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AUBURN N.Y.
INDUSTRIAL DEVELOPMENT AUTHORITY

MEETING NOTICE & MESSAGE FROM THE BOARD CHAIR

TO: AIDA Board Members
FROM: Gwen Webber-McLeod
DATE: October 21, 2026

Operating Principles
- Constructive Candor
- Professional Boundaries
- Active Listening & Inclusion
- Accountability to the Public
- Commitment to Resolution

Greetings AIDA Board Members,

The AIDA Board will meet next Wednesday, October 28, 2026 from 5:00 to 6:30pm **at Memorial City Hall, 24 South St, Auburn, NY 13021** in the third-floor conference room.

The agenda and related handouts for the meeting are attached. Some background on items for discussion:

Application: Auburn Medical Campus, LLC

An application has been received from Auburn Medical Campus, LLC for the medical campus that received planning board approval in early September. This project is being undertaken by Park Grove and Auburn Community Hospital, much like the cancer center. This is an approximately $77m project that will result in an 81,000 square foot medical building and parking for the facility. It is important to note that if the hospital were to do this project without a developer's assistance, the facility would be tax exempt. However, the developer is necessary to finance the project, and the facility will be leased to the hospital for 30 years. This structure is what creates the property tax liability and the necessity for AIDA's financial assistance. The meeting packet includes a summary and the project application for your review. The resolution on this agenda will only accept the application and authorize a public hearing. No assistance is being authorized at this meeting.

2027 Budget

Having received no questions or feedback on the draft 2027 budget, it will be returned to the board for approval this month. It will then be submitted in PARIS by the November 1 deadline.

I am looking forward to our meeting and continue to appreciate your ongoing efforts on the AIDA board.

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.

AUBURN N.Y.
INDUSTRIAL DEVELOPMENT AUTHORITY

Auburn Industrial Development Authority
Regular Board Meeting
Auburn Memorial City Hall, 3rd Floor
24 South Street, Auburn, NY 13021
Wednesday October 28, 2026 at 5:00pm

The public can view the meeting online at
https://us02web.zoom.us/j/82310137680?pwd=aFeVhKvCStiZVE1HlhhbBYMs1ehySo.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
Unfinished Business: • Resolution: Authorizing Resolution 4042 South LLC Amendment • 2027 Budget Adoption	5:05 – 5:35	Tracy Verrier	Vote on resolution Vote on adoption of the 2027 budget
New Business: • Resolution: Initial Resolution Auburn Medical Campus, LLC • Marketing Committee Report • Updates from NYSEDC Leadership Conference • General Updates	5:35 - 6:10	Tracy Verrier	Vote on resolution Remainder for board information only
Executive Session		Tracy Verrier	As needed
Bills Treasurer's Report	6:10 – 6:25	Tracy Verrier Tessa Crawford, Board Treasurer	Vote to pay bills & accept Treasurers Report
Board Education			None
Board Updates & Adjournment	6:25 – 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:

- AIDA Meetings (all at City Hall, 3rd floor training room)
  - Marketing Committee Meeting – November 10, 2026 @ 4pm
  - Audit Committee Meeting – November 18, 2026 @ 4pm
  - Board Meeting – November 18, 2026 @ 5pm
- Chamber Events –
  - Leadership Lecture Series with Gwen (Qualities of Effective Teams)– November 19 @ 9am, 2 State Street
  - Business After Five – November 19 @ 5pm, Case Mansion
- CenterState CEO Events –
  - 2027 Economic Forecast Breakfast – January 21, 2027 @ 8am, Oncenter ($109/person)

Regular Meeting Minutes
Auburn Industrial Development Authority
Wednesday, September 16, 2026
Memorial City Hall, 24 South Street, Auburn, NY 13021

Board Present:	Gwen Webber-McLeod (Chair) Courtney Hennigan (Member at Large) Karen Walter (Member at Large) William Andre (Member of Labor) Matthew Del Favero (Member of Industry) Councilor Terry Cuddy (Vice-Chair & Council Member) Dan Lovell (Secretary & Rep. of Auburn School District)
Excused:	Mayor Jimmy Giannettino (Council Member) Tessa Crawford (Treasurer & Member at Large)
Staff & Guests:	Tracy Verrier, Director Rob Poyer, Whiteford Law* Stephen Surace, 4042 South LLC

**remote attendance*

REGULAR MEETING

Ms. Webber-McLeod called the meeting to order at 5:05pm, noting the presence of a quorum.

MEETING MINUTES

Motion to approve the minutes by Mr. Lovell, seconded by Ms. Walter. Motion passed unanimously.

UNFINISHED BUSINESS

Resolution: 4042 South LLC Amendment
Ms. Verrier explained that 4042 South LLC reached out last week indicating that while preparing for closing on the financing, it became clear that the project costs had increased since AIDA approved incentives, and that the approved level of mortgage recording tax and sales and use tax will not cover the full amounts anticipated at this time. They are requesting an amendment to increase the abatements of mortgage recording tax from $21,150 to $28,043 and sales tax from $60,000 to $109,120. This would result in a total incentive of $137,163, an increase of $55,653.

She noted that the resolution today would accept the amendment for consideration and allow scheduling of a public hearing. The increase in incentives would still need to be authorized during a future meeting. If this resolution does not move forward, the previously approved incentives would remain in place. The initial budget was early in the development process, and since then they have learned about additional requirements for the construction. There is a lot more work that the state is requiring for the funding they are providing. There were also some areas under subcontracts that weren't initially

considered in calculating the sales tax. The equity injection will be $1,681,322, about half of which will be returned via historic tax credits. He also noted the increases in construction costs generally. It is important for them to start in the next 45 days to ensure that the apartments are available by late fall next year.

Ms. Walter expressed that this increase is probably not just inflation. Mr. Surace agreed. She asked if they are getting the full $3.3m from that state funding opportunity. Mr. Surace confirmed that they are getting $3.289, which is maxed out. Ms. Walter asked what level of affordability, she recalled it being a 60% AMI limit, but she saw a press release indicating 80% AMI. Mr. Surace noted that the program changed to allow higher levels of rent, but tenants will not be evicted based on income if they go above 80% AMI once they are in a unit. They can also not raise the rents more than 3% per year. Ms. Walter asked if this is a good business decision. Ms. Walter asked what the proceeds from the fire were. Mr. Surace did not know, but he does know that the mortgage has been paid down. The remaining mortgage is $425,000. They have to decide what to do with the building. It would be cheaper to demolish it and make a parking lot, but if they can make this project work it could be essentially-brand new affordable units.

Ms. Hennigan appreciates that the rental increases are capped so that tenants know what to expect. She also asked about the increase in construction costs, specifically what is related to increasing market costs. Mr. Surace clarified that it is partially inflation, but a lot of the increase is due to state requirements for the program. For instance, they changed their HVAC program, each unit will have self-controlled heating and air conditioning. That was a large increase in cost. Ms. Walter asked if each tenant will have their own electric and gas bill. Mr. Surance said that each tenant will have their own electric bill. The state will not allow them to do gas for this renovation. NYSEG will be running a new electric line from the street to accommodate this. They will also get a credit on their rent based on the fair cost of electric bill.

Ms. Walter asked if either the UTEP or fee policy changes would impact this project. Ms. Verrier noted that those policies wouldn't impact this project because there is no PILOT. Mr. Poyer agreed.

Ms. Webber-McLeod asked about the applicant's confidence in their contractor team given the amount of additional expense that has been added since the original budgeting. Mr. Surace explained that they are definitely in a tough spot. If they had known back then about all of these costs they might not have done this. However, now they are so far down the road it is hard to turn back. At this point they are working to try to reduce costs wherever they can. That said, he still has confidence in his partners to complete the project. If they were not to follow through, Mr. Surace knows that he can bring the project to completion himself.

Ms. Webber-McLeod asked what would happen if this resolution does not move forward. Mr. Surace was not sure, but there is a chance that they would not do the project. However, he is still hopeful that they can make the project work one way or another.

Ms. Walter asked why it took 9 months to get to closing. Mr. Surace noted that he did not get a commitment letter from CPC and HCR until July. They were doing their studies and reviews during that time. Ms. Walter asked about unit types. Mr. Surace said mostly studios, but also a few 1 bedrooms. This is based on the building layout, but he also sees the market

for those small units at an affordable rate. It could be people just starting out. Ms. Walter asked if there would be a lottery for the units like other Housing Visions projects. Mr. Surace noted that the lottery is required for LITEC, but not for this program.

Ms. Hennigan asked Mr. Surace to consider carefully the rental rates for high school graduates and college graduates as they will have not much income yet. She also noted that she can see the change in his demeaner and confidence around the project and appreciates his honesty about the new contexts of the project. She stressed that she wants the project to be successful. Mr. Surace clarified that he doesn't have a preference for targeted tenants, as long as they keep things clean and peaceful. All age ranges and backgrounds.

Ms. Webber-McCleod noted that she also noted his change in confidence, and wants to know that he is committed to the project's success.

> RESOLUTION OF THE AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY (i) ACCEPTING THE AMENDMENT TO THE APPLICATION OF 4042 SOUTH LLC WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DESCRIBED BELOW); (ii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE PROJECT; AND (iii) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AUTHORITY.

Motion to approve the Amending Project Resolution by Mr. Lovell, second by Mr. DelFavero. The question of the adoption of the Resolution was duly put to a roll call vote, which resulted as follows:

	Yea	Nay	Absent	Abstain
Gwendolyn Webber-McLeod, Chair	x			
Terrence Cuddy, Vice Chair			x	
Daniel Lovell, Secretary	x			
William Andre, Member		x		
Tessa Crawford, Member	x			
Matthew DelFavero, Member	x			
James N. Giannettino, Jr., Member			x	
Courtney Hennigan, Member	x			
Karen Walter, Member		x		

The resolution was duly adopted.

Ms. Webber-McLeod asked that there be a clearer presentation of what is in place versus what is being requested for the public hearing to make it easy for members of the public to understand.

NEW BUSINESS

Marketing Committee Report

Ms. Verrier noted that the committee met last week and are performing well on the 90 day workplan. Mr. DelFavero noted that they also discussed using a common language across entities when it comes to promoting Auburn and Cayuga County.

Finance Committee Report & 2027 Budget Draft

Ms. Crawford pointed out that the fee from the Indus project has created a turn in the financial statements. She then reviewed the draft 2027 budget. She specifically stated that

the budget keeps revenues conservative even though there was a big project this year. Ms. Webber-McLeod

General Updates
Ms. Verrier had two updates:

1. She explained that the economic development coordination group is requesting some of the county economic development funding for 2026 to develop a new customer relationship management system that is shared among agencies, as well as a shared landing page with all of the data that we all use and referring visitors to the individual sites of the agencies based on their needs.
2. She noted that she had been in contact with Nucor about amending their PILOT to a January billing date. They seem amenable. Mr. Poyer drafted a simple amendment and Nucor is reviewing. She expects to have the amendment back in the next week or so.

EXECUTIVE SESSION

There was no Executive Session.

BILLS & TREASURER'S REPORT

Motion to approve the bills by Ms. Walter, second by Ms. Crawford. Motion passed unanimously.

Ms. Crawford had nothing to add beyond the finance committee update. Motion to approve the Treasurer's Report by Mr. Lovell, second by Mr. Andre. Motion passed unanimously.

BOARD UPDATES

Ms. Webber-McLeod noted that the Cayuga County Economic Development Strategy is launching with a key stakeholder meeting.

Ms. Webber-McLeod asked if any member would like to attend the Chamber Annual Dinner on October 7. Motion to approve the purchase of up to 9 tickets by Ms. Hennigan, seconded by Mr. DelFavero. Ms. Crawford abstained, all others in favor. Motion passed.

Ms. Webber-McLeod asked the board if they would be willing to move the October meeting date back a week to October 28. This would help to accommodate an application. The board was amenable to that change. Ms. Verrier will send an updated meeting invitation.

ADJOURMENT

Motion to adjourn by Ms. Walter, second by Ms. Hennigan. Motion passed unanimously. Meeting adjourned at 6:15pm.

Marketing Committee Meeting Minutes
Auburn Industrial Development Authority
Tuesday August 11, 2026
Memorial City Hall, 24 South Street, Auburn, NY 13021

Members Present:	Gwen Webber-McLeod Matthew DelFavero Ed Sayles
Excused:	Melody Smith-Johnson
Staff & Guests:	Tracy Verrier, Director

MARKETING COMMITTEE MEETING

The meeting was called to order at 4:04pm with the presence of a quorum.

UNFINISHED BUSINESS

Committee Charge & Process Document

The Committee reviewed the charge documents. Ms. Verrier explained some minor content changes that she had made, and also reformatted the documents to match AIDA's brand guidelines. The committee members were happy with the documents as presented.

Asset List

The board discussed the draft Asset List. Ms. Verrier noted that she had taken the information from the prior version and Mr. Sayles' updates and reformatted and condensed information to make it more consistent with other AIDA documents. The committee members noted the following missing elements:

- Proximity to Skaneateles
- Auburn-specific data about labor stability
- Additional information about natural resources and recreation, similar to what is done in the bullet about arts
- Emerson Park as a recreational resource
- Fun Facts section to give ambassadors interesting tidbits that catch attention
- Auburn legacy (e.g. chosen home of Harriet Tubman, birthplace of Seward, birthplace of sound on film, first insanity plea, etc.)

It was also noted that there are a number of resources available around Micron, like the supplier portal. We need to make sure businesses are aware of these opportunities.

This will ultimately be the foundation of efforts to build community self-esteem. Ms. Webber-McLeod asked Ms. Verrier to consider what that might look like and what mechanisms might help to increase awareness of the good parts of Auburn that residents might not think about or realize.

AIDA Overview

Ms. Verrier presented the updated AIDA overview document with project examples added. The committee was agreeable to the document in its current form.

NEW BUSINESS

Presentation to Board

The committee discussed making a presentation to the AIDA board at its meeting the following week. The purpose of the presentation is to describe the committee's proposed charge and 90 day plan and get their feedback and/or buy-in. They planned for the presentation to be structured as follows:

- Ms. Smith-Johnson – Set the stage, walk through the visualization of the committee charge
- Mr. Sayles – Discuss the importance of the asset list in aligning with AIDA's strategic priority about marketing the benefits of doing business in Auburn
- Ms. Webber-McLeod and Mr. DelFavero provide additional context as needed since they are board members.

NEXT STEPS

The committee agreed to focus on the board presentation and to communicate about content and timing over the following week.

ADJOURMENT

Motion to adjourn by Mr. Sayles, second by Ms. Webber-McLeod. Motion passed unanimously. Meeting adjourned at 5:03pm.

AUBURN N.Y.
Where possibility takes root.

Marketing Committee Meeting Minutes
Auburn Industrial Development Authority
Tuesday September 8, 2026
Memorial City Hall, 24 South Street, Auburn, NY 13021

Members Present: Melody Smith-Johnson
Gwen Webber-McLeod
Matthew DelFavero
Ed Sayles

Excused:

Staff & Guests: Tracy Verrier, Director

MARKETING COMMITTEE MEETING

The meeting was called to order at 4:04pm with the presence of a quorum.

Motion to approve the minutes of the August committee meeting by Mr. Sayles, second by Mr. DelFavero. Motion passed unanimously.

UNFINISHED BUSINESS

Asset List

Mr. Sayles asked for confirmation of what the asset inventory is intended to do. Mr. Verrier explained that it is intended to be a database of information to pull from as needed. It is not a marketing piece in and of itself, but rather an internal resource to reference when building out marketing materials and messages. Ms. Webber-McLeod noted that we can share it with those who might need it, like the City Manager and Mayor. The committee was comfortable with the Asset List as presented, acknowledging that it will need to be a living document and updated to reflect current context over time.

Mr. Sayles noted that it would be good to have condensed information for external communication, like an elevator speech. Further, we should identify a list of questions that people might ask and create short answers to them that we can have ready to go. Ms. Webber-McLeod agreed and suggested that this would also be helpful for stakeholders like the Mayor so he knows exactly how to respond to questions about economic development and AIDA.

Mr. Sayles asked if we should give a presentation to City Council on what the Marketing Committee is doing. Ms. Verrier explained that she was already planning to do a presentation about AIDA's operations and projects in the coming months, so she can add this to that presentation. She will work with the City Clerk to schedule a date.

The committee also discussed that it would be good to have a comprehensive list

Audiences & Outreach

The committee discussed the audience and outreach matrix. Ms. Verrier will make updates and send out to the committee for review ahead of finalization at the next meeting.

NEW BUSINESS

Current Marketing Resources & Referral Network

Ms. Verrier provided written summaries of existing Marketing & Information Resources and the existing Referral Network that is used by the economic development ecosystem. The board has/will review those and will direct any questions to Ms. Verrier.

Shared CRM & Landing Page

Ms. Verrier reviewed a proposed shared customer relationship management system (CRM) and website landing page that the economic development coordination group is requesting funding from the county for. These would provide shared systems to manage projects and contacts, a shared webpage to direct inquiries and host data all partners use, and ensure that information is not lost with staffing transitions. The committee agreed that this was a good idea to support collaboration.

Public Hearing Promotion

Mr. DelFavero expressed that he would like to see additional promotion of public hearings. He appreciates that the public has an opportunity to express concerns and/or thoughts on potential projects, but doesn't feel that people really know the hearings are happening. He thinks even posting to a couple of local community groups on Facebook would help. The committee will discuss more, and Ms. Verrier will work on getting access to AIDA's Facebook account.

NEXT STEPS

Ms. Verrier referred to the 90-Day Plan, noting specifically the value proposition as an important item that she will need assistance with. Ms. Smith-Johnson offered to help with this.

ADJOURMENT

Motion to adjourn by Ms. Webber-McLeod, second by Mr. DelFavero. Motion passed unanimously. Meeting adjourned at 5:10pm.

CLOSING RESOLUTION
(4042 South LLC Project)

A regular meeting of the Auburn Industrial Development Authority was convened at Memorial City Hall, 24 South Street, Auburn, New York on October 28, 2026 at 5:00 p.m.

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

Resolution No. 2026-10-1

RESOLUTION APPROVING THE GRANT OF FINANCIAL ASSISTANCE AND THE EXECUTION BY THE AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY OF AN AGENT AGREEMENT, LEASE AGREEMENT, LEASEBACK AGREEMENT, AND RELATED DOCUMENTS WITH RESPECT TO THE 4042 SOUTH LLC PROJECT

WHEREAS, the Auburn Industrial Development Authority (the **"Authority")** 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"),** to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial and research facilities, and facilities for use by a federal agency or medical facility, among others, and thereby to advance the job opportunities, health, general prosperity and economic welfare of the people of the City of Auburn and improve their medical care and standard of living; and

WHEREAS, 4042 South LLC **(**the "**Company**") has requested the Authority's assistance with a certain project (the "**Project**") consisting of (i) the acquisition of (A) an approximately 0.10 acre parcel of land located at 40 South Street in the City of Auburn identified as Tax Map No. 116.53-2-39 and (B) an approximately 0.10 acre parcel of land located at 42 South Street in the City of Auburn identified as Tax Map No. 116.53-2-40 (the"**Land**"), improved by a 22-unit residential apartment building and related site improvements (collectively, the "**Existing Improvements**"), (ii) the reconstruction of the Existing Improvements for use by the Company or its affiliates as a 22-unit residential apartment building (the "**New Improvements**" and, together with the Existing Improvements, the "**Improvements**"), and (iii) the installation in and around the Improvements of equipment for use by the Company or its affiliates as a residential apartment building (the "**Equipment**" and, together with the Land and the Improvements, the "**Project Facility**"); and

WHEREAS, the Authority desires to encourage the Company to preserve and advance the job opportunities, health, general prosperity and economic welfare of the people of the City of Auburn, New York by undertaking the Project in the City of Auburn, New York; and

WHEREAS, pursuant to Section 2307 of the Act, the Authority held a public hearing with respect to the Project on October 21, 2026; and

WHEREAS, the Authority will appoint the Company as its true and lawful agent to undertake and complete the Project pursuant to the terms of an Agent Agreement by and between the Authority and the Company (the **"Agent Agreement**"); and

WHEREAS, the Authority will acquire a leasehold interest in the Project Facility pursuant to the terms of a Lease Agreement by and between the Authority and the Company (the "**Lease Agreement**"); and

WHEREAS, the Company has requested the Authority to enter into a Leaseback Agreement whereby the Company will lease the Project Facility from the Authority on the terms and conditions set forth therein (the **"Leaseback Agreement**"); and

WHEREAS, as a condition to the grant of financial assistance, the Company will enter into an Environmental Compliance and Indemnification Agreement (the **"Environmental Agreement**") and Local Labor Agreement (the **"Labor Agreement**") in favor of the Authority; and

WHEREAS, the Authority has determined that the Project constitutes a Type II Action under the New York State Environmental Quality Review Act and the regulations promulgated thereunder; and

WHEREAS, the execution of the Agent Agreement, the Lease Agreement, the Leaseback Agreement, the Environmental Agreement and the Labor Agreement will help to improve the Project and enhance opportunities for the citizens of the City of Auburn.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE AUTHORITY AS FOLLOWS:

Section 1. The Company has presented an application in a form acceptable to the Authority. Based upon the representations made by the Company to the Authority in the Company's application, the Authority hereby finds and determines that:

(A) By virtue of the Act, the Authority has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) The Authority has the authority to take the actions contemplated herein under the Act; and

(C) The action to be taken by the Authority will further the purposes of the Authority under the Act by increasing employment opportunities in the City of Auburn, preventing economic deterioration and otherwise furthering the purposes of the Authority as set forth in the Act; and

(D) The Project will not result in the removal of a civic, commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "**State**") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Authority hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the

State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and

(E) The Authority, as lead agency, has determined that the Project constitutes a Type II Action which will not have an adverse impact on the environment, and no additional action is required by the Authority.

Section 2. The Authority hereby approves financial assistance to the Company as follows: (A) an exemption from all state and local sales and use taxes with respect to the qualifying personal property included in or incorporated into the Project Facility or used in the acquisition, construction, renovation or equipping of the Project Facility in the anticipated amount of $109,120.00; and (B) a partial abatement of the mortgage recording tax in the anticipated amount of $28,043.00; provided, however, that the Authority will not consummate the transactions contemplated hereby without the approval of the Mayor of the City of Auburn in accordance with Section 2306 of the Act.

Section 3. The Authority hereby appoints the Company as its true and lawful agent to (A) acquire, construct and equip the Project Facility; (B) to make, execute, acknowledge and deliver any contracts, orders, receipts, writings, instructions, as the agent for the Authority, with the authority to delegate such agency, in whole or in part, to agents, subagents, contractors, and subcontractors, and to such other parties as the Company reasonable designates; and (C) to do all other things that may be requisite and proper for completing the Project, with the same powers and validity vested in the Authority; provided, however, that the agency shall expire on November 1, 2028, unless extended by the Authority.

Section 4. The Authority may, pursuant to Section 2326-a of the Act, recover or recapture from the Company, its agents, subagents, contractors, subcontractors, or any other party authorized to make purchases for the benefit of the Project (each a "**Company Party**" and, collectively, the "**Company Parties**"), any sales and use tax exemption benefits obtained or purported to be obtained by the Company Parties if it is determined that any or all of the following have occurred: (A) any Company Party is not entitled to sales and use tax exemption benefits; (B) the sales and use tax exemption benefits are in excess of the amounts authorized to be taken by any Company Party; (C) the sales and use tax exemption benefits are for property or services not authorized by the Authority as part of the Project; (D) the Company has made a material false statement in its application for financial assistance; and (E) the sales and use tax exemption benefits are taken in cases where a Company Party fails to comply with a material term or condition to use property or services in the manner approved by the Authority in connection with the Project (each a "**Recapture Event**").

As a condition precedent to receiving the financial assistance set forth in Section 2, above, the Company must, upon the Authority's determination that a Recapture Event has occurred, (A) cooperate with the Authority in its efforts to recapture any sales and use tax benefits; and (B) pay over to the Authority, on demand, any amounts required to be recaptured.

Section 5. The Chair and Vice Chair of the Authority are hereby authorized individually or jointly, on behalf of the Authority, to (A) execute and deliver the Agent Agreement, Lease Agreement (and Memorandum thereof), Leaseback Agreement (and Memorandums thereof), Environmental Agreement, Labor Agreement and related documents (collectively, the **"Authority Documents")** in such form as shall be reasonably approved by the Chair and/or Vice Chair upon execution, with the advice of counsel, and (B) authorize deviation from the Authority's Local Labor Policy in the form approved by the Chair and/or Vice Chair, with the advice of counsel.

Section 6. The Chair and Vice Chair of the Authority are hereby authorized individually or jointly, on behalf of the Authority, to execute and deliver the Authority Documents and any such other documents and agreements as may be necessary to carry out the intent of these resolutions; and, where appropriate, the Secretary or Assistant Secretary of the Authority is hereby authorized to affix the seal of the Authority to the Authority Documents and to attest the same, all with such changes, variations, omissions and insertions as the Chair and/or Vice Chair of the Authority shall approve, the execution thereof by the Chair and/or Vice Chair of the Authority to constitute conclusive evidence of such approval; provided in all events recourse against the Authority is limited to the Authority's interest in the Project Facility.

Section 7. The officers, employees and agents of the Authority are hereby authorized and directed for and in the name and on behalf of the Authority to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Authority with all of the terms, covenants and provisions of the documents executed for and on behalf of the Authority.

Section 8. These Resolutions shall take effect immediately.

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

	Yea	Nay	Absent	Abstain
Gwendolyn Webber-Mcleod, Chair				
Terrence Cuddy, Vice Chair				
Daniel Lovell, Secretary				
James Giannettino, Member				
Tessa Crawford, Member				
Justin Herrling, Member				
Karen Walter, Member				
Courtney Hennigan, Member				
Matthew DelFavero, Member				

STATE OF NEW YORK)
COUNTY OF CAYUGA) SS:

I, the undersigned Secretary of the Auburn Industrial Development Authority, DO HEREBY CERTIFY:

That I have compared the annex extract of minutes of the meeting of the Auburn Industrial Development Authority (the "**Authority**"), including the resolution contained therein, held on October 28, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Authority and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matter therein referred to.

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand as of the ___ day of _____, 2026.

_____
Daniel Lovell, Secretary

PUBLIC HEARING AGENDA
AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY

4042 South LLC Project

Wednesday October 21, 2026 at 5:00 pm
Memorial City Hall
24 South Street, Auburn, New York 13021

https://us02web.zoom.us/j/86169704421?pwd=VeFz3kbW3j9GWaGwyKOfqYFvbc0Uae.1
Meeting ID: 861 6970 4421; Passcode: 697391.

ATTENDANCE LIST:
Justin Herrling, AIDA
Gwen Webber-McLeod, AIDA
Jimmy Giannetinno, AIDA
Dan Lovell, AIDA
Tessa Crawford, AIDA
Karen Walter, AIDA
Courtney Hennigan, AIDA
Steve Surace, 4042 South LLC
Rob Poyer*, Whiteford Law
Tracy Verrier, AIDA

CALL TO ORDER: Ms. Verrier called the public hearing to order at 5:02 pm. She read the following into the record.

PURPOSE:

Pursuant to and in accordance with Section 2307 of the New York Public Authorities Law, the Auburn Industrial Development Authority (the "**Authority**") is conducting this public hearing in connection with a proposed project, as more fully defined below to be undertaken by 4042 South LLC.

DISCUSSION:

4042 SOUTH LLC (the "**Company**") has requested the Authority's assistance with a certain project (the "**Project**") consisting of (i) the acquisition of (A) an approximately 0.10 acre parcel of land located at 40 South Street in the City of Auburn identified as Tax Map No. 116.53-2-39 and (B) an approximately 0.10 acre parcel of land located at 42 South Street in the City of Auburn identified as Tax Map No. 116.53-2-40 (the "**Land**"), improved by a 22-unit residential apartment building and related site improvements (collectively, the "**Existing Improvements**"), (ii) the reconstruction of the Existing Improvements for use by the Company or its affiliates as 22-unit residential apartment building (the "**New Improvements**" and, together with the Existing Improvements, the "**Improvements**"), and (iii) the installation in and around the Improvements of

equipment for use by the Company or its affiliates as a residential apartment building (the "**Equipment**" and, together with the Land and the Improvements, the "**Project Facility**").

The Authority will acquire title to or a leasehold interest in the Project Facility and will lease the Project Facility back to the Company. The Company or its affiliate will operate the Project Facility during the term of the lease. At the end of the lease term the Company will purchase the Project Facility back from the Authority or, if the Authority holds a leasehold interest, the leasehold interest will be terminated.

AUTHORITY COST-BENEFIT ANALYSIS:

Based on the information provided by the Company in its application, the Project will involve an approximately $5,420,322 capital investment by the Company and will create 1.5 FTE jobs.

The Authority estimates that the following amounts of financial assistance will be provided to the Company:

Sales and Use Tax Exemption	$109,120
Mortgage Recording Tax Exemption	$28,043
Total Estimated Financial Assistance:	$137,163

PUBLIC COMMENT:

Ms. Walter asked if this project will be on the next agenda. Ms. Verrier confirmed that the authorizing resolution will be on the October 28, 2026 meeting agenda for consideration.

Ms. Water asked whether the insurance proceeds from the fire are part of the investment being made. Mr. Surace explained that the project team is investing over $1m of equity, which far exceeds the insurance proceeds.

Ms. Walter asked for clarification on the target population for the apartment units. Mr. Surace explained that the units will be regulated so that they can only be rented to households with an annual income below 60% or 80% of area median income (AMI). Those levels also dictate the amount of the rent. He also noted that once some is in the units, they can stay there for as long as they like even if their income goes above that threshold. Ms. Walter asked that Ms. Verrier prepare information for the meeting about the actual income and rent levels associated with those AMIs. Ms. Walter expressed concern that done this way, the units wouldn't necessarily open up to new people in need of the affordability, and asked if that was a decision of the project owners or of the state regulation. Mr. Surace stated it is part of the state regulation. Ms. Verrier explained that the tenancy is set up that way to avoid a "benefits cliff". So if someone goes from just below the threshold to just over the threshold, they aren't kicked out of their apartment.

Mr. Surace explained that the state program provides a lower interest rate, which incentivizes developers to build affordable units. He noted that the program makes the project viable. Renovating the 40-42 South building into even market rate units would not be financial viable and

could not get traditional financing. This program makes it possible to save the building, but also get it fully up to code and modernize the mechanicals. He explained that everything but the shell will be new.

Ms. Walter asked how many of the units would be subject to affordability regulations. Mr. Surance explained that they would all be subject to the income thresholds. He also added that the state does a lot of monitoring to make sure that the project is completed correctly and maintained. Housing Visions will be managing the property and ensuring compliance in the operations.

Mr. Giannettino asked what factors are driving up the cost of the project. Mr. Surace explained that it is a couple of things, but primarily additional state requirements. When they originally applied for the AIDA benefits, they put together a cost estimate based on a standard market rate build. Then NYS HCR looked at the plans and required some additional things, like individual thermostats. These additional costs added a lot to the construction cost. The state did provide some additional support to the project to help cover these costs, but the owners need to make up the difference.

Ms. Webber-McLeod asked Ms. Verrier to summarize the next steps. Ms. Verrier said that she'd work with Mr. Surace to put together the data that Ms. Walter requested. The authorizing resolution will be on the October 28 agenda for consideration by the board. If approved, the project will go to closing and get started. If not approved, the project would still be able to get the original approved benefits.

Ms. Walter asked about the size of the units, particularly the studio apartments. She recalled them being small for the size of the building Mr. Surace explained that the units are small, but it is more or less the same footprint as already exists. He noted that it is hard to change the footprint because of the historic nature of the property. There are also some historic features that take up more space than necessary but can't be changed, like large staircases and windows. Mr. Surace will bring the sizes of the units to the meeting next week.

Ms. Crawford asked which state program is being used. Mr. Surace said it is the Small Building Participation Loan Program.

ADJOURNMENT:

The hearing adjourned at 5:30.

AUBURN N.Y.
INDUSTRIAL DEVELOPMENT AUTHORITY

October 12, 2026

40-42 South Street Application Amendment Overview

About the Project

A new LLC, 4042 South LLC, will acquire the property at 40-42 South Street. The new LLC includes the current owner, but also includes additional individuals. The ownership of 4042 South, LLC includes Stephen Surace, Brendan Grillo, and Drew Savino. ***The historic home on the property had previously been used as a multifamily rental property prior to a fire leading to the condemnation of the building. This application proposes rehabilitating the building and using it as 22 affordable rental units.*** The project would utilize the NYS Small Building Participation Loan Program as part of the financing stack, which would require a regulatory agreement with New York State that dictates the income levels of individuals residing in the apartments. **The property would be managed by Housing Visions, a non-profit affordable housing organization** with experience managing these types of units. The project also intends to utilize New York State historic tax credits.

Prior Authorization & Current Ask

The 40-42 South Street project was ***previously approved by AIDA for sales and use tax and mortgage recording tax abatements totaling $81,510***. The project did not request a PILOT as the owners intend to utilize the as of right RPTL 581a exemption for affordable housing. While there were concerns about some of the project owners' past performance with rental properties in Auburn, board members cited a number of reason for moving forward with approval of the financial assistance, including: The involvement of an additional development partner and nonprofit property management, the state regulatory agreement and its related requirements, the value of rehabilitating the historic home in a prime location within the historic district (rather than seeing it demolished), the limited scale of the assistance seeing as there was no PILOT requested.

Since the original approval of financial assistance, the need for financial assistance has increased for a number of reasons. First and foremost, state incorporation of state-required building elements for compliance with the NYS Small Building Participation Loan Program. Cost increases also stem from an original underestimate of the sales tax liability for the project and the lengthy time to closing on the state financing. ***The total project cost increased from $4,318,716 at the time of original application to $5,420,322 now.***

At this time, ***the project is requesting an increase in financial assistance***. The total request at this time (including the already approved amounts) are as follows:

- Sales and use tax exemption: $109,120
- Mortgage recording tax abatement: $28,043
- ***Total assistance requested: $137,163***

Total assistance over $100,000 requires a public hearing prior to the AIDA board's consideration of the request.

AUBURN N.Y.
INDUSTRIAL DEVELOPMENT AUTHORITY

Cost Benefit Analysis

Total Estimated Abatements Requested from AIDA - $137,163 (sales and use tax exemption and mortgage recording tax abatement only, no PILOT)

Investment – $5,420,322

Job Creation from Project – 1.5 by end of year 2 (1 maintenance and .5 manager)

Increase in Payroll over 3 years - $0 currently to $83,223 year 3 of operation

Local Labor Utilization – The project has agreed to comply with the Local Labor Policy as written.

Estimated New Tax to Jurisdictions – The estimated property tax payments under RPTL 581a will be based upon the net operating revenue of the facility from year to year. It is not likely that the property tax revenue under this program would bring new revenue to the taxing jurisdictions. However, the tenants of the property would bring additional people downtown and provide some sales tax benefit as they buy groceries and goods locally.

Other Benefits – Rehabilitation of a historic property on South Street damaged by afire, and reactivation of that building for affordable housing units.

Subject: Fw: Auburn IDA - 4042 South IDA Benefit Amendment Request
From: Stephen Surace <ssurace.ai@gmail.com>
Date: 9/10/2026, 11:16 AM
To: Tracy Verrier <auburnida@gmail.com>
CC: "brendangrillo@hotmail.com" <brendangrillo@hotmail.com>, Drew Savino <dsavino310@gmail.com>

Good morning, Tracy:

As a follow-up to our discussions over the past several days regarding the 40–42 South Street affordable housing redevelopment project in Auburn, I am writing to request an amendment to the previously approved IDA benefits.

Since our original application in October 2025, the project scope and overall development costs have increased significantly. As we progressed through the funding process with Homes and Community Renewal (HCR), coordinated with SHPO requirements, and navigated rising construction costs, the project budget has grown beyond the assumptions included in the original application.

One of the most significant impacts has been the increase in material costs subject to sales tax. The value of taxable materials has increased from the originally estimated $750,000 to approximately $1,364,000 (see attached email).

Additionally, the mortgage amount has increased from $2,868,000 to $3,739,000, an increase of $871,000.

Accordingly, we respectfully request that the IDA extend the sales tax exemption to cover the additional material costs, resulting in an increase of $49,120 and bringing the total sales tax exemption benefit to $109,120.

We also request an increase in the mortgage recording tax exemption of $6,532, for a total mortgage recording tax exemption of up to $28,043.

Together, these amendments would provide a total benefit of $137,163.

We recognize that this represents a substantial increase from the originally approved benefits. When project costs were updated, our contractor assumed that the sales tax exemption applied to all eligible materials without a cap and did not realize that the approved exemption amount had been exceeded. As a result, these savings have already been incorporated into the project's financial structure.

In addition, during negotiations with HCR, it was determined that our equity contribution significantly exceeded the program's minimum requirement of 10%. Our contribution is approximately 31%, which enabled HCR to increase the available funding to the program maximum of $150,000 per unit in recognition of the project's increased costs.

As you know, this is a $5 million-plus project that has been years in the making. My partners and I have continued to carry and maintain the property, both physically and financially, since the fire more than four years ago. It has been a lengthy and costly process, but we are now approaching the finish line. We are hopeful that this additional assistance, which has already been incorporated into the project's financing

assumptions, can be approved.

Most importantly, these affordable housing units are greatly needed in the community.

Thank you for your time, consideration, and continued assistance.
Steve

Stephen T. Surace, CPA
Surace Real Estate Holdings, LLC
STS Management Consultant Corp
315.520.8272

Attachments:

4042 South Auburn Committment Letter Cost Detail.pdf	280 KB
4042 South - Contractor Estimate for Materials 9-10-26.pdf	183 KB

Docusign Envelope ID: 0198961A-75D9-87F0-83E9-466C0BB1DF56

	Projected Cost	Projected Equity	CPC Portion	HFA PLP Portion
Acquisition	$10,916	$10,916	$0	$0
Refinancing	$449,084	$449,084	$0	$0
Contractor Price	$3,694,964	$139,428	$380,700	$3,174,632
Overhead and Profit	$221,698	$221,698	$0	$0
Contingency (10%)	$369,496	$369,496	$0	$0
Other Costs	$674,164	$490,496	$69,300	$114,368
Total	$5,420,322	$1,681,322	$450,000	$3,289,000

5. Closing: No earlier than September 1, 2026, and no later than March 1, 2027 (the **"Closing Date"**).

6. Completion of Improvements: No later than the first day of the month immediately following the 18th month anniversary of the Closing Date (the **"Completion Date"**).

7. Conversion/Satisfaction: No later than the first day of the month immediately following the 24th month anniversary of the Closing Date (the **"Conversion Date"**).

8. Other Terms:

Retainage: Five percent (5%). A retainage of five percent (5%) shall be withheld from each Application for Payment. The retainage shall not be released until all punch list work is completed and all close out documents, such as certificates of occupancy, letters of completion, warranties, guaranties, as-builts, final lien waivers and other conditions for final payment, have been received.

Projected Minimum Equity: $1,681,322

D-2. Permanent Loan(s)

1. Amount:

CPC Permanent Loan Amount:	$ 450,000
HFA Permanent Loan Amount:	$3,289,000
Total:	$3,739,000

2. Interest Rate:

David H. Breed | dbreed@communityp.com | Phone: 315-476-3173, ext. 242 | Cell: 315-264-4224

Docusign Envelope ID: 0198961A-75D9-87F0-83E9-466C0BB1DF56

CPC MORTGAGE SCHEDULE - Sources and Uses

Premises: 40-42 South St
# of units: 22
Construction period (months): 24
Construction Interest: 4.00% + SOFR

	Projected Cost	Equity	CPC Mortgage	HFA PLP
ACQUISITION & REFINANCING				
Acquisition	10,916	10,916	0	0
Refinancing	449,084	449,084	0	0
Construction Above Current Mtg	0	0	0	0
Other	0	0	0	0
Total	460,000	460,000	0	0
CONSTRUCTION COST				
Contractor Price	3,694,964	139,428	380,700	3,174,836
Contingency (10%)	369,496	369,496	0	0
Overhead & Profit	221,698	221,698	0	0
Total	4,286,158	730,622	380,700	3,174,836
PROFESSIONAL FEES				
Borrower's Legal	10,000	10,000	0	0
Borrower's Eng/Arch Fees	136,000	136,000	0	0
Bank's Engineer -- Prep.	4,600	4,600	0	0
Bank's Engineer -- Insp's. ($980*20)	19,600	19,600	0	0
Environmental Review & Testing	5,000	5,000	0	0
Market Study	5,550	5,550	0	0
Total	180,750	180,750	0	0
CLOSING AND OTHER FEES				
CPC Commitment Fee Const. 1%	4,500	4,500	0	0
CPC Commitment Fee Perm .5%	2,250	2,250	0	0
HFA Application Fee .5%	16,445	16,445	0	0
Appraisal	6,200	6,200	0	0
CPC Legal -- constr. loan	35,000	35,000	0	0
CPC Legal -- perm. loan	15,000	15,000	0	0
HFA Legal Fee	25,000	25,000	0	0
Title	3,000	3,000	0	0
Mortgage Tax	37,390	37,390	0	0
SONYMA Mtg Ins. App Fee	400	400	0	0
SONYMA 1st Year Premium	2,000	2,000	0	0
Survey	5,550	5,550	0	0
Pension Fund Deposit 1%	4,500	4,500	0	0
Soft Cost Contingency	25,000	25,000	0	0
Total	182,235	182,235	0	0
CARRYING COSTS				
Construction Interest (CPC)	69,300	0	69,300	0
Construction Interest (PLP) 0.75bps	43,168	0	0	43,168
Real Estate Tax	13,122	13,122	0	0
Water and Sewer Tax	2,000	2,000	0	0
Insurance	25,000	25,000	0	0
Utilities	2,000	2,000	0	0
Marketing	0	0	0	0
HFA Cap. Operating Reserves	48,996	0	0	48,996
HFA Cap. Replacement Reserves	22,000	0	0	22,000
Developer Fee	85,593	85,593	0	0
Total	311,179	127,715	69,300	114,164
TOTAL DEVELOPMENT COST	5,420,322	1,681,322	450,000	3,289,000
TOTAL LOAN	8.30%	450,000		
TOTAL PLP	60.68%	3,289,000		
TOTAL BORROWER EQUITY	31.02%	1,681,322		
BORROWER'S LETTER OF CREDIT:		N/A		

CPC LOAN	$450,000	8.30%	20,455
PLP LOAN	$3,289,000	60.68%	
Borrrower Equity	$1,681,322	31.02%	
TOTAL	$5,420,322	100.00%	246,378

These figures are estimates only and are subject to change.

Outlook

South Street Materials

From Michael Paetow <mpaetow@rchgrd.com>
Date Thu 9/10/2026 8:27 AM
To Stephen Surace <ssurace.ai@gmail.com>

Steve,

I have still not heard back from several of the subs for specific numbers, but I went back through some historic data and tried to dial each trade in. I was a bit conservative. I also applied 20% of the contingency value to the total material cost.

Right now I'm looking at approx. $1,364,000 in materials.

I will update you as soon as I have some more hard figures from them.

Let me know if you would like to discuss. I'll be in a meeting from 8:30 – 9:30, but available after that.

Mike

RICH & GARDNER CONSTRUCTION COMPANY, INC.

Mike Paetow
Project Manager
LEED® Green Associate™
Rich & Gardner Construction Company, Inc.
206 Plum Street
Syracuse, NY 13204
Cell: (315) 440-5735

Auburn Industrial Development Authority
Cost-Benefit Analysis: 40-42 South Street Ren
Meeting Date: 12/17/2025

Project Description:

Rehabilitate the historic, fire damaged apartment building at 40-42 South Street to reactivate 22 affordable housing units.

Project Budget:

Land & Building Aquisition	$460,000
Building Construction/ Renovation	$4,286,158
Soft Costs (Arch., Legal, Eng.)	$180,750
Financing Costs	$182,235
Carrying Costs	$311,179
TOTAL	**$5,420,322**

AIDA Abatements & Incentives

Property Tax Abatements (581a, no PILOT)

Not Applicable

Sales & Use Tax Exemption (maximum)

Estimated taxable costs	$1,364,000
Local Sales Tax	$54,560
State Sales Tax	$54,560
TOTAL	**$109,120**

Mortgage Recording Tax Exemption (estimated)

Mortgage amount	$3,739,000
Mortgage Recording Tax	$28,043
TOTAL	**$28,043**

TOTAL ABATEMENT

Property Tax	$0.00
Sales & Use Tax	$109,120
Mortage Recording Tax	$28,043
TOTAL	**$137,162.50**

Total Benefits

Additional Property Tax (estimated)

Not Applicable

Additional Sales Tax Collected (estimated)

Anticipated growth in sales	
Est. 2025 sales tax (pre)	$0
Est. 2028 sales tax (post)*	$5,947
Growth in sales tax revenue	**$5,947**

Additional payroll (estimated)

Anticipated job creation	1.5
Anticipated payroll increase	**$80,000**

Net Benefits

Tax revenue to jurisdictions	$5,947
Job Creation	1.5
Payroll	$80,000

Qualitative: New household spending, increase housing stock versus current condition, rehabilitate a visible, historic property.

**New Sales Tax Collection is estimated based on anticipated new household spending on certain categories of sales taxable goods, and is expresesed as an annual figure. Assumptions for this calculation include: all units are single occupancy; incomes for half of the units are between $15,000 and $29,999 and the other half are between $30,000 and $35,040 (60% AMI for 2025 for a 1 person household); 70% of this spendng occurs in Cayuga County; 50% of this spending is new to the community. Source for average household spending data is Consumer Expenditure Surveys, U.S. Bureau of Labor Statistics.*

AUBURN INDUSTRIAL DEVELOPMENT AGENCY 2027 BUDGET

Draft 10/21/2026

	YTD 8/31/26	2026 Budget	2027 Budget
INCOME			
Land			
Admin. Fees - New Projects	$238,000.00	$60,000.00	$70,025.00
Admin. Fees - Exisiting Projects		$1,000.00	
Miscellaneous			
Interest Income	$467.16	$2,000.00	$1,000.00
TOTAL INCOME	$238,467.16	$63,000.00	$71,025.00
EXPENSE			
Dues	$1,000.00	$1,325.00	$1,325.00
Legal Fees	$69.98	$150.00	$150.00
Office Supplies	$1,355.08	$1,550.00	$1,550.00
Professional Svs	$12,500.00	$12,500.00	$13,000.00
Travel & Meetings	$970.43	$3,475.00	$3,000.00
Contract Services	$35,098.50	$40,000.00	$48,000.00
Marketing	$35.00	$4,000.00	$4,000.00
TOTAL EXPENSE	$51,028.99	$63,000.00	$71,025.00
NET INCOME	$187,438.17	$0.00	$0.00

AUBURN INDUSTRIAL DEVELOPMENT AGENCY 2026 BUDGET

Adopted October 28, 2026

PARIS Format

	Last Year (Actual) 2025	Current Year (Estimated) 2026	Next Year (Proposed) 2027	Estimated Budget 2028	Estimated Budget 2029	Estimated Budget 2030
REVENUES & FINANCE SOURCES						
Operating Revenues:						
Charges for Service	$ 45,463	$ 239,000	$ 70,025	$ 73,526	$ 77,203	$ 81,063
Rent & Financing Income						
Other Operating Rev						
Nonoperating Revenues:						
Investment Earnings	$ 1,949	$ 500	$ 1,000	$ 1,100	$ 1,210	$ 1,331
State subsidies / grants						
Federal Susidies / grants						
Municipal Subsidies / grants						
Public Authority Subsidies						
Other Nonoperating Revenues						
Proceeds from the Issuance of Debt:						
Total Assets, Rev. & Fin. Sources:	**$ 47,412**	**$ 239,500**	**$ 71,025**	**$ 74,626**	**$ 78,413**	**$ 82,394**
EXPENDITURES **Operating Expenditures:**						
Salaries & Wages						
Other employee benefits						
Professional Services Contracts	$ 85,009	$ 67,600	$ 61,000	$ 62,830	$ 64,715	$ 66,656
Supplies and Materials						
Other operating expenditures	$ 6,647	$ 4,500	$ 10,025	$ 10,326	$ 10,636	$ 10,955
Nonoperating Expenditures:						
Payment of Principal on Bonds and financing arrangements:						
Interest and other fin. Charges						
Subsidies to other pub. auth.						
Capital Asset Outlay						
Grants and Donations						
Other Nonoperating Expend.						
Total Expenditures:	**$ 91,656**	**$ 72,100**	**$ 71,025**	**$ 73,156**	**$ 75,350**	**$ 77,611**
Capital Contributions:	$ -	$ -	$ -	$ -	$ -	$ -
Excess (deficiency) of revenues & capital contrib. over expenditures:	**$ (44,244)**	**$ 167,400**	**$ -**	**$ 1,471**	**$ 3,062**	**$ 4,783**

INITIAL PROJECT RESOLUTION
(*Auburn Medical Campus, LLC Project)*

A regular meeting of the Auburn Industrial Development Authority was convened at Memorial City Hall, 24 South Street, Auburn, New York on October 28, 2026 at 5:00 p.m.

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

Resolution No. 2026-10-2

RESOLUTION OF THE AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY (i) ACCEPTING THE APPLICATION OF AUBURN MEDICAL CAMPUS, LLC. WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DESCRIBED BELOW); (ii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE PROJECT; AND (iii) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AUTHORITY.

WHEREAS, the Auburn Industrial Development Authority (the "**Authority**") 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**"), to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial and research facilities, and facilities for use by a federal agency or medical facility, among others, and thereby to advance the job opportunities, health, general prosperity and economic welfare of the people of the City of Auburn and improve their medical care and standard of living; and

WHEREAS, Auburn Medical Campus, LLC, a New York limited liability company (the "**Company**"), has requested the Authority's assistance with a certain project (the "**Project**") consisting of (i) the acquisition of four parcels of land located in the City totaling ±5.43 acres located at (A) 23 Perrine Street (Tax Map No. 115.28-1-82.1), (B) 147 North Street (Tax Map No. 116.21-1-41), (C) 143 North Street (Tax Map No. 116.21-1-42.1), and W. Park Avenue (Tax Map No. 115.28-1-82.2) (collectively, the "**Land**") improved by certain medical, industrial, and residential buildings (the "**Existing Improvements**"), (ii) the demolition of the Existing Improvements, (iii) the construction on the Land of a 3 story, approximately 81,000 square foot medical building, parking improvements, and related site improvements (the "**Improvements**"), and (iv) installation in and around the Improvements of certain items of equipment for use by the Company in connection with the operation of the Improvements as a medical facility (the "**Equipment**" and, together with the Land and the Improvements, the "**Project Facility**"); and

WHEREAS, the facility will be leased or subleased to Auburn Community Hospital, Inc., a New York not-for-profit corporation, as project occupant (the "**Project Occupant**") for operation as a medical facility; and

WHEREAS, pursuant to Section 2302 of the Act, the Authority desires to adopt a resolution describing the Project and the financial assistance that the Authority is contemplating with respect to the Project; and

WHEREAS, it is contemplated that the Authority will hold a public hearing and (i) negotiate and enter into a lease agreement (the "**Lease Agreement**"), leaseback agreement (the "**Leaseback Agreement**"), payment-in-lieu-of-tax agreement (the "**PILOT Agreement**"), and an agent and financial assistance and project agreement (the "**Agent Agreement**") with the Company, (ii) take title to or retain a leasehold interest in the Project Facility (once the Lease Agreement, Leaseback Agreement, and PILOT Agreement have been negotiated) and (iii) provide financial assistance (the "**Financial Assistance**") to the Company in the form of (A) a sales and use tax exemption for purchases and rentals related to the acquisition, construction and equipping of the Project, (B) a partial abatement of real property taxes, and (C) a partial abatement of the mortgage recording, all as set forth in the PILOT Agreement and Agent Agreement; and

WHEREAS, pursuant to Section 2307 of the Act, prior to the Authority providing any Financial Assistance to any project, the Authority, among other things, must hold a public hearing with respect to the Project; and

WHEREAS, the actions of the Authority remain subject to the review required by the New York State Environmental Quality Review Act ("**SEQRA**") with respect to the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE AUTHORITY AS FOLLOWS:

Section 1. The Company has presented an application in a form acceptable to the Authority. Based upon the representations made by the Company to the Authority in the Company's application, the Authority hereby finds and determines that:

(A) By virtue of the Act, the Authority has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) The Authority has the authority to take the actions contemplated herein under the Act; and

(C) The action to be taken by the Authority will further the purposes of the Authority under the Act by increasing employment opportunities in the City of Auburn, preventing economic deterioration and otherwise furthering the purposes of the Authority as set forth in the Act; and

(D) The Project will not result in the removal of a civic, commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "**State**") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Authority hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably

necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries.

Section 2. The proposed financial assistance being contemplated by the Issuer includes (A) an exemption from all state and local sales and use taxes with respect to the qualifying personal property included in or incorporated into the Project Facility or used in the acquisition, construction, renovation or equipping of the Project Facility; (B) an abatement or exemption from real property taxes levied against the Project Facility pursuant to a PILOT Agreement to be negotiated; and (C) the partial abatement of the mortgage recording tax.

Section 3. The Chair or Vice Chair of the Authority are hereby authorized, on behalf of the Authority, to cause the issuance of a notice of public hearing, hold a public hearing in compliance with the Act and negotiate (but not execute or deliver) the terms of (A) the Lease Agreement whereby the Company leases the Project Facility to the Authority, (B) the Leaseback Agreement conveying the Project Facility back to the Company, (C) the PILOT Agreement, whereby the Company agrees to make certain payments-in-lieu-of real property taxes, (D) the Agent Agreement whereby the Company makes certain representations and agreements with respect to the Financial Assistance granted to the Company, and (E) related documents; provided (i) the rental payments under the Leaseback Agreement shall include payments of all costs incurred by the Authority arising out of or related to the Project and indemnification of the Authority by the Company for actions taken by the Company and/or claims arising out of or related to the Project; and (ii) the terms of the PILOT Agreement are consistent with the Authority's Uniform Tax Exemption Policy or if there is a deviation from such policy that sufficient grounds are stated for such deviation as set forth in Section 2315 of the Act.

Section 4. This Resolution is subject to compliance with the applicable provisions of SEQRA in connection with the Project.

Section 5. The Chair and Vice Chair of the Authority are hereby authorized and directed for and in the name and on behalf of the Authority to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Authority with all of the terms, covenants and provisions of the documents executed for and on behalf of the Authority.

Section 6. This Resolution shall take effect immediately.

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

	Yea	Nay	Absent	Abstain
Gwendolyn Webber-Mcleod, Chair				
Terrence Cuddy, Vice Chair				
Daniel Lovell, Secretary				
Tessa Crawford, Member				
Justin Herrling, Member				
Karen Walter, Member				
Courtney Hennigan, Member				
Matthew DelFavero, Member				

STATE OF NEW YORK)
COUNTY OF CAYUGA) SS:

I, the undersigned Secretary of the Auburn Industrial Development Authority, DO HEREBY CERTIFY:

That I have compared the annex extract of minutes of the meeting of the Auburn Industrial Development Authority (the "**Authority**"), including the resolution contained therein, held on October 28, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Authority and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matter therein referred to.

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand as of the ___ day of _____, 2026.

_____
Daniel Lovell, Secretary

Auburn Medical Campus, LLC Application Summary

Date: October 21, 2026

Prepared by: Tracy Verrier, Director

Note that any page numbers in this summary refer to the APPLICATION page number, which is in the bottom middle of the page.

Applicant

This project is being undertaken by Park Grove in partnership with Auburn Community Hospital, the same setup as for the Cancer Center. The holding company for the land is Auburn Medical Campus, LLC.

Project Location

143 North Street, Auburn, NY 13021

Project Description

This project would demolish 4 existing buildings across 4 parcels - two residential, one industrial, and one medical – and the construction of an approximately 81,000 square foot medical complex. Two of the parcels have been owned by the hospital and were tax exempt for 2026. The new facility will have outpatient services including orthopedics, cardiology, nephrology, laboratory services, imaging services, neurology, endocrinology, nephrology, primary care, and pediatrics. The applicant has stated that this project will help to stabilize the hospital financially and set the stage for growth in other ways moving into the future.

The hospital is working with Park Grove, a private developer, to facilitate project financing. The project will be owned by Park Grove and leased to the hospital for a term of 30 years, with an optional extension. The least terms will be triple net, so all operating costs (e.g. utilities, maintenance, taxes, etc.) will be paid by the hospital. While the hospital is a tax exempt organization, Park Grove's ownership makes the properties subject to property tax. It is important to note that if the hospital were able to do this project on its own, the facility would be tax exempt because the hospital is a nonprofit.

In short, this is essentially a nonprofit project that will expand healthcare to the Auburn and surrounding community. Park Grove's and AIDA's involvement provides the context to generate some revenues for municipalities temporarily – as opposed to none at all - without jeopardizing the project's feasibility and long-term success.

What Makes this Project Different

This project is different from other projects AIDA has done in the following ways:

- At the end of the lease, the intent is to revert ownership to the hospital and the facility will become tax exempt. Normally a project facility would be fully exempt at the end of the PILOT.
- AIDA is typically asking "can this project happen without tax abatements? And if not, how much tax abatement is necessary to make the project viable without creating unreasonably high returns?". In this case:

AUBURN N.Y.
INDUSTRIAL DEVELOPMENT AUTHORITY

- We already know that this project cannot happen without a tax abatement because it could not happen with a full tax exemption.
- The calculus on what is "reasonable" is different here. Yes, Park Grove will make a return on their investment, but the larger part of the picture here is the hospital's "return". As a nonprofit, that return is being reinvested into the hospital and its services.

Project Benefits

Employment: at least 15 new jobs in the first 3 years, including 11 positions with average annual earnings in the $46,000 to $48,000 range and 4 positions with average annual earnings over $100,000 (see job table page 8 of application)

- Past performance: Projected employment for the cancer center was 19 jobs by year 3 of operation. As of 12/31/2025 (year 2 of operation) they had created 29 FTEs, plus 4 leased employees.

Payroll: Payroll increases by about $1.5m to over $20m by year 3 of operation (see page 9 of application)

Quality of Life: AIDA lists the hospital as a community asset in our asset inventory because comprehensive healthcare services are hard to come by in rural areas and important to some employers, especially with the addition of the cath lab and cancer center. This project would continue to expand locally available services and support the hospitals future growth.

Project Budget

The applicant has provided a project budget of **$76,947,000**, inclusive of acquisition, demolition, construction, soft costs, and site work. (see budget table page 7 of application)

In addition to this, the hospital will be investing in equipment, furniture and fixtures to outfit the building.

Requested Financial Assistance

The applicant is requesting benefits totaling **$20,894,004 (net present value $14,371,786)** broken down as follows:

- Sales and use tax exemption - $1,136,000
- Mortgage recording tax abatement - $435,000
- 30 year PILOT - $17,323,004 (net present value $10,800,786) (see PILOT schedule directly following application form)

Local Labor

The applicant will return to the board to request any necessary waiver to the local labor policy after the project has been fully bid, but before starting construction.

UTEP Deviation

The proposed PILOT is a deviation from the AIDA's Uniform Tax Exemption Policy. As such, we will be requiring a third-party perspective on the project. In this case, I am recommending an Economic Impact Analysis rather than a test of reasonableness. We already know that the project proformas do not support the development without the

inclusion of a private partner. So instead this assessment will quantify some of the project's economic benefit to the community, helping us understand the extent to which the abatement is offset by other economic activity that results from the project. This will include direct and indirect activity that is generated by the construction and the operations of the facility, such as salaries and spending.

Fee Reduction Request

Park Grove and the hospital are requesting an administrative fee reduction from 1% of the total project cost ($769,470) to $500,000. This is based on the project's community benefit and nonprofit underpinnings. Further, any reduction in upfront costs will help to reduce debt service and improve long term viability/success of the project.

Questions That May Come Up

Why isn't this project tax exempt if the hospital is the sole tenant? Property tax laws allow nonprofit property owners to hold a property tax exempt, but they do need to pay taxes on any portion of the property that is occupied by a for-profit tenant. This pro-rating mechanism does not apply to for-profit property owners. A for-profit property owner must pay taxes on the property regardless of the tax status of the tenants.

Why is a 30-year PILOT necessary? The PILOT term aligns with the term of the lease. If the PILOT were to end before the lease, full taxes would be due on the property from that point until the end of the lease. This could put the viability of the project at risk from a financing perspective, and would divert substantial resources (likely upwards of $530,000 annually) away from the hospital's services to the community.

How do we know that the project wouldn't work without a PILOT? The project was not financeable without a private partner, despite being tax exempt under that scenario. The project still needed more equity to meet financing requirements. Given that, it is highly unlikely that the project would be able to financially support the full property tax liability, especially in the early years.

Why not just use the PILOT to make the project fully exempt as any other hospital property would be? Nonprofits, including the hospital, provide an inherent community benefit that is often difficult to quantify in dollars. For this and other reasons, they are generally tax exempt. However, that doesn't mean there aren't municipal costs associated with them. They still use municipal services (note that they do pay for municipal utilities), they still contribute to traffic on roads, and their employees still have children in schools. This project is a rare situation in which municipalities could offset some of those costs without charging the full amount for a period of time.

Then why not ask for more? The proposed schedule was created to find the balance between a meaningful revenue to the municipalities without thwarting the sustainability and growth of the very services we want to support through generally providing a full tax exemption.

What happens at the end of the PILOT? The revenue to the municipalities will likely go away all together. Municipalities will need to plan carefully for the eventual loss of these revenues. While these aren't monumental amounts in the grand scheme of the total property tax picture, in a tight budget situation the loss could still be problematic.

AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY
APPLICATION FOR FINANCIAL ASSISTANCE

Form Adopted: July 20, 2016 | Updated July 2026

IMPORTANT NOTICE: The answers to the questions contained in this Application are necessary to determine the Applicant's eligibility for financing, tax exemptions and other assistance from the Auburn Industrial Development Authority (the "Authority"). These answers will also be used in the financial preparation of legal documents for this transaction. Accordingly, all questions should be answered accurately and completely by an officer or other employee of this Applicant who is thoroughly familiar with the business and affairs of your firm and who is also thoroughly familiar with the proposed project. This application is subject to acceptance by the Authority.

Instructions

1. The Authority will not approve any application unless, in the judgment of the Authority, this Application contains sufficient information upon which to base a decision whether to approve or tentatively approve the project contemplated herein (the "Project").

2. Fill in all blanks, using "none" or "not applicable" where the question is not appropriate to the Project.

3. If an estimate is given as the answer to a question, put "(est)" after the figure or answer which is estimated.

4. If more space is needed to answer any specific question, attach a separate sheet.

5. When completed, return a signed copy of this application to the Authority at 24 South Street, Auburn, New York 13021.

6. A completed Environmental Assessment Form (EAF) concerning the Project must be submitted with the Application. A Short Form EAF should be provided by staff with this Application. Depending on the nature of the Project, the Authority may require a Long Form EAF.

7. Please note that Article 6 of the New York Public Officers Law provides that all records in the possession of the Authority (with certain limited exceptions) are open to public inspection and copying. If the Applicant feels that there are elements of the Project which are in the nature of trade secrets or information, the nature of which is such that if disclosed to the public or otherwise widely disseminated would cause substantial injury to the Applicant's competitive position, the Applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of the Public Officers Law.

8. The Applicant will be required to pay to the Authority all actual costs incurred in connection with this application and the Project, including fees and expenses of the Authority's legal counsel.

9. The Authority has established an administrative fee to be paid by the Applicant upon successful conclusion of the sale of the bonds or the leaseback transaction, as applicable, said fee being intended to cover the indirect expenses incurred by the Authority in administering the Project. The administrative fees are outlined in Section I of this application or such other amount as is agreed to by the Authority on a case-by-case basis. Unless the Authority agrees in writing to the contrary, the administrative fee is required to be paid at or prior to the issuance of bonds or the granting of any financial assistance, as applicable.

10. The Authority has established an application fee of one thousand dollars ($1,000) for project with a total project cost over $750,000 and five hundred dollars ($500) for other transactions to cover the anticipated costs of the Authority in processing this application. A check or money order made payable to the Authority must accompany each application. This application will not be accepted by the Authority unless accompanied by the application fee.

I. Authority Administrative Fee Policy

The Auburn Industrial Development Authority (the "**Authority**") shall calculate Project administrative fees as follows:

For Projects with a Total Project Cost in excess of $750,000:

(i) Bond transactions shall incur:
   a. An administrative fee of 0.75% of the aggregate principal amount of the bonds issued with respect to the Project ("**Bond Fees**"), due at closing.
   b. Annual monitoring fees ("**Monitoring Fees**") of $500 for the life of the bond.
   c. Legal fees shall be paid in addition to the Bond and Monitoring Fees and such other fees as is agreed to by the Authority Board on a case-by-case basis.

(ii) Leaseback transactions shall incur:
   a. An administrative fee of 1% of the Total Project Costs ("**Leaseback Fees**"), due at closing.
   b. Annual monitoring fees ("**Monitoring Fees**") of $1,000 for the life of the Leaseback Agreement.
   c. Legal fees shall be paid in addition to the Leaseback and Monitoring Fees and such other fees as is agreed to by the Authority Board on a case-by-case basis.

(iii) Due to the Authority's interest in promoting and contributing to public benefit, in the sole discretion of the Authority's Board, Leaseback Fees shall not exceed ten percent (15%) of the total benefit approved for the Project.

For Projects with a Total Project Cost between $100,000 and $750,000:

(i) Application for Sales & Use Tax Exemption only shall incur a fee of $2,000 and a flat rate legal fee of $4,000.

(ii) Application for exemption of Mortgage Recording Tax only shall incur a fee of $2,000 and a flat rate legal fee of $4,000.

(iii) Application for both (i) and (ii) shall be a fee of $2,000 and a flat rate legal fee of $6,000.

The full Authority Fee Policy is available on its website auburnida.org.

For purposes of this Policy, Total Project Costs shall be based upon the information in Article III, Section 9 of this Application for Financial Assistance.

II. Applicant Information

Company Name:	Auburn Medical Campus, LLC			
Address 1:	46 Prince Street			
Address 2:	Suite 2003			
City/State/ZIP:	Rochester		NY	14607
Contact Person:	Tim Crilly	Title:		
Contact Telephone:	585-435-4766	Contact Fax:		
Contact Email:	tcrilly@parkgrovellc.com			

Attorney:	James Pronti, Esq.	Firm:	Woods Oviatt Gilman
Phone:	585-987-2800	Email:	jpronti@woodsoviatt.com

Accountant:	Mike Cooke, CPA	Firm:	DKB
Phone:	585-546-1840	Email:	michael.cooke@teamdejoy.com

Business Type:	Other: (describe)
If other, describe:	LLC
If a corporation, date of establishment?	
If a corporation, incorporated in which state?	NY

Principal Officers, Partners or Shareholders with 15% or greater interest in Applicant organization:

Name	Mailing Address	Telephone #	Percentage Ownership
TBD			

Attach additional sheets if necessary.

III. Project Information

1. Provide a narrative description of your project. Include major elements such as new construction, acquisition of existing building, acquisition of equipment, and proposed product lines. Also, indicate square feet by usage (e.g., office, laboratory, manufacturing), type construction, etc. In the case of pollution control project, also indicate the type of pollutants to be treated or removed and the type of process to be employed. *Attach additional sheets if necessary.*

   New construction of a 81,000 square foot medical office building with outpatient services include orthopedics, cardiology, nephrology, laboratory services, imaging services, neurology, endocrinology, nephrology, primary care – internal medicine, primary care – pediatrics.

2. Location of project:
   a. Address, including the City, Town, or Village:

Street Address:	143 North Street		
City/State/ZIP:	Auburn,	NY	13021
Tax Map ID (if available):	115.28-1-82.1; 116.21-1-41; 116.21-1-42.1; 115.28-1-82.2		
Zoning of Project Site:	Commercial	Zoning Change Needed?:	No

   b. Attach map showing the general location of the project.
   c. If this project will result in closing or relocating from an existing facility, is the move necessary in order to remain competitive? No
   d. Describe existing improvements, if any: Medical office, industrial building, and 2 residential buildings, all to be demolished.

3. Project User:
   a. Will the Applicant be the User of the facility that is the subject of the proposed Project? No
   b. If no, please submit the following information about the user:

Company Name:	Auburn Community Hospital		
Address 1:	17 Lansing Street		
Address 2:			
City/State/ZIP:	Auburn	NY	13021
Contact Person:	Jason Lesch	Title:	
Contact Telephone:	315-729-5293	Contact Fax:	
Contact Email:	jlesch@auburnhospital.org		
Business Type:	Other: (describe) Hospital		
If other, describe:	Nonprofit		

If a corporation, date of establishment?

If a corporation, incorporated in which state?

c. Select the type of operations of all end users at the project site (check all that apply):

☐Industrial
☐Warehousing
☐Back Office
☐Commercial
☐Retail
☐Housing
☐Mixed Use
☐Facility for Aging
☐Civic Facility
☒Other Healthcare

d. Does the Project include facilities or property that are used in making retail sales of goods or services to customers who personally visit such facilities? No

- If yes, what percentage of the cost of the Project will be expended on such facilities or property used in making retail sales of goods or services to customers who personally visit such facilities? 100%
- If more than 33.33%, please check all that apply from the following list:

☒ The Project will be operated by a not-for-profit corporation.
☐ The Project is likely to attract a significant number of visitors from outside of the economic development region (defined as the counties of Cayuga, Onondaga, Madison, Cortland, and Oswego).
☐ The Project occupant, if not for the proposed financial assistance from the Authority, would locate the Project and related jobs outside of New York State.
☐ The predominant purpose of the Project is to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the City, Town or Village within which the Project will be located due to a lack of accessible retail trade facilities offering such goods or services.
☒ The Project will be located in an area designated as an Empire Zone pursuant to Article 18-B of the General Municipal Law.
☐ The Project will be located in a census tract, or census tract contiguous thereto, which, according to the most recent census data has (a) a poverty rate of at least 20% or at least 20% of households receiving public assistance for the year in which the data relates, **and** (b) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates.

4. Utilities on Site:

a) Water Supply	Municipal	**Describe source / supplier: City of Auburn**
b) Sewer	Municipal	**Describe other:**
c) Electricity Utility	NYSEG	**Describe other:**
d) Gas Utility	NYSEG	**Describe other:**

5. Attach copies of preliminary plans or sketches of proposed construction, site plans or floor plans of existing facility.

6. Who presently is legal owner of the project building or site described in # 2 above?
   Auburn Community Hospital

7. Is there an existing or proposed lease for the project? No. If yes, attach a copy of the lease.

8. Existing Facilities within New York State:

   a. Are other facilities owned, leased or used by the Owner or User (or any related entity/person) within the State? Yes
   b. If there are other facilities within the state, is it expected that any of these other facilities will close or be subject to reduced activity as a result of the proposed Project? No
   c. If yes, is the Project reasonably necessary to discourage the Owner or User from removing activities in the State to a location outside of the State? Select Yes or No If yes, please explain.

   Note: The Authority is required to notify the chief executive officer of the municipality from which your facility is being relocated or abandoned. This notification will be sent prior to the Authority's conduct of required public hearing(s).

   CERTIFICATION: Based upon the answers provided within question 8 above, the Company hereby certifies to the Authority that the undertaking of the proposed project and provision of financial assistance to the Company by the Authority will not violate Section 2306 of the New York Public Authorities Law.

9. Project Costs (Estimates):

Category	Amount
Land acquisition	$2,400,000
Building Construction/Renovation	$60,138,000
Site Work	$2,500,000
Machinery & Equipment	-
Furniture & Fixtures	-
Soft Costs (Architect, Legal and Engineering)	$6,098,000
Financial Charges (loan or bond fees and interest)	$5,311,000
Other (Describe: Agency Fee)	$500,000
Other (Describe:)	-
Total Project Cost:	Est. $76,947,000

10. Sources of Funds for Project Costs:

Source	Amount
Bank Financing:	Est. $58,000,000
Equity (excluding equity attributed to grants/tax credits):	Est. $18,947,000
Tax Exempt Bond Issuance:	
Taxable Bond Issuance:	
Public Sources (total pf all state and federal grants and tax credits):	
Identify each state and federal grant/credit:	
Total Sources of Funds for Project Costs:	Est. $76,947,000

11. Have any of the above costs been paid or incurred as of the date of this Application? Yes If yes, describe particulars. Predevelopment and design costs associated with Architect and Engineer

IV. Permitting and Environmental Requirements

1. Does the project require local planning or permitting approvals? Yes If yes, please list necessary approvals. Site plan review (complete) and building permit will be submitted in November.
2. Will a site plan application be filed? Yes site plan approval received in September 2026 If yes, include copy if prepared.
3. Has another entity been designated as lead agent under the State Environmental Quality Review Act ("SEQRA")? Yes

a. If yes, attach copy of Negative Declaration if completed, or a copy of submitted Environmental Assessment Form if Negative Declaration has not yet been issued.
b. If no, attach a completed Environmental Assessment Form.

V. Employment and Payroll Projections

1. Job Creation:
   a. Anticipated construction jobs created by the Project: Estimate 50
   Anticipated Dates of Construction: Start Date: 12/1/26 End Date: Estimate 2/1/2029
   b. Permanent Full Time Equivalent (FTE)* Jobs to be Created and Retained by the Project

Column A: Insert the job titles or types that exist within the company at the time of application, as well as any job titles that will be established as a result of the Project.
Column B: Indicate the average wage for each listed job title/type in terms of annualized wages.
Column C: Indicate the wage range for each listed job title/type in terms of annualized wages.
Column D: Indicate the average amount of fringe benefits for each listed job title/type.
Column E: For each listed job title insert the number of FTEs that exist at the time of application.
Column F: Insert the number of FTE jobs to be created during year one of the Project for each listed job title.
Column G: Insert the number of FTE jobs to be created during year two of the Project for each listed job title.
Column H: Insert the number of FTE jobs to be created during year three of the Project for each listed job title.

(A) Job Title/Type	(B) Average Annual Wages	(C) Annual Wage Range	(D) Average Fringe Benefits	(E) Current Number of FTEs	F) Jobs Created: Year One	(G) Jobs Created: Year Two	(H) Jobs Created: Year Three
Administrative Leadership	$71,000			9			
Administrative Office	$48,000			37			
Nursing	$48,000			20		1	1
Provider - Medical	$135,000			26		1	1
Provider -Physician	$394,000			22		1	1
Provider Clinical Support Staff	$46,000			31	5	2	2
	$	$	$				
	$	$	$				
			TOTALS:	145	5	5	5

*Definition of Full Time Equivalent (FTE) Job: For the purposes of this application, any employee working 30 hours or more per week is considered 1 FTE. Any employee working fewer than 30 hours per week is counted as a proportion of an FTE equal to the number of hours worked per week divided by 30. For example, an employee working 20 hours per week equals .67 FTE (20 divided by 30). Please contact Authority Staff if you have questions about calculating FTE. [**NEEDS TO MATCH WITH RECAPTURE POLICY]**

2. What percentage of jobs to be created are estimated to be filled by residents of the Labor Market Area, defined by the Authority as the Counties of Cayuga, Cortland, Onondaga, Ontario, Oswego, Seneca, Tompkins, and Wayne? 95%

Payroll Projections:

a. Current Annual Payroll: $19,471,000
b. First Year After Completion of Project: $19,688,000
c. Second Year After Completion of Project: $20,352,000
d. Third Year After Completion of Project: $21,016,000

VI. Estimate of Potential Benefits

1. Please indicate the type(s) of Financial Assistance sought for the Project:

Yes	Sales and Usage Tax Exemption
Yes	Mortgage Tax Exemption
Yes	Real Property Tax Abatement (PILOT Agreement)
No	Issuance by the Authority of Industrial Development Revenue Bonds

2. Estimated Project Benefits

Note to Applicant: AIDA staff will work with applicants to identify potential IDA benefits upon receipt of a completed draft application, using the information contained in the draft application and discussions with the applicant. Therefore, ***please do not complete this section or sign and certify application*** *until AIDA staff has reviewed a draft application and assisted in the calculation of estimated benefits.*

A. Sales and Use Tax Exemption

a. Amount of Project Cost Subject to Tax:	$39,200,000
Applicable sales and use tax rate:	x .08
b. Financial benefit if fully exempt:	$3,136,000

B. Mortgage Recording Tax Exemption

a. Projected amount of Mortgage:	$58,000,000
Mortgage recording tax rate:	x .0075
b. Financial benefit if fully tax exempt:	$435,000

C. Payment of Lieu of Taxes (PILOT) *

a. Investment in real property	$56,000,000
b. Equalization rate	100%
c. Current, pre-project assessment	$1,700,500
d. Probable post-project assessed value	$17,600,000
e. PILOT Schedule	

Year	f. Abatement on Added Value	g. Abated Taxable Value	h. Total Tax Rate	i. PILOT Payment	j. Full Taxes	k. Net Exemption
Calc.		*c + [(d-c) x f]*		*(g/1000) x h*	*(d/1000) x h*	*j - i*
1	100%	$See attached		$	$	$
2	90%	$		$	$	$
3	80%	$		$	$	$
4	70%	$		$	$	$
5	60%	$		$	$	$
6	50%	$		$	$	$
7	40%	$		$	$	$
8	30%	$		$	$	$
9	20%	$		$	$	$
10	10%	$		$	$	$

l. Total PILOT Net Exemption: $17,323,003.69 (NPV $10,800,785.93)

D. Interest Exemption – Bond transactions only

a. Total Estimated Interest Expense Assuming Taxable Interest: $

b. Total Estimated Interest Expense Assuming Tax-exempt Interest Rate: $

c. Interest Exemption (a - b): $

E. Total Estimated Exemptions

a. Sales & Use Tax Exemption $3,136,000

b. Mortgage Recording Tax Exemption $435,000

c. PILOT Real Property Net Exemption $17,323,003.69 (NPV $10,800,785.93)

d. Interest Exemption from Bond Issuance $

e. TOTAL EXEMPTION $20,894,003.69 (NPV $14,371,785.93)

3. Is it likely that the Project would be undertaken without the provision of the above financial assistance? No
   If yes, describe how the Project would be impacted if these benefits were not provided.

VII. Supplemental Materials

1. Map showing project location
2. Preliminary plans or sketches of proposed construction
3. Verification of project costs, such as quotes or estimates
4. Verification of current jobs at the project site, such as the cover page of the 4 most recent NY-45s

5. Copies of two most recent annual financial statements and unaudited year to date financial statements (for existing businesses)
6. Copy of Business Plan (for new businesses)
7. Sales and income projections for next three years
8. Environmental Assessment Form of Negative Declaration
9. Application fee
10. Other attachments (please specify):
    a.
    b.
    c.
    d.
    e.
    f.
    g.

VIII. Application Submission

Once the application has been reviewed by Authority staff and Section VI has been completed, please sign, certify and submit the completed application along with Supplemental Materials to:

AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY

24 South Street

Auburn, NY 13021

Email Applications (scanned PDFs) may be sent to: auburnida@gmail.com

Telephone: (315) 994-5259

Administrative fees in the amount outlined in Section I will be collected at the time of closing.

Representations by the Applicant

The Applicant understands and agrees with the Authority as follows:

A. **Job Listings:** In accordance with Section 2329 of the New York Public Authorities Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Authority, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the Project is located.

B. **First Consideration for Employment:** In accordance with Section 2329 of the New York Public Authorities Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Authority, except as otherwise provided by collective bargaining agreements, where practicable, the applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.

C. **Annual Sales Tax Filings:** In accordance with Section 2326(3) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Authority, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the applicant.

D. **Annual Employment Reports:** The applicant understands and agrees that, if the Project receives any Financial Assistance from the Authority, the applicant agrees to file, or cause to be filed, with the Authority, on an annual basis, reports regarding the number of people employed at the project site.

E. **Absence of Conflicts of Interest:** The applicant has received from the Authority a list of the members, officers, employees and Counsel of the Authority. No member, officer, employee, or Counsel of the Authority has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

HOLD HARMLESS AGREEMENT AND APPLICATION DISCLAIMER CERTIFICATION PURSUANT TO NEW YORK STATE FREEDOM OF INFORMATION LAW ("FOIL")

Applicant hereby releases the AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY and the members, officers, servants, agents and employees thereof (the "Authority") from, agrees that the Authority shall not be liable for and agrees to indemnify, defend and hold the Authority harmless from and against any and all liability arising from or expense incurred by (A) the Authority's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Authority, (B) the Authority's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Authority with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Authority or the Applicant are unable to reach final agreement with the respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Authority, its agents or assigns, all costs incurred by the Authority in the processing of the Application, including attorneys' fees, if any.

Through submission of this Application for Financial Assistance (this "Application"), the Company acknowledges that the Authority, as a public benefit corporation, is subject to the New York State Freedom of Information Law ("FOIL") and Open Meetings Law ("OML"), as codified pursuant to the Public Officers Law ("POL") of the State of New York (the "State"). Accordingly, unless portions hereof are otherwise protected in accordance with this Certification, this Application, including all Company-specific information contained herein, is subject to public disclosure in accordance with applicable provisions of the POL, Title 15 of Article 8 of the Public Authorities Law ("PAL"), Article 18-A of the General Municipal Law ("GML") (to the extent applicable) and the Public Authorities Accountability Act of 2005, as codified within the PAL. Specifically, this Application may be disclosed by the Authority to any member of the public pursuant to a properly submitted request under FOIL and the Authority is further required to affirmatively disclose certain provisions contained herein pursuant to the GML and PAL, including the identification of the Company, general project description, location proposed capital investment and job estimates.

Notwithstanding the foregoing, the Company, pursuant to this Certification, may formally request that the Authority consider certain information contained within this Application and other applicable supporting materials proprietary information and "trade secrets", as defined within POL Section 87(2)(d). To the extent that any such information should qualify as trade secrets, the Company hereby requests that the Authority redact same in the event that formal disclosure is requested by any party pursuant to FOIL. Application Sections or information requested by Company for Redaction*:

(* - Please indicate specific sections within Application that the Company seeks to qualify as "trade secrets". Additional correspondence or supporting information may be attached hereto. Please also note that notwithstanding the Company's request, the Authority shall make an independent determination of the extent to which any information contained herein may be considered as such)

In the event that the Authority is served with or receives any subpoena, request for production, discovery request, or information request in any forum that calls for the disclosure of the Application, in entirety, specifically including but not limited to any demand or request for production or review of Company-designated trade secrets, the Authority agrees to notify the Company as promptly as is reasonably possible, and to utilize its best efforts to: oppose or decline any such request; preserve the confidentiality and non-disclosure of such requested confidential material; and maintain such information and prevent inadvertent disclosure in responding to any such discovery or information request. The Company understands and agrees that all reasonable costs, including attorney's fees, associated with any such formal undertaking by the Authority to protect the trade secrets from disclosure shall be reimbursed by the Company to the Authority.

The undersigned officer of the applicant deponent acknowledges and agrees that the applicant shall be and is responsible for all costs incurred by the Authority and legal counsel for the Authority, whether or not the Application, the proposed project it describes, the attendant negotiations, or the issue of bonds or other transaction or agreement are ultimately ever carried to successful conclusion and agrees that the Authority shall not be liable for and agrees to indemnify, defend and hold the Authority harmless from and against any and all liability arising from or expense incurred by (A) the Authority's examination and processing of, and action pursuant to or upon, the Application, regardless of whether or not the Application or the proposed project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Authority, (B) the Authority's acquisition, construction and/or installation of the proposed project described herein and (C) any further action taken by the Authority with respect to the proposed project; including without limiting the generality of the foregoing, all causes of action and attorney's fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing.

By executing and submitting this Application, the applicant covenants and agrees to pay the following fees to the Authority, the same to be paid at the times indicated:

(a) The sum of $1,000 or $500 (as described by the fee policy) as a non-refundable application fee, to be paid upon submission of the Application;
(b) An Administrative Fee amounts to be determined using the schedule in Section I on page 2 hereof for all other projects for which the Authority provides financial assistance, to be paid at transaction closing;
(c) An amount to be determined by Authority Staff payable to the Authority's bond/transaction counsel for the preparation and review of the inducement resolution, the environmental compliance resolution, TEFRA hearing proceedings and the tax questionnaire assuming no further activity occurs after the completion of the inducement proceedings, to be paid within ten (10) business days of the receipt of bond/transaction counsel's invoice;

(d) All fees, costs and expenses incurred by the Authority for (1) legal services, including but not limited to those provided by the Authority's general counsel or bond/transaction counsel, and (2) other consultants retained by the Authority in connection with the proposed project; with all such charges to be paid by the applicant at the closing or, if the closing does not occur, within ten (10) business days of receipt of the Authority's invoices therefore please note that the applicant is entitled to receive a written estimate of fees and costs of the Authority's bond/transaction counsel;

(e) The cost incurred by the Authority and paid by the applicant, including bond/transaction counsel and the Authority's general counsel's fees and the processing fees, may be considered as a costs of the project and included in the financing of costs of the proposed project, except as limited by the applicable provisions of the Internal Revenue Code with respect to tax-exempt bond financing.

The applicant further covenants and agrees that the applicant is liable for payment to the Authority of all charges referred to above, as well as all other actual costs and expenses incurred by the Authority in handling the application and pursuing the proposed project notwithstanding the occurrence of any of the following:

(a) The applicant's withdrawal, abandonment, cancellation or failure to pursue the Application;

(b) The inability of the Authority or the applicant to procure the services of one or more financial institutions to provide financing for the proposed project;

(c) The applicant's failure, for whatever reason, to undertake and/or successfully complete the proposed project; or

(d) The Authority's failure, for whatever reason, to issue tax-exempt revenue bonds in lieu of conventional financing.

The applicant and the individual executing this Application on behalf of applicant acknowledge that the Authority and its counsel will rely on the representations made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

Company Acknowledgment and Certification:

The undersigned, being a duly authorized representative of the Company, hereby and on behalf of the Company, certifies to the best of his or her knowledge and under the penalty of perjury that all of the information provided by the Company within this Application for Financial Assistance is true, accurate and complete.

The Company, on behalf of itself and all owners, occupants and/or operators receiving or that will receive financial assistance from the Authority (collectively, the "Recipients") hereby certifies that the Recipients are in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

The Company, on behalf of itself and all Recipients, hereby further acknowledges that the submission of any knowingly false or knowingly misleading information herein or within any agreement with the Authority may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of the Authority's involvement in the project, including all costs of the agency relating to same.

The Company has reviewed and accepts the terms of the Authority's Project Recapture and Termination Policy.

By: _____

Name: _____

Title: _____

State of New York)
County of _____) ss.:

On the __ day of _____in the year 20__, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signatures on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

Appendix 1: **PROJECT MONITORING POLICY**

Auburn Industrial Development Authority

Adopted:10/22/2014 | Amended: 1/21/2026

The Auburn Industrial Development Authority (AIDA) will adopt the following steps and procedures for the purpose of monitoring the results of PILOT and other tax abatement program(s) that are established with companies. The required steps are as follows:

1) Adoption of a PILOT agreement; of which in it there are goals set forth and agreed upon by both AIDA and the company ("Project Goals"). Project Goals may include, but are not limited to, level of investment, job creation/retention (including salary ranges for new and retained positions), and sales tax generation goals. Goals will be determined on a case by case basis.
2) AIDA will ask the company to document the number of employees and company payroll, as well as baseline data for any additional Project Goals, at the time the project is induced. Project costs will be verified during the time of the project start-up and then as soon after project completion as feasible. Verification will consist of a certification by the companies' accountant or engineer of the cost(s) of the project. The company will also be asked to provide a copy of their annual financial report/audit to AIDA at the close of the fiscal year(s) during which the project took place.
3) Annually, AIDA will ask the company to document the number of retained and/or created jobs and their salaries, as well as sales tax generation when relevant. The attached form will be used for this purpose. A member of AIDA's staff will be responsible for distributing the form to companies with PILOTs or other tax abatement programs no later than December 31st. All new PILOT agreements created after the effective date of this policy will include a reporting clause that will require the companies to return this form by January 31st or risk default.
4) An AIDA board member, staff member, or other designee (AIDA representative) will conduct a site visit to each company with a PILOT agreement at least once every two years to see how the company is doing and the status of any improvements and progress toward achieving the Project Goals. AIDA may opt to do monitoring visits more frequently, not to exceed twice annually. During these site visits, the AIDA representative will observe any new construction, discuss financial operation and performance shortfalls (if any), and obtain a visual representation of employment levels.
5) The AIDA representative conducting the site visit, with support from AIDA staff as needed, will prepare a report describing each company, its Project Goals, and the progress in achieving the Project Goals.
6) The Board of Directors will review the site visit reports and data relevant to Project Goals and compare them to the original agreed upon Project Goals. This will be done at the Annual Meeting of the board unless related action is needed prior to that time.
7) If a company has failed to achieve the Project Goals, the AIDA representative that conducted the visit, in conjunction with the AIDA Executive if necessary, will be responsible for identifying the reasons for the shortfall and presenting them to the board. The board will then determine whether to:
    - Work with the company in an effort to achieve the Project Goals
    - Give the company more time to achieve the Project Goals
    - Pursue recapture penalties

AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY
Project Report

As part of the incentive package provided to your company by the Auburn Industrial Development Authority (AIDA), it is required that your company report to AIDA on an annual basis information regarding assistance provided and benefits derived from entities that received such assistance. Please fill out the form below to satisfy this requirement. All employment and payroll information should be reported as of December 31.

Please complete and return to AIDA, 24 South Street, Auburn, NY 13201 by February 15.

**indicates required information*

Contact Information

The table reflects the contact information we currently have on file for reporting purposes. Please provide updated information if the Current information is not correct or complete.

	Current	New (if changed)
Company Name		
Company Address		
Company Phone		
Contact Person		
Contact Person Phone		
Contact Person Email		

Employment Level

Number of Full time Equivalent (FTE) Employees as of December 31*: _____
Number of employees in each of the following categories as of December 31:

- Full-time _____
- Part-time _____
- Leased _____

A copy of the quarterly NYS 45 form cover pages for the project location must be submitted with this report. If the NYS 45 form is not available for the specific project location or the form does not accurately reflect the jobs created, an internal payroll report verifying the total jobs by employment category as outlined above at the location is required.

Company Payroll

Please do not include data regarding leased employees in the payroll section.
Total payroll as of December 31*: $_____
Average salary/wage*: $_____
Salary range*: $_____ to $_____

Sales Tax Abatement:

Did your Company or any appointed subagents receive Sales Tax Abatement for your Project During the prior year? ☐ Yes ☐ No

If so, please provide the amount of sales tax savings received by the Company and all appointed subagents: $_____

SAMPLE

Attach copies of all ST-340 sales tax reports that were submitted to New York State by the Company and all subagents for the reporting period. Please also attach all ST-60's filed for subagents for the reporting period.

Optional: Sales Tax Generation
Please state the amount of sales tax generated by your business as reported to the NYS Dept. of Taxation and Finance (Form ST-100) for the last four quarters:
December 1 – February 28: $_____
March 1 – May 31: $_____
June 1 – August 31: $_____
September 1 – November 30: $_____
This information helps us to better understand the actual community impact/benefit of your project.

Optional: Employment Plans
What are your employment plans for the current calendar year?

- □ Increase employment | estimated increase _____
- □ Keep current employment levels
- □ Decrease employment | estimated decrease _____

I certify that to the best of my knowledge and belief all of the information on this form is correct. I further certify that the salary and fringe benefit averages or ranges for the categories of jobs retained and the jobs created that was provided in the Application for Financial Assistance is still accurate and if not, I hereby attach a revised list of salary and fringe benefit averages or ranges for categories of jobs retained and jobs created. I also understand that failure to report completely and accurately may result in enforcement of provisions of my agreement, including but not limited to voidance of the agreement and potential claw back of benefits.

_____
Signature

_____
Print Name

_____
Title

_____
Date

Appendix 2: **LOCAL LABOR POLICY AGREEMENT**
Auburn Industrial Development Authority
Adopted: September 16, 2020

Project Applicants, as a condition to receiving Financial Assistance (including sales tax exemption, mortgage recording tax exemption, real property tax abatement, and/or bond proceeds) from the Auburn Industrial Development Authority (the "Authority") will be required to use local labor for 100% of the construction of new, expanded, or renovated facilities. Local labor is defined as an individual that resides within the Cayuga County, an adjacent county, or New York State as stated in the percentages below:

- 65% of all project employees of the general contractor, subcontractor, or subcontractor to the subcontractor (collectively, the "Workers") must reside within Cayuga County, including the City of Auburn.
- An additional 20% of Workers must reside in Cayuga County or an adjacent county (Oswego, Onondaga, Ontario, Cortland, Tompkins, Seneca, or Wayne).
- An additional 15% of Workers must reside within Cayuga County, an adjacent county, or New York State.

The Authority may determine on a case-by-case basis to waive all or a portion of the local labor policy for a project or a portion of a project where consideration of warranty issues, necessity of specialized skills, cost differentials of at least 10% between local and non-local services, documented lack of Workers meeting the local labor requirement, or other compelling circumstances exist.

In consideration of the extension of Financial Assistance by the Authority, _____ (Applicant) understands the Local Labor Policy and agrees to submit a Local Labor Utilization Report Form (attached) to the Authority every 90 days after authorization of the Financial Assistance, and/or at the completion of the construction portion of _____ (the Project). The Applicant further understands any request for a waiver to this policy must be submitted in writing using the Local Labor Policy Waiver Request form (attached) and approved by the Authority prior to hiring any Workers that do not satisfy the local labor requirements laid out above. If Financial Assistance has already been approved, the Applicant must submit documentation of a good faith effort to procure local labor with the Waiver Request Form. A "good faith effort" means that the Applicant has submitted bids, requests for proposals, or other procurement documents to local contractors and suppliers on the same terms and at the same time as submitted non-local contractors and suppliers. Evidence of the Applicants "good faith effort" shall include, without limitation documentation of the companies receiving bid documents, information regarding their proposal or decision not to bid, and/or a list of companies and unions contacted in an effort to identify local firms and workers for the Project. The Applicant further understands that if the required forms are not submitted to the Authority, then the Authority shall have the right to immediately terminate any and all Financial Assistance being provided to the Project.

An extensive list of local resources, labor unions, contractors is available on the Authority's website, https://takerootinauburn.org/potential-applicants/.

Auburn Industrial Development Authority Local Labor Policy Certification

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the Project as of _____ (date).

Applicant: _____Auburn Medical Campus, LLC_____

Representative for Contract Bids/Awards: _____

Vendor Address: ___46 Prince Street_____

City: _____Rochester_____ State: __NY_ __ Zip Code: ____14607_____

Email: _____tcrilly@parkgrovellc.com_____

Project Address: 143 North Street, Auburn NY 13021

Authorized Representative: _____

Title: _____

Signature: _____

Sworn to before me this
_____ day of _____, 20___.

_____
(Notary Public)

Local Labor Utilization Report

Applicant: _____

Project Address: _____

COMPLETE FOR ALL CONSTRUCTION CONTRACTORS, SUBCONTRACTORS, AND SUBCONTRACTORS OF SUBCONTRACTORS WHO ARE WORKING OR WHO HAVE WORKED ON THIS SITE IN THE LAST 90 DAYS.

Vendor Name: _____

Vendor Address: _____

City: _____ State: _____ Zip Code: _____

Email: _____

List the number of employees residing in each of the following:

Location	# of employees
City of Auburn	Click here to enter text.
Cayuga County outside of Auburn City limits	Click here to enter text.
Oswego County	Click here to enter text.
Onondaga County	Click here to enter text.
Ontario County	Click here to enter text.
Cortland County	Click here to enter text.
Tompkins County	Click here to enter text.
Seneca County	Click here to enter text.
Wayne County	Click here to enter text.
New York State outside of the above listed Counties	Click here to enter text.
Outside of NYS	Click here to enter text.

Is construction complete? Choose an item.

Is this your final report? Choose an item.

I certify that the above is an accurate accounting of the employees that are employed by my company who are working at the above listed project address and their residency.

Authorized Company Representative: _____

Signature:

Date: _____

SAMPLE

Local Labor Policy Waiver Request

Applicant: _____

Project Address: _____

Describe the portion(s) of the project for which you would like the Local Labor requirements waived:

Click here to enter text.

Reason for waiver request:

☐ Warranty requirements- Attach supporting documentation

☐ Necessity of specialized skills- Attach description of need and documentation of unavailability of Workers with needed skills

☐ Cost differential of at least 10%- Attach supporting quotes, including at least two using local labor

☐ Unavailability of Workers meeting local labor requirement- Attach supporting documentation

☐ Other compelling circumstances- Attach description of circumstances

If for a reason other than warranty requirements, attach a list and/or other documentation of efforts made to identify Workers meeting the Local Labor Policy Requirements.

I _____ (Authorized Representative) hereby request a waiver from the Authority's Local Labor Policy for the above mentioned portions of _____ (the project). I understand that the submission of this form does not guarantee a waiver from the Authority and that hiring Workers that do not meet the Local Labor requirements prior to receiving written approval of this Waiver from the Authority could disqualify the project from receiving financial assistance from the Authority and/or could cause the Authority to terminate existing financial assistance.

Authorized Company Representative: _____

Signature: _____

Date: _____

Auburn Medical Campus, LLC Proposed PILOT

Year	Tax year	Fixed PILOT Payment	Increases
1	2027-2028	$ -	$0 -
2	2028-2029	$ -	Construction
3	2029-2030	$ 15,000.00	
4	2030-2031	$ 15,450.00	
5	2031-2032	$ 15,913.50	
6	2032-2033	$ 16,709.18	5%
7	2033-2034	$ 17,544.63	
8	2034-2035	$ 18,421.87	
9	2035-2036	$ 19,342.96	
10	2036-2037	$ 20,310.11	
11	2037-2038	$ 21,731.81	
12	2038-2039	$ 23,253.04	
13	2039-2040	$ 24,880.75	
14	2040-2041	$ 26,622.41	
15	2041-2042	$ 28,485.98	7%
16	2042-2043	$ 30,479.99	
17	2043-2044	$ 32,613.59	
18	2044-2045	$ 34,896.54	
19	2045-2046	$ 37,339.30	
20	2046-2047	$ 39,953.05	
21	2047-2048	$ 43,548.83	
22	2048-2049	$ 47,468.22	
23	2049-2050	$ 51,740.36	
24	2050-2051	$ 56,397.00	
25	2051-2052	$ 61,472.73	9%
26	2052-2053	$ 67,005.27	
27	2053-2054	$ 73,035.75	
28	2054-2055	$ 79,608.96	
29	2055-2056	$ 86,773.77	
30	2056-2057	$ 94,583.41	

AUBURN COMMUNITY HOSPITAL HEALTH CAMPUS

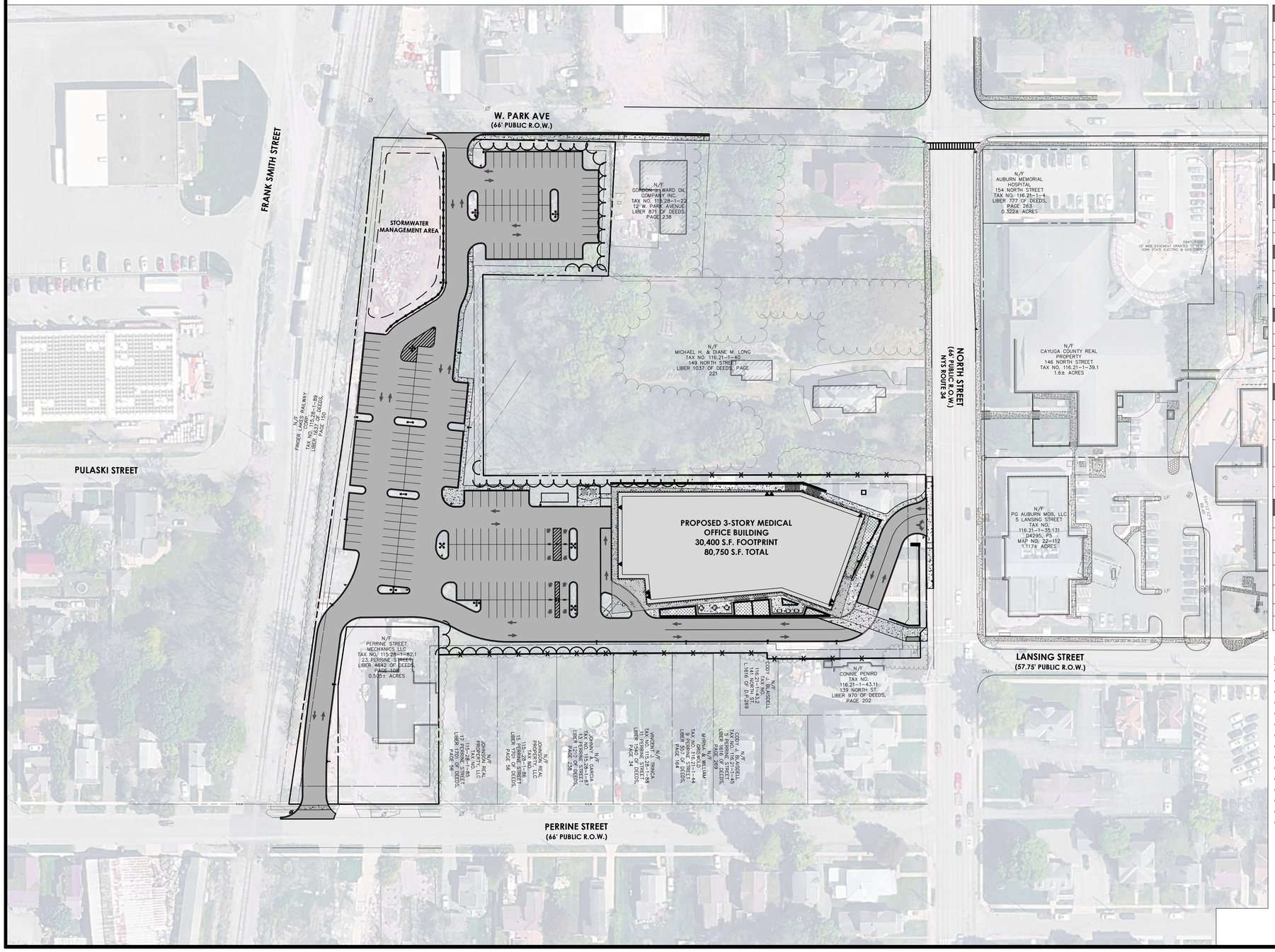
SITE DEVELOPMENT PLANS

CITY OF AUBURN | CAYUGA | NEW YORK

PN: 20255046.0001

60 0 30 60 120

HORIZONTAL SCALE: 1"=60'



SITE DATA	
TAX ACCOUNT NUMBER:	116.21-1-41, 116.21-1-42.1, 115-28-1-82.2
PARCEL ADDRESS:	147 NORTH ST., 143 NORTH ST. W. PARK AVENUE
MUNICIPALITY:	CITY OF AUBURN
COUNTY:	CAYUGA
TOTAL PARCEL AREA:	4.911 ACRES
AREA OF DISTURBANCE:	**± 4.9 ACRES**
EXISTING ZONING:	C-GENERAL COMMERCIAL
PROPOSED ZONING:	C-GENERAL COMMERCIAL
EXISTING USE:	MIXED USE
PROPOSED USE:	MEDICAL OFFICE BUILDING

ZONING DATA	REQUIRED	PROPOSED
ZONING DISTRICT: C-GENERAL COMMERCIAL		
LOT		
WIDTH	75'	208'
AREA	20,000 SF	213,941 S.F.
COVERAGE	80% MAX	67.20%
BUILDING		
SETBACK - FRONT	20'	67.2
SETBACK - SIDE	10'	18'
SETBACK - REAR	10'	311.6'
HEIGHT	35' MAX.	30'
PARKING		
SETBACK	10'	10'
STALLS QTY	2 PER 1,000 SF=162	201
STALL SIZE - PERPENDICULAR	9' x 18'	9'X18'
DRIVE AISLE WIDTH - 90 DEG	24'	24'/26'

ENVIRONMENTAL DATA	NO	YES
STATE REGULATED WETLANDS (NYSDEC ERM):	X	
FEDERALLY REGULATED WETLANDS (USFWS NWI):	X	
FLOOD PLAIN (FEMA NFHL): FIRM PANEL: 36011C0305E DATED: 8/2/2007	X	
ENDANGERED SPECIES (NYSDEC ERM):	X	

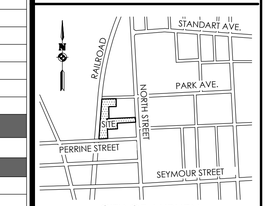
UTLITIES DATA	
PUBLIC WATER PROVIDED BY:	CITY OF AUBURN
ELECTRIC SERVICE PROVIDED BY:	NYSEG
GAS SERVICE SUPPLIED BY:	NYSEG
SANITARY SEWER PROVIDED BY:	CITY OF AUBURN
STORM SEWER & DRAINAGE WILL BE: (MAINTAINED BY THE OWNER)	PRIVATE
ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY	

DRAWING INDEX

C-101	COVER
C-102	SITE PLAN
C-103	EXISTING CONDITIONS & DEMOLITION PLAN
C-104	UTILITY PLAN
C-105	GRADING & EROSION CONTROL PLAN
C-106	LANDSCAPING PLAN
C-107	FOUNDATION PLANTING PLAN
C-108	LIGHTING PLAN
C-109	FIRE APPARATUS ACCESS ROAD PLAN
C-110	NYSDOT PLANS OFFSITE CROSSWALK
C-111	NYSDOT PLANS DRIVEWAY ENTRANCE
C-201	NOTES
C-202 - 205	DETAILS
C-301 - 306	NYSDOT STANDARD NOTES & DETAILS
C-401 - 402	NYSDOT WZTC PLANS

PERMIT DRAWINGS

PASSERO
engineering architecture



CITY OF AUBURN
LOCATION SKETCH
N.T.S.

STAMP:

CLIENT:
PARK GROVE REALTY, LLC
46 PRINCE STREET
ROCHESTER, NY 14607

Passero Associates
242 WEST MAIN ST., SUITE 100 (585) 325-1000
ROCHESTER, NY 14614 FAX: (585) 325-1691
PROJECT MANAGER EDMUND MARTIN, P.E.
PROJECT ENGINEER ANDREW BURNS, P.E.
DESIGNER JACOB LEWIS, E.I.T.

NO.	DATE	BY	DESCRIPTION

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COVER

AUBURN, NY

AUBURN COMMUNITY HOSPITAL HEALTH CAMPUS
MUNICIPALITY: **AUBURN**
COUNTY: **CAYUGA** STATE: **NY**

PROJECT NO.: **20255046.0001**

DRAWING NO.: C-101

DATE: **AUGUST 25, 2026**

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HOLT ARCHITECTS

APRIL 17, 2026



HOLT ARCHITECTS

APRIL 17, 2026



HOLTARCHITECTS

APRIL 17, 2026



HOLT ARCHITECTS

APRIL 17, 2026

Agency Use Only [If applicable]	
Project:	Auburn Hospt Health Campus
Date:	9/1/2026

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☑	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐
12. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the Disadvantaged Community Assessment Tool?	☑	☐
13. Will the proposed action cause or increase a pollution burden within a disadvantaged community?	☑	☐

Agency Use Only [If applicable]
Project: Auburn Hospt Health Campus
Date: 9/1/2026

Short Environmental Assessment FormPart 3
Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur," or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The proposed demolition of 2 structures and constrution of a 3 story, ~80,750 sqft structure to create the Auburn Hospital Health Campus on existing devloped sites in the General Commercial District is not anticipated to result in any significant adverse environmental impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation,that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation,that the proposed action will not result in any significant adverse environmental impacts.

Planning Board Name of Lead Agency	9.1.2026 Date
Crystal Cosentino Print or Type Name of Responsible Officer in Lead Agency	Chair Title of Responsible Officer in Lead Agency
Crystal Cosentino Signature of Responsible Officer in Lead Agency	Ashley Tacke Signature of Preparer (if different from Responsible Officer)

Auburn Industrial Development Authority

Balance Sheet

As of September 30, 2026

	TOTAL		
	AS OF SEP 30, 2026	AS OF SEP 30, 2025 (PY)	CHANGE
ASSETS			
Current Assets			
Bank Accounts			
102 Chemung Checking - PILOTs	500.05	37,106.89	-36,606.84
103 Chemung Checking - Operating	4,418.85	26,707.67	-22,288.82
112 Chemung CD	0.00	25,043.55	-25,043.55
113 Chemung Money Market	26,970.72	25,000.99	1,969.73
130 Petty Cash	165.00	165.00	0.00
Total Bank Accounts	**$32,054.62**	**$114,024.10**	**$ -81,969.48**
Accounts Receivable			
167 Accounts receivable	245,150.95	35,321.68	209,829.27
Accounts Receivables - PILOTS (deleted)	0.00	745,327.37	-745,327.37
Pilot Rec. - Bluefield Manor (deleted)	0.00	-1.39	1.39
Total Accounts Receivables - PILOTS (deleted)	**0.00**	**745,325.98**	**-745,325.98**
Total Accounts Receivable	**$245,150.95**	**$780,647.66**	**$ -535,496.71**
Total Current Assets	**$277,205.57**	**$894,671.76**	**$ -617,466.19**
Fixed Assets			
168 Land	305,064.96	305,064.96	0.00
170 Furniture & Equipment	819.33	819.33	0.00
171 Website	16,500.00	16,500.00	0.00
172 A/D Furniture & Equipment	-16,371.15	-14,470.35	-1,900.80
Total Fixed Assets	**$306,013.14**	**$307,913.94**	**$ -1,900.80**
Other Assets			
195 Closing Costs	4,646.81	4,646.81	0.00
Total Other Assets	**$4,646.81**	**$4,646.81**	**$0.00**
TOTAL ASSETS	**$587,865.52**	**$1,207,232.51**	**$ -619,366.99**
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
200 Accounts Payable	73.15	7,453.46	-7,380.31
Total Accounts Payable	**$73.15**	**$7,453.46**	**$ -7,380.31**
Other Current Liabilities			
240 Due To Government	13,981.61	795,914.49	-781,932.88
Total Other Current Liabilities	**$13,981.61**	**$795,914.49**	**$ -781,932.88**
Total Current Liabilities	**$14,054.76**	**$803,367.95**	**$ -789,313.19**
Total Liabilities	**$14,054.76**	**$803,367.95**	**$ -789,313.19**

Auburn Industrial Development Authority

Balance Sheet

As of September 30, 2026

	TOTAL		
	AS OF SEP 30, 2026	AS OF SEP 30, 2025 (PY)	CHANGE
Equity			
390 Retained Earnings	231,169.51	276,415.63	-45,246.12
395 Unrestricted Net Assests	159,809.13	159,809.12	0.01
Net Income	182,832.12	-32,360.19	215,192.31
Total Equity	**$573,810.76**	**$403,864.56**	**$169,946.20**
TOTAL LIABILITIES AND EQUITY	**$587,865.52**	**$1,207,232.51**	**$ -619,366.99**

Auburn Industrial Development Authority
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L
January - December 2026

	Q1 & Q2 2026		Jul 2026		Aug 2026		Sep 2026		Total	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Income										
410 Income - Admin Fees	0.00	30,000.00	1,000.00	0.00	237,000.00	0.00		0.00	239,000.00	60,000.00
415 Admin Fees - Special Projects	0.00	500.00		0.00		0.00		0.00	0.00	1,000.00
Total Income	**$ 0.00**	**$ 30,500.00**	**$ 1,000.00**	**$ 0.00**	**$ 237,000.00**	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 239,000.00**	**$ 61,000.00**
Gross Profit	**$ 0.00**	**$ 30,500.00**	**$ 1,000.00**	**$ 0.00**	**$ 237,000.00**	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 239,000.00**	**$ 61,000.00**
Expenses										
630 Dues	1,000.00	1,325.00		0.00		0.00		0.00	1,000.00	1,325.00
660 Legal Fees	0.00	75.00	69.98	0.00		0.00	73.15	75.00	143.13	150.00
670 Office Supplies	1,355.08	1,441.00		18.00		18.00		18.00	1,355.08	1,550.00
680 Professional Services	12,500.00	12,500.00		0.00		0.00		0.00	12,500.00	12,500.00
715 Travel & Meetings	970.43	2,500.00		500.00		0.00	475.00	0.00	1,445.43	3,475.00
720 Contract Services	27,098.50	20,000.02	4,000.00	3,333.33	4,000.00	3,333.33	4,000.00	3,333.33	43,098.50	40,000.00
725 Bank Service Charge	35.00	0.00							35.00	0.00
745 Marketing and Promotion	58.57	4,000.00		0.00		0.00		0.00	58.57	4,000.00
Total Expenses	**$ 43,017.58**	**$ 41,841.02**	**$ 4,069.98**	**$ 3,851.33**	**$ 4,000.00**	**$ 3,351.33**	**$ 4,548.15**	**$ 3,426.33**	**$ 59,635.71**	**$ 63,000.00**
Net Operating Income	**-$ 43,017.58**	**-$ 11,341.02**	**-$ 3,069.98**	**-$ 3,851.33**	**$ 233,000.00**	**-$ 3,351.33**	**-$ 4,548.15**	**-$ 3,426.33**	**$ 179,364.29**	**-$ 2,000.00**
Other Income										
820 Interest Income	465.78	2,000.00	0.69	0.00	0.69	0.00	0.67	0.00	467.83	2,000.00
Total Other Income	**$ 465.78**	**$ 2,000.00**	**$ 0.69**	**$ 0.00**	**$ 0.69**	**$ 0.00**	**$ 0.67**	**$ 0.00**	**$ 467.83**	**$ 2,000.00**
Net Other Income	**$ 465.78**	**$ 2,000.00**	**$ 0.69**	**$ 0.00**	**$ 0.69**	**$ 0.00**	**$ 0.67**	**$ 0.00**	**$ 467.83**	**$ 2,000.00**
Net Income	**-$ 42,551.80**	**-$ 9,341.02**	**-$ 3,069.29**	**-$ 3,851.33**	**$ 233,000.69**	**-$ 3,351.33**	**-$ 4,547.48**	**-$ 3,426.33**	**$ 179,832.12**	**$ 0.00**

Auburn Industrial Development Authority

Profit Loss Prev Year Comparison

January - September, 2026

	TOTAL			
	JAN - SEP, 2026	JAN - SEP, 2025 (PY)	CHANGE	% CHANGE
Income				
410 Income - Admin Fees	238,000.00	36,811.68	201,188.32	546.53 %
Total Income	**$238,000.00**	**$36,811.68**	**$201,188.32**	**546.53 %**
GROSS PROFIT	**$238,000.00**	**$36,811.68**	**$201,188.32**	**546.53 %**
Expenses				
630 Dues	1,000.00	1,000.00	0.00	0.00 %
660 Legal Fees	143.13	73.61	69.52	94.44 %
670 Office Supplies	1,355.08	1,004.40	350.68	34.91 %
680 Professional Services	12,500.00	12,000.00	500.00	4.17 %
715 Travel & Meetings	1,445.43	2,964.79	-1,519.36	-51.25 %
720 Contract Services	39,098.50	54,023.56	-14,925.06	-27.63 %
725 Bank Service Charge	35.00	0.00	35.00	
745 Marketing and Promotion	58.57	46.34	12.23	26.39 %
Total Expenses	**$55,635.71**	**$71,112.70**	**$ -15,476.99**	**-21.76 %**
NET OPERATING INCOME	**$182,364.29**	**$ -34,301.02**	**$216,665.31**	**631.66 %**
Other Income				
820 Interest Income	467.83	1,940.82	-1,472.99	-75.90 %
Total Other Income	**$467.83**	**$1,940.82**	**$ -1,472.99**	**-75.90 %**
Other Expenses				
Reconciliation Discrepancies-1	0.00	-0.01	0.01	100.00 %
Total Other Expenses	**$0.00**	**$ -0.01**	**$0.01**	**100.00 %**
NET OTHER INCOME	**$467.83**	**$1,940.83**	**$ -1,473.00**	**-75.90 %**
NET INCOME	**$182,832.12**	**$ -32,360.19**	**$215,192.31**	**664.99 %**

AUBURN N.Y.
INDUSTRIAL DEVELOPMENT AUTHORITY

Bills & Invoices

As of October 28, 2026, the following bills and invoices are unpaid (also attached for review):

Vendor	Invoice #	Date	Amount	Description
Red Clover Consulting	28	10/1/2026	$4,000.00	August services
Column Software PBC	FPYTVG0Q000	9/28/2026	$73.15	4042 South Legal Notice

Requesting approval for the following disbursements:

Payee	Payment Method	Total Amount
Red Clover Consulting	Check	$4,000.00
Column Software PBC	Check	$73.15

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

Approved: _____

Tessa Crawfod (Board Treasurer)

INVOICE

Red Clover Consulting, LLC
19 Grover Street
Auburn, New York 13021
United States

(315) 994-5259

BILL TO
Auburn Industrial Development Authority
Tessa Crawford
24 South Street
Auburn, New York 13021
United States

tessac1310@gmail.com

SHIP TO
Auburn Industrial Development Authority
24 South Street
Auburn, New York 13021
United States

Invoice Number:	28
Invoice Date:	October 1, 2026
Payment Due:	October 31, 2026
Amount Due (USD):	**$4,000.00**

Items	Quantity	Price	Amount
Management Services October 2026	1	$4,000.00	$4,000.00

Total:	$4,000.00
Amount Due (USD):	**$4,000.00**

Notes / Terms

Efforts included in this invoice:

- Draft meeting agendas, compile and distribute packets, and issue necessary meeting notices (Marketing, Finance, and Regular meetings).
- Print meeting materials and attend regular and committee board meetings.
- Draft meeting minutes and upload meeting videos to YouTube.
- Financial management (bookkeeping, deposit checks, pay bills, etc.)
- Participate in and correspond with Economic Development Coordination group.
- Website updates.
- Prepare PILOT projections for Cayuga County.
- Participate in Countywide Economic Development Strategy kickoff and information gathering.
- Meeting with local film business and connect to relevant resources.
- Coordinate and finalize Nucor PILOT amendment for invoice date change.
- Work with pipeline project 2026-7 on PILOT negotiation.
- Draft letter of attestation to request admin access to Facebook page.
- Attend economic development roundtable with County Chair Anna.
- Facilitate public hearing scheduling for 4042 South.
- Create and send annual PILOT expiration notices to taxing jurisdictions.

INVOICE

Red Clover Consulting, LLC
19 Grover Street
Auburn, New York 13021
United States

(315) 994-5259

- Attend NYSEDC Leadership Conference.

The Citizen

Invoice

Column Software PBC
PO Box 208098
Dallas, TX 75320-8098
help.column.us

Bill to
Auburn Industrial Development Authority

Invoice number	FPYTVG0Q-0002
Notice ID	Hcp70eXJXxm9xzKYMBBk
Publisher	The Citizen
Date of issue	Sep 28, 2026
Date due	Oct 28, 2026
Amount due	**$73.15**

Description	Qty	Unit price	Amount
10/10/2026: General Legal Notice	1	53.15	53.15
Publish Fee	1	20.00	20.00

Net Subtotal	$73.15
Tax	0.00
Amount due	$73.15

=== Notes ===
Notice Name: 4042 South LLC Public Hearing Notice
Order Number: COL-NY-102353

=== How to pay this invoice ===
Column Software PBC accepts online payment via credit or debit card, or ACH bank transfers. Please click here to pay online:
https://www.column.us/invoices/rylOJ2VAn3swyDLmdDoT/pay

Please note that, once paid, the merchant name on your billing statements will be Column Software PBC.

Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number FPYTVG0Q-0002 on the memo, include a printed copy of your Invoice PDF, make the check payable to Column Software PBC, and mail to the address above.