Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

Governance Information (Authority-Related)

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

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

Governance Information (Board-Related)

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

Page **2** of **55**

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

Board of Directors Listing

Name	Buffa, John	Nominated By	Other
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	2/28/2008	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

Name	Deery, Steve	Nominated By	Other
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	3/19/2024	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Name	Gilroy, Vincent	Nominated By	Other
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	Other	Confirmed by Senate?	No
Term Start Date	3/7/2000	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Martin, Emmett	Nominated By	Other
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	2/1/2008	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Name	Zegarelli, John	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	7/25/2012	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	No
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

Staff Listing

Name	Title		Department / Subsidiary	Bargaining Unit	Full Time/ Part Time	-	Annualized Salary	salary paid to the		Performance Bonus			Compensation	also paid by another entity to perform the work of the authority	made by state or local
Spaeth, Jack N	Executive Director	Executive			FT	No	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	Yes



Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

Benefit Information

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

Board Members

Name	Title	Severance Package	Payment For Unused Leave	Memberships	Personal Loans	Auto	Transportation	Allowance	Spousal / Dependent Life Insurance	Employment		Other
Buffa, John	Board of Directors								insurance		x	
Deery, Steve	Board of Directors										x	
Gilroy, Vincent	Board of Directors										x	
Martin, Emmett	Board of Directors										x	
Zegarelli, John	Board of Directors										X	

<u>Staff</u>

Name	Title	Severance	Payment For	Club	Use of	Personal	Auto	Transportation H	lousing	Spousal /	Tuition	Multi-Year	None of these	Other
		Package	Unused Leave	Memberships	Corporate	Loans		4	Allowance	Dependent	Assistance	Employment	benefits	
		_			Credit Cards					Life				
										Insurance				

	porting Information System	1						
Annual Report for City of Utica Industrial Developm	ent Agency			Run Date: 03/21/2025 Status: CERTIFIED				
Fiscal Year Ending: 12/31/2024			-	Certified Date: 03/21/2025				
Subsidiary/Component Unit Verification								
Is the list of subsidiaries, as assembled by the Of	fice of the State Comptroller, correct?	Yes						
Are there other subsidiaries or component units of PARIS reports submitted by this Authority and no		the No						
Name of Subsidiary/Component Unit		Status	Status					
Request Subsidiary/Component Unit Change								
Name of Subsidiary/Component Unit	Status		Requested Changes					
Request Add Subsidiaries/Component Units								
Name of Subsidiary/Component Unit	Establishment Date		Purpose of Subsidiary/Component Uni	t				
Request Delete Subsidiaries/Component Units								
Name of Subsidiary/Component Unit	ermination Date Re	ason for Termination	Proof of Termination Do	ocument Name				

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$1,656,195.00
	Investments		\$0.00
	Receivables, net		\$1,000.00
	Other assets		\$0.00
	Total current assets		\$1,657,195.00
Noncurrent Assets			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$0.00
	Other assets		\$0.00
	Capital Assets		
		Land and other nondepreciable property	\$0.00
		Buildings and equipment	\$0.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$0.00
		Net Capital Assets	\$0.00
	Total noncurrent assets		\$0.00
Total assets			\$1,657,195.00
Liabilities			
Current Liabilities			
	Accounts payable		\$0.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$0.00
	Deferred revenues		\$0.00
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$0.00
	Total current liabilities		\$0.00
Noncurrent Liabilities			

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

Page **9** of **55**

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

	Pension contribution payable	\$0.00
	Other post-employment benefits	\$0.00
	Bonds and notes payable	\$0.00
	Long term leases	\$0.00
	Other long-term obligations	\$0.00
	Total noncurrent liabilities	\$0.00
Total liabilities		\$0.00
Net Asset (Deficit)		
Net Assets		
	Invested in capital assets, net of related debt	\$0.00
	Restricted	\$0.00
	Unrestricted	\$1,657,195.00
	Total net assets	\$1,657,195.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

		Amount
Operating Revenues		
	Charges for services	\$99,221.00
	Rental and financing income	\$0.00
	Other operating revenues	\$118,173.00
	Total operating revenue	\$217,394.00
Operating Expenses		
	Salaries and wages	\$0.00
	Other employee benefits	\$0.00
	Professional services contracts	\$283,028.00
	Supplies and materials	\$0.00
	Depreciation and amortization	\$0.00
	Other operating expenses	\$25,980.00
	Total operating expenses	\$309,008.00
Operating income (loss)		(\$91,614.00)
Nonoperating Revenues		
	Investment earnings	\$0.00
	State subsidies/grants	\$0.00
	Federal subsidies/grants	\$0.00

Page **10** of **55**

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

	Municipal subsidies/grants	\$0.00
	Public authority subsidies	\$0.00
	Other nonoperating revenues	\$17,893.00
	Total nonoperating revenue	\$17,893.00
Nonoperating Expenses		
	Interest and other financing charges	\$0.00
	Subsidies to other public authorities	\$0.00
	Grants and donations	\$0.00
	Other nonoperating expenses	\$0.00
	Total nonoperating expenses	\$0.00
	Income (loss) before contributions	(\$73,721.00)
Capital contributions		\$0.00
Change in net assets		(\$73,721.00)
Net assets (deficit) beginning of year		\$1,730,916.00
Other net assets changes		\$0.00
Net assets (deficit) at end of year		\$1,657,195.00

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

Current Debt

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

New Debt Issuances

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

Schedule of Authority Debt

Type of Debt			Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation	State Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General	Authority Debt - General Obligation						
Obligation							
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit		Conduit Debt					
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS							



Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

Real Property Acquisition/Disposal List

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



Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

Personal Property

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

Page **15** of **55**

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

Property Documents

Question		Response	URL (If Applicable)
1.	In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of	No	
	the Authority. Has this report been prepared?		
2.	Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of	Yes	www.cityofutica.com
	contracts for the acquisition and disposal of property?		
3.	In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the	Yes	N/A
	Authority's compliance with and enforcement of such guidelines?		

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

IDA Projects

General Project Internation Project Tax Examptions & PLIOI Payment Information Project Type Lease 3002-22-4 \$1896.00 Project Type Lease State Sales Tax Exemption \$222.00 Project Part of Another Phase or Multi Phase No County Real Property Tax Exemption \$222.00 Project Part of Another Phase or Multi Phase No Local States Tax Exemption \$302.00 Original Project Code School Property Tax Exemption \$303.00				
Project Type Lease State Sales Tax Exemption \$1,096.00 Project Namo 1400 Broad, LLC Local Sales Tax Exemption \$4,522.00 Project Part of Another Phase No Local Property Tax Exemption \$1,0552.00 Original Project Code School Property Tax Exemption \$0,00 Project Part of Another Phase No Cacunty Real Property Tax Exemption \$0,00 Total Project Amount \$1,075,000.00 Total Exemptions \$22,581.00 Benefited Project Amount \$1,075,000.00 Total Exemptions \$22,581.00 Bond/Nota Amount Pilot payment Information Actual Payment Made Payment Due Per Agreement Annual Lease Payment \$1,072,002.00 School District PILOT \$1,482.00 \$1,492.00 Mont Spert Project Amount \$1,072,002.00 School District PILOT \$3,085.00 \$3,485.00 Date Indok Title to Property Yes Total Exemptions \$20,519.00 Project Pariset approved \$20,330 Project Emptionent Information Project Pariset approved Vear Financial Assistance is Plannet to Erro \$20,519.00 \$20,519.00 Year Financial Assistance is Plannet to Erro \$20,519.00 \$20,519.00 Year Financial Assistance is Plannet to Erro \$20,519.00 \$20,610.00 Address Line2	General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Name 1400 Broad, LLC Local Sales Tax Exemption \$2,252.00 Project Part of Another Phase or Multi Phase No Local Property Tax Exemption \$10,562.00 Original Project Acounts \$10,562.00 \$10,562.00 Project Purpose Catagory Wholesale Trade Mortgage Recording Tax Exemption \$30.00 Total Project Amount \$1,675.000.00 Total Exemptions \$28,681.00 Benefited Project Amount \$1,675.000.00 Total Exemptions \$28,681.00 Annual Lease Payment \$1.00 Actual Payment Made Payment Due Per Agreement Actual Data Set				
Project Part of Another Phase No County Real Property Tax Exemption 54:52:00 Project Part of Another Phase No Local Property Tax Exemption 50:362:00 Project Part of Prose Category Wholesale Trade Mortgage Recording Tax Exemption 50:362:00 Total Project Annount \$1:675:000:00 Total Exemptions 528:381:00 Benefited Project Annount \$1:675:000:00 Total Exemptions 528:381:00 Bondfited Project Annount \$1:675:000:00 Total Exemptions 528:381:00 Bondfited Project Annount \$1:675:000:00 Total Exemptions 520:00 Mortgage Recording Tax \$1:675:000:00 Status of Bonds Participant Recording Tax Notice Status of Bonds Not Part Profit Not Part Profit Not Part Profit Project Part of Project Tax \$1:472:00 \$1:482:00 \$3:485:00 Di Dto Not, Title to Property Tax \$2:00 \$2:00 \$2:00:00 Vear Financial Assistance is Plannet bad 20:03 \$2:00:00 \$2:00:00 Vear Financial Assistance is Plannet bad 20:03 \$2:00:00 \$2:00:00				
Project Part of Another Phase or Multi Phase No Local Property Tax Exemption \$10,562.00 Original Project Acet School Property Tax Exemption \$20,349.00 Total Project Anount \$1,675.000.00 Total Exemption \$28,581.00 Benefited Project Anount \$1,675.000.00 Total Exemption \$28,581.00 Benefited Project Anount \$1,675.000.00 Total Exemption \$28,581.00 Annual Lasse Payment \$1.07 Actual Payment Made Payment Due Per Agreement Annual Lasse Payment \$1.00 Actual Payment Made Payment Due Per Agreement Federal Tax Status of Bonds County PILOT \$1,482.00 \$1,492.00 Date Project approved \$1,772022 School District PILOT \$3,485.00 \$3,348.00 Did DA took Title to Property Title to Property Tax \$2,000 \$3,485.0	Project Name	1400 Broad, LLC	Local Sales Tax Exemption	
Original Project Code School Property Tax Exemption \$9.349.00 Project Purpose Category Wholesale Trade Mortgage Recording Tax Exemptions \$20.01 Benefited Project Amount \$1.675.000.00 Total Exemptions \$22.581.00 Bond/Note Amount \$1.675.000.00 Total Exemptions \$22.581.00 Bond/Note Amount \$1.675.000.00 Total Exemptions \$22.581.00 Annual Lesse Payment \$1.00 Annual Lesse Payment \$1.00 Annual Lesse Payment \$1.00 County PLIOT \$1.492.00 \$1.492.00 Benefited Project Approved 801712022 School District PLIOT \$3.085.00 \$3.085.00 Date Project approved 801712022 Not Exemptions \$20.519.00 \$20.519.00 Year Financial Assistance is Planned to End 2033 Project Employment Information Project approved Total Stude Status				
Project Purpose CategoryWholesale TradeMontgage Recording Tas Exemption\$0.00Total Project Amount\$1,675.000.00Total Exemptions Net of RPTL Section 485-5\$0.00Benefited Project Amount\$1,675.000.00Total Exemptions Net of RPTL Section 485-5\$0.00Bond/Mote Amount\$1,675.000.00Piolog payment InformationActual Payment MadePayment Due Per AgreementAnnual Lesse Payment\$1.00Actual Payment MadePayment Due Per AgreementFedoral Tax Status of BondsNot For ProftNoLocal PLOT\$3,485.00\$3,485.00Date Project approved8/17/20228/17/2022\$3,085.00\$3,085.00\$3,085.00Date DA Took Title to PropertyYesNot Exemptions\$20,519.00\$3,085.00\$3,085.00Year Financial Assistance is Planned to End203Project Employment Information\$20,519.00\$3,085.00Year Financial Assistance is Planned to End203Project Compation Information\$20,519.00\$3,085.00Address Line2Versage tarmated Annual Salary of Jobs to be Creaded\$2,000.00\$3,000.00\$3,000.00Cartin of ProjectVersage Estimated Annual Salary of Jobs to be Creaded\$2,000.00\$3,000.00Cartin Cartin		No		
Total Project Amount St/875.000.00 Total Exemptions S28.581.00 Benefited Project Amount \$1,875.000.00 Total Exemptions Net of RPTL Section 485-b \$0.00 Annual Lease Payment \$1,00 Pilot payment Information Actual Payment Made Payment Due Per Agreement Annual Lease Payment \$1.00 County PILOT \$1,492.00 \$1,492.00 Mot For Profit No Local PILOT \$3,485.00 \$3,485.00 Date Project approved \$17,2022 School District PILOT \$3,085.00 \$3,085.00 Date IDA Took Title to Property Yes Total PErbedro Status \$0.00 \$3,082.00 \$3,082.00 Year Financial Assistance is Planned to End 2033 Project Employment Information Project operator \$00 Caction of Project Project operator over stated sales tax amount in 2023 on S1-340 as \$30,932.88 File Schore IDA Status \$00 Address Line2 Address Line2 Crigital Estimate of Jobs to be Greated \$00 Address Line2 Average Estimate Annual Statur of Jobs to be Created \$00.00 \$0.00 Address Line2 Annualareed Salay Rang	Original Project Code		School Property Tax Exemption	
Benefited Project Amount \$1,675,000.00 Total Exemptions Net of RPTL Section 485-b \$0.00 Bond/Note Amount \$1,00 Actual Payment Information Actual Payment Made Payment Due Per Agreement Federal Tax Status of Bonds County PILOT \$1,492.00 \$1,492.00 \$1,492.00 Not For Project approved 8/17/2022 School District PILOT \$3,085.00 \$3,085.00 Did DA took Title to Property Yes Total Exemptions \$20,519.00 \$8,082.00 Vear Financial Assistance is Planned to End 2033 Project Employment Information \$8,082.00 Vear Financial Assistance is Planned to End 2033 Project Employment Information \$0.00 Notes Project operator over stated sales tax amount in 2023 on ST-340 as \$30,032.88. The correct amount for 2023 is \$10,422.11. A revised ST-340 was remitted. Address Line2 Average Estimated Annual Salary of Jobs to be 42,000.00 City UTICA Annualized Salary Range of Jobs to be Created 5.00 Address Line2 VTICA Annualized Salary Range of Jobs to be Created 6.00 City UTICA Annualized Salary Range of Jobs to be Created <td< th=""><th>Project Purpose Category</th><th>Wholesale Trade</th><th>Mortgage Recording Tax Exemption</th><th></th></td<>	Project Purpose Category	Wholesale Trade	Mortgage Recording Tax Exemption	
Bond/Note Amount Pilot payment Information Annual Lease Payment \$1.00 Actual Payment Made Payment Due Per Agreement Rederal Tax Status of Bonds County PLIOT \$1.492.00 \$1.492.00 Not For Profit No Local PLIOT \$3.485.00 \$3.485.00 Date project approved 8/17/2022 School District PLIOT \$3.085.00 \$3.085.00 Date IDA took Title to Property Yes Total PLIOT \$8.062.00 \$8.062.00 Year Financial Assistance is Planned to End 203 Project Employment Information \$0.00 Notes Project operator over stated sales tax amount in 2023 on ST-340 as \$30,932.88. The correct amount for 2023 is \$10,422.11. A revised ST-340 was remitted. Address Line1 1400 Broad Street Original Estimate of Jobs to be Created 5.00 Address Line2 Average Estimated Annual Salary of Jobs to be detaited 6.00 To: 50,000.00 City UTICA Annualized Salary Range of Jobs to be Retaited 6.00 County Address Line2 Original Estimate of Jobs to be Retaited 6.00 County Sounou Y Original Estimate of	Total Project Amount	\$1,675,000.00	Total Exemptions	\$28,581.00
Annual Lease Payment \$1.00 Actual Payment Made Payment Due Per Agreement Federal Tax Status of Bonds County PILOT \$1,492.00 \$1,492.00 Not For Profit No States 00 \$3,485.00 Date Project approved 8/17/2022 School District PILOT \$3,085.00 \$3,085.00 Date IDA Took Title to Property Yes Total PILOT \$3,085.00 \$3,085.00 Date IDA Took Title to Property 10/21/2022 Net Exemptions \$20,519.00 Year Financial Assistance is Planned to End 2033 Project Employment Information for 20 as \$1,402.211. A revised ST-340 was remitted. Notes End Project # of FTEs before IDA Status 6.00 6.00 Address Linef 1400 Broad Street Original Estimate of Jobs to be Created 5.00.00 Address Linef 1400 Broad Street Original Estimate of Jobs to be Derated 5.00.00 Citu UTICA Annual Status Arrange of Jobs to be Created 5.00.00 70.50,000.00 Title Name 13501 Estimated Average Annual Salary of Jobs to be 42,000.00 42,000.00 Country	Benefited Project Amount	\$1,675,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
Federal Tax Status of Bonds County PILOT \$1,492.00 \$1,492.00 Not For Profit Date Project approved 8/17/2022 School District PILOT \$3,485.00 \$3,485.00 Date Project approved 8/17/2022 School District PILOT \$3,085.00 \$3,085.00 Date IDA Took Title to Property Yes Total PILOT \$8,062.00 \$8,062.00 Year Financial Assistance is Planned to End 2033 Project Employment Information \$203 is \$10,422.11. A revised ST-340 was remitted. Address Line1 I400 Broad Street Original Estimate of Jobs to be Created Address Line1 6.00 Address Line1 1400 Broad Street Original Estimate of Jobs to be Created Created/at Current Market rates) 5.00.00 City UTICA Annualized Salary of Jobs to be Created Address Line1 3.00.00 To: 50,000.00 State NY Original Estimate of Jobs to be Created Active approximal Salary of Jobs to be Active approximal Salary of Jobs to be Active a	Bond/Note Amount		Pilot payment Information	
Not For Profit No Local PLOT \$3,485.00 \$3,485.00 Date Project approved \$1/7/2022 School District PLIOT \$3,085.00 \$3,085.00 Did IDA took Title to Property Yes Total PLIOT \$8,062.00 \$3,085.00 Date IDA Took Title to Property 10/21/2022 Net Exemptions \$20,519.00 Year Financial Assistance is Planned to End 2033 Project Employment Information Image: Comparison of Project Notes Project operator over stated sales tax amount in 2023 on ST-340 as \$30,932.88. The correct amount for 2023 is \$10,422.11. A revised ST-340 was remitted. Address Line1 1400 Broad Street Original Estimate of Jobs to be Created 5.00 Address Line2 Average Estimated Annual Salary of Jobs to be 42,000.00 100 City UTICA Annualized Salary Range of Jobs to be Created 35,000.00 To: 50,000.00 100 State NY Original Estimate of Jobs to be Created 36,000.00 100 100 City UTICA Annualized Salary Angle Jobs to be 42,000.00 100 100 100 City UTICA Annualized Salary Angle Jobs to be 12,	Annual Lease Payment	\$1.00		Actual Payment Made Payment Due Per Agreement
Date Project approved Did IDA took Title to Property Ves8/17/2022School District PILOT \$3,085.00\$3,085.00\$3,085.00Date IDA Took Title to Property Ves2033Project Employment InformationYear Financial Assistance is Planned to End Actores Line12033Project Employment InformationNotesProject operator over stated sales tax amount in 2023 on ST-340 as \$30,932.88. The correct amount for 2023 is \$10,422.11. A revised ST-340 was remitted.Location of Project# of FTEs before IDA Status6.00Address Line11400 Broad StreetOriginal Estimate of Jobs to be Created5.00Address Line2Average Estimated Annual Salary of Jobs to be42,000.00CityUTICAAnnualized Salary Range of Jobs to be Created5.00.00Tip - Plus413501Estimated Average Annual Salary of Jobs to be42,000.00Province/RegionCurrent Market rates)42,000.00Province/RegionCurrent Market rates)42,000.00Applicant InformationNet Employment Change7.00Applicant InformationNet Employment Change7.00Address Line21400 Broad, LLC9.00Address Line2Versito Status7.00Address Line2Versito Status9.00Address Line21400 Broad, LLCAddress Line2Versito StatusAddress Line2Versito StatusAddress Line21400 Broad, LLCAddress Line2Versito StatusAddress Line37.311 E Main StreetAddress Line4NY<	Federal Tax Status of Bonds			
Did IDA took Title to Property Date IDA Took Title to Property (10/21/2022) Yes Total PILOT \$8,062.00 \$8,062.00 Year Financial Assistance is Planned to End 2033 Project Employment Information \$20.519.00 Year Financial Assistance is Planned to End 2033 Project Employment Information \$20.519.00 Location of Project Project operator over stated sales tax amount in 2023 on ST-340 as \$30,932.88. The correct amount for 2023 is \$10,422.11. A revised ST-340 was remitted. 6.00 Address Line1 400 Broad Street Original Estimate of Jobs to be Created 5.00 Address Line2 Average Estimated Annual Salary of Jobs to be 42,000.00 55,000.00 City UTICA Annualized Salary Range of Jobs to be Retained 6.00 42,000.00 State NY Original Estimate of Jobs to be Retained 42,000.00 50,000.00 Zip - Plus4 13501 Estimated Average Annual Salary of Jobs to be 42,000.00 50,000.00 Marce State NY Original Estimate of Jobs to be Retained 6.00 42,000.00 City United States # of FTE Construction Jobs during Fiscal Year 3.00 3.00	Not For Profit			
Date IDA Took Title to Property 10/21/2022 Net Exemptions \$20,519.00 Year Financial Assistance is Planned to End 2033 Project Employment Information Notes Project operator over stated sales tax amount in 2023 on ST-340 as \$30,932.88. The correct amount for 2023 is \$10,422.11. A revised ST-340 was remitted. Address Line1 1400 Broad Street Original Estimate of Jobs to be Created 5.00 Address Line2 UTICA Average Estimated Annual Salary of Jobs to be 42,000.00 Created(at Current Market rates) Created(at Current Market rates) 5.00.00 To: 50,000.00 State NY Original Estimate of Jobs to be Created 42,000.00 6.00 Province/Region Estimated Average Annual Salary of Jobs to be 42,000.00 6.00 Province/Region Current # of FTES 13.00 0.00 0.00 Applicant Information Net Employment Change 7.00 0.00 0.00 Applicant Information 1400 Broad, LLC Net Employment Change 7.00 0.00 Applicant Information 1400 Broad, LLC Net Employment Change 7.00 0.00	Date Project approved	8/17/2022	School District PILOT	\$3,085.00 \$3,085.00
Year Financial Assistance is Planned to End 2033 Project Employment Information Notes Project operator over stated sales tax amount in 2023 on ST-340 as \$30,932.88. The correct amount for 2023 is \$10,422.11. A revised ST-340 was remitted. Location of Project # of FTEs before IDA Status 6.00 Address Line1 1400 Broad Street Original Estimate of Jobs to be Created 5.00 Address Line2 Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) 42,000.00 City UTICA Annualized Salary Range of Jobs to be Created 8.00 State NY Original Estimate of Jobs to be Created 8.00 Province/Region Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) 42,000.00 Province/Region Current # of FTES 13.00 Applicant Information Net Employment Change 7.00 Address Line1 7311 E Main Street Project Status 7.00 Address Line2 Intoma State NY Net Employment Change 7.00 Address Line1 7311 E Main Street Project Status 7.00 7.00 Address Line2 NY	Did IDA took Title to Property	Yes	Total PILOT	\$8,062.00 \$8,062.00
Notes Project operator over stated sales tax amount in 2023 on ST-340 as \$30,932.88. The correct amount for 2023 is \$10,422.11. A revised ST-340 was remitted. Location of Project # of FTEs before IDA Status 6.00 Address Line1 1400 Broad Street Original Estimate of Jobs to be Created 5.00 Address Line2 Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) 5.00 City UTICA Annualized Salary Range of Jobs to be Retained 6.00 State NY Original Estimate of Jobs to be Retained 6.00 Zip - Plus4 13501 Estimated Average Annual Salary of Jobs to be 42,000.00 Retained(at Current Market rates) Retained(at Current Market rates) 42,000.00 Direct/Region Current # of FTEs 13.00 13.00 Province/Region Current # of FTEs 13.00 14.00 Address Line1 1400 Broad, LLC Project Status 7.00 Address Line2 WESTMORELAND Current Year Is Last Year for Reporting 7.00 Address Line2 Project Status Project Status Project Status Province/Region Address Line2 <th>Date IDA Took Title to Property</th> <th>10/21/2022</th> <th>Net Exemptions</th> <th>\$20,519.00</th>	Date IDA Took Title to Property	10/21/2022	Net Exemptions	\$20,519.00
Location of Project # of FTEs before IDA Status 6.00 Address Line1 1400 Broad Street Original Estimate of Jobs to be Created 5.00 Address Line2 Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) 42,000.00 City UTICA Annualized Salary Range of Jobs to be Created 35,000.00 To: 50,000.00 State NY Original Estimate of Jobs to be Retained 6.00 42,000.00 Zip - Plus4 13501 Estimated Average Annual Salary of Jobs to be 42,000.00 42,000.00 Original Estimate of Jobs to be Created 5,000.00 6.00 42,000.00 Original Estimate of Jobs to be Created 5,000.00 To: 50,000.00 6.00 Zip - Plus4 13501 Estimated Average Annual Salary of Jobs to be 42,000.00 42,000.00 Metamed(at Current Market rates) Current # of FTES 13.00 42,000.00 Motional Information Mot FTE Construction Jobs during Fiscal Year 3.00 7.00 Address Line1 1400 Broad, LLC Project Status 7.00 1400 Address Line2 City WESTMORELAND Cu	Year Financial Assistance is Planned to End	2033	Project Employment Information	
Address Line1 1400 Broad Street Original Estimate of Jobs to be Created 5.00 Address Line2 Average Estimated Annual Salary of Jobs to be Created (at Current Market rates) 42,000.00 City UTICA Annualized Salary Range of Jobs to be Created 35,000.00 To: 50,000.00 State NY Original Estimate of Jobs to be Retained 6.00 Zip - Plus4 13501 Estimated Average Annual Salary of Jobs to be Retained 6.00 Province/Region Current 7 of FTEs 13.00 200.00 Country United States # of FTE Construction Jobs during Fiscal Year 3.00 Applicant Information Net Employment Change 7.00 Address Line2 To: STIL E Main Street Project Status 7.00 Address Line2 Current Year Is Last Year for Reporting 1.00 1.00 State NY There is no Debt Outstanding for this Project 1.00 Yip - Plus4 13400 IbA Does Not Hold Title to the Property 1.00	Notes	Project operator over stated sales tax amount i	n 2023 on ST-340 as \$30,932.88. The correct amount	for 2023 is \$10,422.11. A revised ST-340 was remitted.
Address Line2 Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) 42,000.00 City UTICA Annualized Salary Range of Jobs to be Created 35,000.00 To: 50,000.00 State NY Original Estimate of Jobs to be Retained 6.00 Zip - Plus4 13501 Estimated Average Annual Salary of Jobs to be Retained 6.00 Province/Region Current Market rates) 42,000.00 42,000.00 Mathematical Current Market rates) Retained(at Current Market rates) 42,000.00 Province/Region Current Year IS Last Year for Reporting 3.00 Address Line2 VestMORELAND Current Year Is Last Year for Reporting City WESTMORELAND Current Year Is Last Year for Reporting State NY There is no Debt Outstanding for this Project Zip - Plus4 13490 IDA Does Not Hold Title to the Property	Location of Project		# of FTEs before IDA Status	6.00
City UTICA Annualized Salary Range of Jobs to be Created 35,000.00 To: 50,000.00 State NY Original Estimate of Jobs to be Retained 6.00	Address Line1	1400 Broad Street	Original Estimate of Jobs to be Created	5.00
CityUTICAAnnualized Salary Range of Jobs to be Created35,000.00To: 50,000.00StateNYOriginal Estimate of Jobs to be Retained6.00Zip - Plus413501Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)42,000.00Province/RegionCurrent Y of FTEs13.00CountryUnited States# of FTE Construction Jobs during Fiscal Year3.00Applicant InformationNet Employment Change7.00Applicant Information7311 E Main StreetProject StatusAddress Line2Current Year Is Last Year for ReportingStateNYThere is no Debt Outstanding for this ProjectZip - Plus413490IDA Does Not Hold Title to the PropertyProvince/RegionThe Project Receives No Tax Exemptions	Address Line2		Average Estimated Annual Salary of Jobs to be	42,000.00
State NY Original Estimate of Jobs to be Retained 6.00 2ip - Plus4 13501 Estimated Average Annual Salary of Jobs to be 42,000.00 Retained(at Current Market rates) Retained(at Current Market rates) 700 Province/Region Vinited States # of FTE Construction Jobs during Fiscal Yea 3.00 Applicant Information Vinited States # of FTE Construction Jobs during Fiscal Yea 3.00 Address Line1 7311 E Main Street Met Employment Change 7.00 Address Line2 Vinited States Current Year Is Last Year for Reporting Scate State NY WESTMORELAND There is no Debt Outstanding for this Project Scate State NY IJ490 IIDA Does Not Hold Title to the Property Scate State				
Zip - Plus413501Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)42,000.00Province/RegionRetained(at Current Market rates)13.00CountryUnited States# of FTE Construction Jobs during Fiscal Year3.00Applicant InformationMob Broad, LLC7.00Address Line27311 E Main StreetProject StatusAddress Line2VestMORELANDCurrent Year Is Last Year for ReportingKit Mob StatesNYThere is no Debt Outstanding for this ProjectYear StateNYIDA Does Not Hold Title to the PropertyProvince/Region13490The Project Receives No Tax Exemptions	City	UTICA		
Province/RegionRetained(at Current Market rates)Province/RegionCurrent # of FTEs13.00CountryUnited States# of FTE Construction Jobs during Fiscal Year3.00Applicant InformationNet Employment Change7.00Applicant Name1400 Broad, LLCAddress Line17311 E Main StreetProject StatusAddress Line2VESTMORELANDCurrent Year Is Last Year for ReportingStateNYThere is no Debt Outstanding for this ProjectZip - Plus413490IDA Does Not Hold Title to the PropertyProvince/RegionThe Project Receives No Tax Exemptions	State	NY	Original Estimate of Jobs to be Retained	6.00
Province/RegionCurrent # of FTEs13.00CountryUnited States# of FTE Construction Jobs during Fiscal Year3.00Applicant InformationNet Employment Change7.00Applicant Name1400 Broad, LLCProject StatusAddress Line17311 E Main StreetProject StatusAddress Line2Current Year Is Last Year for ReportingCityWESTMORELANDThere is no Debt Outstanding for this ProjectStateNYThere is no Debt Outstanding for this ProjectZip - Plus413490IDA Does Not Hold Title to the PropertyProvince/RegionThe Project Receives No Tax Exemptions	Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be	42,000.00
CountryUnited States# of FTE Construction Jobs during Fiscal Year3.00Applicant Information7.00Applicant Name1400 Broad, LLC7.00Address Line17311 E Main StreetProject StatusAddress Line2Current Year Is Last Year for ReportingStreetWESTMORELANDThere is no Debt Outstanding for this ProjectStreetStateNYIIA 90IIA 90Address Nordel StateIIA 90IIA ADDES Not Hold Title to the PropertyProvince/RegionInter StateThe Project Receives No Tax Exemptions			Retained(at Current Market rates)	
Applicant Information Net Employment Change 7.00 Applicant Name 1400 Broad, LLC	Province/Region			
Applicant Name 1400 Broad, LLC Address Line1 7311 E Main Street Project Status Address Line2 Current Year Is Last Year for Reporting City WESTMORELAND Current Year Is Last Year for Reporting State NY There is no Debt Outstanding for this Project Zip - Plus4 13490 IDA Does Not Hold Title to the Property Province/Region The Project Receives No Tax Exemptions	Country	United States	# of FTE Construction Jobs during Fiscal Year	3.00
Address Line1 7311 E Main Street Project Status Address Line2	Applicant Information		Net Employment Change	7.00
Address Line2 Control City WESTMORELAND Current Year Is Last Year for Reporting State NY There is no Debt Outstanding for this Project Zip - Plus4 13490 IDA Does Not Hold Title to the Property Province/Region The Project Receives No Tax Exemptions	Applicant Name	1400 Broad, LLC		
Address Line2 Current Year Is Last Year for Reporting City WESTMORELAND Current Year Is Last Year for Reporting State NY There is no Debt Outstanding for this Project Zip - Plus4 13490 IDA Does Not Hold Title to the Property Province/Region The Project Receives No Tax Exemptions	Address Line1	7311 E Main Street	Project Status	
State NY There is no Debt Outstanding for this Project Zip - Plus4 13490 IDA Does Not Hold Title to the Property Province/Region The Project Receives No Tax Exemptions	Address Line2		· · · · ·	
State NY There is no Debt Outstanding for this Project Zip - Plus4 13490 IDA Does Not Hold Title to the Property Province/Region The Project Receives No Tax Exemptions	City	WESTMORELAND	Current Year Is Last Year for Reporting	
Zip - Plus4 13490 IDA Does Not Hold Title to the Property Province/Region The Project Receives No Tax Exemptions	State			
Province/Region The Project Receives No Tax Exemptions	Zip - Plus4	13490		
	•			
		USA	E E	

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

	1		1	
General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-17-5			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	167 Gensee LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$9,707.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$22,671.00	
Original Project Code		School Property Tax Exemption	\$20,068.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$4,872,000.00	Total Exemptions	\$52,446.00	
Benefited Project Amount	\$4,447,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$4,853.00	\$4,853.00
Not For Profit	No	Local PILOT	\$11,335.00	\$11,335.00
Date Project approved	6/13/2017	School District PILOT	\$10,034.00	\$10,034.00
Did IDA took Title to Property	No	Total PILOT	\$26,222.00	\$26,222.00
Date IDA Took Title to Property		Net Exemptions	\$26,224.00	
Year Financial Assistance is Planned to End	2028	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	167 Genesee Street	Original Estimate of Jobs to be Created	24.00	
Address Line2		Average Estimated Annual Salary of Jobs to be	25,000.00	
		Created(at Current Market rates)		
City	UTICA	Annualized Salary Range of Jobs to be Created	25,000.00 To :	35,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	,
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be	0.00	
·		Retained(at Current Market rates)		
Province/Region		Current # of FTEs	17.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	17.00	
Applicant Name	167 Genesee LLC			
Address Line1	167 Genesee Street	Project Status		
Address Line2				
City	UTICA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13501	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			
j				

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

General Project Information Project Tax Exemptions & PILOT Payment Information Project Type Lease State Sales Tax Exemption \$0.00 Project Type Lease State Sales Tax Exemption \$0.00 Project Part of Another Phase or Multi Phase Yes Local Property Tax Exemption \$40,900.00 Original Project Code 3002-14-4 School Property Tax Exemption \$40,900.00 Project Part of Another Phase or Multi Phase Yes Local Property Tax Exemption \$40,900.00 Original Project Anount \$5.000.000.00 Total Exemptions \$40,900.00 Total Exemptions Benefited Project Anount \$5.000.000.00 Total Exemptions \$106.887.00 \$13,283.00 Bond/Mote Anount \$5.000.000.00 Total Exemption \$100.00 \$1,328.00 More Project Baront IS \$5.000.000.00 Total Exemption \$5.000.000.00 \$1,328.00 More Project Exemption \$100.00 \$1,328.00 \$1,328.00 \$1,328.00 More Project Exemption \$100.0 \$1,328.00 \$1,328.00 \$1,328.00 Did to took Title to Property					
Project Type Lesse State Sales Tax Exemption \$0.00 Project Name 231 Geneses Street, LLC Local Sales Tax Exemption \$0.00 Project Part of Another Phase or Multi Phase Yes Local Property Tax Exemption \$19,783.00 Project Part of Another Phase or Multi Phase Yes Local Property Tax Exemption \$40,200.00 Project Purpose Category Services Mortage Recording Tax Exemptions \$0.00 Total Project Amount \$5,000,000.00 Total Exemptions \$10,887.00 Benefited Project Amount \$5,000,000.00 Total Exemptions \$10,887.00 Benefited Project Amount \$5,000,000.00 Total Exemptions \$10,087.00 Mortage Recording Tax Status for Bonds County PILOT \$1,328.00 \$1,328.00 Manual Lesse Payment \$1,00 \$1,328.00 \$3,101.00 Mortage Project Amount \$1,00 \$1,328.00 \$3,101.00 Benefited Project Amount \$1,00 \$1,328.00 \$3,101.00 Mortage Project Amount \$1,00 \$1,328.00 \$3,101.00 Date Project Amount \$1,00	General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Name 231 Genesse Street, LLC Local Sales Tax Exemption 50.00 Project Part of Another Phase or Multi Phase Yes Local Property Tax Exemption 546.204.00 Project Part of Another Phase or Multi Phase Yes Local Property Tax Exemption 540.204.00 Project Part of Another Phase or Multi Phase Yes Local Property Tax Exemption 540.204.00 Project Part of Another Phase or Multi Phase Yes Mortgage Recording Tax Exemption 540.204.00 Total Project Amount \$5.000.000.00 Total Exemptions Net of PTL Section 485-b \$0.00 Benditide Project Amount \$5.000.000.00 Total Exemption Solut of tax Exemption \$10.887.00 Annual Lease Payment 1 \$1.00 \$1.328.00 \$1.328.00 \$1.328.00 Not For Profit No Local PLOT \$1.328.00 \$3.301.00 \$3.301.00 Did IDA took Title to Property Yes Total PLOT \$2.427.00 \$2.642.00 \$2.642.00 \$2.642.00 \$2.642.00 \$2.642.00 \$2.642.00 \$2.642.00 \$2.642.00 \$2.642.00 \$2.642.00 \$2.642.00 \$2.642.00 \$2.642.00					
County Real Property Tax Exemption 517,283.00 Project Part of Another Phase or Multi Phase Yes Local Property Tax Exemption \$46,204.00 Project Purpose Category Services Mortgage Recording Tax Exemptions \$0,000.00 Total Project Amount \$5,000.000.00 Total Exemptions \$106,887.00 Benefited Project Amount \$5,000.000.00 Total Exemptions \$106,887.00 Annual Lease Payment \$100 Country PLOI \$1,328.00 Date Project parvoed \$16/2019 School Districe PLOI \$3,101.00 Benefited Project parvoed \$1/2019 School Districe PLOI \$2,642.00 Date Droject Title De Property \$231 Genesee Street Original Estimate of Jobs to be Created \$1.00 Vear Financial Assistance Is Planned to End \$231 Genesee Street Original Estimated Anoual Stary of Jobs tob Screated \$1.00					
Project Part of Another Phase or Multi Phase (2014) School Property Tax Exemption \$48,204.00 Original Project Category Services Mortgage Recording Tax Exemption \$40,900.00 Total Project Amount School Property Tax Exemption \$40,900.00 Benefited Project Amount \$5,000,000.00 Total Exemptions \$106,887.00 Benefited Project Amount \$5,000,000.00 Total Exemptions Net of PRTJ. Section 485-b \$0.00 Annual Lease Payment \$1.00 Actual Payment Made Payment Due Per Agreement Federal Tax Status of Bonds County PILOT \$1,328.00 \$1,328.00 Not For Profit No Local PILOT \$1,010.0 \$3,101.00 Date Droject approved \$16/2019 School District PILOT \$2,642.00 \$2,642.00 Year Financial Assistance is Planned to End 2035 Project Employment Information \$1,00 \$1,00 \$1,00 Vear Financial Assistance is Planned to End 2036 Date Dat ook 1fte to Property Yes	Project Name	231 Genesee Street, LLC			
Original Project Code 3002-14-4 School Property Tax Exemption 540,900.00 Project Purpose Category Services Mortgage Recording Tax Exemption So.00 5106,887.00 Benefited Project Amount \$5,000,000.00 Total Exemptions Net of RPTL Section 485-b \$0.00 Bond/Note Amount Payment Information Actual Payment Made Payment Due Per Agreement Annual Lease Payment \$1.00 S1.328.00 \$1.328.00 \$1.328.00 Project approved \$16/2019 County PLOT \$1.328.00 \$3.101.00 Date DPolect approved \$16/2019 School District PLOT \$3.101.00 \$3.01.00 Date IDA Took Title to Property Yes Total PLOT \$7.071.00 \$7.071.00 Year Financial Assistance is Planned to End 2035 Project Employment Information \$1.00 Vear Financial Assistance S1 Genesee Street, LLC purchased the Gold Dome II facility in 2019. \$1.00 \$1.00 Location of Project # of FIEs before IDA Status \$1.00 \$1.00 Address Line1 231 Genesee Street, LLC purchased the Gold Dates UPA Status \$1.00 \$1.00			County Real Property Tax Exemption	· · · · · · ·	
Project Purpose Category Services Mortgage Recording Tax Exemption \$0.00 Total Project Amount \$5,000,000.00 Total Exemptions \$106,887.00 Benefited Project Amount \$5,000,000.00 Total Exemptions Net of RPTL Section 485-b \$0.00 Annual Lease Payment \$1.00 Actual Payment Made Payment Due Per Agreement Image: Constraint Constr				. ,	
Total Project Amount \$5,000,000.00 Total Exemptions \$106,887.00 Benefited Project Amount \$6,000,000.00 Total Exemptions Me of RPTL Section 485-b \$0.00 Bond/Note Amount Pilot payment Information Actual Payment Made Payment Due Per Agreement Annual Lease Payment \$1.00 S1.328.00 \$1.328.00 \$1.328.00 Pedreal Tax Status of Bonds County PILOT \$3.101.00 \$3.101.00 \$3.101.00 Date Project approved 5/16/2019 School District PILOT \$2.642.00 \$2.642.00 Did IDA took Title to Property Yes Total Pilot payment Information \$99.816.00 Year Financial Assistance is Planned to En 2035 Year Financial Assistance is Planned to En 2035 Project Employment Information \$1.00 \$1.00 \$1.00 Location of Project 231 Genesee Street, LLC purchased the Gold Dome II facility in 2019. \$1.00 \$3.00.00 \$1.00 Address Line2 Address Line2 Original Estimate of Jobs to be Created 70.00 \$3.000.00 \$3.000.00 \$3.000.00 \$3.000.00 \$3.000.00 \$3.000.00 \$3.000.00 \$3.000.00	Å /			. ,	
Benefited Project Amount \$5.000,000.00 Total Exemptions Net of RPTL Section 485-b \$0.00 Annual Lease Payment \$1.00 Actual Payment Made Payment Due Per Agreement Federal Tax Status of Bonds County PILOT \$1.328.00 \$1.328.00 \$1.328.00 Not For Profit No Colar PiLOT \$3.101.00 \$3.101.00 \$3.101.00 Date Droject approved 5/16/2019 School District PILOT \$2.642.00 \$2.642.00 \$3.101.00 Date IDA Took Titte to Property 5/31/2019 Project Employment Information \$9.916.00 \$7.071.00 \$7.0					
Bond/Note Amount Pilot payment Information Annual Lease Payment \$1.00 Annual Lasse Bonds County PILOT Federal Tax Status of Bonds County PILOT Not For Profit No Date Droject approved \$7/16/2019 School District PILOT \$2.642.00 Date IDA Took Title to Property \$5/31/2019 Vear Financial Assistance is Planned to End 2035 Project Employment Information \$99.816.00 Vear Financial Assistance is Planned to End 2035 Address Line1 231 Genesee Street, LLC purchased the Gold Dome II facility in 2019. \$1.00 Location of Project 231 Genesee Street Original Estimate of Jobs to be Created 70.00 Address Line1 231 Genesee Street Original Estimate of Jobs to be Created 70.00 Address Line1 231 Genesee Street Original Estimate of Jobs to be Created 70.00 City UTICA AnnualZad Salary Range of Jobs to be Created 70.00 State NY Original Estimate of Jobs to be Created 70.00 State NY Original Estinted Average Annual S	Total Project Amount				
Annual Lease Payment \$1.00 Actual Payment Made Payment Due Per Agreement Rederal Tax Status of Bonds County PILOT \$1,328.00 \$1,328.00 Not For Profit Not or Profit \$1,020.00 \$3,101.00 \$3,101.00 Date Project approved \$7/62019 School District PILOT \$2,642.00 \$2,642.00 Did IDA took Title to Property \$5/31/2019 Net Exemptions \$99,816.00 \$7,071.00 \$7,071.00 Year Financial Assistance is Planned to End 2035 Project Employment Information \$99,816.00 \$7,071.00 \$7,071.00 Notes 21 Genesee Street, LLC purchased the Gold Dome II facility in 2019. \$1,00 \$5,000.00 \$5,000.00 Location of Project # of FTEs before IDA Status \$1,00 \$5,000.00 \$5,0	Benefited Project Amount	\$5,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Federal Tax Status of Bonds County PILOT \$1,328.00 \$1,328.00 Not For Profit No Local PILOT \$3,101.00 \$3,101.00 Date Project approved 5/16/2019 School District PILOT \$2,642.00 \$2,642.00 Date IDA took Title to Property Yes Total PILOT \$7,071.00 \$7,071.00 Year Financial Assistance is Planned to End 2035 Project Employment Information \$99,816.00 Vear Financial Assistance is Planned to End 2035 Project Employment Information \$1.00 Location of Project 31 Genesee Street, LLC purchased the Gold Dome II facility in 2019. \$1.00 \$1.00 Address Line1 231 Genesee Street Original Estimate of Jobs to be Created 70.00 Address Line2 Average Estimate of Jobs to be Created \$5,000.00 \$5,000.00 City UTICA Annualized Salary Range of Jobs to be Created \$0.00 Zip - Plus4 13501 Estimate of Jobs to be Retained 0.00 Zip - Plus4 13501 Estimate of Jobs to be Created 0.00 Applicant Information Net Employment Change 0.00 Applicant Information Ye of FTE Construc	Bond/Note Amount		Pilot payment Information		
Not For Profit No Local PILOT \$3,101.00 \$3,101.00 Date Project approved 5/16/2019 School District PILOT \$2,642.00 \$2,642.00 Did IDA took Title to Property 5/31/2019 Total PILOT \$7,071.00 \$7,071.00 Date IDA Took Title to Property 5/31/2019 Net Exemptions \$99,816.00 Year Financial Assistance is Planned to End 2035 Project Employment Information Notes 231 Genesee Street, LLC purchased the Gold Dome II facility in 2019. 51.00 Location of Project # of FTEs before IDA Status 51.00 Address Line1 231 Genesee Street Original Estimate of Jobs to be 35,000.00 City UTICA Annual/acal Salary Range of Jobs to be 35,000.00 City UTICA Annual/acal Salary Ange of Jobs to be 0.00 State NY Original Estimate of Jobs to be Created 25,000.00 To: 45,000.00 Province/Region Estimated Average Annual Salary of Jobs to be 0.00 0.00 0.00 Applicant Information Xor Gree Street, LLC Net Employment Change 29.00	Annual Lease Payment	\$1.00		Actual Payment Made Payment Due Per Ag	greement
Date Project approved 5/16/2019 School District PILOT \$2,642,00 \$2,642,00 Did IDA took Title to Property Yes Total PILOT \$7,071,00 \$7,071,00 Date IDA Took Title to Property Yes Ret Exemptions \$99,816.00 \$99,816.00 Year Financial Assistance is Planned to End 2035 Project Employment Information \$1.00 Notes 231 Genesee Street, LLC purchased the Gold Dome II facility in 2019. # of FTEs before IDA Status \$1.00 Address Line1 231 Genesee Street Original Estimate of Jobs to be Created 70.00 Address Line2 Average Estimated Annual Salary of Jobs to be 25,000.00 To: 45,000.00 City UTICA Annualized Salary Range of Jobs to be Created 20.00 To: 45,000.00 State NY Original Estimate of Jobs to be Created 20.00 To: 45,000.00 State NY Original Estimate of Jobs to be Created 20.00 To: 45,000.00 State NY Original Estimate of Jobs to be Created 20.00 To: 45,000.00 State NY Original Estimate of Jobs to be Created	Federal Tax Status of Bonds		County PILOT	\$1,328.00 \$1,328.00	
Did IDA took Title to Property Yes Total PILOT \$7,071.00 \$7,071.00 Date IDA Took Title to Property 5/31/2019 Net Exemptions \$99,816.00 Year Financial Assistance is Planned to End 2035 Project Employment Information \$99,816.00 Notes 231 Genesee Street, LLC purchased the Gold Dome II facility in 2019. \$1.00 \$1.00 Location of Project # of FTEs before IDA Status \$1.00 Address Line1 231 Genesee Street Original Estimate of Jobs to be Created 70.00 Address Line2 Average Estimated Annual Salary of Jobs to be and the context of	Not For Profit	No	Local PILOT	\$3,101.00 \$3,101.00	
Date IDA Took Title to Property 5/31/2019 Net Exemptions \$99,816.00 Year Financial Assistance is Planned to End 2035 Project Employment Information Notes 231 Genesee Street, LLC purchased the Gold Dome II facility in 2019. # of FTEs before IDA Status 51.00 Address Line1 231 Genesee Street Original Estimate of Jobs to be Created 70.00 Address Line2 Average Estimate of Jobs to be Created 70.00 City UTICA Annualized Salary Range of Jobs to be Created 25,000.00 State NY Original Estimate of Jobs to be Retained 0.00 Zip - Plus4 13501 Estimated Average Annual Salary of Jobs to be 0.00 Country United States # of FTE Construction Jobs during Fiscal Year 0.00 Province/Region Current # of FTE 80.00 0.00 Applicant Information Net Employment Change 29.00 29.00 Applicant Name 231 Genesee Street, LLC Project Status 29.00 29.00 Address Line2 City LAWRENCE Current Year Is Last Year for Reporting 10.00 </td <td>Date Project approved</td> <td>5/16/2019</td> <td>School District PILOT</td> <td>\$2,642.00 \$2,642.00</td> <td></td>	Date Project approved	5/16/2019	School District PILOT	\$2,642.00 \$2,642.00	
Year Financial Assistance is Planned to End 2035 Project Employment Information Notes 231 Genesee Street, LLC purchased the Gold Dome II facility in 2019. 51.00 Location of Project # of FTEs before IDA Status 51.00 Address Line2 231 Genesee Street Original Estimate of Jobs to be Created 70.00 Address Line2 Average Estimated Annual Salary of Jobs to be Created 25,000.00 To: 45,000.00 City UTICA Annualized Salary Range of Jobs to be Created 20.00 To: 45,000.00 State NY Original Estimate of Jobs to be Retained 0.00 0.00 Zip - Plus4 13501 Estimated Average Annual Salary of Jobs to be 0.00 Province/Region Current # of FTEs 80.00 0.00 Applicant Information Net Employment Change 29.00 29.00 Applicant Information Net Employment Change 29.00 20.00 20.00 Address Line2 207 Rockaway Tpke Project Status 20.00 20.00 20.00 20.00 20.00 20.00 20.00 20.00 20.00 20.00<	Did IDA took Title to Property	Yes	Total PILOT	\$7,071.00 \$7,071.00	
Notes 231 Genesee Street, LLC purchased the Gold Dome II facility in 2019. Location of Project # of FTEs before IDA Status 51.00 Address Line1 231 Genesee Street Original Estimate of Jobs to be Created 70.00 Address Line2 Average Estimate of Jobs to be Created 35,000.00 To: 45,000.00 City UTICA Annualized Salary Range of Jobs to be Created 25,000.00 To: 45,000.00 State NY Original Estimate of Jobs to be Retained 0.00 To: 45,000.00 Province/Region Estimated Average Annual Salary of Jobs to be Retained 0.00 80.00 80.00 Province/Region Estimated Average Annual Salary of Jobs due B 0.00 80.00 80.00 80.00 Applicant Information # of FTE Construction Jobs during Fiscal Year 0.00 80.00 80.00 80.00 Address Line2 Applicant Name 231 Genesee Street, LLC Net Employment Change 20.00 90.00 Address Line2 Address Line2 Net Employment Change 20.00 90.00 90.00 90.00 Ad	Date IDA Took Title to Property	5/31/2019	Net Exemptions	\$99,816.00	
Notes 231 Genesee Street, LLC purchased the Gold Dome II facility in 2019. Location of Project # of FTEs before IDA Status 51.00 Address Line1 231 Genesee Street Original Estimate of Jobs to be Created 70.00 Address Line2 Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) 55,000.00 City UTICA Annualized Salary Range of Jobs to be Created 25,000.00 State NY Original Estimate of Jobs to be Retained 0.00 Zip - Plus4 13501 Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) 0.00 Province/Region Current # of FTEs 80.00 0.00 Applicant Information Met Employment Change 29.00 0.00 Address Line2 231 Genesee Street, LLC Project Status 29.00 0.00 Address Line2 Externet Year Is Last Year for Reporting 29.00 0.00 0.00	Year Financial Assistance is Planned to End	2035	Project Employment Information		
Location of Project # of FTEs before IDA Status 51.00 Address Line1 231 Genesee Street Original Estimate of Jobs to be Created 70.00 Address Line2 Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) 35,000.00 City UTICA Annualized Salary Range of Jobs to be Created 25,000.00 To: 45,000.00 State NY Original Estimate of Jobs to be Retained 0.00 0.00 Zip - Plus4 13501 Estimated Average Annual Salary of Jobs to be 0.00 0.00 Province/Region Current # of FTEs 80.00 0.00 Applicant Information Writed States # of FTE Construction Jobs during Fiscal Year 0.00 Address Line2 231 Genesee Street, LLC 29.00 0.00 0.00 Address Line2 Current Year Is Last Year for Reporting 0.00 0.00 0.00	Notes	231 Genesee Street, LLC purchased the Gold			
Address Line1 231 Genesee Street Original Estimate of Jobs to be Created 70.00 Address Line2 Average Estimated Annual Salary of Jobs to be Created (at Current Market rates) 35,000.00 Created(at Current Market rates) UTICA Annualized Salary Range of Jobs to be Created 25,000.00 State NY Original Estimate of Jobs to be Retained 0.00 Zip - Plus4 13501 Estimated Average Annual Salary of Jobs to be Retained 0.00 Province/Region Current # of FTEs 80.00 0.00 Applicant Information Net Employment Change 29.00 0.00 Address Line2 207 Rockaway Tpke Project Status Project Status Address Line2 LAWRENCE Current Year Is Last Year for Reporting UWRENCE	Location of Project			51.00	
Address Line2 Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) 35,000.00 City UTICA Annualized Salary Range of Jobs to be Created 25,000.00 To: 45,000.00 State NY Original Estimate of Jobs to be Retained 0.00 Zip - Plus4 13501 Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) 0.00 Province/Region Current Y of FTES 80.00 Applicant Information Net Employment Change 29.00 Address Line1 207 Rockaway Tpke Project Status Address Line2 Current Year Is Last Year for Reporting LawRENCE City LAWRENCE Current Year Is Last Year for Reporting LawRenorting		231 Genesee Street		70.00	
City UTICA Annualized Salary Range of Jobs to be Created 25,000.00 To: 45,000.00 State NY Original Estimate of Jobs to be Retained 0.00 Zip - Plus4 13501 Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) 0.00 Province/Region Current # of FTEs 80.00 Country United States # of FTE Construction Jobs during Fiscal Year 0.00 Applicant Information Net Employment Change 29.00 Address Line1 207 Rockaway Tpke Project Status Address Line2 Current Year Is Last Year for Reporting City LAWRENCE Current Year Is Last Year for Reporting	Address Line2			35,000.00	
State NY Original Estimate of Jobs to be Retained 0.00 Zip - Plus4 13501 Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) 0.00 Province/Region Current / Gurrent # of FTEs 80.00 Country United States # of FTE Construction Jobs during Fiscal Year 0.00 Applicant Information Net Employment Change 29.00 Address Line1 207 Rockaway Tpke Project Status Address Line2 Current Year Is Last Year for Reporting City LAWRENCE Current Year Is Last Year for Reporting NY There is no Debt Outstanding for this Project Estimate for Reporting			Created(at Current Market rates)		
State NY Original Estimate of Jobs to be Retained 0.00 Zip - Plus4 13501 Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) 0.00 Province/Region Current / Gurrent # of FTEs 80.00 Country United States # of FTE Construction Jobs during Fiscal Year 0.00 Applicant Information Net Employment Change 29.00 Address Line1 207 Rockaway Tpke Project Status Address Line2 Current Year Is Last Year for Reporting City LAWRENCE Current Year Is Last Year for Reporting NY There is no Debt Outstanding for this Project Estimate for Reporting	City	UTICA	Annualized Salary Range of Jobs to be Created	25,000.00 To : 45,000.00	-
Image: Construction of Province/RegionRetained(at Current Market rates)Province/RegionCurrent # of FTEs80.00CountryUnited States# of FTE Construction Jobs during Fiscal Year0.00Applicant InformationNet Employment Change29.00Applicant Name231 Genesee Street, LLCProject StatusAddress Line1207 Rockaway TpkeProject StatusAddress Line2Current Year Is Last Year for ReportingCityLAWRENCECurrent Year Is no Debt Outstanding for this Project	State	NY		0.00	
Image: Construction of Province/RegionRetained(at Current Market rates)Province/RegionCurrent # of FTEs80.00CountryUnited States# of FTE Construction Jobs during Fiscal Year0.00Applicant InformationNet Employment Change29.00Applicant Name231 Genesee Street, LLCProject StatusAddress Line1207 Rockaway TpkeProject StatusAddress Line2Current Year Is Last Year for ReportingCityLAWRENCECurrent Year Is no Debt Outstanding for this Project	Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be	0.00	
Country United States # of FTE Construction Jobs during Fiscal Year 0.00 Applicant Information Net Employment Change 29.00 Applicant Name 231 Genesee Street, LLC Project Status Address Line1 207 Rockaway Tpke Project Status Address Line2 Current Year Is Last Year for Reporting State NY There is no Debt Outstanding for this Project					
Applicant Information Net Employment Change 29.00 Applicant Name 231 Genesee Street, LLC 200 Address Line1 207 Rockaway Tpke Project Status Address Line2 200 City LAWRENCE Current Year Is Last Year for Reporting State NY There is no Debt Outstanding for this Project	Province/Region		Current # of FTEs	80.00	
Applicant Name 231 Genesee Street, LLC Address Line1 207 Rockaway Tpke Project Status Address Line2 Current Year Is Last Year for Reporting City LAWRENCE Current Year Is Last Year for Reporting State NY There is no Debt Outstanding for this Project	Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Address Line1 207 Rockaway Tpke Project Status Address Line2	Applicant Information		Net Employment Change	29.00	
Address Line2 Current Year Is Last Year for Reporting City LAWRENCE State NY There is no Debt Outstanding for this Project	Applicant Name	231 Genesee Street, LLC			
Address Line2 Current Year Is Last Year for Reporting City LAWRENCE Current Year Is Last Year for Reporting State NY There is no Debt Outstanding for this Project	Address Line1	207 Rockaway Tpke	Project Status		
City LAWRENCE Current Year Is Last Year for Reporting State NY There is no Debt Outstanding for this Project	Address Line2		· · · · · · · · · · · · · · · · · · ·		
State NY There is no Debt Outstanding for this Project		LAWRENCE	Current Year Is Last Year for Reporting		
	· · · · · · · · · · · · · · · · · · ·		/ ¥		
Province/Region The Project Receives No Tax Exemptions					
Country USA		USA			

Page **19** of **55**

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

	1		1	
General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-19-1			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	268 Genesee Street	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$14,804.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$34,576.00	
Original Project Code		School Property Tax Exemption	\$30,607.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,500,000.00	Total Exemptions	\$79,987.00	
Benefited Project Amount	\$5,280,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$5,922.00	\$5,922.00
Not For Profit	No	Local PILOT	\$13,830.00	\$13,830.00
Date Project approved	2/19/2019	School District PILOT	\$12,243.00	\$12,243.00
Did IDA took Title to Property	Yes	Total PILOT	\$31,995.00	\$31,995.00
Date IDA Took Title to Property	7/16/2019	Net Exemptions	\$47,992.00	
Year Financial Assistance is Planned to End	2029	Project Employment Information		
Notes		······································		
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	268 Genesee Street	Original Estimate of Jobs to be Created	50.00	
Address Line2		Average Estimated Annual Salary of Jobs to be	40,000.00	
		Created(at Current Market rates)	-	
City	UTICA	Annualized Salary Range of Jobs to be Created	20,000.00 To :	60,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be	0.00	
		Retained(at Current Market rates)		
Province/Region		Current # of FTEs	132.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	132.00	
Applicant Name	268 Genesee Street, LLC			
Address Line1	520 Seneca Street	Project Status		
Address Line2				
City	UTICA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13502	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	3002-21-4		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name	311 Main Street Holdings LLC	Local Sales Tax Exemption	\$0.00
	-	County Real Property Tax Exemption	\$19,783.00
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$46,204.00
Original Project Code		School Property Tax Exemption	\$40,900.00
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$7,740,000.00	Total Exemptions	\$106,887.00
Benefited Project Amount	\$6,900,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$1.00		Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	
Not For Profit	No	Local PILOT	\$3,101.00 \$3,101.00
Date Project approved	12/15/2021	School District PILOT	\$2,642.00 \$2,642.00
Did IDA took Title to Property	Yes	Total PILOT	\$7,071.00 \$7,071.00
Date IDA Took Title to Property	11/29/2022	Net Exemptions	\$99,816.00
Year Financial Assistance is Planned to End	2035	Project Employment Information	
Notes			
Location of Project		# of FTEs before IDA Status	10.00
Address Line1	311 Main Street	Original Estimate of Jobs to be Created	20.00
Address Line2		Average Estimated Annual Salary of Jobs to be	35,000.00
		Created(at Current Market rates)	
City	UTICA	Annualized Salary Range of Jobs to be Created	20,000.00 To : 70,000.00
State	NY	Original Estimate of Jobs to be Retained	10.00
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be	35,000.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	80.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	70.00
Applicant Name	311 Main Street Holdings LLC		
Address Line1	400 Oriskany St West	Project Status	
Address Line2			
City	UTICA	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	13502	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Page **21** of **55**

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-14-3			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	BG Warehouse, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$49,339.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$115,233.00	
Original Project Code		School Property Tax Exemption	\$102,005.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount		Total Exemptions	\$266,577.00	
Benefited Project Amount	\$11,648,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$13,881.00	\$13,881.00
Not For Profit	No	Local PILOT	\$32,420.00	\$32,420.00
Date Project approved	10/7/2014	School District PILOT	\$28,699.00	\$28,699.00
Did IDA took Title to Property	Yes	Total PILOT	\$75,000.00	\$75,000.00
Date IDA Took Title to Property	11/18/2014	Net Exemptions	\$191,577.00	
Year Financial Assistance is Planned to End	2026	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	182.00	
Address Line1	2007 Beechgrove Place	Original Estimate of Jobs to be Created	16.00	
Address Line2		Average Estimated Annual Salary of Jobs to be	21,702.00	
		Created(at Current Market rates)	_ ,, , , , , _ , _ , _	
City	UTICA	Annualized Salary Range of Jobs to be Created	18,200.00 To :	40,040.00
State	NY	Original Estimate of Jobs to be Retained	182.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be	30,000.00	
F · · ·		Retained(at Current Market rates)		
Province/Region		Current # of FTEs	303.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	121.00	
Applicant Name	BG Warehouse, LLC			
Address Line1	PO Box 4325	Project Status		
Address Line2				
City	UTICA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13501	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			
oodina y				

Page **22** of **55**

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	3002-20-1		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name	Burrstone Road Associates, LLC	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$16,486.00
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$38,504.00
Original Project Code		School Property Tax Exemption	\$34,083.00
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$20,000,000.00	Total Exemptions	\$89,073.00
Benefited Project Amount	\$19,300,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$1.00		Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00 \$0.00
Not For Profit	No	Local PILOT	\$0.00 \$0.00
Date Project approved	4/17/2020	School District PILOT	\$0.00 \$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00 \$0.00
Date IDA Took Title to Property	5/15/2020	Net Exemptions	\$89,073.00
Year Financial Assistance is Planned to End	2032	Project Employment Information	
Notes	Project is not complete. Expected to be finishe		
	Project is complete.		
Location of Project		# of FTEs before IDA Status	15.00
Address Line1	117 Business Park Drive	Original Estimate of Jobs to be Created	15.00
Address Line2		Average Estimated Annual Salary of Jobs to be	1,342,756.00
		Created(at Current Market rates)	
City	UTICA	Annualized Salary Range of Jobs to be Created	27,800.00 To : 357,800.00
State	NY	Original Estimate of Jobs to be Retained	15.00
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be	134,275.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	67.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	52.00
Applicant Name	Burrstone Road Associates, LLC		
Address Line1	1729 Burrstone Road	Project Status	
Address Line2			
City	NEW HARTFORD	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	13413	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		
j			

Page 23 of 55

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

	1		
General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	3002-20-3		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name	Carbone Commecial Property, LLC	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$52,755.00
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$123,211.00
Original Project Code		School Property Tax Exemption	\$109,067.00
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$7,775,522.00	Total Exemptions	\$285,033.00
Benefited Project Amount	\$7,625,522.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$1.00		Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$5,276.00 \$5,276.00
Not For Profit	No	Local PILOT	\$36,963.00 \$36,963.00
Date Project approved	1/7/2020	School District PILOT	\$32,720.00 \$32,720.00
Did IDA took Title to Property	Yes	Total PILOT	\$74,959.00 \$74,959.00
Date IDA Took Title to Property	3/3/2020	Net Exemptions	\$210,074.00
Year Financial Assistance is Planned to End	2027	Project Employment Information	
Notes			
Location of Project		# of FTEs before IDA Status	0.00
Address Line1	1532 Oriskany Blvd	Original Estimate of Jobs to be Created	8.00
Address Line2	······································	Average Estimated Annual Salary of Jobs to be	42,000.00
		Created(at Current Market rates)	
Citv	UTICA	Annualized Salary Range of Jobs to be Created	25,000.00 To : 52,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	8.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	8.00
Applicant Name	Carbone Commercial Property, LLC		
Address Line1	587 Main Street	Project Status	
Address Line2			
City	NEW YORK MILLS	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	13417	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		
country	-		

Page **24** of **55**

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

	•	<u>.</u>	
General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	3002-18-4		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name	DePaul Utica, LP	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$52,809.00
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$123,338.00
Original Project Code		School Property Tax Exemption	\$109,179.00
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount		Total Exemptions	\$285,326.00
Benefited Project Amount	\$13,170,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$1.00		Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$8,587.00 \$8,587.00
Not For Profit	No	Local PILOT	\$17,264.00 \$17,264.00
Date Project approved	9/4/2018	School District PILOT	\$16,843.00 \$16,843.00
Did IDA took Title to Property	Yes	Total PILOT	\$42,694.00 \$42,694.00
Date IDA Took Title to Property	7/18/2019	Net Exemptions	\$242,632.00
Year Financial Assistance is Planned to End	2049	Project Employment Information	
Notes			
Location of Project		# of FTEs before IDA Status	0.00
Address Line1	1914 Dwyer Avenue	Original Estimate of Jobs to be Created	14.00
Address Line2		Average Estimated Annual Salary of Jobs to be	40,000.00
		Created(at Current Market rates)	
City	UTICA	Annualized Salary Range of Jobs to be Created	35,000.00 To : 45,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	8.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	8.00
Applicant Name	DePaul Utica Housing Development Fund		
	Corporation		
Address Line1	1931 Buffalo Road	Project Status	
Address Line2			
City		Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	14624	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Page **25** of **55**

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

Project Code 3002-16-5 Control Project Type Lease State Sales Tax Exemption \$0.00 Project Name Deerfield Place Local Sales Tax Exemption \$30.00 Project Part of Another Phase Ournity Real Property Tax Exemption \$312,951.00 Orginal Project Code School Property Tax Exemption \$312,951.00 Project Purpose Categorie Other Categories Morgage Recording Tax Exemption \$310,511.00 Project Anount \$29,680.00.00 Total Exemption \$310,511.00 \$30.00 Benefited Project Anount \$29,680.00.00 Total Exemption \$310,511.00 \$30.00 Bond/Note Amount \$29,680.00.00 Total Exemption \$30.00 \$30.00 Benefited Project Anount \$29,680.00.00 Total Exemption \$30.00 \$30.00 Annual Lesse Payment \$20.00 Curry Pay \$30.00 \$32,912.00 \$32,912.00 Benefited Project Anount \$37,100 \$35,571.00 \$35,571.00 \$35,571.00 \$35,571.00 Data Datook Title Property Yes Total PluOT \$35,571.00		Ι			
Project Type Lease State Sales Tax Exemption 50.00 Project Part of Another Phase Not Call Sales Tax Exemption 5132,851.100 Project Part of Another Phase Not Call Sales Tax Exemption 5132,851.100 Original Project Amount School Property Tax Exemption 522,850.00 Project Part of Another Phase Not Call Property Tax Exemption 5274,856.00 Project Paroter X Exemption School Property Tax Exemption 50.00 Benefited Project Amount 52.080,000.00 Total Exemptions 50.00 Bond/Nete Amount 52.083,00.00 Total Exemptions 50.00 Bond/Nete Amount 52.083,00.00 Poilet Payment Information Actual Payment Made Payment Duo Par Agreement Annual Lesse Payment 50.00 School School School Scho	General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Name Described Place Local Sales Tax Exemption 50.00 Project Part of Another Phase or Multi Phase No Local Property Tax Exemption 5310.511.00 Original Project Code School Property Tax Exemption 5310.511.00 School Property Tax Exemption 5310.511.00 Project Purpose Category Other Categories Mortgage Recording Tax Exemption 5310.511.00 Benefited Project Amount \$22.080.000.00 Total Exemptions 5718.228.00 Benefited Project Amount \$20.800.000.00 Total Exemptions 5718.228.00 Benefited Project Amount \$20.800.000.00 County PluC \$20.00 \$25.912.00 Annual Lesse Payment \$0.00 County PluC \$25.912.00 \$25.912.00 Not For Profit No Local PluC Tis (Soci Sla00.00 \$35.571.00 \$35.571.00 Did Dato Kittle to Property Yato 16 School District PlUC \$55.571.00 \$140.001.00 \$140.001.00 Year Financial Assistance is Planned to End 2029 Project Employment Information \$25.912.00 Vear Financial Assistance is Planned to End 2029 Project Employme					
Project Part of Another Phase No Local Property Tax Exemption \$132,951.00 Project Part of Another Phase No Local Property Tax Exemption \$274,866.00 Project Part Of Another Phase Setheol Property Tax Exemption \$274,866.00 Total Project Anount \$29,880,000.00 Total Exemptions \$271,822.00 Benefited Project Anount \$28,830.00.00 Total Exemptions \$718,322.00 Benefited Project Anount \$28,830.00.00 Total Exemptions \$718,322.00 Benefited Project Anount \$28,830.00.00 Total Exemptions \$718,322.00 Benefited Project Anount \$28,930.00 Total Exemptions \$718,322.00 Benefited Project Anount \$28,910.00 \$25,912.00 \$25,912.00 Benefited Project Anount \$20,900 \$25,912.00 \$25,912.00 \$25,912.00 Benefited Project Anount \$20,900 \$25,912.00 \$25,971.00 \$25,971.00 Benefited Project Anount \$20,900 \$25,971.00 \$25,971.00 \$25,971.00 Benefited Project Anount \$27,920 Total PluOT \$400.100 \$25,971.00 </th <th></th> <th></th> <th></th> <th></th> <th></th>					
Project Part of Another Phase or Multi Phase No Local Property Tax Exemption S10:511:00 Original Project Code Mortgage Recording Tax Exemption S270.866:00 S70.00 Total Project Amount S28:080:00:00 Total Exemptions S10.00 Beneflied Project Amount S28:080:00:00 Total Exemptions S178:328:00 Bond/Note Amount S28:080:00:00 Total Exemptions S178:328:00 Annual Lesse Payment S0:00 Actual Payment Made Payment Due Per Agreement Annual Lesse Payment S0:00 S25:912:00 S25:912:00 S25:912:00 Not For Profit No Local Plot() S53:01:00 S50:01:00 Did IDA took Title to Property Yes Total IEX S57:02:00 S25:91:2:00 Year Financial Assistance is Planned to End 2029 Yes Total IEX S57:91:2:00 S25:91:2:00 Year Financial Assistance is Planned to End 2029 Yes Total IEX S57:91:2:00 S53:97:1:00 Year Financial Assistance is Planned to End 2029 Project Employment Information Year Financial Assistance is Planned to En	Project Name	Deerfield Place			
Original Project Code School Property Tax Exemption \$274,086.0.0 Project Purpose Category Otter Categories Mortgage Recording Tax Exemptions \$1718,328.0.0 Benefited Project Amount \$22,850.00.00 Total Exemptions Not of RPTL Section 485-b \$0.00 BondiNote Amount \$20,00 Total Exemptions Not of RPTL Section 485-b \$0.00 Annual Less Payment \$0.00 Actual Payment Made Payment Due Per Agreement Annual Less Payment \$0.00 S25,912.00 \$25,912.00 \$25,912.00 Otter Profit No County PLIOT \$50,518.00 \$55,371.00 \$53,571.00 Date Project approved 3/12016 School Project Temptowed \$57,8327.00 \$53,571.00 Vear Financial Assistance is Planned to End 2029 Project Employment Information \$78,327.00 Vear Financial Assistance of Morte Year Financial Assistance of Solo Solo \$50.00 \$50.00 Catation of Project WellTower NNN Group purchased the Colonial Deerfield property in February 2022. \$0.00 \$50.00 Catation of Project Treton Road Origlinal Estimate of Jobs to be Created \$0.00			County Real Property Tax Exemption		
Project Purpose Category Other Categories Mortgage Recording Tax Exemption \$0.00 Total Project Amount \$29.860.00.00 Total Exemptions Net of RPTL Section 485-b \$0.00 Bendflicted Arrount \$20.860.00.00 Total Exemptions Net of RPTL Section 485-b \$0.00 Annual Lease Payment \$0.00 Reference \$25.912.00 \$25.912.00 \$25.912.00 Not For Profit No Local PLLOT \$50.810.00 \$50.912.00 \$25.912.00 \$25.912.00 Dial Dato Soft file to Project approved 31/2016 School District PLLOT \$50.810.00 \$50.518.00 Dial Dato Not File to Project y Yes Total PLLOT \$10.00.100 \$140.001.00 \$140.001.00 Year Financial Assistance is Planned to End 2029 Project Employment Information \$578.327.00 \$140.001.00 Year Financial Assistance is Planned to End 2029 Project Employment Information \$578.327.00 \$140.001.00 \$140.001.00 \$140.001.00 \$140.001.00 \$140.001.00 \$140.001.00 \$140.001.00 \$140.001.00 \$140.001.00 \$140.001.00 \$140.001.00 \$140.001.00	Project Part of Another Phase or Multi Phase	No		. ,	
Total Project Amount \$29,680,000.00 Total Exemptions \$718,328.00 Benefitted Project Amount \$29,680,000.00 Total Exemptions Net of RPTL Section 485-b \$0.00 Bond/Note Amount \$20,000.00 Actual Payment Due Per Agreement Annual Lease Payment \$0.00 \$25,912.00 \$25,912.00 Pederal Tax Status of Bonds County PILOT \$25,912.00 \$25,912.00 Not For Profit No Local PILOT \$35,571.00 \$53,571.00 Date Droject approved 3/12016 School District PILOT \$\$15,83.07.00 \$53,571.00 Date IDA Took Title to Property Yes Total PILOT \$140,001.00 \$140,001.00 Year Financial Assistance is Planed to End 2029 Project Employment Information Year Financial Assistance is Planed to End 2029 Project Employment Information Notes WellTower NNN Group purchased the Colonial Deerfield property in Fobruary 2022. \$00 \$00 Address Line1 Totan Road Original Estimate of Jobs to be Created 5.00 \$00 Address Line1 Totan Road Original Estimate of Jobs to be Created 5.00 \$000.00 Gamma Address Line1 Totan Road Original Estimate of Jobs to be Created 5.00 \$000.00 Tota Linual Lease # of FTE Constr	Original Project Code		School Property Tax Exemption	\$274,866.00	
Benefited Project Amount 82,853,000.00 Total Exemptions Net of RPTL Section 485-b 90.00 Bond/Note Amount \$0.00 Pilot payment Information Actual Payment Made Payment Due Per Agreement Referent Tax Status of Bonds County PiLOT \$25,912.00 \$25,912.00 \$25,912.00 Not For Profett No Local PILOT \$50,518.00 \$50,0518.00 \$50,0518.00 \$50,0518.00 \$50,0518.00 \$50,0518.00 \$50,0518.00 \$50,0518.00 \$50,0518.00 \$50,0518.00 \$50,0518.00 \$50,0518.00 \$50,0518.00 \$50,0518.00 \$50,0518.00 \$50,0518.00 \$50,001.00 \$51,00 \$50,001.00 \$52,912.00 \$52,912.00 \$52,912.00 \$52,912.00 \$50,001.00 \$52,912.00 \$52,912.00 \$52,912.00 \$52,912.00 \$52,912.00 \$52,912.00 \$52,912.00 \$52,912.00 \$52,912.00 \$52,912.00 \$52,912.00 \$52,912.00 \$52,912.00 \$52,912.00 \$52,912.00 \$52,912.00 \$52,912.00 \$52,912.00 \$55,932.00 \$55,932.00 \$55,932.00 \$55,932.00 \$55,932.00 \$55,932.00 \$55,932.00 \$55,9	Project Purpose Category		Mortgage Recording Tax Exemption		
Bond/Note Amount Pilot payment Information Annual Lease Payment \$0.00 Actual Payment Made Payment Due Per Agreement Feddral Tax Status of Bonds County PLIOT \$25,912.00 \$225,912.00 Not For Profit No Local PLIOT \$52,512.00 \$25,912.00 Date Droject approved 3/1/2016 School District PLIOT \$35,571.00 \$\$35,571.00 Date IDA Took Title to Property Yes Yes Total PLIOT \$140,001.00 \$140,001.00 Year Financial Assistance is Planned to End 2029 Project Employment Information Notes WellTower NNN Group purchased the Colonal Deefield property in February 2022. 0.00 Location of Project Trenton Road Original Estimate of Jobs to be Created for Control Market rates) 0.00 Created Calc Current Market rates) Created Calc Current Market rates) Year Financial Assistance of Dots to be Retained 0.00	Total Project Amount	\$29,680,000.00	Total Exemptions	\$718,328.00	
Annual Lease Payment\$0.00Actual Payment MadePayment Due Per AgreementFederal Tax Status of BondsCounty PILOT\$25,912.00\$25,912.00\$25,912.00Not For ProfitNoLocal PILOT\$80,518.00\$80,518.00\$80,518.00Date Project approved3/1/2016School District PILOT\$83,571.00\$53,571.00Date IDA took Title to Property3/1/2016Not For Project Status\$578,327.00\$53,271.00Date IDA Took Title to Property3/1/2016Net Exemptions\$578,327.00\$140,001.00Year Financial Assistance is Planned to End2029Project Employment InformationNote See The Status0.00Status0.00Address Line1Trenton RoadOriginal Estimate of Jobs to be Created5.00Address Line2Average Estimated Annual Salary of Jobs to bo50,000.00CityUTICAAnnualized Salary Range of Jobs to bo0.00Zip - Plus413502Estimate of Jobs to be Retained0.00Applicant InformationNet Exemptional Salary of Jobs to bo0.00Applicant InformationCurrent # of FTE 5.000.00Applicant InformationNet Employment Change5.00Applicant Infor	Benefited Project Amount	\$2,853,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Federal Tax Status of Bonds County PILOT \$25,912.00 \$25,912.00 Not For Profit Date Project approved 3/1/2016 Local PILOT \$80,518.00 \$60,518.00 Date Project approved 3/1/2016 School District PILOT \$53,571.00 \$53,571.00 Date IDA Took Title to Property Yir2016 Net Exemptions \$578.327.00 Year Financial Assistance is Planned to End 2029 Project Employment Information Notes WellTower NNN Group purchased the Colonial Deerfield property in February 2022. 0.00 Location of Project Information 0.00 Address Line2 Average Estimated Annual Salary of Jobs to be fore IDA Status 0.00 City UTICA Average Estimated Annual Salary of Jobs to be fore IDA Status 0.00 Year Financial Assistance NY Original Estimate of Jobs to be Created for the Status of Jobs to be fore IDA Status 0.00 Address Line2 Average Estimated Annual Salary of Jobs to be fore IDA Status of	Bond/Note Amount		Pilot payment Information		
Not For Profit No Local PILOT \$60,518.00 \$60,518.00 Date Project approved 3/1/2016 School District PILOT \$\$140,001.00 \$\$33,571.00 Date IDA Took Title to Property Yes Total PILOT \$\$140,001.00 \$\$140,001.00 Year Financial Assistance is Planne to End 2029 Project Employment Information \$\$78,327.00 Year Financial Assistance is Planne to End 2029 Project Employment Information \$\$78,327.00 Notes WellTower NNN Group purchased the Colonial Deerfield property in February 2022. 0.00 \$\$78,327.00 Location of Project # of FTEs before IDA Status 0.00 Address Line1 Trenton Road Original Estimate of Jobs to be Created 5.00 Address Line2 Average Estimated Annual Salary of Jobs to be 50,000.00 To: 50,000.00 City UTICA Annualized Salary Range of Jobs to be 50,000.00 To: 50,000.00 State NY Original Estimate of Jobs to be Retained 0.00 \$\$0 Province/Region Current Year Salary of Jobs to be 0.00 \$\$0 Address Line2	Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Date Project approved 3/1/2016 School District PILOT \$\$3,571.00 \$\$63,571.00 Did IDA took Title to Property Yes Total PILOT \$\$140,001.00 \$\$140,001.00 Date IDA Took Title to Property 3/1/2016 Net Exemptions \$\$758,327.00 Year Financial Assistance is Planned to End 2029 Project Employment Information Notes WellTower NNN Group purchased the Colonia Deerfield property in February 2022. 0.00 Location of Project # of FTEs before IDA Status 0.00 Address Line1 Trenton Road Original Estimate of Jobs to be Created 5.00 Address Line2 Average Estimated Annual Salary of Jobs to be 50,000.00 To: 50,000.00 City UTICA Annualized Salary Range of Jobs to be Created 50,000.00 To: 50,000.00 State NY Original Estimate of Jobs to be Created 50,000.00 To: 50,000.00 Current Yes Iso2 Estimated Average Annual Salary of Jobs to be 6,000 Colon Retained(at Current Market rates) Net Employment Change 5.00 Current Yes of FTEs 5.00 Applicant Inform	Federal Tax Status of Bonds		County PILOT	\$25,912.00	
Did IDA took Title to Property Date IDA Took Title to Property Per Financial Assistance is Planned to End 2029 Total PILOT Net Exemptions \$140,001.00 \$140,001.00 Year Financial Assistance is Planned to End 2029 2029 Project Employment Information \$573,027.00 Notes WellTower NNN Group purchased the Colonial Deerfield property in February 2022. # of FTEs before IDA Status 0.00 Address Line1 Trenton Road Original Estimate of Jobs to be Created 6.00 5.00 Address Line2 Average Estimate of Jobs to be Created 6.000.00 50,000.00 To: 50,000.00 City UTICA Annualized Salary Range of Jobs to be Created 6.000 0.00 To: 50,000.00 State NY Original Estimate of Jobs to be Created 6.000 0.00 To: 50,000.00 Zip - Plus4 13502 Estimated Average Annual Salary of Jobs to be 0.000 To: 50,000.00 Applicant Information Ketained(at Current Market rates) 0.00 0.00 Applicant Information Net Employment Change 5.00 0.00 Applicant Information Net Employment Change 0.00 0.00 Address Line2 300 Jordan Road Project Statu	Not For Profit	No	Local PILOT	\$60,518.00	\$60,518.00
Date IDA Took Title to Property 3/1/2016 Net Exemptions \$578,327.00 Year Financial Assistance is Planned to End 2029 Project Employment Information Well Tower NNN Group purchased the Colonial Deerfield property in February 2022. 0.00 Location of Project # of FTEs before IDA Status 0.00 Address Line1 Trenton Road Original Estimate of Jobs to be Created 5.00 Address Line1 Trenton Road Average Estimated Annual Salary of Jobs to bo 50,000.00 To: 50,000.00 Created(at Current Market rates) Created(at Current Market rates) State NY Original Estimate of Jobs to be Created 0.00 Yei P Plus4 13502 Estimated Average Annual Salary of Jobs to be 0.00 Province/Region Current # of FTES 5.00 Applicant Information Met Employment Market rates) Applicant Name Tenton Road, LLC Net Employment Change </td <th>Date Project approved</th> <td>3/1/2016</td> <td>School District PILOT</td> <td>\$53,571.00</td> <td>\$53,571.00</td>	Date Project approved	3/1/2016	School District PILOT	\$53,571.00	\$53,571.00
Year Financial Assistance is Planned to End 2029 Project Employment Information Notes WeilTower NNN Group purchased the Colonial Deerfield property in February 2022. 0.00 Location of Project # of FTEs before IDA Status 0.00 Address Line1 Trenton Road Original Estimate of Jobs to be Created 5.00 Address Line2 Average Estimated Annual Salary of Jobs to be Created 50,000.00 To: 50,000.00 City UTICA Annualized Salary Range of Jobs to be Created 0.00 To: 50,000.00 State NY Original Estimate of Jobs to be Created 0.00 To: 50,000.00 Province/Region Current V Original Estimate of Jobs to be Created 0.00 0.00 Applicant Information NV Original Estimate of Jobs to be Created 0.00 0.00 Ternon Road MY Original Estimate of Jobs to be Created 0.00 0.00 If P- Plus4 13502 Estimated Average Annual Salary of Jobs to be 0.00 0.00 Quipticant Information Retained(at Current Market rates) 0.00 0.00 0.00 Address Line1 <th>Did IDA took Title to Property</th> <td>Yes</td> <td>Total PILOT</td> <td>\$140,001.00</td> <td>\$140,001.00</td>	Did IDA took Title to Property	Yes	Total PILOT	\$140,001.00	\$140,001.00
Notes WellTower NNN Group purchased the Colonial Deerfield property in February 2022. Location of Project # of FTEs before IDA Status 0.00 Address Line1 Trenton Road Original Estimate of Jobs to be Created 5.00 Address Line2 Average Estimated Annual Salary of Jobs to be for Created(at Current Market rates) 50,000.00 City UTICA Annualized Salary Range of Jobs to be Retained 0.00 State NY Original Estimate of Jobs to be Retained 0.00 Zip - Plus4 13502 Estimated Average Annual Salary of Jobs to be Retained 0.00 Province/Region Current # of FTE 5.00 Country Address Line2 # of FTE Construction Jobs during Fiscal Year 0.00 Address Line1 30 Jordan Road Project Status 5.00 Address Line2 Trenton Road, LLC 5.00 5.00 Address Line2 TROY Current Year Is Last Year for Reporting 5.00 Address Line2 TROY Current Year Is Last Year for Reporting 5.00 Address Line2 INY There is no Debt Outstanding for this Project 5	Date IDA Took Title to Property	3/1/2016	Net Exemptions	\$578,327.00	
Notes WellTower NNN Group purchased the Colonial Deerfield property in February 2022. Location of Project # of FTEs before IDA Status 0.00 Address Line1 Trenton Road Original Estimate of Jobs to be Created 5.00 50,000.00 Address Line2 Average Estimated Annual Salary of Jobs to be Created 5.00 50,000.00 To: 50,000.00 City UTICA Annalized Salary Range of Jobs to be Created 5.00 0.00 To: 50,000.00 State NY Original Estimate of Jobs to be Retained 0.00 To: 50,000.00 To: 50,000.00 Zip - Plus4 13502 Estimated Average Annual Salary of Jobs to be 0.00 0.00 Solon Province/Region Current for FTE 5.00 0.00 Solon Address Line1 United States # of FTE Construction Jobs during Fiscal Year 0.00 Solon Address Line1 Trenton Road, LLC Net Employment Change Solon Solon Address Line1 Trenton Road, LLC Project Status Free Solon Solon Solon Address Line1 Trenton Road Project Status Project Status Solon Sol	Year Financial Assistance is Planned to End	2029	Project Employment Information		
Location of Project # of FTEs before IDA Status 0.00 Address Line1 Trenton Road Original Estimate of Jobs to be Created 5.00 Address Line2 Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) 50,000.00 City UTICA Annualized Salary Range of Jobs to be Created 50,000.00 State NY Original Estimate of Jobs to be Created 0.00 Zip -Plus4 13502 Estimated Anverage Annual Salary of Jobs to be Retained(at Current Market rates) 0.00 Province/Region Country United States # of FTE Construction Jobs during Fiscal Year 0.00 Address Line1 300 Jordan Road, LLC Net Employment Change 5.00	Notes	WellTower NNN Group purchased the Colonia			
Address Line1 Trenton Road Original Estimate of Jobs to be Created 5.00 Address Line2 Average Estimated Annual Salary of Jobs to be Created (at Current Market rates) 50,000.00 City UTICA Annualized Salary Range of Jobs to be Created (at Current Market rates) 50,000.00 State NY Original Estimate of Jobs to be Retained 0.00 Zip - Plus4 13502 Estimated Average Annual Salary of Jobs to be Retained 0.00 Province/Region Current # of FTEs 5.00 0.00 Applicant Information Metage States # of FTE Construction Jobs during Fiscal Year 0.00 Address Line2 300 Jordan Road Project Status 5.00 0.00 Address Line2 Current Year Is Last Year for Reporting 1000 1000 State NY There is no Debt Outstanding for this Project 1010 Yip - Plus4 12180 IDA Does Not Hold Title to the Property 1020	Location of Project			0.00	
Address Line2 Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) 50,000.00 City UTICA Annualized Salary Range of Jobs to be Created 50,000.00 To: 50,000.00 State NY Original Estimate of Jobs to be Retained 0.00 Zip - Plus4 13502 Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) 0.00 Province/Region Current Y end FTES 5.00 Country United States # of FTE Construction Jobs during Fiscal Year 0.00 Address Line2 Trenton Road, LLC 0.00 0.00 Address Line2 Original Rame Trenton Road, LLC 0.00 Address Line2 Current Year Is Last Year for Reporting 1 City TROY Current Year Is Last Year for Reporting 1 State NY There is no Debt Outstanding for this Project 1 State NY Iba Oes Not Hold Title to the Property 1 Province/Region IDA Does Not Hold Title to the Property 1		Trenton Road		5.00	
Created(at Current Market rates) City UTICA Annualized Salary Range of Jobs to be Created 50,000.00 To: 50,000.00 State NY Original Estimate of Jobs to be Retained 0.00 To: 50,000.00 Zip - Plus4 13502 Estimated Average Annual Salary of Jobs to be Retained 0.00 To: 50,000.00 Province/Region Current # of FTE 5.00 Other and the states Current # of FTEs 5.00 Province/Region Tenton Road, LLC # of FTE Construction Jobs during Fiscal Year 0.00 State State State Address Line1 300 Jordan Road Met Employment Change State State State State Kite Tenton Road, LLC Current Year Is Last Year for Reporting State State State State Kite TROY Current Year Is Last Year for Reporting State State NY There is no Debt Outstanding for hits Project State State State NY Address Line2 IDA Does Not Hold Title to the Property The Project Receives No Tax Exemptions State State State State NY State NY St				50,000.00	
CityUTICAAnnualized Salary Range of Jobs to be Created50,000.00To: 50,000.00StateNYOriginal Estimate of Jobs to be Retained0.00Zip - Plus413502Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)0.00Province/RegionCurrent Market rates)0.00You inted States# of FTE Construction Jobs during Fiscal Year0.00Applicant InformationTenton Road, LLC5.00Address Line2300 Jordan RoadProject StatusAddress Line2TROYCurrent Year Is Last Year for ReportingStateNYThere is no Debt Outstanding for this ProjectYip - Plus412180IDA Does Not Hold Title to the PropertyProvince/RegionThe Project Receives No Tax Exemptions				,	
State NY Original Estimate of Jobs to be Retained 0.00 Zip - Plus4 13502 Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) 0.00 Province/Region Retained(at Current Market rates) 0.00 United States # of FTE Construction Jobs during Fiscal Yea 0.00 Applicant Information 0.00 0.00 Applicant Name Trenton Road, LLC 0.00 Address Line2 Intervine Year Is Last Year for Reporting 5.00 Address Line2 Current Year Is Last Year for Reporting Intervine Year Is Last Year for Reporting State NY Current Year Is Last Year for Reporting Intervine Year Is Last Year for Reporting Year Plus4 12180 IDA Does Not Hold Title to the Project Intervine Year Is Last Year proteine	City	UTICA		50,000.00 To : 50	,000.00
Province/RegionRetained(at Current Market rates)Province/RegionCurrent # of FTEs5.00CountryUnited States# of FTE Construction Jobs during Fiscal Year0.00Applicant InformationNet Employment Change5.00Applicant NameTrenton Road, LLC5.00Address Line1300 Jordan RoadProject StatusAddress Line2Current Year Is Last Year for ReportingTROYThere is no Debt Outstanding for this ProjectStateNYIDA Does Not Hold Title to the PropertyProvince/RegionThe Project Receives No Tax Exemptions	State	NY		0.00	
Province/RegionRetained(at Current Market rates)Province/RegionCurrent # of FTEs5.00CountryUnited States# of FTE Construction Jobs during Fiscal Year0.00Applicant InformationNet Employment Change5.00Applicant NameTrenton Road, LLC5.00Address Line1300 Jordan RoadProject StatusAddress Line2Current Year Is Last Year for ReportingTROYThere is no Debt Outstanding for this ProjectStateNYIDA Does Not Hold Title to the PropertyProvince/RegionThe Project Receives No Tax Exemptions	Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be	0.00	
Country United States # of FTE Construction Jobs during Fiscal Year 0.00 Applicant Information Net Employment Change 5.00 Applicant Name Trenton Road, LLC					
Applicant InformationTrenton Road, LLC5.00Applicant NameTrenton Road, LLCImage: Constraint of the state	Province/Region		Current # of FTEs	5.00	
Applicant Name Trenton Road, LLC Address Line1 300 Jordan Road Project Status Address Line2 Current Year Is Last Year for Reporting City TROY Current Year Is Last Year for Reporting State NY There is no Debt Outstanding for this Project Zip - Plus4 12180 IDA Does Not Hold Title to the Property Province/Region The Project Receives No Tax Exemptions	Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Address Line1 300 Jordan Road Project Status Address Line2	Applicant Information		Net Employment Change	5.00	
Address Line2 Current Year Is Last Year for Reporting City TROY Current Year Is Last Year for Reporting State NY There is no Debt Outstanding for this Project Zip - Plus4 12180 IDA Does Not Hold Title to the Property Province/Region The Project Receives No Tax Exemptions	Applicant Name	Trenton Road, LLC			
Address Line2 Current Year Is Last Year for Reporting City TROY Current Year Is Last Year for Reporting State NY There is no Debt Outstanding for this Project Zip - Plus4 12180 IDA Does Not Hold Title to the Property Province/Region The Project Receives No Tax Exemptions	Address Line1	300 Jordan Road	Proiect Status		
City TROY Current Year Is Last Year for Reporting State NY There is no Debt Outstanding for this Project Zip - Plus4 12180 IDA Does Not Hold Title to the Property Province/Region The Project Receives No Tax Exemptions	Address Line2				
State NY There is no Debt Outstanding for this Project Zip - Plus4 12180 IDA Does Not Hold Title to the Property Province/Region The Project Receives No Tax Exemptions		TROY	Current Year Is Last Year for Reporting		
Zip - Plus4 12180 IDA Does Not Hold Title to the Property Province/Region The Project Receives No Tax Exemptions			/ ¥		
Province/Region The Project Receives No Tax Exemptions	Zip - Plus4	12180			
	Country	USA			

Page **26** of **55**

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	3002-2017-6		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name	Doyle Hardware Building, LLC	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$62,430.00
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$145,808.00
Original Project Code		School Property Tax Exemption	\$129,070.00
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$13,432,169.00	Total Exemptions	\$337,308.00
Benefited Project Amount	\$11,927,119.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$0.00		Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	
Not For Profit	No	Local PILOT	\$9,906.00 \$9,906.00
Date Project approved	10/3/2017	School District PILOT	\$8,769.00 \$8,769.00
Did IDA took Title to Property	No	Total PILOT	\$22,917.00 \$22,917.00
Date IDA Took Title to Property		Net Exemptions	\$314,391.00
Year Financial Assistance is Planned to End	2030	Project Employment Information	
Notes			l
Location of Project		# of FTEs before IDA Status	0.00
Address Line1	300 Main Street	Original Estimate of Jobs to be Created	31.00
Address Line2		Average Estimated Annual Salary of Jobs to be	30,000.00
		Created(at Current Market rates)	
City	UTICA	Annualized Salary Range of Jobs to be Created	20,000.00 To : 40,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	45.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	45.00
Applicant Name	Doyle Hardware Building, LLC		
Address Line1	5112 W. Taft Road	Project Status	
Address Line2			
City	LIVERPOOL	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	13088	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Page **27** of **55**

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-20-5			
Project Type		State Sales Tax Exemption	\$0.00	
Project Name	GSCB LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$37,733.00	
Original Project Code		School Property Tax Exemption	\$33,402.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount		Total Exemptions	\$87,291.00	
Benefited Project Amount	\$15,636,586.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,967.00	\$2,967.00
Not For Profit	No	Local PILOT	\$6,931.00	\$6,931.00
Date Project approved	11/13/2020	School District PILOT	\$6,135.00	\$6,135.00
Did IDA took Title to Property	Yes	Total PILOT	\$16,033.00	\$16,033.00
Date IDA Took Title to Property	5/5/2021	Net Exemptions	\$71,258.00	
Year Financial Assistance is Planned to End	2034	Project Employment Information		
Notes	Project is not yet complete. Expect to begin op		1	
	Project is operational.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	600 State Street	Original Estimate of Jobs to be Created		
Address Line2		Average Estimated Annual Salary of Jobs to be	37,500.00	
		Created(at Current Market rates)		
City	UTICA	Annualized Salary Range of Jobs to be Created		0,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be	0.00	
		Retained(at Current Market rates)		
Province/Region		Current # of FTEs	20.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		
Applicant Information		Net Employment Change	20.00	
Applicant Name	GSCB LLC			
Address Line1	251 Ramblewood Drive	Project Status		
Address Line2				
City		Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13502	IDA Does Not Hold Title to the Property		
			1	
Province/Region Country		The Project Receives No Tax Exemptions		

Page **28** of **55**

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	3002-17-7		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name	Harbor Lodging Associates - HOME 2	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$34,396.00
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$80,334.00
Original Project Code		School Property Tax Exemption	\$71,112.00
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$1,100,000.00	Total Exemptions	\$185,842.00
Benefited Project Amount	\$1,060,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$1.00	· •	Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$15,478.00 \$15,478.00
Not For Profit	No	Local PILOT	\$36,150.00 \$36,150.00
Date Project approved	11/3/2017	School District PILOT	\$32,000.00 \$32,000.00
Did IDA took Title to Property	Yes	Total PILOT	\$83,628.00 \$83,628.00
Date IDA Took Title to Property	6/18/2019	Net Exemptions	\$102,214.00
Year Financial Assistance is Planned to End	2029	Project Employment Information	
Notes	Building is still under construction. Employment		
Location of Project		# of FTEs before IDA Status	0.00
Address Line1	125 North Genesee Street	Original Estimate of Jobs to be Created	11.00
Address Line2		Average Estimated Annual Salary of Jobs to be	23,000.00
		Created(at Current Market rates)	
City	UTICA	Annualized Salary Range of Jobs to be Created	21,000.00 To : 25,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	19.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	19.00
Applicant Name	Harbor Point Lodging Associates, LLC		
Address Line1	11751 East Corning Road	Project Status	
Address Line2			
City	CORNING	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	14830	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Page **29** of **55**

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-12-2			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Harza Building	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$18,636.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$43,524.00	
Original Project Code		School Property Tax Exemption	\$38,528.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$250,000.00	Total Exemptions	\$100,688.00	
Benefited Project Amount	\$250,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$5,113.00	\$5,113.00
Not For Profit	No	Local PILOT	\$11,942.00	\$11,942.00
Date Project approved	6/14/2012	School District PILOT	\$10,571.00	\$10,571.00
Did IDA took Title to Property	Yes	Total PILOT	\$27,626.00	\$27,626.00
Date IDA Took Title to Property	8/1/2012	Net Exemptions	\$73,062.00	
Year Financial Assistance is Planned to End	2032	Project Employment Information		
Notes	Employment numbers indicated below reflect t	enant employee count and not that of project operator	l.	
Location of Project		# of FTEs before IDA Status	45.00	
Address Line1	175-183 Genesee Street	Original Estimate of Jobs to be Created	45.00	
Address Line2		Average Estimated Annual Salary of Jobs to be	0.00	
		Created(at Current Market rates)		
City	UTICA	Annualized Salary Range of Jobs to be Created	0.00 To : 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be	0.00	
		Retained(at Current Market rates)		
Province/Region		Current # of FTEs	355.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	310.00	
Applicant Name	Adron Building, LLC			
Address Line1	185 Genesee Street	Project Status		
Address Line2				
City	UTICA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13501	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	3002-23-1		
Project Type	Lease	State Sales Tax Exemption	\$169,179.00
Project Name	Hotel Street Owner LLC	Local Sales Tax Exemption	\$201,015.00
		County Real Property Tax Exemption	\$13,189.00
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$30,803.00
Original Project Code		School Property Tax Exemption	\$27,267.00
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$20,600,857.00	Total Exemptions	\$441,453.00
Benefited Project Amount	\$15,644,046.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$1.00	• •	Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00 \$0.00
Not For Profit	No	Local PILOT	\$0.00 \$0.00
Date Project approved	6/7/2023	School District PILOT	\$0.00 \$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00 \$0.00
Date IDA Took Title to Property	8/9/2023	Net Exemptions	\$441,453.00
Year Financial Assistance is Planned to End	2035	Project Employment Information	
Notes	Project still under construction. Expected to be		
Location of Project		# of FTEs before IDA Status	0.00
Address Line1	119-137 Hotel Street	Original Estimate of Jobs to be Created	10.00
Address Line2		Average Estimated Annual Salary of Jobs to be	25,000.00
		Created(at Current Market rates)	
City	UTICA	Annualized Salary Range of Jobs to be Created	25,000.00 To : 35,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	0.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	30.00
Applicant Information		Net Employment Change	0.00
Applicant Name	Hotel Street Owners LLC		
Address Line1	449 S Salina Street	Project Status	
Address Line2			
City	SYRACUSE	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	13202	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Page **31** of **55**

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	3002-22-6		
Project Type	Lease	State Sales Tax Exemption	\$141,962.00
Project Name	Impact Utica - Chancellor	Local Sales Tax Exemption	\$168,677.00
		County Real Property Tax Exemption	\$2,354.00
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$6,379.00
Original Project Code		School Property Tax Exemption	\$5,647.00
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount		Total Exemptions	\$325,019.00
Benefited Project Amount	\$23,361,689.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$1.00		Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00 \$0.00
Not For Profit	No	Local PILOT	\$0.00 \$0.00
Date Project approved	11/2/2022	School District PILOT	\$0.00 \$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00 \$0.00
Date IDA Took Title to Property	2/8/2023	Net Exemptions	\$325,019.00
Year Financial Assistance is Planned to End	2054	Project Employment Information	
Notes	Construction is not completed, Expected 1Q		
Location of Project	• • •	# of FTEs before IDA Status	3.00
Address Line1	417 Bleecker Street	Original Estimate of Jobs to be Created	0.00
Address Line2		Average Estimated Annual Salary of Jobs to be	30,000.00
		Created(at Current Market rates)	
City	UTICA	Annualized Salary Range of Jobs to be Created	30,000.00 To : 40,000.00
State	NY	Original Estimate of Jobs to be Retained	3.00
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be	30,000.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	5.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	10.00
Applicant Information		Net Employment Change	2.00
Applicant Name	Impact Utica Chancellor		
Address Line1	509 2nd Street	Project Status	
Address Line2			
City	UTICA	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	13501	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

	1		
General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	3002-22-5		
Project Type	Lease	State Sales Tax Exemption	\$198,976.00
Project Name	Impact Utica Broad St	Local Sales Tax Exemption	\$236,420.00
		County Real Property Tax Exemption	\$2,731.00
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$6,379.00
Original Project Code		School Property Tax Exemption	\$5,647.00
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount		Total Exemptions	\$450,153.00
Benefited Project Amount	\$35,782,936.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$1.00		Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,731.00 \$2,731.00
Not For Profit	No	Local PILOT	\$6,379.00 \$6,379.00
Date Project approved	11/2/2022	School District PILOT	\$5,647.00 \$5,647.00
Did IDA took Title to Property	Yes	Total PILOT	\$14,757.00 \$14,757.00
Date IDA Took Title to Property	2/8/2023	Net Exemptions	\$435,396.00
Year Financial Assistance is Planned to End	2054	Project Employment Information	
Notes	Construction is not completed. Expected in 1Q	2025	
	Final assessed value has not yet been determi		
Location of Project		# of FTEs before IDA Status	0.00
Address Line1	700 Broad Street	Original Estimate of Jobs to be Created	3.00
Address Line2		Average Estimated Annual Salary of Jobs to be	45,000.00
		Created(at Current Market rates)	
City	UTICA	Annualized Salary Range of Jobs to be Created	40,000.00 To : 49,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	11.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	7.00
Applicant Information		Net Employment Change	11.00
Applicant Name	Impact Utica - Broad St		
Address Line1	509 2nd Street	Project Status	
Address Line2			
City	UTICA	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	13501	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Page **33** of **55**

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

	1		
General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	3002-19-2		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name	Jaychlo, LLC	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$7,664.00
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$17,900.00
Original Project Code		School Property Tax Exemption	\$15,845.00
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$1,860,000.00	Total Exemptions	\$41,409.00
Benefited Project Amount	\$1,860,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$1.00		Actual Payment Made Payment Due Per Agreem
Federal Tax Status of Bonds		County PILOT	\$5,112.00 \$5,112.00
Not For Profit	No	Local PILOT	
Date Project approved	4/9/2019	School District PILOT	\$10,568.00 \$10,568.00
Did IDA took Title to Property	Yes	Total PILOT	\$27,619.00 \$27,619.00
Date IDA Took Title to Property	6/30/2019	Net Exemptions	\$13,790.00
Year Financial Assistance is Planned to End	2024	Project Employment Information	
Notes	Should end in 2025.		
Location of Project		# of FTEs before IDA Status	110.00
Address Line1	1821 Broad Street	Original Estimate of Jobs to be Created	10.00
Address Line2		Average Estimated Annual Salary of Jobs to be	40,000.00
		Created(at Current Market rates)	
City	UTICA	Annualized Salary Range of Jobs to be Created	25,000.00 To : 65,000.00
State	NY	Original Estimate of Jobs to be Retained	110.00
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be	40,000.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	110.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	0.00
Applicant Name	Jaychlo, LLC		
Address Line1	1821 Broad Street	Project Status	
Address Line2			
City	UTICA	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	13501	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	3002-16-2		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name	Lafayette Hotel Associates, LLC	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$34,392.00
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$80,325.00
Original Project Code		School Property Tax Exemption	\$71,104.00
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$12,962,000.00	Total Exemptions	\$185,821.00
Benefited Project Amount	\$11,047,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$0.00		Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$13,881.00 \$13,881.00
Not For Profit	No	Local PILOT	
Date Project approved	2/2/2016	School District PILOT	\$28,699.00 \$28,699.00
Did IDA took Title to Property	No	Total PILOT	\$75,000.00 \$75,000.00
Date IDA Took Title to Property		Net Exemptions	\$110,821.00
Year Financial Assistance is Planned to End	2036	Project Employment Information	
Notes			
Location of Project		# of FTEs before IDA Status	0.00
Address Line1	102 Lafayette Street	Original Estimate of Jobs to be Created	20.00
Address Line2		Average Estimated Annual Salary of Jobs to be	25,000.00
		Created(at Current Market rates)	
City	UTICA	Annualized Salary Range of Jobs to be Created	25,000.00 To : 45,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	33.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	33.00
Applicant Name	Lafayette Hotel Associates, LLC		
Address Line1	11751 East Corning Road	Project Status	
Address Line2		· · · · · ·	
City	CORNING	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	14830	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	3002-23-2		
Project Type	Lease	State Sales Tax Exemption	\$213,241.00
Project Name	Lahinch Utica III LLC	Local Sales Tax Exemption	\$253,370.00
		County Real Property Tax Exemption	\$16,486.00
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$38,504.00
Original Project Code		School Property Tax Exemption	\$34,083.00
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$23,685,461.00	Total Exemptions	\$555,684.00
Benefited Project Amount	\$19,611,691.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$1.00		Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00 \$0.00
Not For Profit	No	Local PILOT	
Date Project approved	6/7/2023	School District PILOT	\$0.00 \$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00 \$0.00
Date IDA Took Title to Property	8/9/2023	Net Exemptions	\$555,684.00
Year Financial Assistance is Planned to End	2035	Project Employment Information	
Notes	Property is still under construction		
Location of Project		# of FTEs before IDA Status	0.00
Address Line1	239 Genesee Street	Original Estimate of Jobs to be Created	17.00
Address Line2		Average Estimated Annual Salary of Jobs to be	30,000.00
		Created(at Current Market rates)	
City	UTICA	Annualized Salary Range of Jobs to be Created	30,000.00 To : 45,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	1.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	40.00
Applicant Information		Net Employment Change	1.00
Applicant Name	Lahinch Utica III LLC		
Address Line1	449 S. Salina St	Project Status	
Address Line2			
City	SYRACUSE	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	13202	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	3002-16-7		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name	Lofts at Globe Mill	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$44,855.00
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$104,761.00
Original Project Code		School Property Tax Exemption	\$92,735.00
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount		Total Exemptions	\$242,351.00
Benefited Project Amount	\$46,278,594.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$1.00		Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$14,923.00 \$14,923.00
Not For Profit	No	Local PILOT	\$34,853.00 \$34,853.00
Date Project approved	9/6/2016	School District PILOT	\$30,852.00 \$30,852.00
Did IDA took Title to Property	Yes	Total PILOT	\$80,628.00 \$80,628.00
Date IDA Took Title to Property	3/26/2019	Net Exemptions	\$161,723.00
Year Financial Assistance is Planned to End	2049	Project Employment Information	
Notes	Project is anticipated to be completed in Fall 2		npletion. Salary ranges have not been determined. PILOT will
	start in 2020.		
Location of Project		# of FTEs before IDA Status	0.00
Address Line1	811 Court Street	Original Estimate of Jobs to be Created	7.00
Address Line2		Average Estimated Annual Salary of Jobs to be	20,000.00
		Created(at Current Market rates)	
City	UTICA	Annualized Salary Range of Jobs to be Created	20,000.00 To : 25,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	4.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	4.00
Applicant Name	Lofts at Globe Mills, LP		
Address Line1	9333 N. Meridian Street	Project Status	
Address Line2			
City	INDIANAPOLIS	Current Year Is Last Year for Reporting	
State	IN	There is no Debt Outstanding for this Project	
Zip - Plus4	46260	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	3002-16-6		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name	MacSpace LLC	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$6,737.00
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$15,734.00
Original Project Code		School Property Tax Exemption	\$13,928.00
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount		Total Exemptions	\$36,399.00
Benefited Project Amount	\$790,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$0.00		Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	
Not For Profit	No	Local PILOT	\$10,490.00 \$10,490.00
Date Project approved	9/6/2016	School District PILOT	\$9,286.00 \$9,286.00
Did IDA took Title to Property	No	Total PILOT	\$24,267.00 \$24,267.00
Date IDA Took Title to Property		Net Exemptions	\$12,132.00
Year Financial Assistance is Planned to End	2026	Project Employment Information	
Notes	PILOT starts in 2018/2019 year		
Location of Project		# of FTEs before IDA Status	45.00
Address Line1	266 Genesee Street	Original Estimate of Jobs to be Created	20.00
Address Line2		Average Estimated Annual Salary of Jobs to be	100,000.00
		Created(at Current Market rates)	
City	UTICA	Annualized Salary Range of Jobs to be Created	50,000.00 To : 150,000.00
State	NY	Original Estimate of Jobs to be Retained	45.00
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be	100,000.00
F · · ·		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	21.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	-24.00
Applicant Name	MacSpace LLC		
Address Line1	266 Genesee Street	Project Status	
Address Line2			
City	UTICA	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	13502	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		
country			

Page **38** of **55**

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

	•		
General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	3002-18-1		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name	Macartovin Apartments	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$19,849.00
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$46,358.00
Original Project Code		School Property Tax Exemption	\$41,037.00
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$21,319,336.00	Total Exemptions	\$107,244.00
Benefited Project Amount	\$14,226,211.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$1.00		Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$7,518.00 \$7,518.00
Not For Profit	No	Local PILOT	\$17,558.00 \$17,588.00
Date Project approved	5/8/2018	School District PILOT	\$15,105.00 \$15,105.00
Did IDA took Title to Property	Yes	Total PILOT	\$40,181.00 \$40,211.00
Date IDA Took Title to Property	12/1/2019	Net Exemptions	\$67,063.00
Year Financial Assistance is Planned to End	2050	Project Employment Information	
Notes	Project not yet complete. Expected to open in		L
Location of Project		# of FTEs before IDA Status	3.00
Address Line1	195 Genesee Street	Original Estimate of Jobs to be Created	15.00
Address Line2		Average Estimated Annual Salary of Jobs to be	38,000.00
		Created(at Current Market rates)	
City	UTICA	Annualized Salary Range of Jobs to be Created	34,731.00 To : 45,225.00
State	NY	Original Estimate of Jobs to be Retained	3.00
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be	38,000.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	4.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	1.00
Applicant Name	Macartovin Apartments LLC		
Address Line1	400 East Avenue	Project Status	
Address Line2			
City	ROCHESTER	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	14607	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Page **39** of **55**

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

	1		
General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	3002-19-3		
Project Type		State Sales Tax Exemption	\$0.00
Project Name	Mana Properties	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$4,550.00
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$10,627.00
Original Project Code		School Property Tax Exemption	\$9,407.00
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$644,650.00	Total Exemptions	\$24,584.00
Benefited Project Amount	\$619,250.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$1.00	• •	Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$277.00 \$277.00
Not For Profit	No	Local PILOT	\$647.00 \$647.00
Date Project approved	5/16/2019	School District PILOT	\$573.00 \$573.00
Did IDA took Title to Property	Yes	Total PILOT	\$1,497.00 \$1,497.00
Date IDA Took Title to Property	5/1/2020	Net Exemptions	\$23,087.00
Year Financial Assistance is Planned to End	2029	Project Employment Information	
Notes	As of March 20, 2020 this project has not close		
	Anticipated closing date will be around May 1, 2		
	PILOT starts in 2021.		
Location of Project		# of FTEs before IDA Status	12.00
Address Line1	1034 Erie Street	Original Estimate of Jobs to be Created	2.00
Address Line2		Average Estimated Annual Salary of Jobs to be	35,000.00
		Created(at Current Market rates)	
City	UTICA	Annualized Salary Range of Jobs to be Created	30,000.00 To : 35,000.00
State	NY	Original Estimate of Jobs to be Retained	12.00
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be	35,000.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	8.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	-4.00
Applicant Name	Mana Properties	· · · ·	
Address Line1	1034 Erie Street	Project Status	
Address Line2			
City	UTICA	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	13502	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		
oounay			

Page **40** of **55**

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project Information Project Tax Exemptions & PILOT Payment Information Project Code 3002-19-4	n
Project Type Lease State Sales Tax Exemption \$0.00 Project Name Mohawk Hospital Equipment Local Sales Tax Exemption \$0.00 Project Part of Another Phase or Multi Phase No Local Property Tax Exemption \$2,354.00 Original Project Code No Local Property Tax Exemption \$5,498.00 Original Project Code School Property Tax Exemption \$4,867.00	
Project Name Mohawk Hospital Equipment Local Sales Tax Exemption \$0.00 County Real Property Tax Exemption \$2,354.00 \$2,354.00 Project Part of Another Phase or Multi Phase No Local Property Tax Exemption \$5,498.00 Original Project Code School Property Tax Exemption \$4,867.00	
Project Part of Another Phase or Multi Phase No County Real Property Tax Exemption \$2,354.00 Original Project Code School Property Tax Exemption \$5,498.00 \$4,867.00 \$4,867.00	
Project Part of Another Phase or Multi Phase No Local Property Tax Exemption \$5,498.00 Original Project Code School Property Tax Exemption \$4,867.00	
Original Project Code School Property Tax Exemption \$4,867.00	
Project Purpose Category Retail Trade Mortgage Recording Tax Exemption \$0.00	
Total Project Amount \$787,500.00 Total Exemptions \$12,719.00	
Benefited Project Amount \$787,500.00 Total Exemptions Net of RPTL Section 485-b \$0.00	
Bond/Note Amount Pilot payment Information	
Annual Lease Payment \$1.00 Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds County PILOT \$2,354.00	\$2,354.00
Not For Profit No Local PILOT \$5,498.00	\$5,498.00
Date Project approved 5/16/2019 School District PILOT \$4,867.00	\$4,867.00
Did IDA took Title to Property Yes Total PILOT \$12,719.00	\$12,719.00
Date IDA Took Title to Property 7/11/2019 Net Exemptions \$0.00	
Year Financial Assistance is Planned to End 2023 Project Employment Information	
Notes Project will end 2029-2030.	
Location of Project # of FTEs before IDA Status 34.00	
Address Line1 247 Elizabeth Street Original Estimate of Jobs to be Created 0.00	
Address Line2 Average Estimated Annual Salary of Jobs to be 0.00	
Created(at Current Market rates)	
City UTICA Annualized Salary Range of Jobs to be Created 0.00 To: 0.0	00
State NY Original Estimate of Jobs to be Retained 34.00	
Zip - Plus4 13501 Estimated Average Annual Salary of Jobs to be 30,000.00	
Retained(at Current Market rates)	
Province/Region Current # of FTEs 26.00	
Country United States # of FTE Construction Jobs during Fiscal Year 0.00	
Applicant Information Net Employment Change -8.00	
Applicant Name Mohawk Hospital Equipment, Inc.	
Address Line1 247 Elizabeth Street Project Status	
Address Line2	
City UTICA Current Year Is Last Year for Reporting	
State NY There is no Debt Outstanding for this Project	
State NY There is no Debt Outstanding for this Project Zip - Plus4 13501 IDA Does Not Hold Title to the Property	

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

	1		
General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	3002-13-1		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name	Munson Machinery Company	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$6,594.00
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$15,401.00
Original Project Code		School Property Tax Exemption	\$13,633.00
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$1,510,000.00	Total Exemptions	\$35,628.00
Benefited Project Amount	\$800,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$0.00		Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	
Not For Profit	No	Local PILOT	\$12,606.00 \$12,606.00
Date Project approved	11/19/2013	School District PILOT	\$11,159.00 \$11,159.00
Did IDA took Title to Property	Yes	Total PILOT	\$29,162.00 \$29,162.00
Date IDA Took Title to Property	11/19/2013	Net Exemptions	\$6,466.00
Year Financial Assistance is Planned to End	2023	Project Employment Information	
Notes	PILOT starts in 2015		
	Assistance should end in 2024		
Location of Project		# of FTEs before IDA Status	38.00
Address Line1	210 Seward Avenue	Original Estimate of Jobs to be Created	12.00
Address Line2		Average Estimated Annual Salary of Jobs to be	41,183.00
		Created(at Current Market rates)	
City	UTICA	Annualized Salary Range of Jobs to be Created	31,866.00 To : 50,500.00
State	NY	Original Estimate of Jobs to be Retained	38.00
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be	41,183.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	51.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	13.00
Applicant Name	Munson Machinery Company, Inc.		
Address Line1	210 Seward Avenue	Project Status	
Address Line2			
City	UTICA	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	13502	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Page **42** of **55**

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Project Code 3002-07-01 Project Name Project Name Project Name NEW STANLEY THEATER, LLC Local Sales Tax Exemption \$0.00 Project Part of Another Phase or Multi Phase No Local Property Tax Exemption \$121,040.0 Project Part of Another Phase or Multi Phase No Local Property Tax Exemption \$221,768.00 Original Project Code School Property Tax Exemption \$221,768.00 \$221,768.00 Project Purpose Category Other Categories Mortgage Recording Tax Exemption \$20.00 Benefited Project Amount \$22,500,000.00 Total Exemptions Net of RPTI Section 485-b \$0.00 Benefited Project Amount \$22,500,000.00 Total Exemptions Net of RPTI Section 485-b \$0.00 Benefited Project Amount \$22,500,000.00 Total Exemptions Net of RPTI Section 485-b \$0.00 Benefited Project Amount \$22,500,000.00 Total Exemptions Net of RPTI Section 485-b \$0.00 Bond/Note Amount \$22,500,000.00 Total PLOT \$0.00 \$0.00 Math Case Payment \$0.00 \$0.00 \$0.00 \$0.00 Date Droject approved <t< th=""><th></th><th>1</th><th>1</th><th>1</th></t<>		1	1	1
Project Type Lease State Sales Tax Exemption 50.00 Project Name NEW STANLEY THEATER, LLC Local Sales Tax Exemption 50.00 Project Part of Another Phase No Local Property Tax Exemption 5201,824.00 Original Project Code School Property Tax Exemption 5201,824.00 5201,824.00 Project Purpose Category Other Categories Mortgage Recording Tax Exemption 5201,876.00 Total Project Amount \$22,500,000.00 Total Exemptions 5805,698.00 Benefited Project Amount \$22,500,000.00 Total Exemption 50.00 Benefited Project Amount \$22,500,000.00 Total Exemption 50.00 Benefited Project Amount \$22,500,000.00 Total Exemption \$0.00 \$0.00 Benefited Project Amount \$22,500,000.00 County PILOT \$0.00 \$0.00 Benefited Project Amount \$22,500,000.00 County PILOT \$0.00 \$0.00 Mot For Profit No County PILOT \$0.00 \$0.00 \$0.00 Di IDA took Title to Property No Total PILOT \$0.0	General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Name NEW STANLEY THEATER, LLC Local Sales Tax Exemption \$100 Project Part of Another Phase or Multi Phase No Local Property Tax Exemption \$261.824.00 Original Project Code School Property Tax Exemption \$261.824.00 Project Purpose Category Other Categories Morigage Recording Tax Exemption \$261.824.00 Total Project Amount \$22,500.000.00 Total Exemptions \$260.000 \$60.00 Benefited Project Amount \$22,500.000.00 Total Exemptions Not GPRTL Section 485-b \$0.00 Annual Lease Payment \$0.00 S0.00 \$0.00 \$0.00 Bond/Note Amount S0.00 County PlLOT \$0.00 \$0.00 Bond/Note Amount Local Project PlLOT \$0.00 \$0.00 Did Dat obort Sittle of Pooperty Not For Profit No County PlLOT \$0.00 \$0.00 Date Droject approved 12/18/2006 School District PlLOT \$0.00 \$0.00 Date Droject approved 12/18/2006 School District PlLOT \$0.00 \$0.00 Date Droject approved 22/18/2006	Project Code	3002-07-01		
County Real Property Tax Exemption \$112,104.00 Project Part of Another Phase No Local Property Tax Exemption \$251,824.00 Original Project Code School Property Tax Exemption \$251,824.00 Project Purpose Category Mortgage Recording Tax Exemption \$201,824.00 Total Project Amount \$22,500,000.00 Total Exemptions \$605,696.00 Benefited Project Amount \$22,500,000.00 Total Exemptions \$600,696.00 Bond/Nota Amount \$22,500,000.00 Actual Payment Made Payment Due Per Agreemen Annual Lease Payment \$0.00 \$0.00 \$0.00 \$0.00 Pederal Tax Status of Bonds County PILOT \$0.00 \$0.00 Not For Profit No Local PILOT \$0.00 \$0.00 Did IDA took Title to Property No \$0.00 \$0.00 \$0.00 Vear Financial Assistance is Planned to End PLIOT should end in June 2026, not 2011 as noted above. \$100 \$0.00 \$0.00 Location of Project Address Line2 Average Estimate of Jobs to be Created \$10,00 \$2.00 Address Line2<	Project Type		State Sales Tax Exemption	
Project Part of Another Phase or Multi Phase No Local Property Tax Exemption \$231.768.00 Original Project Code School Property Tax Exemption \$231.768.00 \$30.00 Total Project Amount \$225.000.00.00 Total Exemptions \$606.696.00 Benefited Project Amount \$225.000.00.00 Total Exemptions \$606.696.00 Bond/Note Amount \$205.000.00.00 Total Exemptions \$606.696.00 Annual Lease Payment \$0.00 Total Exemptions \$00.00 Annual Lease Payment \$0.00 \$0.00 \$0.00 \$0.00 Date IDA Took Title to Property No Local PILOT \$0.00 \$0.00 Date IDA Took Title to Property No School IDIA Status of Solo.00 \$0.00 \$0.00 Year Financial Assistance is Planned to End 2011 Project Employment Information \$00.00 \$0.00 \$0.00 Vear Financial Assistance is Planned to End 2011 Project Employment Information \$00.00 \$0.00 \$0.00 Vear Financial Assistance is Planned to End 2011 Project Employment Information \$00.00 \$0.00 </th <th>Project Name</th> <th>NEW STANLEY THEATER, LLC</th> <th></th> <th></th>	Project Name	NEW STANLEY THEATER, LLC		
Opriginal Project Code School Property Tax Exemption \$23,1768.00 Project Purpose Category Other Categories Mortgage Recording Tax Exemption \$30.00 Total Project Amount \$22,500,000.00 Total Exemptions \$605,696.00 Benefited Project Amount \$22,500,000.00 Total Exemptions Net of RPTL Section 485-b \$50.00 Bond/Note Amount \$22,500,000.00 Total Exemptions Net of RPTL Section 485-b \$50.00 Annual Lease Payment \$30.00 Retual Payment Information Actual Payment Made Payment Due Per Agreemen Actual Payment \$30.00 \$0.00 \$0.00 \$0.00 \$0.00 Date Project approved 12/18/2006 School District PILOT \$0.00 \$0.00 Date Dook Title to Property Not For Profit No \$0.00 \$0.00 \$0.00 Vear Financial Assistance is Planned to End 2011 Project Employment Information \$0.00 \$0.00 \$0.00 Vear Financial Assistance is Planned to End 2011 as noted above. \$15.00 \$0.00 \$0.00 Catellog of Project Project Employment Information \$1			County Real Property Tax Exemption	\$112,104.00
Original Project Code School Property Tax Exemption \$231,76.00 Project Purpose Category Other Categories Mortgage Recording Tax Exemption \$00.0 Total Project Amount \$22,500,000.00 Total Exemptions \$605,696.00 Benefited Project Amount \$22,500,000.00 Total Exemptions \$600,00 Annual Lease Payment \$0.00 \$0.00 \$0.00 \$0.00 Annual Lease Payment \$0.00 \$0.00 \$0.00 \$0.00 Not For Profit No County PILOT \$0.00 \$0.00 Date Droject approved 12/18/2006 School District PILOT \$0.00 \$0.00 Date IDA Took Title to Property No Project Employment Information \$0.00 \$0.00 Year Financial Assistance is Planned to End 2011 Project Employment Information \$0.00 <t< th=""><th>Project Part of Another Phase or Multi Phase</th><th>No</th><th>Local Property Tax Exemption</th><th>\$261,824.00</th></t<>	Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$261,824.00
Total Project Amount \$22.500,000.00 Total Exemptions \$805,696.00 Benefited Project Amount \$22,500,000.00 Total Exemptions Net of RPTL Section 485-b \$0.00 Bond/Note Amount Pilot payment Information Actual Payment Made Payment Due Per Agreemen Annual Lease Payment \$0.00 \$0.00 \$0.00 \$0.00 Federal Tax Status of Bonds Country PILOT \$0.00 \$0.00 Not For Profit No Local PILOT \$0.00 \$0.00 Date Project approved 12/18/2006 School District PILOT \$0.00 \$0.00 Date Droperty No Total Exemptions \$605,696.00 \$0.00 \$0.00 Year Financial Assistance is Planned to End 2011 Project Employment Information \$0.00 \$0.00 Notes PILOT should end in June 2026, not 2011 as noted above. # of FTEs before IDA Status 15.00 Address Line1 261 GENESEE STREET Original Estimate of Jobs to be reated 16.000.00 To: 16.250.00 Address Line2 Address Line2 Estimate of Jobs to be Reatined 15.00 15.00 0.00 <			School Property Tax Exemption	\$231,768.00
Benefited Project Amount \$22,500,000.00 Total Exemptions Net of RPTL Section 485-b \$0.00 Bond/Note Amount Pilot payment Information Actual Payment Made Payment Due Per Agreemen Annual Lesse Payment \$0.00 \$0.00 \$0.00 \$0.00 Not For Profit No County PILOT \$0.00 \$0.00 Date project approved 12/18/2006 School District PILOT \$0.00 \$0.00 Date Droperty No Total PILOT \$0.00 \$0.00 Date Droperty No Total PILOT \$0.00 \$0.00 Vear Financial Assistance is Planned to End 2011 Project Employment Information Notes PILOT should end in June 2026, not 2011 as noted above. # of FTEs before IDA Status 15.00 Address Line1 261 GENESEE STREET Original Estimate of Jobs to be Created 2.00 Address Line2 Average Estimated Annual Salary of Jobs to be 161,210.00 16,250.00 City UTICA Annualized Salary Range of Jobs to be Created 16,000.00 To: 16,250.00 Zip - Plus4 13501 Estimated Av	Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	
Bond/Note Amount Pilot payment Information Annual Lease Payment \$0.00 Actual Payment Made Payment Due Per Agreemen Federal Tax Status of Bonds County PILOT \$0.00 \$0.00 Not For Profit No Local PILOT \$0.00 \$0.00 Date Project approved 12/18/2006 School District PILOT \$0.00 \$0.00 Did IDA took Title to Property No Total PILOT \$0.00 \$0.00 Vear Financial Assistance is Planned to End 2011 Project Employment Information \$0.00 Vear Financial Assistance is Planned to End 2011 Project Employment Information \$0.00 Address Line2 # of FTEs before IDA Status 15.00 \$0.00 Address Line2 Average Estimated Annual Salary of Jobs to be 161,210.00 \$0.00 Created(at Current Market rates) Created(at Current Market rates) \$0.00 \$0.00 Zip - Plus4 13501 Estimate of Jobs to be Retained 16,000.00 \$0.16,250.00 City UTICA Annualized Salary Range of Jobs to be Retained 16,000.00 \$0.250.00 <	Total Project Amount	\$22,500,000.00	Total Exemptions	\$605,696.00
Annual Lease Payment \$0.00 Actual Payment Made Payment Due Per Agreemen Federal Tax Status of Bonds County PLOT \$0.00 \$0.00 Not For Profit No Local PILOT \$0.00 \$0.00 Date Project approved 12/18/2006 School District PILOT \$0.00 \$0.00 Date Drob Title to Property No Total PLOT \$0.00 \$0.00 Date IDA Took Title to Property No Total PLOT \$0.00 \$0.00 Year Financial Assistance is Planned to End 2011 Project Employment Information \$0.00 \$0.00 Notes PILOT should end in June 2026, not 2011 as noted above. # of FTEs before IDA Status 15.00 \$0.00 Address Line1 261 GENESEE STREET Original Estimate of Jobs to be Created 2.00 \$0.00 \$0.00 Create dcit Current Marker rates) Create dcit Current Marker rates) \$0 \$0.00 \$0.00 \$0.00 State NY Original Estimate of Jobs to be Retained 16.00 \$0.00 \$0.00 State NY Original Estimate of Jobs to be R	Benefited Project Amount	\$22,500,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
Federal Tax Status of Bonds County PILOT \$0.00 \$0.00 Not For Profit No Local PILOT \$0.00 \$0.00 Date Project approved 12/18/2006 School District PILOT \$0.00 \$0.00 Did IDA took Title to Property No Total PILOT \$0.00 \$0.00 Date IDA Took Title to Property No Total PILOT \$0.00 \$0.00 Vear Financial Assistance is Planned to End 2011 Project Employment Information Project Employment Information Notes PILOT should end in June 2026, not 2011 as noted above. # of FTEs before IDA Status 15.00 Location of Project Address Line1 261 GENESEE STREET Original Estimate of Jobs to be Created 2.00 Address Line1 261 GENESEE STREET Original Estimate of Jobs to be Created 161,210.00 City UTICA Annualized Salary G Jobs to be Created 16,000.00 To: 16,250.00 Zip - Plus4 13501 Estimated Average Annual Salary G Jobs to be 0.00 Retained(at Current Market rates) Not 0.00 0.00 Zip - Plus4 13501 Estimated Average Annual Salary G Jobs to be 0.00	Bond/Note Amount		Pilot payment Information	
Federal Tax Status of BondsCounty PILOT\$0.00\$0.00Not For ProfitNoLocal PILOT\$0.00\$0.00Date Project approved12/18/2006School District PILOT\$0.00\$0.00Did IDA took Title to PropertyNoTotal PILOT\$0.00\$0.00Date IDA Took Title to PropertyNoNotSchool District PILOT\$0.00\$0.00Year Financial Assistance is Planned to End2011Project Employment InformationVera Financial Assistance is Planned to End2011Project Employment InformationAddress Line1261 GENESEE STREETOriginal Estimate of Jobs to be Created2.00Address Line2Average Estimated Annual Salary of Jobs to be161.210.00Created(at Current Market rates)16.00To: 16.250.00CityUTICAAnnualized Salary G Jobs to be Created16.00Zip - Plus413501Estimated Average Annual Salary of Jobs to be0.00Province/RegionCountryUnited States# of FTE Construction Jobs during Fiscal Year0.00Applicant NameWet STANLEY THEATER, LLC"Atdress Line1261 GENESEE STREETProject Status	Annual Lease Payment	\$0.00		Actual Payment Made Payment Due Per Agreement
Date Project approved 12/18/2006 School District PILOT \$0.00 \$0.00 Did IDA took Title to Property No Total PILOT \$0.00 \$0.00 Date IDA Took Title to Property No Net Exemptions \$605,696.00 Year Financial Assistance is Planned to End 2011 Project Employment Information Notes PILOT should end in June 2026, not 2011 as noted above. # of FTEs before IDA Status 15.00 Address Line1 261 GENESEE STREET Original Estimate of Jobs to be Created 2.00 Address Line2 Average Estimated Annual Salary of Jobs to be 161,210.00 City UTICA Annualized Salary Range of Jobs to be Created 15.00 State NY Original Estimate of Jobs to be Retained 15.00 Zip - Plus4 13501 Estimated Average Annual Salary of Jobs to be 0.00 Province/Region Current # of FTE Construction Jobs during Fiscal Year 0.00 0.00 Applicant Information Net Employment Change 4.00 4.00 Applicant Information Net Employment Change 4.00 4.00 <th></th> <th></th> <th>County PILOT</th> <th></th>			County PILOT	
Date Project approved 12/18/2006 School District PILOT \$0.00 \$0.00 Did IDA took Title to Property No Total PILOT \$0.00 \$0.00 Year Financial Assistance is Planned to End 2011 Project Employment Information \$605,696.00 Year Financial Assistance is Planned to End 2011 Project Employment Information \$ Address Line1 261 GENESEE STREET Original Estimate of Jobs to be Created 2.00 Address Line2 Average Estimated Annual Salary of Jobs to be 161,210.00 City UTICA Annualized Salary Range of Jobs to be Created 16,000.00 To: 16,250.00 State NY Original Estimated Average Annual Salary of Jobs to be 15.00 16,250.00 Zip - Plus4 13501 Estimated Average Annual Salary of Jobs to be 10.00 To: 16,250.00 Province/Region Current # of FTEs 11.00 0.00 0.00 0.00 Applicant Name Met Employment Change 4.00 4.00 4.00 4.00	Not For Profit	No	Local PILOT	\$0.00 \$0.00
Did IDA took Title to PropertyNoTotal PILOT\$0.00\$0.00Date IDA Took Title to PropertyMote States\$605,696.00Year Financial Assistance is Planned to End2011Project Employment InformationNotesPILOT should end in June 2026, not 2011 as noted above.# of FTEs before IDA Status15.00Address Line1261 GENESEE STREETOriginal Estimate of Jobs to be Created2.00Address Line2Average Estimated Annual Salary of Jobs to be Created161,210.00Created(at Current Market rates)Created(at Current Market rates)UTICAAnnualized Salary Range of Jobs to be Retained15.00Zip - Plus413501Estimated Average Annual Salary of Jobs to be Retained15.00Province/RegionCurrent Market rates)000To: 16,250.00Province/RegionCurrent Market rates)0.004.00Applicant InformationYew STANLEY THEATER, LLC"0.000.00Address Line1261 GENESEE STREETNet Employment Change4.00Address Line1261 GENESEE STREETProject Status4.00	Date Project approved	12/18/2006		\$0.00 \$0.00
Year Financial Assistance is Planned to End 2011 Project Employment Information Notes PILOT should end in June 2026, not 2011 as noted above. # of FTEs before IDA Status 15.00 Address Line1 261 GENESEE STREET Original Estimate of Jobs to be Created 2.00 Address Line2 Average Estimated Annual Salary of Jobs to be 161,210.00 City UTICA Annualized Salary Range of Jobs to be Created 16,000.00 To: 16,250.00 State NY Original Estimate of Jobs to be Created 15.00 Zip - Plus4 13501 Estimated Average Annual Salary of Jobs to be 0.00 Province/Region Current Market rates) 0.00 0.00 Province/Region Current # of FTEs 11.00 0.00 Applicant Information W STANLEY THEATER, LLC" Net Employment Change 4.00 Applicant Name "NEW STANLEY THEATER, LLC" Project Status 4.00		No	Total PILOT	\$0.00 \$0.00
Year Financial Assistance is Planned to End 2011 Project Employment Information Notes PILOT should end in June 2026, not 2011 as noted above. # of FTEs before IDA Status 15.00 Address Line1 261 GENESEE STREET Original Estimate of Jobs to be Created 2.00 Address Line2 Address Line2 Created(at Current Market rates) 161,210.00 City UTICA Annualized Salary Range of Jobs to be Created 16,000.00 To: 16,250.00 State NY Original Estimate of Jobs to be Created 15.00 15.00 Zip - Plus4 13501 Estimated Average Annual Salary of Jobs to be Retained 15.00 16.00.00 To: 16,250.00 Province/Region NY Original Estimate of Jobs to be Created 16.00 00 16.00	Date IDA Took Title to Property		Net Exemptions	\$605,696.00
Notes PILOT should end in June 2026, not 2011 as noted above. Location of Project # of FTEs before IDA Status 15.00 Address Line1 261 GENESEE STREET Original Estimate of Jobs to be Created 2.00 Address Line2 Average Estimated Annual Salary of Jobs to be Created 161,210.00 City UTICA Annualized Salary Range of Jobs to be Retained 16,000.00 To: 16,250.00 State NY Original Estimate of Jobs to be Retained 15.00 Zip - Plus4 13501 Estimated Average Annual Salary of Jobs to be Retained 15.00 Province/Region Current # of FTE Construction Jobs during Fiscal Year 0.00 4.00 Applicant Information Net Employment Change 4.00 Applicant Name "NEW STANLEY THEATER, LLC" Net Employment Change 4.00	Year Financial Assistance is Planned to End	2011		
Address Line1 261 GENESEE STREET Original Estimate of Jobs to be Created 2.00 Address Line2 Average Estimated Annual Salary of Jobs to be Created 161,210.00 City UTICA Annualized Salary Range of Jobs to be Created 16,000.00 To: 16,250.00 State NY Original Estimate of Jobs to be Retained 15.00 Zip - Plus4 13501 Estimated Average Annual Salary of Jobs to be Retained 0.00 Province/Region Current Market rates) 11.00 Applicant Information Y States 14.00 Applicant Name "NEW STANLEY THEATER, LLC" Net Employment Change -4.00 Address Line1 261 GENESEE STREET Project Status V	Notes	PILOT should end in June 2026, not 2011 as r		
Address Line1 261 GENESEE STREET Original Estimate of Jobs to be Created 2.00 Address Line2 Average Estimated Annual Salary of Jobs to be Created 161,210.00 City UTICA Annualized Salary Range of Jobs to be Created 16,000.00 To: 16,250.00 State NY Original Estimate of Jobs to be Retained 15.00 Zip - Plus4 13501 Estimated Average Annual Salary of Jobs to be Retained 0.00 Province/Region Current Market rates) 11.00 Applicant Information Y States 14.00 Applicant Name "NEW STANLEY THEATER, LLC" Net Employment Change -4.00 Address Line1 261 GENESEE STREET Project Status V	Location of Project		# of FTEs before IDA Status	15.00
Address Line2 Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) 161,210.00 City UTICA Annualized Salary Range of Jobs to be Created 16,000.00 To: 16,250.00 State NY Original Estimate of Jobs to be Retained 15.00 Zip - Plus4 13501 Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) 0.00 Province/Region Current # of FTEs 11.00 Quited States # of FTE Construction Jobs during Fiscal Year 0.00 Applicant Information Net Employment Change -4.00 Address Line1 261 GENESEE STREET Project Status -4.00		261 GENESEE STREET	Original Estimate of Jobs to be Created	2.00
City UTICA Annualized Salary Range of Jobs to be Created 16,000.00 To: 16,250.00 State NY Original Estimate of Jobs to be Retained 15.00 Zip - Plus4 13501 Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) 0.00 Province/Region Current # of FTEs 11.00 Country United States # of FTE Construction Jobs during Fiscal Year 0.00 Applicant Information Net Employment Change -4.00 Address Line1 261 GENESEE STREET Project Status	Address Line2			161,210.00
State NY Original Estimate of Jobs to be Retained 15.00 Zip - Plus4 13501 Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) 0.00 Province/Region Current # of FTEs 11.00 Country United States # of FTE Construction Jobs during Fiscal Year 0.00 Applicant Information Net Employment Change -4.00 Address Line1 261 GENESEE STREET Project Status			Created(at Current Market rates)	
Zip - Plus4 13501 Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) 0.00 Province/Region Current # of FTEs 11.00 Country United States # of FTE Construction Jobs during Fiscal Year 0.00 Applicant Information Net Employment Change -4.00 Applicant Name "NEW STANLEY THEATER, LLC" Project Status Address Line1 261 GENESEE STREET Project Status	City	UTICA	Annualized Salary Range of Jobs to be Created	16,000.00 To : 16,250.00
Retained(at Current Market rates) Province/Region Current # of FTEs 11.00 Country United States # of FTE Construction Jobs during Fiscal Year Applicant Information Net Employment Change -4.00 Applicant Name "NEW STANLEY THEATER, LLC" Project Status Address Line1 261 GENESEE STREET Project Status	State	NY	Original Estimate of Jobs to be Retained	15.00
Province/Region Current # of FTEs 11.00 Country United States # of FTE Construction Jobs during Fiscal Year 0.00 Applicant Information Net Employment Change -4.00 Applicant Name "NEW STANLEY THEATER, LLC" Project Status	Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be	0.00
Country United States # of FTE Construction Jobs during Fiscal Year 0.00 Applicant Information Net Employment Change -4.00 Applicant Name "NEW STANLEY THEATER, LLC" Project Status Address Line1 261 GENESEE STREET Project Status			Retained(at Current Market rates)	
Applicant Information Net Employment Change -4.00 Applicant Name "NEW STANLEY THEATER, LLC" Project Status Address Line1 261 GENESEE STREET Project Status	Province/Region		Current # of FTEs	11.00
Applicant Name "NEW STANLEY THEATER, LLC" Address Line1 261 GENESEE STREET Project Status	Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Address Line1 261 GENESEE STREET Project Status	Applicant Information		Net Employment Change	-4.00
	Applicant Name	"NEW STANLEY THEATER, LLC"		
	Address Line1	261 GENESEE STREET	Project Status	
Address Line2	Address Line2			
City UTICA Current Year Is Last Year for Reporting		UTICA	Current Year Is Last Year for Reporting	
State NY There is no Debt Outstanding for this Project	State			
Zip - Plus4 13501 IDA Does Not Hold Title to the Property	Zip - Plus4	13501		
Province/Region The Project Receives No Tax Exemptions	Province/Region		The Project Receives No Tax Exemptions	
Country USA		USA		

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	3002-21-2		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name	Olbiston Apartments	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$11,130.00
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$25,995.00
Original Project Code		School Property Tax Exemption	\$23,010.00
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$55,849,887.00	Total Exemptions	\$60,135.00
Benefited Project Amount	\$55,849,887.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$1.00		Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	
Not For Profit	No	Local PILOT	\$5,540.00 \$5,540.00
Date Project approved	9/1/2021	School District PILOT	\$4,904.00 \$4,904.00
Did IDA took Title to Property	Yes	Total PILOT	\$12,816.00 \$12,816.00
Date IDA Took Title to Property	12/15/2021	Net Exemptions	\$47,319.00
Year Financial Assistance is Planned to End	2055	Project Employment Information	
Notes	Construction just completed and PILOT just sta	arted. No other benefits provided to project besides PIL	OT
	Assessed value may change		
Location of Project		# of FTEs before IDA Status	0.00
Address Line1	1431 Genesee Street	Original Estimate of Jobs to be Created	3.00
Address Line2		Average Estimated Annual Salary of Jobs to be	30,000.00
		Created(at Current Market rates)	
City	UTICA	Annualized Salary Range of Jobs to be Created	30,000.00 To : 40,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	5.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	10.00
Applicant Information		Net Employment Change	5.00
Applicant Name	Liberty Olbiston Housing Development Fund		
	Company, Inc.		
Address Line1	117 W. Liberty Street	Project Status	
Address Line2			
City	ROME	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	13440	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA	- · · ·	

Page **44** of **55**

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-13-2			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Primo Property Management, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$33,242.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$77,639.00	
Original Project Code		School Property Tax Exemption	\$68,726.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$6,345,000.00	Total Exemptions	\$179,607.00	
Benefited Project Amount	\$3,200,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$24,932.00	\$24,932.00
Not For Profit	No	Local PILOT	\$58,229.00	\$58,229.00
Date Project approved	11/19/2013	School District PILOT	\$51,544.00	\$51,544.00
Did IDA took Title to Property	Yes	Total PILOT	\$134,705.00	\$134,705.00
Date IDA Took Title to Property	11/19/2013	Net Exemptions	\$44,902.00	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes	PILOT will start in 2016 upon project completion			
	2017 Employment numbers reflect some of te			
	Project will end in 2025-2026			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	520 Seneca Street	Original Estimate of Jobs to be Created	30.00	
Address Line2		Average Estimated Annual Salary of Jobs to be	45,000.00	
		Created(at Current Market rates)		
City	UTICA	Annualized Salary Range of Jobs to be Created	40,000.00 To : 50,0	00.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be	0.00	
		Retained(at Current Market rates)		
Province/Region		Current # of FTEs	63.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	63.00	
Applicant Name	Primo Property Management,. LLC			
Address Line1	520 Seneca Street	Project Status		
Address Line2		•		
City	UTICA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13502	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			
	•			

Page **45** of **55**

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-19-5			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Schmalz Realty	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$1,891.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$4,417.00	
Original Project Code		School Property Tax Exemption	\$3,910.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$531,000.00	Total Exemptions	\$10,218.00	
Benefited Project Amount	\$490,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit		Local PILOT	\$0.00	\$0.00
Date Project approved	6/14/2019	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	5/12/2020	Net Exemptions	\$10,218.00	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes	Closing is expected within the next two months	аланан айтар алан айтар айт Эл	•	
	Project will go until 2031-2032			
Location of Project		# of FTEs before IDA Status	20.00	
Address Line1	1714 Bleecker Street	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be	0.00	
		Created(at Current Market rates)		
City	UTICA	Annualized Salary Range of Jobs to be Created	0.00 To : 0.00	
State	NY	Original Estimate of Jobs to be Retained	20.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be	37,000.00	
		Retained(at Current Market rates)		
Province/Region		Current # of FTEs	5.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-15.00	
Applicant Name	Schmalz Realty			
Address Line1	1714 Bleecker Street	Project Status		
Address Line2				
City	UTICA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13501	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Page **46** of **55**

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-18-2			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Schuyler Commons	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$101,495.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$237,046.00	
Original Project Code	3002-07-03	School Property Tax Exemption	\$209,834.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount		Total Exemptions	\$548,375.00	
Benefited Project Amount	\$25,800,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$37,959.00	\$37,959.00
Not For Profit	No	Local PILOT	\$88,655.00	\$88,655.00
Date Project approved	6/14/2018	School District PILOT	\$78,478.00	\$78,478.00
Did IDA took Title to Property	No	Total PILOT	\$205,092.00	\$205,092.00
Date IDA Took Title to Property		Net Exemptions	\$343,283.00	
Year Financial Assistance is Planned to End	2037	Project Employment Information		
Notes	This project operator purchased the Senior De			
Location of Project		# of FTEs before IDA Status	5.00	
Address Line1	1776 Independence Square	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be	0.00	
		Created(at Current Market rates)		
City	UTICA	Annualized Salary Range of Jobs to be Created	0.00 To : 0.00	
State	NY	Original Estimate of Jobs to be Retained	5.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be	38,000.00	
		Retained(at Current Market rates)		
Province/Region		Current # of FTEs	5.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Livingston Street Acquisitions, LLC			
Address Line1	555 East Lancaster Avenue	Project Status		
Address Line2				
City	RADNOR	Current Year Is Last Year for Reporting		
State	PA	There is no Debt Outstanding for this Project		
Zip - Plus4	19087	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			
oodina y				

Page **47** of **55**

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

			De la constructione
General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	3002-13-		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name	United Auto Parts	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$15,130.00
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$35,337.00
Original Project Code		School Property Tax Exemption	\$31,280.00
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount		Total Exemptions	\$81,747.00
Benefited Project Amount	\$4,400,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$0.00		Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	
Not For Profit	No	Local PILOT	\$30,036.00 \$30,036.00
Date Project approved	4/1/2013	School District PILOT	\$26,588.00 \$26,588.00
Did IDA took Title to Property	No	Total PILOT	\$69,485.00 \$69,485.00
Date IDA Took Title to Property		Net Exemptions	\$12,262.00
Year Financial Assistance is Planned to End	2023	Project Employment Information	
Notes	Project will run until 2028-2029		
Location of Project		# of FTEs before IDA Status	11.00
Address Line1	1002 Oswego Street	Original Estimate of Jobs to be Created	48.00
Address Line2		Average Estimated Annual Salary of Jobs to be	25,000.00
		Created(at Current Market rates)	
City	UTICA	Annualized Salary Range of Jobs to be Created	22,000.00 To : 30,000.00
State	NY	Original Estimate of Jobs to be Retained	11.00
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be	25,000.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	55.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	44.00
Applicant Name	1002 Oswego Street, LLC		
Address Line1	450 Tracy Street	Project Status	
Address Line2			
City	SYRACUSE	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	13204	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		
country			

Page **48** of **55**

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

	1	1		
General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-18-3			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Utica Property Development LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$80,451.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$187,897.00	
Original Project Code		School Property Tax Exemption	\$166,327.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$13,045,819.00	Total Exemptions	\$434,675.00	
Benefited Project Amount	\$11,775,753.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00	· •	Actual Payment Made Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$4,627.00 \$4,627.00	
Not For Profit	No	Local PILOT	\$10,807.00 \$10,807.00	
Date Project approved	9/18/2018	School District PILOT	\$9,566.00 \$9,566.00	
Did IDA took Title to Property	No	Total PILOT	\$25,000.00 \$25,000.00	
Date IDA Took Title to Property		Net Exemptions	\$409,675.00	
Year Financial Assistance is Planned to End	2050	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	1600 Burrstone Road	Original Estimate of Jobs to be Created	2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be	20,000.00	
		Created(at Current Market rates)		
City	UTICA	Annualized Salary Range of Jobs to be Created	15,000.00 To : 25,000.00	
State	NY	Original Estimate of Jobs to be Retained	d 0.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be	0.00	
		Retained(at Current Market rates)		
Province/Region		Current # of FTEs	4.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	4.00	
Applicant Name	Utica Property Development LLC			
Address Line1	302 Washington Avenue Ext	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Page **49** of **55**

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

	1	1		
General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-18-5			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Utica Sunset Associates LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$15,960.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$37,245.00	
Original Project Code		School Property Tax Exemption	\$32,996.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount		Total Exemptions	\$86,201.00	
Benefited Project Amount	\$13,734,174.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00	· •	Actual Payment Made Payment Due Per Agreeme	
Federal Tax Status of Bonds		County PILOT	\$2,528.00 \$2,528.00	
Not For Profit	No	Local PILOT	\$5,904.00 \$5,904.00	
Date Project approved	12/12/2018	School District PILOT	\$5,226.00 \$5,226.00	
Did IDA took Title to Property	Yes	Total PILOT	\$13,658.00 \$13,658.00	
Date IDA Took Title to Property	10/1/2019	Net Exemptions	\$72,543.00	
Year Financial Assistance is Planned to End	2050	Project Employment Information		
Notes	Project not yet completed. Will lease up in 202			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	2513 Sunset Avenue	Original Estimate of Jobs to be Created	12.00	
Address Line2		Average Estimated Annual Salary of Jobs to be	31,000.00	
		Created(at Current Market rates)		
City	UTICA	Annualized Salary Range of Jobs to be Created	28,000.00 To : 35,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be	0.00	
		Retained(at Current Market rates)		
Province/Region		Current # of FTEs	17.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	17.00	
Applicant Name	Utica Sunset Associates LLC			
Address Line1	125 Business Park Drive	Project Status		
Address Line2				
City	UTICA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13502	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Page **50** of **55**

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information		
Project Code	3002-21-1				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Utica Travelers Building LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$10,121.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$23,638.00		
Original Project Code		School Property Tax Exemption	\$20,925.00		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$10,675,000.00	Total Exemptions	\$54,684.00		
Benefited Project Amount	\$9,026,109.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00	· ·	Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$7,154.00	\$7,154.00	
Not For Profit	No	Local PILOT		\$16,707.00	
Date Project approved	5/12/2021	School District PILOT	\$14,790.00 \$14,790.00		
Did IDA took Title to Property	Yes	Total PILOT	\$38,651.00	\$38,651.00	
Date IDA Took Title to Property	6/23/2021	Net Exemptions	\$16,033.00		
Year Financial Assistance is Planned to End	2034	Project Employment Information			
Notes					
Location of Project	······································	# of FTEs before IDA Status	0.00		
Address Line1	70 Genesee Street	Original Estimate of Jobs to be Created	20.00		
Address Line2		Average Estimated Annual Salary of Jobs to be		37,500.00	
		Created(at Current Market rates)	- ,		
City	UTICA	Annualized Salary Range of Jobs to be Created	25,000.00 To :	0,000.00	
State	NY	Original Estimate of Jobs to be Retained			
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be	0.00		
		Retained(at Current Market rates)			
Province/Region		Current # of FTEs	19.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	19.00		
Applicant Name	Utica Travelers Building LLC				
Address Line1	100 Madison Street - Suite 1905	Project Status			
Address Line2					
City	SYRACUSE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13202	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				
country	-		L		

Page **51** of **55**

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-14-6			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	VEND-Uti Property Mgmt, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$3,693.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$8,625.00	
Original Project Code		School Property Tax Exemption	\$7,635.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$492,000.00	Total Exemptions	\$19,953.00	
Benefited Project Amount	\$480,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT		
Not For Profit	No	Local PILOT	\$5,753.00 \$5,753.00	
Date Project approved	12/2/2014	School District PILOT	\$5,092.00 \$5,092.00	
Did IDA took Title to Property	Yes	Total PILOT	\$13,308.00 \$13,308.00	
Date IDA Took Title to Property	2/3/2015	Net Exemptions	\$6,645.00	
Year Financial Assistance is Planned to End	2026	Project Employment Information		
Notes	Property was purchased and PILOT assumed at years (2021) end by Hemstroughts, Inc.			
Location of Project		# of FTEs before IDA Status	13.00	
Address Line1	900 Oswego Street	Original Estimate of Jobs to be Created	6.00	
Address Line2		Average Estimated Annual Salary of Jobs to be	18,720.00	
		Created(at Current Market rates)		
City	UTICA	Annualized Salary Range of Jobs to be Created	15,000.00 To : 20,000.00	
State	NY	Original Estimate of Jobs to be Retained	12.00	
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be	15,000.00	
		Retained(at Current Market rates)		
Province/Region		Current # of FTEs	24.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	11.00	
Applicant Name	VEND-Uti Property Management Co, LLC			
Address Line1	900 Oswego Street	Project Status		
Address Line2				
City	UTICA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13502	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-16-1			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Vecino Group New York LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$17,482.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$40,829.00	
Original Project Code		School Property Tax Exemption	\$36,142.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$9,583,751.00	Total Exemptions	\$94,453.00	
Benefited Project Amount	\$6,811,165.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made Payment Du	ue Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,805.00 \$3,805.0	0
Not For Profit	No	Local PILOT	\$8,887.00 \$8,887.0	0
Date Project approved	11/17/2015	School District PILOT	\$7,866.00 \$7,866.00	
Did IDA took Title to Property	No	Total PILOT	\$20,558.00 \$20,558	3.00
Date IDA Took Title to Property		Net Exemptions	\$73,895.00	
Year Financial Assistance is Planned to End	2047	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	327-331 Bleecker Street	Original Estimate of Jobs to be Created	3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be	40,000.00	
		Created(at Current Market rates)		
City	UTICA	Annualized Salary Range of Jobs to be Created	30,000.00 To : 50,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be	0.00	
		Retained(at Current Market rates)		
Province/Region		Current # of FTEs	2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	2.00	
Applicant Name	Vecino Group New York LLC			
Address Line1	305 W Commercial	Project Status		
Address Line2				
City	SPRINGFIELD	Current Year Is Last Year for Reporting		
State	MO	There is no Debt Outstanding for this Project		
Zip - Plus4	65803	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Page **53** of **55**



Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

IDA Projects Summary Information:

То	tal Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
	37	\$7,364,462.00	\$1,402,382.00	\$5,962,080.00	1018



Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:03/21/2025Status:CERTIFIEDCertified Date:03/21/2025

Additional Comments