

**Cortland County Industrial Development Agency Inc.
Annual Report on
Acquisition and Disposition of Real and Personal Property
2019**

Section 1: Real Property Held in the Name of CC Industrial Development Agency Inc as of December 31, 2019

Description	Acres	Parcel #
Industrial Track	14.10	86.82-02-19.200
Industrial Track	8.80	96.05-01-38.000
Industrial Track	2.13	86.76-02-29.000
Industrial Track	1.28	86.76-02-28.200
Contento-Route 11 Cortlandville	14.00	76.00-03-02.000
S Main St, Homer Village (Vacant Lot)	206FF X 171'	76.57-01-06.000
4408 Route 11 (Vacant Lot)	108FF x 185'	76.15-01-29.000

Section 2: Disposition of Real Property during the calendar year as of December 31, 2019:

There was no real property disposed of during 2019.

Section 3: Acquisition of Real Property during the calendar year as of December 31, 2019:

Description	Acres	Parcel #
S Main St, Homer Village (Vacant Lot)	206FF X 171'	76.57-01-06.000
4408 Route 11 (Vacant Lot)	108FF x 185'	76.15-01-29.000

The above property was conveyed to the CCIDA on January 22, 2019. A copy of form RP 412a is enclosed as well as the resolution authorizing the acquisition of the real property.

Section 4: Acquisition/Disposition of Personal Property during the Calendar Year as of December 31, 2019:

There was no acquisition or disposition of personal property during 2019

Contracting Officer for the Authority:

**Garry VanGorder
Executive Director
Cortland Co IDA
40 Main St Suite A
Cortland, NY 13045**

607-756-5005 garry@cortlandbusiness.com



**NYS DEPARTMENT OF TAXATION & FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES**

RP-412-a (1/95)

**INDUSTRIAL DEVELOPMENT AGENCIES
APPLICATION FOR REAL PROPERTY TAX EXEMPTION
(Real Property Tax Law, Section 412-a and General Municipal Law, Section 874)**

1. INDUSTRIAL DEVELOPMENT AGENCY (IDA)

Name Cortland County Industrial Development Agency
 Street 37 Church Street
 City Cortland, New York 13045
 Telephone no. Day (607) 756-5005
 Evening () _____
 Contact Garry VanGorder
 Title Executive Director

2. OCCUPANT (IF OTHER THAN IDA)

(If more than one occupant attach separate listing)

Name _____
 Street _____
 City _____
 Telephone no. Day () _____
 Evening () _____
 Contact _____
 Title _____

3. DESCRIPTION OF PARCEL

- | | |
|--|---|
| a. Assessment roll description (tax map no./roll year)
<u>76.15-01-29.0 and 76.57-01-06.0</u> | d. School District <u>Homer Central School District</u> |
| b. Street address <u>4408 Route 11 and</u>
<u>0 S. Main Street</u> | e. County <u>Cortland</u> |
| c. City, Town or Village <u>T/O Cortlandville, V/O Homer</u> | f. Current assessment <u>41,300</u> |
| | g. Deed to IDA (date recorded; liber and page)
<u>Recorded 1/22/19 Inst. No.: 2019-00269</u> |

4. GENERAL DESCRIPTION OF PROPERTY (if necessary, attach plans or specifications)

- | | |
|--|---|
| a. Brief description (include property use) <u>Vacant Commercial Real Property</u> | |
| b. Type of construction <u>N/A</u> | |
| c. Square footage <u>N/A</u> | |
| d. Total cost <u>N/A</u> | |
| e. Date construction commenced <u>N/A</u> | f. Projected expiration of exemption (i.e. date when property is no longer possessed, controlled, supervised or under the jurisdiction of IDA)
<u>None</u> |

5. SUMMARIZE AGREEMENT (IF ANY) AND METHOD TO BE USED FOR PAYMENTS TO BE MADE TO MUNICIPALITY REGARDLESS OF STATUTORY EXEMPTION

(Attach copy of the agreement or extract of the terms relating to the project).

- a. Formula for payment None

- b. Projected expiration date of agreement None

c. Municipal corporations to which payments will be made

	Yes	No
County _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Town/City _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Village _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
School District _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d. Person or entity responsible for payment

Name N/A
 Title _____
 Address _____

e. Is the IDA the owner of the property? Yes No (check one)

If "No" identify owner and explain IDA rights or interest in an attached statement.

Telephone _____

6. Is the property receiving or has the property ever received any other exemption from real property taxation? (check one) Yes No

If yes, list the statutory exemption reference and assessment roll year on which granted: exemption _____ assessment roll year _____

7. A copy of this application, including all attachments, has been mailed or delivered on _____ (date) to the chief executive official of each municipality within which the project is located as indicated in Item 3.

CERTIFICATION

I, *Gay Walker*, *Executive Director / CEO* of
 Name Title
Commons County 10A hereby certify that the information
 Organization

on this application and accompanying papers constitutes a true statement of facts.

1/31/2019
Date

Walker
Signature

FOR USE BY ASSESSOR

1. Date application filed _____
2. Applicable taxable status date _____
- 3a. Agreement (or extract) date _____
- 3b. Projected exemption expiration (year) _____
4. Assessed valuation of parcel in first year of exemption \$ _____
5. Special assessments and special as valorem levies for which the parcel is liable:

Date

Assessor's signature

A meeting of Cortland County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Agency located at 37 Church Street in the City of Cortland, Cortland County, New York on January 14, 2019, at 12:00 o'clock p.m., local time.

The meeting was called to order by the Chairman and, upon roll being called, the following members of the Agency were:

PRESENT:

Michael McMahon	Chairman
Stephen Compagni	Vice Chairman
John Shirley	Secretary
John O. Reagan	Treasurer
Johanna Ames	Member
Steve Servies	Member
Clint Brooks	Member

ABSENT:

FOLLOWING PERSONS WERE ALSO PRESENT:

Garry VanGorder	Executive Director
Karen Niday	Chief Financial Officer
Sandy Griep	Office Manager
John P. Sidd, Esq.	Agency Counsel

The following resolution was offered by M. McMahon, seconded by J. Ames, to wit:

Resolution No. 2019-01-14-02

RESOLUTION AUTHORIZING THE ACQUISITION OF
REAL PROPERTY FROM THE CORTLAND COUNTY
BUSINESS DEVELOPMENT CORPORATION
COMMONLY KNOWN AS THE ROUTE 11 MOTEL
PROPERTY

WHEREAS, Cortland County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 77 of the 1974 Laws of New York, as amended, constituting Section 902 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing facilities,

among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "projects" (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, on or about July 16, 2015 the Cortland County Business Development Corporation, a not-for-profit corporation duly organized and validly existing under the laws of the State of New York formed to promote, develop, encourage and assist economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of Cortland County, New York ("BDC"), acquired two vacant parcels of real property from the County of Cortland at tax auction consisting of a 206 ft. x 171 ft. parcel in the Village of Homer (tax map parcel 76.57-01-06.000) and a 180 ft. x 185 ft. parcel in the Town of Cortlandville (tax map parcel 76.15-01-29.000); and

WHEREAS, the Village of Homer and Town of Cortlandville parcels are commonly referred to together as the Route 11 Motel Property and shall be collectively referred to herein as the "Property;" and

WHEREAS, the BDC acquired the Property at the request of the Village of Homer and the Town of Cortlandville in furtherance of a project planned by both municipalities for the development of a public park on the Property (the "Project"); and

WHEREAS, the Agency, as the primary tax exempt economic development entity in Cortland County, is willing to hold title to the Property while the Village of Homer and the Town of Cortlandville complete plans for the funding and development of the Project; and

WHEREAS, the Agency will expend no funds to acquire the Property from the BDC but will pay the BDC an amount up to \$122,237.30 (the "Purchase Price") from the proceeds of the eventual sale of the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. The Agency is willing to hold title to the Property while the Village of Homer and the Town of Cortlandville complete plans for the funding and development of the Project.

Section 2. The Agency is hereby authorized to acquire the Property from the BDC and, as a condition of the conveyance authorized by this Resolution, the Agency shall pay to the BDC the proceeds from the eventual sale of the Property to the Village of Homer, the Town of Cortlandville or such other entity as may purchase the Property to implement the Project, up to a maximum amount equal to the Purchase Price. All sale proceeds

above the Purchase Price shall be retained by the Agency. In the event the sale proceeds are less than the Purchase Price, the Agency shall not be liable to the BDC for any deficiency.

Section 3. The Chairman, Vice Chairman and Executive Director of the Agency are each hereby authorized and directed to take such actions and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution including signing and recording all conveyance documents as prepared and approved by counsel to the Agency.

Section 4. This Resolution shall take effect immediately.

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

The foregoing Resolution was thereupon declared and duly adopted.

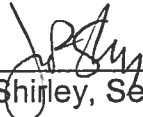
STATE OF NEW YORK)
COUNTY OF CORTLAND) ss.:

I, the undersigned Secretary of Cortland County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY, that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on January 14, 2019 with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of the Agency and of such Resolution set forth therein and of the whole of said original so far as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respect duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present through said meeting.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 14th day of January, 2019.



John Shirley, Secretary