

Auburn Industrial Development Authority

Annual Operations & Accomplishments Report FY 2019

Introduction

The Auburn Industrial Development Authority (“AIDA”) is authorized and empowered by the provisions of the Auburn Industrial Development Authority Act, Chapter 915 of the 1969 Laws of New York constituting Title 15 of Article 8 of the Public Authorities Law, Chapter 43-A of the Consolidated Laws of New York, as amended (the “Act”). AIDA’s purpose is to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, and commercial and research facilities, as well as facilities for use by a federal Authority or medical facility, among others. This work is done with the intention to advance the job opportunities, health, general prosperity and economic welfare of the people of the City of Auburn and therefore improve their medical care and standard of living.

**The Administrative Office of the Authority is located at 2 State Street, Auburn, NY 13021.
The Official Office of the Authority is located at Memorial City Hall, 24 South Street, Auburn, NY 13021.**

This document is being presented as the Annual Operations and Accomplishments (“Annual”) Report for the Auburn Industrial Development Authority’s (“AIDA” or the “Authority”) Fiscal Year ending 12/31/2019 in compliance with the New York State Public Authorities Law (“PAL”) Section 2824-a, the 2005 NYS Public Authorities Accountability Act (“PAAA”), the 2009 PARA, and Chapter 563 of the Laws of 2015. The goal of this report is to provide a written assessment and summary review of AIDA’s operations and accomplishments during FY2019. In some cases, this report will refer to and identify the publicly available (and posted) location of supporting reports or materials that provide the information cited. Collectively, this report and the cited materials include the following areas of concern:

1. AIDA Operations, Projects & Accomplishments in FY19
2. Real Property Owned and/or Disposed of by the Authority in FY19
3. AIDA Investment Report for FY19

I. AIDA FY 2019 Operations, Projects & Accomplishments

AIDA continued to operate under its authority in FY2019 with a Board and with administrative services provided by the Cayuga Economic Development Agency (CEDA). The

primary staff were CEDA’s Executive Director, as AIDA’s Executive Director, and CEDA’s Economic Development Technical Specialist, as AIDA’s Assistant Treasurer and Acting Secretary. None of the above named staff were compensated by AIDA directly.

The Board conducted eleven (11) monthly regular meetings, six (6) committee meetings, and conducted an Independent Financial Audit for FY2019 as required by statute. AIDA’s regular Board meetings were public meetings and were posted as such. Each meeting included the review and approval of previous meeting minutes and included a Treasurer’s Report. The full minutes of the Board meetings of FY2019 are available online for review at:

<http://www.auburnida.org/agendas-minutes> and are also available for review at AIDA offices at 2 State Street, Auburn, NY 13021.

During FY2019 AIDA continued its particular focus on the following initiatives:

- **Compliance.** During FY 2019, AIDA continued to work toward compliance with Public Authorities Law and IDA best practices.
- **Auburn Technology Park Marketing.** AIDA, utilizing CEDA staff, continued to market vacant properties in the Auburn Technology Park, a group of parcels set aside for commercial and industrial ventures in the City of Auburn.

In addition to these focus areas, AIDA also worked to market its services and available incentives and benefits to existing business enterprises and to seek opportunities for new business development. A number of proposals were developed in response to business attraction opportunities and these were pursued by AIDA using CEDA staff. Two projects closed and advanced in FY2019 as described briefly below:

- Volpi Manufacturing U.S.A., Inc. – Sales and use tax exemption for the renovation of their current infrastructure. Growth of their business was severely constrained by the current infrastructure. The project would demolish ~14,000 square feet of space. Cleanrooms will be constructed, electrical bus bar, plumbing and process gas will be re-routed throughout the facility, new HVAC systems installed to provide optimal temperature and humidity control and IT infrastructure updated. The cost of these renovations totalled around \$1.9M. The company planned to retain the current 25 employees and add 17 technical jobs over 5 years.
- Prison City Farmhouse, LLC/Prison City Beverages, LLC – Sales and use tax exemption, mortgage recording tax exemption, PILOT agreement for the expansion of their business to build a new distribution/tap house building and event space. The expansion would include the purchase of a 5.5 acre lot with an existing dairy barn. They would renovate the existing barn to use for additional tasting room/retail/storage space. They planned to build a 13,000 square foot brewery with adjoining indoor/outdoor tasting and retail space and offices. The new brewery would allow the business to go from 700 bbls per year to 10,000 bbls in a 5-year period. The project cost totalled \$4,248,000 and would create 25 jobs over 3 years.

In addition to these activities, AIDA approved a sales tax exemption extension to an existing project, JBJ Real Property, LLC to continue their plan to rehabilitate buildings located in the

East Hill district in downtown Auburn. AIDA also approved a mortgage modification for Currier Plastics to refinance their debt to a new financial institution. AIDA, working cooperatively with CEDA, pursued a number of industrial and commercial development prospects. Some of these prospects are not ready to move forward at this time, while others have not developed beyond the initial inquiry stage.

II. AIDA PROPERTY OWNED AND/OR DISPOSED OF FY2019

AIDA owns six (6) parcels in the City of Auburn within or adjacent to the Auburn Technology Park (“Tech Park”). AIDA also owns one (1) property in the Town of Aurelius adjacent to a parcel involved in a PILOT. In FY2014, AIDA sold 6.44 acres of land located at 38 Allen Street (tax map 115.25-1-1.1) in the Tech Park to Mack Studios, a Tech Park tenant, to construct an additional facility for warehousing and display areas. The land was subdivided from a 20.99 acre parcel and sold for \$50,000. The remaining 14.55 acres of the parcel (now 14 Allen Street, tax map 115.25-1-1.11) is marked with an asterisk in the table below. Information on these parcels is provided in the table shown below. In FY2019, AIDA did not sell or acquire any property.

CAYUGA COUNTY TAX ID #	APPROXIMATE ACREAGE	CURRENT FAIR MARKET VALUE	FMV DETERMINED BY:	DATE OF ACQUISITION
108.81-1-1.12	12.04 Acres	\$240,000	Independent Appraisal	2001
115.24-1-10.1	0.35 Acres	\$13,300	Assessment	
115.24-1-11	0.27 Acres	\$12,100	Assessment	2000
115.24-1-12	0.25 Acres	\$8,900	Assessment	2011
115.24-1-13	0.30 Acres	\$9,700	Assessment	2008
115.25-1-1.11*	14.55 Acres	\$291,000	Independent Appraisal	
122.00-1-42	0.55 Acres	\$1,400	Assessment	1999

III. AIDA INVESTMENT REPORT

State statutes govern the Authority’s investment policies. In addition, the Authority adopted its own written Investment Policy on December 17, 2014. Authority monies must be deposited in FDIC insured commercial banks or trust companies located within the State. The AIDA Treasurer is authorized to use demand accounts and certificates of deposit. Permissible investments include obligations of the U.S. Treasury and obligations of New York State and its localities.

Collateral is required for demand deposits and certificates of deposit at 105% of all deposits not covered by federal deposit insurance. Obligations that may be pledged as collateral are obligations of the United States and its agencies and obligations of the state and its municipalities and school districts.

Total bank balances of AIDA were \$76,061.41 as of December 31, 2019. The carrying value of deposits at December 31, 2019 totaled \$76,061.41.