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

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#### **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

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# **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

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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

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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

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## 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



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#### Benefit Information

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

### **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			

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	Pension contribution payable	\$0.00
	Other post-employment benefits	\$0.00
	Bonds and notes payable	\$0.00
	Long term leases	\$0.00
	Other long-term obligations	\$0.00
	Total noncurrent liabilities	\$0.00
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

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	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

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### Current Debt

Question		Response
1.	Did the Authority have any outstanding debt, including conduit debt, at any point during the reporting period?	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

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## Real Property Acquisition/Disposal List

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



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Personal Property

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

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## Property Documents

Question		Response	URL (If Applicable)
1.	In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of	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?		

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### 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		
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Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2024

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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 <b>To</b> :	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			
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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 <b>To</b> : 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			

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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 <b>To</b> :	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 <b>To</b> : 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		

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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 <b>To</b> :	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			
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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 <b>To</b> : 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		
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	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 <b>To</b> : 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	-		

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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 <b>To</b> : 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		

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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 <b>To</b> : 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			

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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 <b>To</b> : 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		

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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		

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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 <b>To</b> : 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		

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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 <b>To</b> : 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			

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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 <b>To</b> : 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		

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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 <b>To</b> : 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		

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	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 <b>To</b> : 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		

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	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 <b>To</b> : 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

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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 <b>To</b> : 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		

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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 <b>To</b> : 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		

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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 <b>To</b> : 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		

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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 <b>To</b> : 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			

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	•		
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 <b>To</b> : 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		

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	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 <b>To</b> : 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		
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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 <b>To</b> : 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		

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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 <b>To</b> : 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		

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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 <b>To</b> : 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	- · · ·	

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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 <b>To</b> : 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			
	•			

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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 <b>To</b> : 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			

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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 <b>To</b> : 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			
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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 <b>To</b> : 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			

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	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 <b>To</b> : 25,000.00	
State	NY	Original Estimate of Jobs to be Retained	<b>d</b> 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			

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	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 <b>To</b> : 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			

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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 <b>To</b> :	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		

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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 <b>To</b> : 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 <b>To</b> : 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			

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## 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

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

Additional Comments