Cortland County
IDA Projects
Year Ending
2023

Project Name	Initial Project Investment	Closing & Termination Date	Required Employment	Current Year Penalty Threshold	2022 Reported Jobs Per Affidavit	2023 Reported Jobs Per Affidavit	Comments
Cortland Crown Homes (Housing Visions) Tax Year: 16	**$8,252,000**	4/2/2007 - 4/1/2024	N/A	Based on Annual Rents	$239,024.00	**$242,589.00**	2024 real property tax payment will be $24,258.90 as per the agreement, a 1.5% increase from prior year (payment is an amount equal to the greater of $12,000 or 10% of gross annual rental income.
Creamery Hills, LP Tax Year: 4	**$1,690,906**	2/1/2020 1/31/2035	2 P/T (1FTE)	2P/T (1FTE)	2 P/T (1FTE)	**2 P/T (1FTE)**	Meets the required employment requirements - 100% of goal.
Pyrotek Inc. Tax Year: 13	**$3,336,000**	2/1/2011 - 1/31/2027	110 FTE	88 FTE	70	**80**	Failure to meet the *minimum* employment requirements (88); met 73% of goal (110) 2023 will be adjusted to 62.5% of the real property tax otherwise due - a 12.5% increase.
C'Ville LLC (Byrne Dairy) Tax Year: 10	**$30,162,962**	9/23/2013 1/31/2034	2019+ 78	2019+ 62	65.58	**86**	Meets employment requirements - 110% of required goal.
Greek Peak Holdings LLC Tax Year: 5	**$1,920,000**	11/1/2018 12/31/2023	80 F/T	64	100	**103**	Meets employment requirements - 129% of required goal.
Forkey Construction & Fab Tax Year: 9	**$2,175,000**	10/2/2014 1/31/2024	133 F/T	106 F/T	96	**115**	Meets minimum employment requirements - 86% of required goal (133)
Crescent Commons Tax Year: 5	**$16,325,821**	8/1/2017 7/31/2032	2F/T 2	2F/T 2	**2 F/T**	**2 F/T**	Meets employment requirements -100% of required goal. Estimated salaries and fringe benefits reported had no change from the prior year and continue to be in compliance with the application projections.
Lapeer-Cortland Solar Tax Year: 4	**$27,185,245**	10/1/2019 9/30/2049	N/A	N/A	N/A	N/A	The company has indicated that the total megawatt capacity of the Project Facility is 15MW. Commercial Operations of Project Facility was 03/31/2021
Janis Solar Tax Year: 3	**$22,100,000**	1/1/2021 12/31/2050	N/A	N/A	N/A	N/A	The company has indicated that the total megawatt capacity of the Project Facility is 20MW. Construction was delayed due to supply chain delays but was able to complete the project and begin operations on 1/17/2023
DG NY C Ville #1 Tax Year 3	**$17,449,190**	2/1/2021 1/31/2046	N/A	N/A	N/A	N/A	The company has indicated that the total megawatt capacity of the Project Faciity is 5MW. Commercial Operations Date of the Project Facility was 10/12/2021.
Yellow 3 LLC Tax Year 3	**$4,758,900**	2/1/2021 1/31/2036	N/A	N/A	N/A	N/A	The company has indicated that the total megawatt capacity of the Project Facility is 3 MW. Commercial Operations Date of Project Facility was 10/14/2022.
DG NY C Ville #3 Tax Year: 2	**$17,497,224**	4/1/2021 3/31/2046	N/A	N/A	N/A	N/A	The company has indicated that the total megawatt capacity of the Project Facility is 5 MW. Commercial Operations of Project Facility was 1/19/2023