question	Response	URL (If Applicable)
1. Has the Authority prepared an Annual Investment Report for the reporting period as required by Section 2925 (6) of PAL?	Yes	https://tompkinsida.org/wp-content/uploads/2022/03/TCIDA-2021-Investment-Report.pdf
2. Are the Authority's investment guidelines reviewed and approved annually?	No	
3. Did the Authority have an independent audit of investments as required by Section 2925(3)(f) of PAL?	Yes	https://tompkinsida.org/budgets-and-reports/
4. Has the Authority's independent auditor issued a management letter to the Authority in connection with its annual audit of investments?	Yes	https://tompkinsida.org/budgets-and-reports/

Additional Comments

Procurement Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date : 03/30/2022

Procurement Information:

Question	Response	URL (If Applicable)
1. Does the Authority have procurement guidelines?	Yes	https://tompkinsida.org/wp-content/uploads/2021/06/TCIDA-Procurement-Policy.pdf
2. Are the procurement guidelines reviewed annually, amended if needed, and approved by the Board?	No	
3. Does the Authority allow for exceptions to the procurement guidelines?	No	
4. Does the Authority assign credit cards to employees for travel and/or business purchases?	No	
5. Does the Authority require prospective bidders to sign a non-collusion agreement?	No	
6. Does the Authority incorporate a summary of its procurement policies and prohibitions in its solicitation of proposals, bid documents, or specifications for procurement contracts?	No	
7. Did the Authority designate a person or persons to serve as the authorized contact on a specific procurement, in accordance with Section 139-j(2)(a) of the State Finance Law, "The Procurement Lobbying Act"?	No	
8. Did the Authority determine that a vendor had impermissible contact during a procurement or attempted to influence the procurement during the reporting period, in accordance with Section 139-j(10) of the State Finance Law?	No	
8a. If Yes, was a record made of this impermissible contact?		
9. Does the Authority have a process to review and investigate allegations of impermissible contact during a procurement, and to impose sanctions in instances where violations have occurred, in accordance with Section 139-j(9) of the State Finance Law?	No	

Procurement Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date : 03/30/2022

Procurement Transactions Listing:

1. Vendor Name	Harris Beech, PLLC	Address Line1	99 Garnsey Road
Type of Procurement	Legal Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	PITTSFORD
Award Date	1/1/2021	State	NY
End Date	12/31/2021	Postal Code	14534
Fair Market Value	\$8,000.00	Plus 4	
Amount	\$8,000.00	Province/Region	
Amount Expended For Fiscal Year	\$0.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Attorney Services

2. Vendor Name	Insero & Co	Address Line1	401 E State Street
Type of Procurement	Financial Services	Address Line2	Suite 500
Award Process	Authority Contract - Competitive Bid	City	ITHACA
Award Date	1/1/2021	State	NY
End Date	12/31/2021	Postal Code	14850
Fair Market Value		Plus 4	
Amount	\$7,500.00	Province/Region	
Amount Expended For Fiscal Year	\$8,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Accounting

Procurement Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022

Status: CERTIFIED

Certified Date : 03/30/2022

3. Vendor Name	TCAD d/b/a Ithaca Area Economic Development	Address Line1	401 E State Street
Type of Procurement	Other Professional Services	Address Line2	Suite 402B
Award Process	Authority Contract - Non-Competitive Bid	City	ITHACA
Award Date	1/1/2021	State	NY
End Date	12/31/2021	Postal Code	14850
Fair Market Value	\$444,829.00	Plus 4	
Amount	\$444,829.00	Province/Region	
Amount Expended For Fiscal Year	\$444,829.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Administrative Services

Additional Comments

Certified Financial Audit for Tompkins County Industrial Development Agency
 Fiscal Year Ending: 12/31/2021

Run Date: 03/30/2022
 Status: CERTIFIED
 Certified Date : 03/30/2022

Financial Documents

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

URL (If Applicable)	Attachments
https://tompkinsida.org/wp-content/uploads/2022/03/4004-2021-Financial-Report.pdf	Attachment Included

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

URL (If Applicable)	Attachments
https://tompkinsida.org/wp-content/uploads/2022/03/4004-2021-Management-Comment-Letter.pdf	Attachment Included

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

URL (If Applicable)	Attachments
https://tompkinsida.org/wp-content/uploads/2022/03/Independent-auditors-report-on-internal-controls.pdf	Attachment Included

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

URL (If Applicable)	Attachments
	Attachment Included

Additional Comments

Budget Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 10/26/2021

Status: CERTIFIED

Certified Date: 10/26/2021

Budget & Financial Plan

Budgeted Revenues, Expenditures, And Changes in Current Net Assets.

	Last Year (Actual) 2020	Current Year (Estimated) 2021	Next Year (Adopted) 2022	Proposed 2023	Proposed 2024	Proposed 2025
REVENUE & FINANCIAL SOURCES						
Operating Revenues						
Charges For Services	\$409,071.00	\$2,502,205.00	\$740,104.00	\$729,667.00	\$663,000.00	\$663,000.00
Rentals & Financing Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Operating Revenues	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Non-Operating Revenues						
Investment Earnings	\$630.00	\$380.00	\$400.00	\$600.00	\$600.00	\$600.00
State Subsidies / Grants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Federal Subsidies / Grants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Municipal Subsidies / Grants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Public Authority Subsidies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Non-Operating Revenues	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Proceeds From The Issuance Of Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Revenues & Financing Sources	\$409,701.00	\$2,502,585.00	\$740,504.00	\$730,267.00	\$663,600.00	\$663,600.00
EXPENDITURES						
Operating Expenditures						
Salaries And Wages	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Employee Benefits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Professional Services Contracts	\$462,189.00	\$452,829.00	\$492,829.00	\$491,000.00	\$491,000.00	\$491,000.00
Supplies And Materials	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Operating Expenditures	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Non-Operating Expenditures						
Payment Of Principal On Bonds And Financing Arrangements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interest And Other Financing Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Subsidies To Other Public Authorities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Capital Asset Outlay	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grants And Donations	\$10,000.00	\$83,159.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Non-Operating Expenditures	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Expenditures	\$472,189.00	\$535,988.00	\$492,829.00	\$491,000.00	\$491,000.00	\$491,000.00
Capital Contributions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Excess (Deficiency) Of Revenues And Capital Contributions Over Expenditures	(\$62,488.00)	\$1,966,597.00	\$247,675.00	\$239,267.00	\$172,600.00	\$172,600.00

Budget Report for Tompkins County Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 10/26/2021

Status: CERTIFIED

Certified Date: 10/26/2021

The authority's budget, as presented to the Board of Directors, is posted on the following website: <https://tompkinsida.org/budgets-and-reports/>

Additional Comments