



## MEETING NOTICE & MESSAGE FROM THE BOARD CHAIR

TO: AIDA Board Members  
FROM: Gwen Webber-McLeod, Board Chair  
DATE: March 12, 2025

Greetings AIDA Board Members,

I look forward to our meeting scheduled for March 19, 2025 from 5 to 6:30 p.m. in the 3rd-floor conference room at City Hall. The agenda and related handouts for the meeting are attached. Here are highlights of what will happen during our meeting.

### 2024 Annual Audit Review

Dannible & McKee will present the 2024 audited financial statements. The draft will be forwarded when it is complete.

### February Board Education: Housing Policy/Guidance

AIDA's pipeline of projects includes housing related projects. The board needs to formalize a policy or guidance regarding the types, thresholds, and standards for these projects to ensure efficient use of resources in developing the pipeline. The board will want to establish guidelines in relation to rent levels (affordable, market rate, above market), project size (e.g. number of units), whether there should be any special requirements or monitoring related to these projects, and what to expect of project applicants/owners. This will help AIDA staff to ensure that the projects coming forward are aligned with the board's values and direction.

Continued thanks for your dedication to the work of AIDA.

*CC: Auburn Citizen, Rob Poyer, Jennifer Haines, Chuck Mason*

#### Mission Statement

"To advance the job opportunities, general prosperity, sustainability and economic welfare of the people of Auburn, NY."

#### Strategic Priorities

- Market the benefits of doing business in Auburn and the incentives available through AIDA to eligible projects that will generate jobs and revenue for the community.
- Assist at least two (2) projects per year with AIDA benefits and/or guidance on other benefits available in the community.
- Market parcels owned by AIDA.
- Diversify deal flow.



2 State Street, Auburn, NY 13021  
www.takerootinauburn.org  
Where possibility takes root.



**Auburn Industrial Development Authority  
Regular Board Meeting  
24 South Street, 3<sup>rd</sup> floor Training Room, Auburn, NY  
Wednesday March 19, 2025 at 5:00pm**

The public can view the meeting online at  
<https://us02web.zoom.us/j/87262029091?pwd=zJzqcildlxY29xK2Rssj6K4a0C7Lh6.1>

Item	Time	Presenter	Outcomes
Welcome, Roll Call, and Minutes	5:00 - 5:05	Gwen Webber-McLeod, Board Chair	Establish Quorum Review & Approval of Minutes
New Business: • Audit Presentation & Report of the Audit Committee • Annual PARIS Reporting Review	5:05 - 5:30	Terry Cuddy  Tracy Verrier	Votes to approve 2024 audit Vote to approve 2024 PARIS reports
Board Education: Housing Policy/Guidance	5:30 - 5:50	Tracy Verrier	For board information only, no action needed.
Bills Treasurers Report	5:50 - 6:00	Tracy Verrier Tessa Crawford, Board Treasurer	Vote to pay bills & accept Treasurers Report
Unfinished Business: • Updates	6:00 - 6:10	Tracy Verrier	For board information only, no action needed
• Executive Session	6:10 - 6:20	Tracy Verrier	If needed
Board Updates &  Adjournment	6:20 - 6:30	Board of Directors	Opportunity for Board to share information and ideas relevant to the work of AIDA Vote to adjourn meeting

Upcoming meetings, events, and trainings:

- Next AIDA Board Meeting: April 16 @ 5pm LOCATION SEMINARY COMMONS
- State of the City & County: March 20 @ 8am, Auburn Public Theater
- NYSEDC Annual Meeting: May 21-23 in Cooperstown





**Governance Committee Meeting Minutes  
Auburn Industrial Development Authority  
Wednesday, February 19, 2025 @ 4:00pm  
Memorial City Hall, 24 South Street, Auburn, NY**

**Board Present:** William Andre (Vice-Chair & Member of Labor)  
Terry Cuddy (Secretary & Council Member)  
Daniel Lovell (Representative of Auburn School District)

**Staff & Guests:** Tracy Verrier, MRB Group  
Mr. Cuddy called the meeting to order at 4:02pm noting that a quorum was present.

### **BOARD EVALUATION**

Mr. Cuddy noted that, based on the board evaluations, AIDA seems to be moving in the right direction. More board members “agreed” or “somewhat agreed” with this in the evaluation than in prior years. However, Mr. Cuddy said there is still room for improvement, though the organization does feel more stable, particularly financially, than in the past.

Mr. Lovell noted that all “disagree” selections in the board evaluation are one-offs. Ms. Verrier added that not all “disagree” selections came from the same person. Multiple board members expressed concerns in different areas. Overall, it seems that there is still some disagreement about the oversight component of the organization.

Mr. Cuddy noted that the board has been more engaged this year. Mr. Lovell added that the board was made aware that they hadn’t been doing as well regarding oversight, which encouraged more engagement. There are some things that were somewhat out of the board’s control, but they now know what to look for.

Mr. Lovell would like to have more context about the disagrees. Ms. Verrier suggested that in the future they can consider asking for comments to focus on those disagrees, and ask to provide examples.

Mr. Andre said he thinks the board is really respectful, but that the board meetings can sometimes be overwhelmed by one or two voices, which can be off-putting. He explained that Ms. Webber-McLeod has a different style of running meetings than the prior chair, and that change might be hard for some people. Mr. Cuddy agreed that change can be hard, but thinks Ms. Webber-McLeod’s thoroughness has been helpful in getting the group to where they are now and in better agreement on their mission.

### **PRIORITIES**

The group discussed and felt that the community values are a good framework for review, but shouldn’t be turned into an evaluation criteria. Ms. Verrier will share that list with each application purely for consideration.

### **OTHER UPDATES & DISCUSSION**

No other updates or discussion.

### **CLOSING**

Motion to adjourn the meeting by Mr. Cuddy, seconded by Mr. Lovell. All present voted in favor, motion carried.

The meeting adjourned at 4:39pm.



**Regular Meeting Minutes**  
**Auburn Industrial Development Authority**  
**Wednesday, January 15, 2025 following Annual Meeting**  
**24 South Street, Auburn, NY**

**Board Present:** Gwen Webber-McLeod (Chair)  
William Andre (Vice-Chair & Member of Labor)  
Tessa Crawford (Treasurer & Member at Large)  
Jimmy Giannettino (Council Member)\*  
Terry Cuddy (Secretary & Council Member)  
Dan Lovell (Representative of Auburn School District)  
Stephanie Leone  
Karen Walter  
Vacant seat

**Excused:**

**Staff & Guests:** Rob Poyer, Hancock Estabrook\*  
Tracy Verrier, MRB Group  
Jennifer Haines, City of Auburn

*\*remote attendance*

**REGULAR MEETING**

Ms. Webber-McLeod called the meeting to order at 5:00pm, noting the presence of a quorum.

**MEETING MINUTES**

The board reviewed minutes from the January regular and finance meetings.

Mr. Lovell motioned to approve the minutes, seconded by Mr. Cuddy. All present voted in favor, motion carried.

**NEW BUSINESS**

*Report of the Governance Committee*

Mr. Cuddy explained that the committee reviewed the responses to the board evaluation and noted considerable improvement over prior years. The hardship caused by CEDA's dissolution, as well as the audit from a couple of years ago that uncovered some financial issues, caused the board to become more aware of oversight responsibilities. The board has become more thorough and engaged. In general, the evaluations were positive, but there were some "somewhat agrees" and "somewhat disagrees" to watch.

Mr. Lovell agreed that the board is moving in the right direction, but that they still have work to do.

Mr. Cuddy went on to say that the committee also discussed the outline of priorities for project evaluation. They feel that this is a useful reference point for the board, but not as a formal evaluation consideration. They want to be able to be open and flexible right now, and don't want to add additional burden within the application process.

Ms. Webber-McLeod noted that some of the items with “somewhat agree” or “somewhat disagree” relates to information that board members might need in the moment. She asked that board members not hesitate to speak up in the moment or reach out to her or Ms. Verrier to talk about it, so they can improve.

#### *NYSEDC Update*

Ms. Verrier provided some highlights from the NYSEDC Economic Development Conference in Albany.

#### *Project Monitoring*

Ms. Verrier advised that in reality it’s difficult to keep up with the monitoring policy as written due to competing priorities and capacity restraints, despite the fact it seems like a small commitment to do an annual monitoring visit for each project.

There were two components of this conversation:

1. Does AIDA want or need to update the policy to reflect what they feel is truly possible in reality?
2. How does AIDA want to approach monitoring this year in an intentional way?

The board reviewed a list of projects and discussed doing visits for each in 2025, then reviewing the policy at the end of the year, as well as adding it to the list of policies that the governance committee reviews. Ms. Verrier suggested trying have these site visits coincide with AIDA board meetings, so she will reach out to them to inquire about scheduling some meetings at these locations. The board agreed to also help with visits by each doing one. Ms. Verrier will send the list out to the board so they can consider which project they’d like to visit.

### **BOARD EDUCATION**

Ms. Verrier reviewed the components of an annual audit report and noted some areas of the report to pay special attention to.

### **BILLS AND TREASURERS REPORT**

Ms. Verrier reviewed the bills, including MRB Group, domain renewal, and Seminary Commons PILOT disbursement. Ms. Verrier noted she sent late fees to Seminary Commons and the other outstanding PILOT payment. Otherwise, the PILOTs are in good shape and have been disbursed in a timely manner.

Ms. Crawford reviewed the balance sheet and profit and loss statement. She noted there were minimal changes in AIDA’s financial position and bank accounts. Ms. Verrier noted that in January they received payment from Bo-Mer, which will technically be recorded in 2024, though the cash is there now.

Ms. Crawford noted that they are going to continue reaching out to financial institutions to check on interest rates and see what will make the most sense, given that the CD is nearing maturity.

Mr. Lovell motioned approve the bills and treasurer’s report, seconded by Mr. Cuddy. All present voted in favor, motion carried.

### **UNFINISHED BUSINESS**

Ms. Verrier reminded the board to send recommendations for the vacant board seat to the Mayor.

Ms. Verrier also noted that she sent the residential properties to a couple of regional home builders associations to share with their members.

### **EXECUTIVE SESSION**

Ms. Walter motioned to enter executive session to discuss the sale or lease of real property, seconded by Mr. Cuddy. All present voted in favor, motion carried. The board entered executive session at 6:05pm.

Mr. Lovell motioned to exit executive session, seconded by Ms. Crawford. All present voted in favor. The board exited executive session at 6:12pm.

### **BOARD UPDATES**

Ms. Crawford reminded the board that the State of the City and County is on March 20<sup>th</sup>, not the 21<sup>st</sup>.

Ms. Webber-McLeod reminded the board that their meetings are recorded, so they should be sensitive when discussing specific projects or people.

### **CLOSING**

Motion to adjourn the meeting by Mr. Cuddy, seconded by Mr. Lovell. All present voted in favor, motion carried. The meeting adjourned at 6:16pm.

## PARIS Reporting Summary 2024

The board must review and approve PARIS reporting prior to submission. The reports are summarized below. Page numbers referenced below are the BOLD numbers in the TOP RIGHT of the pages to follow.

### Operations & Accomplishments Report

Pages 1-3

The introduction is standard language, but please review sections 1 through 3 in full. These sections outline our activities and focus areas, property, and cash position in 2024.

### Measurement Report

Pages 4-5

Please review in full. This document provides narrative regarding AIDA performance against goals.

### Annual Report

Pages 6-44

Page 6- Confirms that AIDA has required policies and procedures from enabling legislation.

Page 7- Confirms that AIDA has all of the required PAAA and PARA policies and charters in place.

Pages 8-12- Listing of board members, including appointment details and compliance. Please review your own listing to ensure accuracy.

Page 13- Listing of staff.

Page 14- Confirms that board members do not receive any compensation or benefits.

Page 15- Shows that AIDA has no subsidiaries.

Pages 16-18 – When draft audit is complete, this section will reflect the audit financials.

Page 19- Confirms that AIDA has outstanding debt, but did not issue any debt in 2024.

Page 20- Shows that AIDA paid off the note payable to the City, and the amount of principle paid by Bluefield Manor on their bond in 2024.

Page 21-22- Indicates that there were no real property or personal property transactions in 2024.

Page 23- Confirms that AIDA has all of the proper policies and documentation regarding real property.

Pages 24-42 – Reporting on projects, including exemptions and jobs. The information on the right hand side of each report is the annual reporting. See example of how to interpret the exemptions section.



Project Tax Exemptions & PILOT		Payment Information	
State Sales Tax Exemption	\$0.00		
Local Sales Tax Exemption	\$0.00		
County Real Property Tax Exemption	\$20,298.32		
Local Property Tax Exemption	\$33,813.65		
School Property Tax Exemption	\$47,119.44		
Mortgage Recording Tax Exemption	\$0.00		
<b>Total Exemptions</b>	<b>\$101,231.41</b>		
<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Pilot payment information</b>			
	<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
County PILOT	\$9,248.96	\$9,248.96	
Local PILOT	\$15,407.23	\$15,407.23	
School District PILOT	\$21,470.04	\$21,470.04	
<b>Total PILOT</b>	<b>\$46,126.23</b>	<b>\$46,126.23</b>	
<b>Net Exemptions</b>	<b>\$55,105.18</b>		

What would have been paid if not for the AIDA incentives

What was paid under PILOT

Total exemptions (property, sales, and mortgage)

Page 43- Total number of project, total amount of taxes that would have been paid if not for AIDA incentives, total amount paid under PILOTs, and the net amount exempted (property, sales, and mortgage taxes) in 2024.

Page 44- Comments page, currently blank.

### Procurement Report

Page 45 – Confirms that AIDA has all required procurement polices and procedures in place.

Pages 46-47 – Lists all vendors paid more than \$5,000 in 2024, including details of those procurements.

### Investment Report

Page 48 – Confirms that AIDA has all required polices and procedures in place related to investments.

### Certified Financial Audit

This report is not yet generated, but will confirm that AIDA has completed an independent audit of financials and received all related documents. It will also provide an upload of and link to the audit.





# Auburn Industrial Development Authority

## Annual Operations & Accomplishments Report FY 2024

### 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 12/31/2024 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 FY2024. 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 FY24
2. Real Property Owned and/or Disposed of by the Authority in FY24
3. AIDA Investment Report for FY24

### 1. AIDA FY 2024 Operations, Projects & Accomplishments

AIDA continued to operate under its authority in FY2024 with a Board and with administrative services provided by the Cayuga Economic Development Agency (CEDA) through April 2024 and by Swiftwater Strategies (an affiliate of MRB Group) for the remainder of the year. The primary staff through April were CEDA’s Executive Director as

AIDA’s Executive Director, CEDA’s Economic Development Specialist as AIDA’s Acting Executive Director, and CEDA’s Office Manager as AIDA’s Assistant Treasurer. For the remainder of the year, primary staff were Tracy Verrier (MRB Group) as the AIDA’s Interim Executive Director, with administrative support provided by Grace Grissett (MRB Group). None of the above named staff were compensated by AIDA directly.

The Board conducted eight (12) monthly regular meetings, eight (8) committee meetings, one (1) special meeting, and conducted an Independent Financial Audit for FY2024 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 FY2024 are available online for review at: <https://takerootinauburn.org/about-us/#documents> and are also available for review at AIDA offices at 2 State Street, Auburn, NY 13021.

During FY2024 AIDA continued its particular focus on the following initiatives:

- **Implementation of Corrective Action Plan.** The Finance Committee met monthly for a period of 5 months to enhance financial management and awareness of the Board. During this period, the Finance Committee worked with the Interim Executive Director to implement the measures outlined in the corrective action plan resulting from the FY2023 financial audit. Such measure included opening a separate checking account for PILOT payments and disbursements, better tracking of when PILOT payments are received and disbursed, ensuring disbursement of PILOT payments within 30 days of receipt, and more thorough reporting to the Finance Committee and Board.
- **Mission and Strategy Setting.** The Board used the change in direction for County economic development and closure of CEDA as an opportunity to revisit its mission and strategic priorities. Upon confirming those, the Board and Interim Executive Director created a strategic framework to outline priority objectives and activities to be undertaken in 2025.
- **Local and Regional Collaboration.** The Board and Interim Executive Director worked with local and regional partners to evolve relationships given Cayuga County’s change in direction for providing economic development services. AIDA’s Interim Director has been meeting bi-weekly with representatives of the Cayuga County IDA, City of Auburn, and SBDC to ensure efficient coordination of services and deal flow. AIDA has also engaged in regional meetings to stay informed on regional initiatives and how Auburn site within them.
- **Sale of Residential Properties.** AIDA has owned 4 adjacent residential properties for a number of years. In 2024, AIDA listed these properties with a local realtor given the demand for new housing. The properties have not yet been sold.

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. AIDA closed on a mortgage recording tax exemption for an existing client in relation to a refinancing deal. Two applications for new abatements were received in 2024, Builder’s Choice and BoMer Plastics. BoMer Plastics was approved in 2024, but did

not close until January 2025. Builder’s Choice is still in the site plan process and may return to AIDA once that approval is complete.

AIDA has continued to develop a pipeline of future potential projects.

## 2. AIDA PROPERTY OWNED AND/OR DISPOSED OF FY2022

AIDA owns six (6) parcels in the City of Auburn within or adjacent to the Auburn Technology Park (“Tech Park”). Information on these parcels is provided in the table shown below.

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	\$14,800	Assessment	
115.24-1-11	0.27 Acres	\$14,100	Assessment	2000
115.24-1-12	0.25 Acres	\$16,600	Assessment	2011
115.24-1-13	0.30 Acres	\$14,200	Assessment	2008
115.25-1-1.11	14.55 Acres	\$291,000	Independent Appraisal	

## 3. 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 \$118,987.28 as of December 31, 2024. The carrying value of deposits at December 31, 2024 totaled \$118,987.28.

# Auburn Industrial Development Authority

## Measurement Report FY 2024

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This document is being presented as the Measurement Report for the Auburn Industrial Development Authority (“AIDA” or the “Authority”) Fiscal Year ending 12/31/2024 in compliance with the New York State Public Authorities Law (“PAL”) Section 2824-a and the NYS Public Authorities Accountability Act (“PAAA”). The goal is to provide a written assessment of AIDA’s efforts to accomplish the Authority’s goals and objectives outlined in the adopted AIDA Mission Statement and to identify proactive positive actions for continuous improvement in areas where these goals and objectives have not been fully realized. A full copy of the AIDA Mission Statement is available online at: <https://www.takerootinauburn.org/about-us/#documents>. The adopted goals and objectives to be measured against are as follows:

### **Performance Goal #1:**

**Market the benefits available through AIDA to eligible projects that will generate jobs and revenue to the community.**

Performance Measurement: AIDA has continued to pursue opportunities to assist businesses and developers in economic development efforts. AIDA’s staff had discussions with 11 potential projects from May through December 2024, building a pipeline of projects. Two applications were received in 2024 related to these pipeline projects, and more are expected in 2025. Alternatively, at least 1 of these pipeline projects will not be moving forward. The City of Auburn’s Office of Planning and Economic and the Cayuga County IDA also provided connections and leads as part of the ongoing effort to coordinate economic development services.

### **Performance Goal #2:**

**Assist at least two (2) projects per year with AIDA benefits and/or guidance on other benefits available in the community.**

Performance Measurement: AIDA assisted an existing client with a mortgage recording tax abatement in connection with a refinancing. AIDA also received 2 applications for new abatements, but only one was approved in 2024.

Capacity to assist businesses. AIDA's contact for administrative services with the Cayuga Economic Development Agency (CEDA) came to an end in April of 2024. The Cayuga County Legislature made the decision to redirect economic development funding, and as a result CEDA initiated its dissolution. AIDA quickly moved to engage a private consulting firm, Swiftwater Strategies (an affiliate of MRB Group), to provide interim staffing and administrative services to ensure that AIDA could continue to provide economic development assistance while the County-wide economic development system undergoes this shift. MRB Group Deputy Director of Economic Development, Tracy Verrier, was assigned to the engagement and is now acting as AIDA's Interim Executive Director. Ms. Verrier was AIDA's Executive Director from 2016 through 2021 and Acting Treasurer prior to that, so was able to step in quickly with institutional knowledge already in place.

### **Performance Goal #3:**

#### **Market parcels owned by AIDA.**

Performance Measurement: AIDA continued its efforts to market the parcels it owns in the Auburn Technology Park. AIDA listed the four residential properties it owns with a local realtor, and received multiple inquiries about its industrial properties in the Tech Park. While no sales took place in 2024, AIDA experienced an uptick in interest.

Annual Report for Auburn Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/12/2025  
 Status: UNSUBMITTED  
 Certified Date: N/A

**Governance Information (Authority-Related)**

Question	Response	URL(If Applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	<a href="https://takerootinauburn.org/about-us-2/#documents">https://takerootinauburn.org/about-us-2/#documents</a>
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	<a href="https://takerootinauburn.org/about-us-2/#documents">https://takerootinauburn.org/about-us-2/#documents</a>
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	<a href="https://takerootinauburn.org/about-us-2/#documents">https://takerootinauburn.org/about-us-2/#documents</a>
6. Are any Authority staff also employed by another government agency?	No	
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	<a href="https://takerootinauburn.org/about-us-2/#documents">https://takerootinauburn.org/about-us-2/#documents</a>
9. Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		<a href="https://takerootinauburn.org/about-us-2/#documents">https://takerootinauburn.org/about-us-2/#documents</a>

Annual Report for Auburn Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/12/2025  
 Status: UNSUBMITTED  
 Certified Date: N/A

**Governance Information (Board-Related)**

Question	Response	URL(If Applicable)
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established a Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		<a href="https://takerootinauburn.org/about-us/board/">https://takerootinauburn.org/about-us/board/</a>
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		<a href="https://takerootinauburn.org/about-us-2/#documents">https://takerootinauburn.org/about-us-2/#documents</a>
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	<a href="https://takerootinauburn.org/about-us-2/#documents">https://takerootinauburn.org/about-us-2/#documents</a>
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	<a href="https://takerootinauburn.org/about-us-2/#documents">https://takerootinauburn.org/about-us-2/#documents</a>
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	Yes	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	Yes	<a href="https://takerootinauburn.org/about-us-2/#documents">https://takerootinauburn.org/about-us-2/#documents</a>
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	<a href="https://takerootinauburn.org/about-us-2/#documents">https://takerootinauburn.org/about-us-2/#documents</a>



Annual Report for Auburn Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/12/2025  
 Status: UNSUBMITTED  
 Certified Date: N/A

**Board of Directors Listing**

<b>Name</b>	Andre, William	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	2/16/2023	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	01/31/2026	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	

<b>Name</b>	Crawford, Tessa	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	8/10/2023	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	01/31/2026	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	



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<b>Name</b>	Cuddy, Terry	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	1/16/2020	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	12/31/2025	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	Yes
<b>Designee Name</b>		<b>Ex-Officio</b>	

<b>Name</b>	Giannettino, James	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	1/16/2020	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	12/31/2028	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	Yes
<b>Designee Name</b>		<b>Ex-Officio</b>	

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<b>Name</b>	Leone, Stephanie	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	2/1/2024	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	01/31/2026	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	

<b>Name</b>	Lovell, Dan	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	2/16/2023	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	01/31/2026	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	

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<b>Name</b>	Vacant	<b>Nominated By</b>	Local
<b>Chair of the Board</b>		<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	
<b>Term Start Date</b>		<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	
<b>Term Expiration Date</b>		<b>Complied with Training Requirement of Section 2824?</b>	
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	
<b>Designee Name</b>		<b>Ex-Officio</b>	

<b>Name</b>	Walter, Karen	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	1/18/2024	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	01/31/2026	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	

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<b>Name</b>	Webber-McLeod, Gwen	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	Yes	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>	Local	<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	2/16/2023	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	01/31/2026	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	

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**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
Grissett, Grace	Sr. Economic Analyst	Administrative and Clerical				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Verrier, Tracy	Interim Executive Director	Executive				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No

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**Benefit Information**

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

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
Andre, William	Board of Directors												X	
Crawford, Tessa	Board of Directors												X	
Cuddy, Terry	Board of Directors												X	
Giannettino, James	Board of Directors												X	
Leone, Stephanie	Board of Directors												X	
Lovell, Dan	Board of Directors												X	
Vacant	Board of Directors												X	
Walter, Karen	Board of Directors												X	
Webber-McLeod, Gwen	Board of Directors												X	

**Staff**

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

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

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

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

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

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

**SUMMARY STATEMENT OF NET ASSETS**

			Amount
<b>Assets</b>			
<b>Current Assets</b>			
	Cash and cash equivalents		\$0.00
	Investments		\$0.00
	Receivables, net		\$0.00
	Other assets		\$0.00
	Total current assets		\$0.00
<b>Noncurrent Assets</b>			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$0.00
	Other assets		\$0.00
<b>Capital Assets</b>			
		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
<b>Total assets</b>			
\$0.00			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
	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
<b>Noncurrent Liabilities</b>			



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	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$0.00
	Long term leases		\$0.00
	Other long-term obligations		\$0.00
	Total noncurrent liabilities		\$0.00
<b>Total liabilities</b>			\$0.00
<b>Net Asset (Deficit)</b>			
<b>Net Assets</b>			
	Invested in capital assets, net of related debt		\$0.00
	Restricted		\$0.00
	Unrestricted		\$0.00
	Total net assets		\$0.00

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

			Amount
<b>Operating Revenues</b>			
	Charges for services		\$0.00
	Rental and financing income		\$0.00
	Other operating revenues		\$0.00
	Total operating revenue		\$0.00
<b>Operating Expenses</b>			
	Salaries and wages		\$0.00
	Other employee benefits		\$0.00
	Professional services contracts		\$0.00
	Supplies and materials		\$0.00
	Depreciation and amortization		\$0.00
	Other operating expenses		\$0.00
	Total operating expenses		\$0.00
<b>Operating income (loss)</b>			\$0.00
<b>Nonoperating Revenues</b>			
	Investment earnings		\$0.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

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	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$0.00
	Total nonoperating revenue		\$0.00
<b>Nonoperating Expenses</b>			
	Interest and other financing charges		\$0.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$0.00
	Total nonoperating expenses		\$0.00
	Income (loss) before contributions		\$0.00
<b>Capital contributions</b>			\$0.00
<b>Change in net assets</b>			\$0.00
<b>Net assets (deficit) beginning of year</b>			\$450,171.00
<b>Other net assets changes</b>			\$0.00
<b>Net assets (deficit) at end of year</b>			\$0.00

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**Current Debt**

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

**New Debt Issuances**

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**Schedule of Authority Debt**

Type of Debt			Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation	State Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation						
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other		0.00	23,100.00	0.00	23,100.00	0.00
Conduit		Conduit Debt	0.00	1,024,399.49	0.00	146,155.31	878,244.18
Conduit		Conduit Debt - Pilot Increment Financing					
<b>TOTALS</b>			0.00	1,047,499.49	0.00	169,255.31	878,244.18

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**Real Property Acquisition/Disposal List**

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

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**Personal Property**

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

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**Property Documents**

Question	Response	URL (If Applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	<a href="https://takerootinauburn.org/about-us-2/#documents">https://takerootinauburn.org/about-us-2/#documents</a>
2. Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	<a href="https://takerootinauburn.org/about-us-2/#documents">https://takerootinauburn.org/about-us-2/#documents</a>
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	N/A

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**IDA Projects**

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	05011101A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		
<b>Project Name</b>	Auburn Real Estate Company, Inc. and Auburn Community Hotel LP	<b>Local Sales Tax Exemption</b>		
		<b>County Real Property Tax Exemption</b>		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>		
<b>Total Project Amount</b>	\$11,057,381.00	<b>Total Exemptions</b>	\$0.00	
<b>Benefited Project Amount</b>	\$11,057,381.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>		
<b>Not For Profit</b>	No	<b>Local PILOT</b>		
<b>Date Project approved</b>	4/13/2011	<b>School District PILOT</b>		
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00
<b>Date IDA Took Title to Property</b>	4/13/2011	<b>Net Exemptions</b>	\$0.00	
<b>Year Financial Assistance is Planned to End</b>	2036	<b>Project Employment Information</b>		
<b>Notes</b>	The project consist of (i) the acquisition of approx 2.64 acres of land and the structures thereon near State Street, Water Street and Arterial West in the City of Auburn, (ii) the construction thereon of a building of approx 71,000 square feet for a 92 romm Hilton Garden Inn, (iii) the equipping of the building for use as a hotel and conference center			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	250 Clinton Street	<b>Original Estimate of Jobs to be Created</b>	39.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00	
<b>City</b>	SYRACUSE	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	<b>To: 0.00</b>
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	13202	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		
<b>Applicant Information</b>		<b>Net Employment Change</b>		
<b>Applicant Name</b>	Auburn Real Estate Company Inc and Auburn Community Hotel LP			
<b>Address Line1</b>	250 Clinton Street	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	SYRACUSE	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		



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<b>Zip - Plus4</b>	13202	<b>IDA Does Not Hold Title to the Property</b>	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	
<b>Country</b>	USA		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	05019901A				
<b>Project Type</b>	Bonds/Notes Issuance	<b>State Sales Tax Exemption</b>			
<b>Project Name</b>	Bluefield Manor Housing	<b>Local Sales Tax Exemption</b>			
		<b>County Real Property Tax Exemption</b>			
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>			
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>			
<b>Project Purpose Category</b>	Civic Facility	<b>Mortgage Recording Tax Exemption</b>			
<b>Total Project Amount</b>	\$4,300,000.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$3,440,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>	\$4,300,000.00	<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>				<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>	Taxable	<b>County PILOT</b>			
<b>Not For Profit</b>	Yes	<b>Local PILOT</b>			
<b>Date Project approved</b>	4/17/1998	<b>School District PILOT</b>			
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>		\$0.00	\$0.00
<b>Date IDA Took Title to Property</b>	12/1/1999	<b>Net Exemptions</b>		\$0.00	
<b>Year Financial Assistance is Planned to End</b>	2019	<b>Project Employment Information</b>			
<b>Notes</b>	The project consists of (i) the acquisition of approximately sixteen (16) acres of land located on Bluefield Road in the City of Auburn; (ii) the construction thereon of an approximately 50,000 square foot congregate building surround by approximately nine (9) duplex buildings and approximately three (3) single buildings; and (iii) the installment therein of equipment and furnishings for use as housing facilities primarily designed to be occupied by individuals sixty (60) years of age or older.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	516 Bluefield Manor Drive	<b>Original Estimate of Jobs to be Created</b>	9.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	AUBURN	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	<b>To: 0.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	13021	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>			
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>			
<b>Applicant Information</b>		<b>Net Employment Change</b>			
<b>Applicant Name</b>	Bluefield Manor Housing				
<b>Address Line1</b>	516 Bluefield Manor Drive	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	AUBURN	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	13021	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	05011001A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Carolina Eastern-Vail Inc	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$8,250.42		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$13,743.84		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$19,152.09		
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$2,182,400.00	<b>Total Exemptions</b>	\$41,146.35		
<b>Benefited Project Amount</b>	\$2,182,400.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$0.00	\$6,600.34	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$0.00	\$10,995.07	
<b>Date Project approved</b>	12/1/2010	<b>School District PILOT</b>	\$0.00	\$15,321.67	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$32,917.08	
<b>Date IDA Took Title to Property</b>	12/1/2010	<b>Net Exemptions</b>	\$41,146.35		
<b>Year Financial Assistance is Planned to End</b>	2026	<b>Project Employment Information</b>			
<b>Notes</b>	The project consists of (i) the acquisition of approx 7.726 acres of land located at 53 Columbus street and 4 buildings totaling approx 36,040 square feet and the installation of certain equipment therein for use as a production and storage facility for fertilizers				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	7.50		
<b>Address Line1</b>	53 Columbus Street	<b>Original Estimate of Jobs to be Created</b>	3.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	AUBURN	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	<b>To: 0.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	7.50		
<b>Zip - Plus4</b>	13021	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	9.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	1.50		
<b>Applicant Name</b>	Carolina Eastern-Vail Inc				
<b>Address Line1</b>	53 Columbus Street	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	AUBURN	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	13021	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	05010002C				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Central Building, LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$28,401.53		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$47,312.25		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$65,929.79		
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$535,500.00	<b>Total Exemptions</b>	\$141,643.57		
<b>Benefited Project Amount</b>	\$919,149.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$12,030.84	\$12,030.84
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$27,927.76	\$27,927.76
<b>Date Project approved</b>	2/15/2017		<b>School District PILOT</b>	\$20,041.40	\$20,041.40
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$60,000.00	\$60,000.00
<b>Date IDA Took Title to Property</b>	11/3/1999		<b>Net Exemptions</b>	\$81,643.57	
<b>Year Financial Assistance is Planned to End</b>	2029	<b>Project Employment Information</b>			
<b>Notes</b>	Continuation of previous project to renovate vacated school property into medical facilities. Current stage includes renovation of an additional 10,000 sq ft. Indirect job creation only. Benefited Project Amount is higher than Total Project Cost due to extension of existing PILOT (additional \$882,749 in PILOT exemptions) in addition to sales tax exemption for current investment (\$36,400).				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	37 West Garden Street	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	AUBURN	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	<b>To: 0.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	13021	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	2.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	2.00		
<b>Applicant Name</b>	Central Building LLC				
<b>Address Line1</b>	37 West Garden Street	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	AUBURN	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	13021	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	05011208				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Gen-West Associates/Currier Plastics	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$22,336.92		
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$37,209.61		
<b>Original Project Code</b>	05010001A	<b>School Property Tax Exemption</b>	\$51,851.73		
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$20,061,500.00	<b>Total Exemptions</b>	\$111,398.26		
<b>Benefited Project Amount</b>	\$20,061,500.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$0.00	\$17,199.43
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$0.00	\$28,651.40
<b>Date Project approved</b>	8/13/2012		<b>School District PILOT</b>	\$0.00	\$39,925.83
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$0.00	\$85,776.66
<b>Date IDA Took Title to Property</b>	10/1/2012		<b>Net Exemptions</b>	\$111,398.26	
<b>Year Financial Assistance is Planned to End</b>	2027	<b>Project Employment Information</b>			
<b>Notes</b>	56,000 square foot addition to existing manufacturing and warehouse facility.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	100.00		
<b>Address Line1</b>	101 Columbus Street	<b>Original Estimate of Jobs to be Created</b>	28.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	54,000.00		
<b>City</b>	AUBURN	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	100.00		
<b>Zip - Plus4</b>	13021	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	47,000.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	206.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	106.00		
<b>Applicant Name</b>	Gen-West Associates, LLC/Currier Plastics Inc	<b>Project Status</b>			
<b>Address Line1</b>	101 Columbus Street				
<b>Address Line2</b>					
<b>City</b>	AUBURN	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	13021	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	05011301A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	JBJ Real Property LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$40,991.32	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$68,284.77	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$95,155.07	
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$6,700,000.00	<b>Total Exemptions</b>	\$204,431.16	
<b>Benefited Project Amount</b>	\$6,700,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$26,298.43	\$26,298.43
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$43,808.82	\$43,808.82
<b>Date Project approved</b>	1/1/2013	<b>School District PILOT</b>	\$61,047.75	\$61,047.75
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$131,155.00	\$131,155.00
<b>Date IDA Took Title to Property</b>	1/1/2013	<b>Net Exemptions</b>	\$73,276.16	
<b>Year Financial Assistance is Planned to End</b>	2030	<b>Project Employment Information</b>		
<b>Notes</b>	The project consist of (i) the acquisition of 20 parcels of land located on Genesee Street, East Genesee Streetm State Street, Dill Street and John Street in the City of Auburn totaling 3.35 acres hereto improved by 18 existing buildings total approx 112,328 square feet (ii) the renovation and equipping by the company as agent of the authority of the existing improvements for use as residential apartments, retail and commercial space and parking (iii) the acquisition and installation in and around the existing improvements and the improvements by the company of certain items of machinery, equipment and other tangible personal property.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	282 State Street	<b>Original Estimate of Jobs to be Created</b>	55.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00	
<b>City</b>	AUBURN	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	13021	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	71.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	71.00	
<b>Applicant Name</b>	JBJ Real Property LLC			
<b>Address Line1</b>	282 State Street	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	AUBURN	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	13021	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	05010901A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Logan Street LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$16,222.53		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$27,024.06		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$37,658.12		
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$6,212,676.00	<b>Total Exemptions</b>	\$80,904.71		
<b>Benefited Project Amount</b>	\$6,212,676.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$5,863.49	\$5,863.49
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$9,767.60	\$9,767.60
<b>Date Project approved</b>	2/1/2009		<b>School District PILOT</b>	\$13,611.18	\$13,611.18
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$29,242.27	\$29,242.27
<b>Date IDA Took Title to Property</b>	2/1/2009		<b>Net Exemptions</b>	\$51,662.44	
<b>Year Financial Assistance is Planned to End</b>	2029	<b>Project Employment Information</b>			
<b>Notes</b>	The project consists of (i) the acquisition of an existing 1 twostory 10,000 square foot building, 1 threestory 32,000 square foot building located on 1 1/2 acres of land located in the City of Auburn (ii) renovation and equipping to turn into residential apartments (iii) the acquisition and installation in and around the existing improvements of certain machinery, equipment and other tangible personal property				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	282 State Street	<b>Original Estimate of Jobs to be Created</b>	2.50		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	AUBURN	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	<b>To: 0.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	13021	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	3.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	3.00		
<b>Applicant Name</b>	Logan Street LLC				
<b>Address Line1</b>	282 State Street	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	AUBURN	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	13021	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				



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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	05011403A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		
<b>Project Name</b>	Mack Studios	<b>Local Sales Tax Exemption</b>		
		<b>County Real Property Tax Exemption</b>		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>		
<b>Total Project Amount</b>	\$2,391,000.00	<b>Total Exemptions</b>	\$0.00	
<b>Benefited Project Amount</b>	\$2,391,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$10.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>		
<b>Not For Profit</b>	No	<b>Local PILOT</b>		
<b>Date Project approved</b>	12/19/2013	<b>School District PILOT</b>		
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00
<b>Date IDA Took Title to Property</b>	3/1/2014	<b>Net Exemptions</b>	\$0.00	
<b>Year Financial Assistance is Planned to End</b>	2030	<b>Project Employment Information</b>		
<b>Notes</b>	Acquisition of 6.44 acres of land at 38 Allen Street, construction of 50,000 sf building, installation of equipment therein for use as a warehouse and display area.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	43.00	
<b>Address Line1</b>	38 Allen Street	<b>Original Estimate of Jobs to be Created</b>	12.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	45,000.00	
<b>City</b>	AUBURN	<b>Annualized Salary Range of Jobs to be Created</b>	29,120.00	<b>To: 124,800.00</b>
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	43.00	
<b>Zip - Plus4</b>	13021	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	45,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		
<b>Applicant Information</b>		<b>Net Employment Change</b>		
<b>Applicant Name</b>	Peter Mack Relty, Ltd.			
<b>Address Line1</b>	5500 Technology Park Blvd.	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	AUBURN	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	13021	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0501 21 01A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	NUCOR	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$105,154.49		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$170,511.65		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$237,608.59		
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$18,000,000.00	<b>Total Exemptions</b>	\$513,274.73		
<b>Benefited Project Amount</b>	\$18,000,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$46,061.13	\$46,061.13	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$76,730.24	\$76,730.24	
<b>Date Project approved</b>	12/1/2020	<b>School District PILOT</b>	\$106,923.87	\$106,923.87	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$229,715.24	\$229,715.24	
<b>Date IDA Took Title to Property</b>	2/12/2021	<b>Net Exemptions</b>	\$283,559.49		
<b>Year Financial Assistance is Planned to End</b>	2030	<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	267.00		
<b>Address Line1</b>	25 Quarry Rd	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	AUBURN	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	267.00		
<b>Zip - Plus4</b>	13021	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	113,665.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	276.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	9.00		
<b>Applicant Name</b>	NUCOR Steel Auburn, Inc				
<b>Address Line1</b>	25 Quarry Rd	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	AUBURN	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	13021	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

Annual Report for Auburn Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/12/2025  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	05011902A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Prison City Farmhouse, LLC and Prison City Beverages, LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$15,276.84	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$25,448.70	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$35,462.85	
<b>Project Purpose Category</b>	Retail Trade	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$4,248,000.00	<b>Total Exemptions</b>	\$76,188.39	
<b>Benefited Project Amount</b>	\$4,248,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$7,498.78
<b>Not For Profit</b>			<b>Local PILOT</b>	\$12,491.72
<b>Date Project approved</b>	7/17/2019		<b>School District PILOT</b>	\$17,407.26
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$37,397.76
<b>Date IDA Took Title to Property</b>	10/1/2019		<b>Net Exemptions</b>	\$38,790.63
<b>Year Financial Assistance is Planned to End</b>	2030	<b>Project Employment Information</b>		
<b>Notes</b>	Prison City Brewery is looking to expand their business and build a distribution center/tap house to begin distributing outside of Cayuga County. The expansion will include the purchase of a 5.5 acre lot, construction of a 13,000 sqft brewery with adjoining retail space and offices, renovation of existing dairy barn into additional tap/storage space, and the purchase of new manufacturing and packaging equipment. Estimated job creation is 25 FTE within 3 years.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	32.00	
<b>Address Line1</b>	28 State Street	<b>Original Estimate of Jobs to be Created</b>	25.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	40,000.00	
<b>City</b>	AUBURN	<b>Annualized Salary Range of Jobs to be Created</b>	10,000.00	To: 80,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	32.00	
<b>Zip - Plus4</b>	13021	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	40,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	47.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	15.00	
<b>Applicant Name</b>	Prison City Farmhouse, LLC and Prison City Beverages, LLC	<b>Project Status</b>		
<b>Address Line1</b>	28 State Street			
<b>Address Line2</b>				
<b>City</b>	AUBURN	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	13021	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		

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Certified Date: N/A

<b>Country</b>	USA		
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Fiscal Year Ending: 12/31/2024

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 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	0502-22-01A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	RJC Development, Inc. Project	<b>Local Sales Tax Exemption</b>	\$28,862.07		
		<b>County Real Property Tax Exemption</b>	\$6,605.80		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$11,004.18		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$15,334.36		
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$2,413,275.00	<b>Total Exemptions</b>	\$61,806.41		
<b>Benefited Project Amount</b>	\$782,543.64	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$0.00	\$538.39
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$0.00	\$896.87
<b>Date Project approved</b>	5/18/2022		<b>School District PILOT</b>	\$0.00	\$1,249.79
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$0.00	\$2,685.05
<b>Date IDA Took Title to Property</b>	5/23/2022		<b>Net Exemptions</b>	\$61,806.41	
<b>Year Financial Assistance is Planned to End</b>	2032	<b>Project Employment Information</b>			
<b>Notes</b>	Construction of a new retail, warehouse, and office space.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	15.00		
<b>Address Line1</b>	John Walsh Boulevard	<b>Original Estimate of Jobs to be Created</b>	57.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	67,500.00		
<b>City</b>	AUBURN	<b>Annualized Salary Range of Jobs to be Created</b>	35,000.00	<b>To: 100,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	15.00		
<b>Zip - Plus4</b>	13021	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	66,375.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	22.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	7.00		
<b>Applicant Name</b>	RJC Development, Inc.	<b>Project Status</b>			
<b>Address Line1</b>	6069 Town Hall Road				
<b>Address Line2</b>					
<b>City</b>	AUBURN	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	13021	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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Fiscal Year Ending: 12/31/2024

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 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	05011903A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>			
<b>Project Name</b>	Seminary Commons LLC	<b>Local Sales Tax Exemption</b>			
		<b>County Real Property Tax Exemption</b>			
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>			
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>			
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>			
<b>Total Project Amount</b>	\$845,000.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$845,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>			
<b>Not For Profit</b>	No	<b>Local PILOT</b>			
<b>Date Project approved</b>	8/1/2011	<b>School District PILOT</b>			
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>		\$0.00	\$0.00
<b>Date IDA Took Title to Property</b>	8/1/2011	<b>Net Exemptions</b>		\$0.00	
<b>Year Financial Assistance is Planned to End</b>	2026	<b>Project Employment Information</b>			
<b>Notes</b>	2022 - Project was amended as result of portion of property sold to City of Auburn, reducing total project/benefited amount:  The project consist of (i) the acquisition of 3.38 acres of land located at 2337 Sminary Street, City of Auburn together with 38,000 square foot building thereon (ii) renovation and equipping by the company as agent of the authority on the land of existing improvements into a retail and commercial center (iii) the acquisition and installation in and around the existing improvements and certain improvements of machinery, equipment and other tangible personal property				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	120 east Washington Street	<b>Original Estimate of Jobs to be Created</b>	64.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	SYRACUSE	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	<b>To: 0.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	13202	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>			
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>			
<b>Applicant Information</b>		<b>Net Employment Change</b>			
<b>Applicant Name</b>	Seminary Commons LLC				
<b>Address Line1</b>	120 East Washington Street	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	SYRACUSE	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	13202	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			

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<b>Country</b>	USA		
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 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	05012001A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>			
<b>Project Name</b>	Tessy Medical Products, LLC Project	<b>Local Sales Tax Exemption</b>			
		<b>County Real Property Tax Exemption</b>			
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>			
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>			
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>			
<b>Total Project Amount</b>	\$18,000,000.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$9,000,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>			
<b>Not For Profit</b>	No	<b>Local PILOT</b>			
<b>Date Project approved</b>	5/15/2020	<b>School District PILOT</b>			
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>		\$0.00	\$0.00
<b>Date IDA Took Title to Property</b>	5/15/2020	<b>Net Exemptions</b>		\$0.00	
<b>Year Financial Assistance is Planned to End</b>	2030	<b>Project Employment Information</b>			
<b>Notes</b>	Renovate facility on Tech Park Blvd. to accommodate manufacturing of COVID-19 test kits.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	4900 Technology Park Boulevard	<b>Original Estimate of Jobs to be Created</b>	200.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	54,635.00		
<b>City</b>	AUBURN	<b>Annualized Salary Range of Jobs to be Created</b>	42,000.00	<b>To: 104,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	13021	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>			
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>			
<b>Applicant Information</b>		<b>Net Employment Change</b>			
<b>Applicant Name</b>	Tessy Medical Products, LLC				
<b>Address Line1</b>	700 Visions Drive	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	SKANEATELES	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	13152	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				



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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	05011302B			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	WST33 LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$20,298.32	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$33,813.65	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$47,119.44	
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$3,005,000.00	<b>Total Exemptions</b>	\$101,231.41	
<b>Benefited Project Amount</b>	\$3,005,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$9,248.96	\$9,248.96
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$15,407.23	\$15,407.23
<b>Date Project approved</b>	9/1/2013	<b>School District PILOT</b>	\$21,470.04	\$21,470.04
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$46,126.23	\$46,126.23
<b>Date IDA Took Title to Property</b>	9/1/2013	<b>Net Exemptions</b>	\$55,105.18	
<b>Year Financial Assistance is Planned to End</b>	2025	<b>Project Employment Information</b>		
<b>Notes</b>	The project consist of (i) the acquisition of approx .769 acres of land located at 161 Genesee Street improved by 1 building totaling approx 8,000 square feet (ii) demolition of the existing improvements (iii) construction on the land of a new 20,000 square foot building and parking improvements (iv) the acquisition and installation in and around the building by the company of certain items of machinery, equipment and other tangible personal property			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	161 Genesee Street	<b>Original Estimate of Jobs to be Created</b>	21.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00	
<b>City</b>	AUBURN	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	13021	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	69.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	69.00	
<b>Applicant Name</b>	WST33 LLC			
<b>Address Line1</b>	69 South Street	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	AUBURN	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	13021	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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 Certified Date: N/A

**IDA Projects Summary Information:**

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
14	\$1,332,024.99	\$533,636.50	\$798,388.49	284

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Certified Date: N/A

**Additional Comments**

Procurement Report for Auburn Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/12/2025  
 Status: UNSUBMITTED  
 Certified Date : N/A

**Procurement Information:**

Question	Response	URL (If Applicable)
1. Does the Authority have procurement guidelines?		
2. Are the procurement guidelines reviewed annually, amended if needed, and approved by the Board?		
3. Does the Authority allow for exceptions to the procurement guidelines?		
4. Does the Authority assign credit cards to employees for travel and/or business purchases?		
5. Does the Authority require prospective bidders to sign a non-collusion agreement?		
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?		
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"?		
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?		
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?		

Procurement Report for Auburn Industrial Development Agency

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Run Date: 03/12/2025  
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 Certified Date : N/A

**Procurement Transactions Listing:**

<b>1. Vendor Name</b>	Cayuga Economic Development Agency	<b>Address Line1</b>	2 State Street
<b>Type of Procurement</b>	Staffing Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	AUBURN
<b>Award Date</b>	1/1/2021	<b>State</b>	NY
<b>End Date</b>	12/31/2023	<b>Postal Code</b>	13021
<b>Fair Market Value</b>	\$20,000.00	<b>Plus 4</b>	
<b>Amount</b>	\$20,000.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$11,760.81	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Staffing Administrative services - \$20,000 flat fee per year plus revenue share if certain conditions are met.

<b>2. Vendor Name</b>	Dannible & McKee	<b>Address Line1</b>	221 S. Warren St
<b>Type of Procurement</b>	Financial Services	<b>Address Line2</b>	#500
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	SYRACUSE
<b>Award Date</b>	8/15/2022	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	13202
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$8,700.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$9,950.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Independent Audit for FY 2023

Procurement Report for Auburn Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/12/2025  
 Status: UNSUBMITTED  
 Certified Date : N/A

<b>3. Vendor Name</b>	MRB Group	<b>Address Line1</b>	145 Culver Rd #160
<b>Type of Procurement</b>	Consulting Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	ROCHESTER
<b>Award Date</b>	5/15/2024	<b>State</b>	NY
<b>End Date</b>	12/31/2024	<b>Postal Code</b>	14620
<b>Fair Market Value</b>	\$40,500.00	<b>Plus 4</b>	
<b>Amount</b>	\$40,500.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$41,522.14	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Staffing Administrative services -

Additional Comments

Investment Report for Auburn Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date : 03/12/2025  
 Status: UNSUBMITTED  
 Certified Date: N/A

**Investment Information**

Question	Response	URL (If Applicable)
1. Has the Authority prepared an Annual Investment Report for the reporting period as required by Section 2925 (6) of PAL?	Yes	<a href="https://takerootinauburn.org/about-us-2/#documents">https://takerootinauburn.org/about-us-2/#documents</a>
2. Are the Authority's investment guidelines reviewed and approved annually?	Yes	
3. Did the Authority have an independent audit of investments as required by Section 2925(3)(f) of PAL?	Yes	<a href="https://takerootinauburn.org/about-us-2/#documents">https://takerootinauburn.org/about-us-2/#documents</a>
4. Has the Authority's independent auditor issued a management letter to the Authority in connection with its annual audit of investments?	Yes	<a href="https://takerootinauburn.org/about-us-2/#documents">https://takerootinauburn.org/about-us-2/#documents</a>

**Additional Comments**



## Bills & Invoices

As of **March 19, 2025**, the following bills and invoices are unpaid (also attached for review):

Vendor	Invoice #	Date	Amount	Description
MRB Group	65792	2/13/2025	\$4,947.16	Management services 01/12-02/08
MRB Group	Draft	3/11/2025	\$5,482.25	Management services 02/09-03/08
Dannible & McKee	158137	2/26/2025	\$7,500	Annual audit services

Requesting approval for the following disbursements:

Payee	Covered Invoices/PILOTs	Total Amount
MRB Group	62792 & Draft	\$10,429.41
Dannible & McKee	158137	\$7,500

A motion to make the above disbursements was made, seconded, and approved by the AIDA board of directors.

Approved: \_\_\_\_\_

Tessa Crawford (Board Treasurer)





Swiftwater Strategies  
 145 Culver Road, Suite #160  
 Rochester, NY 14620

**INVOICE**

Invoice Number: 65792  
 Date: February 13, 2025

Auburn Industrial Development Authority  
 2 State Street  
 Auburn, NY 13021

Project: 2720.24001.000 Auburn Industrial Development Authority - Interim Management Services

Client Manager: Verrier, Tracy N.

Professional Services from January 12, 2025 to February 08, 2025

10 - Management Services Month 10 01.12.25-02.08.25

Professional Services

		Hours	Rate	Amount
Grissett, Grace M	01/13/2025	.25	157.00	\$39.25
Correspondence.				
Grissett, Grace M	01/14/2025	.50	157.00	\$78.50
Bookkeeping.				
Verrier, Tracy N.	01/15/2025	2.00	198.00	\$396.00
Board meeting.				
Verrier, Tracy N.	01/16/2025	1.00	198.00	\$198.00
Post meeting administration.				
Grissett, Grace M	01/17/2025	3.00	157.00	\$471.00
Meeting minutes, website update, audit documents.				
Verrier, Tracy N.	01/17/2025	2.25	198.00	\$445.50
Respond to questions from State auditor. Make corrections in Quickbooks. Call with Grace about workplan activities. Correct compiled board evaluation results.				
Grissett, Grace M	01/20/2025	.75	157.00	\$117.75
Bookkeeping and follow-up correspondence for PILOT reporting.				
Verrier, Tracy N.	01/20/2025	.75	198.00	\$148.50
Prep disbursements.				
Verrier, Tracy N.	01/21/2025	1.00	198.00	\$198.00
Econ Dev Coordination Meeting				
Verrier, Tracy N.	01/22/2025	1.50	198.00	\$297.00
Get signatures from B. Gauthier and finalize disbursements. Pick up mail. Compile and send samples to auditors.				
Grissett, Grace M	01/23/2025	.50	157.00	\$78.50
Correspondence.				

Verrier, Tracy N.	01/23/2025	1.75	198.00	\$346.50
Call and follow up email with prospect 2025-1. Follow up on/with all pipeline projects. Correspondence with OSC auditor.				
Grissett, Grace M	01/24/2025	1.00	157.00	\$157.00
Bookkeeping. Correspondence.				
Verrier, Tracy N.	01/24/2025	1.00	198.00	\$198.00
Correspondence with OSC auditor, as well as with project to answer an auditor question. Discuss annual reporting follow up. Correspond and set up follow up meeting with prospect 2024-7.				
Grissett, Grace M	01/27/2025	.50	157.00	\$78.50
Correspondence and bookkeeping.				
Verrier, Tracy N.	01/27/2025	.25	198.00	\$49.50
Logistics re: Governance Committee meeting.				
Grissett, Grace M	01/28/2025	1.25	157.00	\$196.25
Bookkeeping and correspondence.				
Verrier, Tracy N.	01/28/2025	.75	198.00	\$148.50
Call with prospect 2024-7. Review of annual reports. Pick up and process mail.				
Grissett, Grace M	01/29/2025	1.00	157.00	\$157.00
Correspondence and annual report employment number verification.				
Grissett, Grace M	01/30/2025	.50	157.00	\$78.50
Reporting packet correspondence.				
Verrier, Tracy N.	02/03/2025	2.00	198.00	\$396.00
Meeting with OSC auditor. Bi-weekly economic development coordination meeting.				
Verrier, Tracy N.	02/04/2025	1.50	198.00	\$297.00
Send monitoring forms received to date to OSC auditor. Collect data for monitoring schedule. Pick up and process mail. Workplan updates.				
Grissett, Grace M	02/05/2025	.25	157.00	\$39.25
Website update.				
Verrier, Tracy N.	02/05/2025	.25	198.00	\$49.50
BoMer project set up				
Grissett, Grace M	02/07/2025	.50	157.00	\$78.50
Sent late fees to Mack Studios and Seminary Commons.				
Verrier, Tracy N.	02/07/2025	1.00	198.00	\$198.00
Draft agenda and start pulling together meeting materials.				
<b>Total Professional Services</b>		27.00		\$4,936.00

Reimbursable Expenses

	Amount
Postage	\$11.16
<b>Total General Expense</b>	<b>\$11.16</b>

10 - Management Services Month 10 01.12.25-02.08.25 Total: \$4,947.16

**Invoice Total** **\$4,947.16**

**Outstanding Invoices**

<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Balance</b>
65284	01/17/2025	\$4,624.66
<b>Total</b>		<b>\$4,624.66</b>



Swiftwater Strategies  
 145 Culver Road, Suite #160  
 Rochester, NY 14620

**INVOICE**

Invoice Number: Draft  
 Date: March 11, 2025

**Auburn Industrial Development Authority**  
 2 State Street  
 Auburn, NY 13021

**Project: 2720.24001.000 Auburn Industrial Development Authority - Interim Management Services**

**Client Manager: Verrier, Tracy N.**

**Professional Services from February 09, 2025 to March 08, 2025**

**11 - Management Services Month 11 02.09.25-03.08.25**

**Professional Services**

		<b>Hours</b>	<b>Rate</b>	<b>Amount</b>
Grissett, Grace M	02/10/2025	.50	157.00	\$78.50
Mailed late fees.				
Verrier, Tracy N.	02/10/2025	2.00	198.00	\$396.00
Pull financial reports, agenda meeting with Gwen, notes for board education at next meeting. Call with realtor re: residential properties.				
Grissett, Grace M	02/11/2025	.75	157.00	\$117.75
ABO PARIS training webinar.				
Grissett, Grace M	02/12/2025	.50	157.00	\$78.50
Created meeting packets and sent meeting notices.				
Verrier, Tracy N.	02/13/2025	.25	198.00	\$49.50
Correspondence with City re: AIDA project.				
Verrier, Tracy N.	02/14/2025	.50	198.00	\$99.00
Draft ST62 form for Gwen's signature. Complete Nucor site visit form based on JG's notes. Correspondence re: rail availability.				
Verrier, Tracy N.	02/18/2025	3.00	198.00	\$594.00
Economic Development Coordination Meeting. Send additional documents to auditor (D&M). Pick up mail. Prepare for board and committee meeting.				
Grissett, Grace M	02/19/2025	.50	157.00	\$78.50
Correspondence re: meeting scheduling.				
Verrier, Tracy N.	02/19/2025	3.25	198.00	\$643.50
Governance Committee and Regular Board meetings.				
Verrier, Tracy N.	02/20/2025	1.50	198.00	\$297.00
Upload meeting videos to YouTube. Post-meeting administration and board follow ups.				

Verrier, Tracy N.	02/21/2025	1.00	198.00	\$198.00
Disbursements.				
Verrier, Tracy N.	02/24/2025	.50	198.00	\$99.00
Schedule follow up meeting with prospect. Outreach to and correspondence with projects about hosting board meetings.				
Verrier, Tracy N.	02/26/2025	1.50	198.00	\$297.00
Meeting and follow up with prospect 2024-7. Send additional documents to auditor.				
Grissett, Grace M	02/28/2025	.50	157.00	\$78.50
Meeting minute drafting.				
Verrier, Tracy N.	02/28/2025	.75	198.00	\$148.50
Administrative tasks. Correspondence re: recording Community Computer termination documents.				
Verrier, Tracy N.	03/03/2025	1.00	198.00	\$198.00
Economic development coordination meeting				
Grissett, Grace M	03/04/2025	3.00	157.00	\$471.00
Bookkeeping. Meeting minute drafting. PARIS reporting.				
Verrier, Tracy N.	03/04/2025	5.00	198.00	\$990.00
Five county economic development meeting at CenterState CEO				
Grissett, Grace M	03/06/2025	1.75	157.00	\$274.75
City of Auburn 2025-2026 PILOT estimates. Reporting packet follow-ups for Seminary Commons and Tessa Plastics.				
Verrier, Tracy N.	03/06/2025	.50	198.00	\$99.00
Coordination and review of City PILOT projections.				
Grissett, Grace M	03/07/2025	1.25	157.00	\$196.25
Worked on identifying broken links from CEDA.				
<b>Total Professional Services</b>		<b>29.50</b>		<b>\$5,482.25</b>

**11 - Management Services Month 11 02.09.25-03.08.25 Total: \$5,482.25**

**Invoice Total \$5,482.25**

**Outstanding Invoices**

<u>Invoice Number</u>	<u>Invoice Date</u>	<u>Balance</u>
65792	02/13/2025	\$4,947.16
<b>Total</b>		<b>\$4,947.16</b>

**Private & Confidential**

Auburn Industrial Development Authority  
2 State Street  
Auburn, NY 13021

ID:	6112000
Invoice:	158137
Date:	02/26/2025

FEDERAL I.D. #33-0996661

Progress billing for services rendered in connection with issuance of audit report on financial statements for the year ended December 31, 2024 \$ 7,500.00

Invoice Total \$ 7,500.00

Please return this portion with payment.

ID: 6112000 Auburn Industrial Development Authority
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We accept payments on our website ACH   Credit Card   Payment Plan  To pay online please go to: <a href="http://www.dmcipas.com/payment">www.dmcipas.com/payment</a>
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Invoice:	158137
Date:	02/26/2025
Amount Due:	\$7,500.00
Amount Enclosed:	\$

**TERMS - PAYABLE IN FULL UPON RECEIPT. A FINANCE CHARGE WILL BE DUE AT THE PERIODIC MONTHLY RATE OF 1 1/2% (18% ANNUALLY) ON ALL PAST DUE PAYMENTS.**

# Auburn Industrial Development Authority

## Balance Sheet

As of February 28, 2025

	TOTAL		
	AS OF FEB 28, 2025	AS OF FEB 29, 2024 (PY)	CHANGE
<b>ASSETS</b>			
Current Assets			
Bank Accounts			
101 Checking-Generations	26,788.18	33,117.95	-6,329.77
102 Chemung Checking - PILOTS	500.00	0.00	500.00
111 Savings-Generations	27,433.18	171,087.21	-143,654.03
112 Chemung CD	75,928.19	0.00	75,928.19
130 Petty Cash	165.00	165.00	0.00
<b>Total Bank Accounts</b>	<b>\$130,814.55</b>	<b>\$204,370.16</b>	<b>\$ -73,555.61</b>
Accounts Receivable			
166 Accounts Receivables - PILOTS	23,336.65	115,683.73	-92,347.08
<b>Total Accounts Receivable</b>	<b>\$23,336.65</b>	<b>\$115,683.73</b>	<b>\$ -92,347.08</b>
<b>Total Current Assets</b>	<b>\$154,151.20</b>	<b>\$320,053.89</b>	<b>\$ -165,902.69</b>
Fixed Assets			
168 Land	305,064.96	305,064.96	0.00
170 Furniture & Equipment	20,032.33	20,032.33	0.00
171 Website	16,500.00	16,500.00	0.00
172 A/D Furniture & Equipment	-33,683.35	-31,782.55	-1,900.80
<b>Total Fixed Assets</b>	<b>\$307,913.94</b>	<b>\$309,814.74</b>	<b>\$ -1,900.80</b>
Other Assets			
195 Closing Costs	4,646.81	4,646.81	0.00
<b>Total Other Assets</b>	<b>\$4,646.81</b>	<b>\$4,646.81</b>	<b>\$0.00</b>
<b>TOTAL ASSETS</b>	<b>\$466,711.95</b>	<b>\$634,515.44</b>	<b>\$ -167,803.49</b>
<b>LIABILITIES AND EQUITY</b>			
Liabilities			
Current Liabilities			
Accounts Payable			
200 Accounts Payable	13,387.97	4,000.00	9,387.97
<b>Total Accounts Payable</b>	<b>\$13,387.97</b>	<b>\$4,000.00</b>	<b>\$9,387.97</b>
Other Current Liabilities			
224 Loan Payable - City C	0.00	23,100.00	-23,100.00
228 Accrued Interest Payable	0.00	11,220.00	-11,220.00
240 Due To Government	31,430.30	149,301.59	-117,871.29
<b>Total Other Current Liabilities</b>	<b>\$31,430.30</b>	<b>\$183,621.59</b>	<b>\$ -152,191.29</b>
<b>Total Current Liabilities</b>	<b>\$44,818.27</b>	<b>\$187,621.59</b>	<b>\$ -142,803.32</b>
<b>Total Liabilities</b>	<b>\$44,818.27</b>	<b>\$187,621.59</b>	<b>\$ -142,803.32</b>



# Auburn Industrial Development Authority

## Balance Sheet

As of February 28, 2025

	TOTAL		
	AS OF FEB 28, 2025	AS OF FEB 29, 2024 (PY)	CHANGE
Equity			
390 Retained Earnings	180,355.50	220,827.08	-40,471.58
395 Unrestricted Net Assests	254,867.66	229,343.45	25,524.21
Net Income	-13,329.48	-3,276.68	-10,052.80
<b>Total Equity</b>	<b>\$421,893.68</b>	<b>\$446,893.85</b>	<b>\$ -25,000.17</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$466,711.95</b>	<b>\$634,515.44</b>	<b>\$ -167,803.49</b>

# Auburn Industrial Development Authority

## Profit Loss Prev Year Comparison

January - February, 2025

	TOTAL			
	JAN - FEB, 2025	JAN - FEB, 2024 (PY)	CHANGE	% CHANGE
Income				
<b>Total Income</b>			<b>\$0.00</b>	<b>0.00%</b>
GROSS PROFIT	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00%</b>
Expenses				
630 Dues	1,000.00	0.00	1,000.00	
670 Office Supplies	204.12	0.00	204.12	
680 Professional Services	7,500.00	4,000.00	3,500.00	87.50 %
700 Miscellaneous Expense	0.00	-1,285.05	1,285.05	100.00 %
720 Contract Services	4,624.66	0.00	4,624.66	
725 Bank Service Charge	0.00	60.00	-60.00	-100.00 %
745 Marketing and Promotion	23.17	1,000.00	-976.83	-97.68 %
<b>Total Expenses</b>	<b>\$13,351.95</b>	<b>\$3,774.95</b>	<b>\$9,577.00</b>	<b>253.70 %</b>
NET OPERATING INCOME	<b>\$ -13,351.95</b>	<b>\$ -3,774.95</b>	<b>\$ -9,577.00</b>	<b>-253.70 %</b>
Other Income				
820 Interest Income	22.47	498.27	-475.80	-95.49 %
<b>Total Other Income</b>	<b>\$22.47</b>	<b>\$498.27</b>	<b>\$ -475.80</b>	<b>-95.49 %</b>
NET OTHER INCOME	<b>\$22.47</b>	<b>\$498.27</b>	<b>\$ -475.80</b>	<b>-95.49 %</b>
NET INCOME	<b>\$ -13,329.48</b>	<b>\$ -3,276.68</b>	<b>\$ -10,052.80</b>	<b>-306.80 %</b>