

Annual Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 07/14/2025

Status: CERTIFIED

Certified Date: 07/14/2025

Governance Information (Authority-Related)

Question	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.cortlandcountyida.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.cortlandcountyida.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.cortlandcountyida.com
6. Are any Authority staff also employed by another government agency?	Yes	Cortland County Business Development Corp
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	www.cortlandcountyida.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.cortlandcountyida.com

Annual Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

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Governance Information (Board-Related)

Question	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.cortlandcountyida.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.cortlandcountyida.com
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	www.cortlandcountyida.com
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	www.cortlandcountyida.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.cortlandcountyida.com

Annual Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 07/14/2025

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Certified Date: 07/14/2025

Board of Directors Listing

Name	Ames, Johanna	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	1/1/2010	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	Brooks, Clint	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	2/13/2017	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 Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 07/14/2025

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Certified Date: 07/14/2025

Name	Burke, Kathleen Dr	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	1/1/2020	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	Compagni, Stephen	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	1/1/2010	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 Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 07/14/2025

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Certified Date: 07/14/2025

Name	Hayden, Deborah	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	2/12/2024	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	

Name	McMahon, Mike	Nominated By	Local
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	Elected by Board	Confirmed by Senate?	N/A
Term Start Date	1/1/2010	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

Annual Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 07/14/2025

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Name	Richards, Donald	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	3/1/2021	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 Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 07/14/2025

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Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/ Allowances/ Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the authority	If yes Is payment made by state or local government
Mulvihill, Eric	Community Relations Specialist	Administrative and Clerical				FT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Niday, Karen	CFO/EDS	Administrative and Clerical				FT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
O'Bryan, Brendan	Executive Director	Executive				FT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Skeels, Andrea	EDS	Administrative and Clerical				FT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No

Annual Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 07/14/2025

Status: CERTIFIED

Certified Date: 07/14/2025

Benefit Information

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

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
Ames, Johanna	Board of Directors												X	
Brooks, Clint	Board of Directors												X	
Burke, Kathleen Dr	Board of Directors												X	
Compagni, Stephen	Board of Directors												X	
Hayden, Deborah	Board of Directors												X	
McMahon, Mike	Board of Directors												X	
Richards, Donald	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
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Annual Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

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Subsidiary/Component Unit Verification

Is the list of subsidiaries, as assembled by the Office of the State Comptroller, correct?	Yes
Are there other subsidiaries or component units of the Authority that are active, not included in the PARIS reports submitted by this Authority and not independently filing reports in PARIS?	No

Name of Subsidiary/Component Unit	Status
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Request Subsidiary/Component Unit Change

Name of Subsidiary/Component Unit	Status	Requested Changes
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Request Add Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Establishment Date	Purpose of Subsidiary/Component Unit
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Request Delete Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
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Annual Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 07/14/2025

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Certified Date: 07/14/2025

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

		Amount
Assets		
Current Assets		
	Cash and cash equivalents	\$1,311,440.00
	Investments	\$0.00
	Receivables, net	\$13,354.00
	Other assets	\$1,154.00
	Total current assets	\$1,325,948.00
Noncurrent Assets		
	Restricted cash and investments	\$0.00
	Long-term receivables, net	\$42,233.00
	Other assets	\$0.00
	Capital Assets	
	Land and other nondepreciable property	\$606,802.00
	Buildings and equipment	\$0.00
	Infrastructure	\$0.00
	Accumulated depreciation	\$0.00
	Net Capital Assets	\$606,802.00
	Total noncurrent assets	\$649,035.00
	Total assets	\$1,974,983.00
Liabilities		
Current Liabilities		
	Accounts payable	\$0.00
	Pension contribution payable	\$0.00
	Other post-employment benefits	\$0.00
	Accrued liabilities	\$0.00
	Deferred revenues	\$141,632.00
	Bonds and notes payable	\$0.00
	Other long-term obligations due within one year	\$0.00
	Total current liabilities	\$141,632.00
Noncurrent Liabilities		

Annual Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 07/14/2025

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Certified Date: 07/14/2025

	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$0.00
	Long term leases		\$55,587.00
	Other long-term obligations		\$0.00
	Total noncurrent liabilities		\$55,587.00
Total liabilities			\$197,219.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$2,005.00
	Restricted		\$0.00
	Unrestricted		\$1,775,759.00
	Total net assets		\$1,777,764.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$262,000.00
	Rental and financing income		\$16,333.00
	Other operating revenues		\$0.00
	Total operating revenue		\$278,333.00
Operating Expenses			
	Salaries and wages		\$0.00
	Other employee benefits		\$0.00
	Professional services contracts		\$61,499.00
	Supplies and materials		\$1,162.00
	Depreciation and amortization		\$0.00
	Other operating expenses		\$2,765.00
	Total operating expenses		\$65,426.00
Operating income (loss)			\$212,907.00
Nonoperating Revenues			
	Investment earnings		\$31,719.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

Annual Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

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	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$0.00
	Total nonoperating revenue		\$31,719.00
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		\$244,626.00
Capital contributions			\$0.00
Change in net assets			\$244,626.00
Net assets (deficit) beginning of year			\$1,533,138.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$1,777,764.00

Annual Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 07/14/2025

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Certified Date: 07/14/2025

Current Debt

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

New Debt Issuances

Annual Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 07/14/2025

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Certified Date: 07/14/2025

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 Obligation	Authority Debt - General Obligation						
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit		Conduit Debt					
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS							

Annual Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 07/14/2025

Status: CERTIFIED

Certified Date: 07/14/2025

Real Property Acquisition/Disposal List

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

Annual Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 07/14/2025

Status: CERTIFIED

Certified Date: 07/14/2025

Personal Property

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

Annual Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 07/14/2025

Status: CERTIFIED

Certified Date: 07/14/2025

Property Documents

Question		Response	URL (If Applicable)
1.	In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	www.cortlandcountyida.com
2.	Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	www.cortlandcountyida.com
3.	In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	N/A

Annual Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

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Certified Date: 07/14/2025

IDA Projects

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	1101-19-2				
Project Type	Lease		State Sales Tax Exemption		\$0.00
Project Name	83-85 Main St		Local Sales Tax Exemption		\$0.00
			County Real Property Tax Exemption		\$10,744.59
Project Part of Another Phase or Multi Phase	No		Local Property Tax Exemption		\$12,980.83
Original Project Code			School Property Tax Exemption		\$9,111.37
Project Purpose Category	Other Categories		Mortgage Recording Tax Exemption		\$0.00
Total Project Amount	\$2,440,490.00		Total Exemptions		\$32,836.79
Benefited Project Amount	\$154,631.00		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	\$4,030.90	\$4,030.90
Not For Profit	No		Local PILOT	\$4,869.84	\$4,869.84
Date Project approved	10/15/2019		School District PILOT	\$5,099.26	\$5,099.26
Did IDA took Title to Property	Yes		Total PILOT	\$14,000.00	\$14,000.00
Date IDA Took Title to Property	12/20/2019		Net Exemptions	\$18,836.79	
Year Financial Assistance is Planned to End	2029		Project Employment Information		
Notes	The project is the redevelopment of a large, historic, deteriorating and chronically vacant building in the heart of downtown Cortland. The renovation will include commercial space on the 1st floor and 3 floors of residential living units. The real property PILOT lease amount varies each year as per the PILOT payment schedule.				
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	83-85 Main St		Original Estimate of Jobs to be Created	0.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	CORTLAND		Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY		Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13045		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region			Current # of FTEs	0.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	0.00	
Applicant Name	83-85 Main Street LLC		Project Status		
Address Line1	2 N Main Street				
Address Line2					
City	CORTLAND		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	13045		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		

Annual Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 07/14/2025

Status: CERTIFIED

Certified Date: 07/14/2025

Country	USA		
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Annual Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 07/14/2025

Status: CERTIFIED

Certified Date: 07/14/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	1101-23-1			
Project Type	Lease	State Sales Tax Exemption	\$25,243.55	
Project Name	AK Community LLC	Local Sales Tax Exemption	\$25,243.55	
		County Real Property Tax Exemption	\$22,284.77	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$4,020.84	
Original Project Code		School Property Tax Exemption	\$27,852.52	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,398,150.00	Total Exemptions	\$104,645.23	
Benefited Project Amount	\$221,278.00	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	\$0.00
Not For Profit	No		Local PILOT	\$0.00
Date Project approved	10/10/2023		School District PILOT	\$7,609.43
Did IDA took Title to Property	Yes		Total PILOT	\$7,609.43
Date IDA Took Title to Property	12/1/2023		Net Exemptions	\$97,035.80
Year Financial Assistance is Planned to End	2034	Project Employment Information		
Notes	This project includes the renovation of a former and currently vacant public school building into residential dwelling units and community space to provide for much needed senior housing in the community. Financial assistance includes a reduction in real property taxes for a 10 yr period, a sales tax exemption during renovation and a mortgage recording tax exemption. Property was added to tax rolls for school in 2024, and property in 2025.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	1208 Church Street and Owego Hill Rd	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	CORTLAND	Annualized Salary Range of Jobs to be Created	0.00 To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13045	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	AK Community LLC			
Address Line1	4287 N Homer Ave	Project Status		
Address Line2				
City	CORTLAND	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	13045	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 07/14/2025

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Certified Date: 07/14/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	1101-13-2			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	C'Ville LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$97,384.12	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$21,493.27	
Original Project Code		School Property Tax Exemption	\$118,440.79	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$30,162,962.00	Total Exemptions	\$237,318.18	
Benefited Project Amount	\$30,162,962.00	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	\$32,505.21
Not For Profit	No		Local PILOT	\$6,814.47
Date Project approved	3/21/2013		School District PILOT	\$41,795.18
Did IDA took Title to Property	Yes		Total PILOT	\$81,114.86
Date IDA Took Title to Property	9/23/2013		Net Exemptions	\$156,203.32
Year Financial Assistance is Planned to End	2033	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	715 NYS Route 13 & Finger Lakes East Drive	Original Estimate of Jobs to be Created	78.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	42,500.00	
City	CORTLAND	Annualized Salary Range of Jobs to be Created	35,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13045	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	95.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	95.00	
Applicant Name	C'Ville LLC	Project Status		
Address Line1	715 NYS Route 13 & Finger Lakes East Drive			
Address Line2				
City	CORTLAND	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	13045	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Cortland Industrial Development Agency

Run Date: 07/14/2025

Fiscal Year Ending: 12/31/2024

Status: CERTIFIED

Certified Date: 07/14/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	1101-20-1			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Creamery Hills, L.P.	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$5,916.85	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$2,607.90	
Original Project Code		School Property Tax Exemption	\$11,110.67	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,690,906.00	Total Exemptions	\$19,635.42	
Benefited Project Amount	\$227,182.00	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	\$3,204.83
Not For Profit	No		Local PILOT	\$1,412.56
Date Project approved	9/16/2019		School District PILOT	\$6,018.03
Did IDA took Title to Property	Yes		Total PILOT	\$10,635.42
Date IDA Took Title to Property	2/1/2020		Net Exemptions	\$9,000.00
Year Financial Assistance is Planned to End	2035	Project Employment Information		
Notes	The project is the renovation of a 24 unit complex for low to moderate income seniors as well as serving as the Harford Senior Center, managed by the County Area Agency on Aging. Incentives include sales tax exemption during construction, mortgage recording exemption and a reduction of \$9,000 per year-for 15 years- to the real property tax otherwise due if not for a PILOT.			
Location of Project		# of FTEs before IDA Status	2.00	
Address Line1	355 Creamery Road	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	HARFORD	Annualized Salary Range of Jobs to be Created	0.00 To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	2.00	
Zip - Plus4	13784	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	36,500.00	
Province/Region		Current # of FTEs	2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	SEPP, Inc.			
Address Line1	53 Front Street	Project Status		
Address Line2				
City	BINGHAMTON	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	13905	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 07/14/2025

Status: CERTIFIED

Certified Date: 07/14/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	1101-17-1			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Crescent Commons	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$116,655.58	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$140,934.74	
Original Project Code		School Property Tax Exemption	\$98,923.45	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$16,325,821.00	Total Exemptions	\$356,513.77	
Benefited Project Amount	\$16,325,821.00	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	\$7,198.03
Not For Profit	No		Local PILOT	\$8,696.14
Date Project approved	9/26/2016		School District PILOT	\$9,105.83
Did IDA took Title to Property	Yes		Total PILOT	\$25,000.00
Date IDA Took Title to Property	8/1/2017		Net Exemptions	\$331,513.77
Year Financial Assistance is Planned to End	2032	Project Employment Information		
Notes	Sales tax benefit effective 9/26/16 thru 10/31/18. No exemptions used during 2016. Mortgage tax benefit effective 8/1/17; real property tax benefit and new jobs created effective 2019. Agency took title on 8/1/17 -- property is located in the City of Cortland.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	165-177 Main St	Original Estimate of Jobs to be Created	2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	22,650.00	
City	CORTLAND	Annualized Salary Range of Jobs to be Created	18,800.00	To: 26,500.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13045	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
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	Crescent Commons LLC			
Address Line1	1201 E Fayette St, Suite 26	Project Status		
Address Line2				
City	SYRACUSE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	13210	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 07/14/2025

Status: CERTIFIED

Certified Date: 07/14/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	1101-21-3			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	DG NY C'Ville #1	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$60,621.61	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$13,379.56	
Original Project Code		School Property Tax Exemption	\$72,423.26	
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$17,449,190.00	Total Exemptions	\$146,424.43	
Benefited Project Amount	\$801,920.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$22,500.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$9,622.30
Not For Profit	No		Local PILOT	\$2,123.70
Date Project approved	11/9/2020		School District PILOT	\$11,663.00
Did IDA took Title to Property	Yes		Total PILOT	\$23,409.00
Date IDA Took Title to Property	2/1/2021		Net Exemptions	\$123,015.43
Year Financial Assistance is Planned to End	2046	Project Employment Information		
Notes	The project is a 5.0MWac community solar facility that will include a 5.0MWac energy storage facility located on East River Rd, aka 1853 Riley Road in the town of Cortlandville. The project will pay a \$4,500 per MWac PILOT payment with a 2% escalator for 25 years. PILOT payments will begin in 2022. The underlying land will remain on the tax rolls and are not part of this PILOT.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	1853 Riley Road	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	CORTLAND	Annualized Salary Range of Jobs to be Created	0.00 To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13045	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	DG New York CS, LLC			
Address Line1	700 Universe Blvd	Project Status		
Address Line2				
City	JUNO BEACH	Current Year Is Last Year for Reporting		
State	FL	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	33408	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 07/14/2025

Status: CERTIFIED

Certified Date: 07/14/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	1101-21-4			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	DG NY C'Ville #3	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$86,440.01	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$19,077.83	
Original Project Code		School Property Tax Exemption	\$103,054.20	
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$17,497,224.00	Total Exemptions	\$208,572.04	
Benefited Project Amount	\$694,921.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$22,500.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$9,627.83
Not For Profit	No		Local PILOT	\$2,124.92
Date Project approved	11/9/2020		School District PILOT	\$11,197.25
Did IDA took Title to Property	Yes		Total PILOT	\$22,950.00
Date IDA Took Title to Property	4/1/2021		Net Exemptions	\$185,622.04
Year Financial Assistance is Planned to End	2046	Project Employment Information		
Notes	The project is a 5.0MWac community solar facility that will include a 5.0MWac energy storage facility located on a 39.199 acre parcel located on Riley Rd in the town of Cortlandville - parcel # 87.00-01-08.100. The street address for the project is 4025 Carr Hill Rd, Cortland. The project will pay an annual payment of \$4,500 per MWac with a 2% escalator over a 25 year period. The underlying land is not part of the PILOT and will remain on the tax rolls. PILOT payments will begin January 2023.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	4025 Carr Hill Road	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	CORTLAND	Annualized Salary Range of Jobs to be Created	0.00 To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13045	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	DG New York CS, LLC			
Address Line1	700 Universe Blvd	Project Status		
Address Line2				
City	JUNO BEACH	Current Year Is Last Year for Reporting		
State	FL	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	33408	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Cortland Industrial Development Agency

Run Date: 07/14/2025

Fiscal Year Ending: 12/31/2024

Status: CERTIFIED

Certified Date: 07/14/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	1101-14-1			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Forkey Construction and Fabricating Inc	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,175,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$2,175,000.00	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	\$0.00
Not For Profit	No		Local PILOT	\$0.00
Date Project approved	4/14/2014		School District PILOT	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$0.00
Date IDA Took Title to Property	10/2/2014		Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2024	Project Employment Information		
Notes	Project fully on tax rolls for 2024			
Location of Project		# of FTEs before IDA Status	83.00	
Address Line1	3690 Luker Rd	Original Estimate of Jobs to be Created	50.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	29,500.00	
City	CORTLAND	Annualized Salary Range of Jobs to be Created	23,000.00	To: 36,000.00
State	NY	Original Estimate of Jobs to be Retained	83.00	
Zip - Plus4	13045	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	33,205.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-83.00	
Applicant Name	Forkey Construction & Fabricating Inc	Project Status		
Address Line1	2235 Clarks Corner Rd			
Address Line2				
City	MARATHON	Current Year Is Last Year for Reporting	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	13803	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	
Country	USA			

Annual Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 07/14/2025

Status: CERTIFIED

Certified Date: 07/14/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	1101-22-1				
Project Type	Tax Exemptions	State Sales Tax Exemption	\$0.00		
Project Name	Greek Peak Holdings	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption			
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption			
Original Project Code	1101-18-3	School Property Tax Exemption			
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$1,010,000.00	Total Exemptions	\$0.00		
Benefited Project Amount	\$80,800.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT			
Not For Profit		Local PILOT			
Date Project approved	2/14/2022	School District PILOT			
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	
Date IDA Took Title to Property	4/1/2022	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2027	Project Employment Information			
Notes	Continuation of the renovation and improvements to existing facilities at Greek Peak Resort Facility for the purpose of attracting more visitors to this Tourism Destination, to increase sales tax revenues in the community and to maintain full time employment year round at the facility. The company will be monitored and report on employment for a five year period, ending in 2027.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	2000 NYS Route 392	Original Estimate of Jobs to be Created	5.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	CORTLAND	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13045	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00		
Province/Region		Current # of FTEs	105.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	105.00		
Applicant Name	Greek Peak Holdings, LLC				
Address Line1	2000 NYS Route 392	Project Status			
Address Line2					
City	CORTLAND	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	13045	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 07/14/2025

Status: CERTIFIED

Certified Date: 07/14/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	1101-21-1				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Janis Solar LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$106,960.89		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$31,368.80		
Original Project Code		School Property Tax Exemption	\$137,179.90		
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$22,100,000.00	Total Exemptions	\$275,509.59		
Benefited Project Amount	\$3,288,411.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$30,000.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$12,777.88	\$12,777.88
Not For Profit	No		Local PILOT	\$3,747.42	\$3,747.42
Date Project approved	11/12/2019		School District PILOT	\$14,686.70	\$14,686.70
Did IDA took Title to Property	Yes		Total PILOT	\$31,212.00	\$31,212.00
Date IDA Took Title to Property	1/1/2021		Net Exemptions	\$244,297.59	
Year Financial Assistance is Planned to End	2050	Project Employment Information			
Notes	Janis Solar LLC is a 20mg AC Solar electric generating facility located at 5159 NY Rte 221, Willet NY 13863. The project will interconnect directly to the Willet Substation operated by NSEG. The project will make a PILOT payment annually of \$1500 per MG with a 2% annual escalator beginning Jan 2022 through to 2050. Additionally the company has a HOST agreement with the town for \$550MW payment with a 2% escalator per year. The underlying land is not part of the PILOT and will remain on the tax rolls.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	5159 Route 221	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	WILLET	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13863	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Janis Solar LLC				
Address Line1	2045 Lincoln Highway	Project Status			
Address Line2					
City	EDISON	Current Year Is Last Year for Reporting			
State	NJ	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	08817	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

Annual Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 07/14/2025

Status: CERTIFIED

Certified Date: 07/14/2025

Country	USA		
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Annual Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 07/14/2025

Status: CERTIFIED

Certified Date: 07/14/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	1101-19-1			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Lapeer Cortland Solar	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$101,529.28	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$45,668.46	
Original Project Code		School Property Tax Exemption	\$133,392.55	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$27,000,000.00	Total Exemptions	\$280,590.29	
Benefited Project Amount	\$4,164,315.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$45,000.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$16,135.59
Not For Profit	No		Local PILOT	\$7,257.88
Date Project approved	7/8/2019		School District PILOT	\$21,606.53
Did IDA took Title to Property	Yes		Total PILOT	\$45,000.00
Date IDA Took Title to Property	10/1/2019		Net Exemptions	\$235,590.29
Year Financial Assistance is Planned to End	2049	Project Employment Information		
Notes	The project is a 15mg photovoltaic energy facility. The underlying land will remain on the tax rolls. The improvements to the property (the equipment) will be exempt. PILOT payments of \$45,000 annually will be made during the 30 yr period. If more than 15 mg of energy is produced in any year, the payment will reflect the higher amount. \$45,000 is the minimum to be paid in any year. The amount received each year will be pro rata shared by all taxing jurisdictions associated with this project.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	2323 Clarks Corners Road	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	MARATHON	Annualized Salary Range of Jobs to be Created	0.00 To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13803	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Lapeer Cortland Solar LLC			
Address Line1	700 Universe Boulevard	Project Status		
Address Line2				
City	JUNO BEACH	Current Year Is Last Year for Reporting		
State	FL	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	33408	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 07/14/2025

Status: CERTIFIED

Certified Date: 07/14/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	1101-11-02			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Pyrotek, Inc	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$27,990.09	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$6,177.58	
Original Project Code		School Property Tax Exemption	\$34,042.19	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,336,000.00	Total Exemptions	\$68,209.86	
Benefited Project Amount	\$3,336,000.00	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	\$17,477.02
Not For Profit	No		Local PILOT	\$3,860.99
Date Project approved	2/1/2011		School District PILOT	\$17,021.08
Did IDA took Title to Property	Yes		Total PILOT	\$38,359.09
Date IDA Took Title to Property	2/1/2011		Net Exemptions	\$29,850.77
Year Financial Assistance is Planned to End	2027	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	42.00	
Address Line1	641 Rt 13	Original Estimate of Jobs to be Created	68.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	CORTLAND	Annualized Salary Range of Jobs to be Created	20,000.00	To: 80,000.00
State	NY	Original Estimate of Jobs to be Retained	42.00	
Zip - Plus4	13045	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	35,000.00	
Province/Region		Current # of FTEs	89.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	47.00	
Applicant Name	Pyrotek, Inc.			
Address Line1	9601 E Montgomery Ave	Project Status		
Address Line2				
City	SPOKANE VALLEY	Current Year Is Last Year for Reporting		
State	WA	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	99206	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Cortland Industrial Development Agency

Run Date: 07/14/2025

Fiscal Year Ending: 12/31/2024

Status: CERTIFIED

Certified Date: 07/14/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	1101-21-2				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Yellow 3 LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$34,576.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$7,631.13		
Original Project Code		School Property Tax Exemption	\$42,052.12		
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$4,758,900.00	Total Exemptions	\$84,259.25		
Benefited Project Amount	\$1,295,880.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$16,500.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$7,005.11
Not For Profit	No			Local PILOT	\$1,546.08
Date Project approved	1/11/2021			School District PILOT	\$8,615.41
Did IDA took Title to Property	Yes			Total PILOT	\$17,166.60
Date IDA Took Title to Property	2/1/2021			Net Exemptions	\$67,092.65
Year Financial Assistance is Planned to End	2036			Project Employment Information	
Notes	The project is a 3.0MWac photovoltaic solar farm, benefitting NY community solar subscribers. The project is located on approximately 18 acres of land located at 1585 Tower Road in the Town of Cortlandville NY. The project will pay a \$5500 per MWac PILOT payment each year beginning in 2022 with a 2% escalator through 2036. Additionally they will pay a Host Community payment to Cortlandville - \$1,500 per MWac, \$4,500 annually once the project is completed and operational. The underlying land is not part of the PILOT and will remain on the tax rolls.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	1585 Tower Road	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	CORTLAND	Annualized Salary Range of Jobs to be Created	0.00	To:	0.00
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13045	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Yellow 3 LLC				
Address Line1	125 Wolf Road, Suite 312	Project Status			
Address Line2					
City	COLONIE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	12205	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

Annual Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 07/14/2025

Status: CERTIFIED

Certified Date: 07/14/2025

Country	USA		
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Annual Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 07/14/2025

Status: CERTIFIED

Certified Date: 07/14/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	1101-07-01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	cortland crown homes	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$34,619.08	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$41,824.24	
Original Project Code		School Property Tax Exemption	\$29,356.83	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$8,252,000.00	Total Exemptions	\$105,800.15	
Benefited Project Amount	\$8,252,000.00	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	\$6,984.66
Not For Profit	No		Local PILOT	\$8,438.35
Date Project approved	4/2/2007		School District PILOT	\$8,835.89
Did IDA took Title to Property	Yes		Total PILOT	\$24,258.90
Date IDA Took Title to Property	4/2/2007		Net Exemptions	\$81,541.25
Year Financial Assistance is Planned to End	2024	Project Employment Information		
Notes	The project consisted of the redevelopment of a distressed tract of homes located within the central business district of the county. The renovated properties are offered to low income individuals and families. The annual tax payment is based on the greater of a minimum payment or 10 of the rents received for all properties during the prior year.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	1201 e fayette st suite 22	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	SYRACUSE	Annualized Salary Range of Jobs to be Created	1.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13210	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Cortland Crown Homes			
Address Line1	156 main st	Project Status		
Address Line2				
City	CORTLAND	Current Year Is Last Year for Reporting	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	13045	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	
Country	USA			

Annual Report for Cortland Industrial Development Agency

Run Date: 07/14/2025

Fiscal Year Ending: 12/31/2024

Status: CERTIFIED

Certified Date: 07/14/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	1101-24-1			
Project Type	Lease	State Sales Tax Exemption	\$61,037.64	
Project Name	iSpice, LLC	Local Sales Tax Exemption	\$61,037.63	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$104,142.96	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$126,000.00	
Total Project Amount	\$25,200,000.00	Total Exemptions	\$352,218.23	
Benefited Project Amount	\$3,014,350.00	Total Exemptions Net of RPTL Section 485-b		
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	\$0.00	\$0.00
Not For Profit		Local PILOT	\$0.00	\$0.00
Date Project approved	2/1/2024	School District PILOT	\$62,315.26	\$62,315.26
Did IDA took Title to Property	No	Total PILOT	\$62,315.26	\$62,315.26
Date IDA Took Title to Property		Net Exemptions	\$289,902.97	
Year Financial Assistance is Planned to End	2034	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	106 Central Ave	Original Estimate of Jobs to be Created	350.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	75,000.00	
City	CORTLAND	Annualized Salary Range of Jobs to be Created	40,000.00	To: 120,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13045	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	iSpice, LLC	Project Status		
Address Line1	6450 Highway 43			
Address Line2				
City	JACKSON	Current Year Is Last Year for Reporting		
State	AL	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	36545	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 07/14/2025

Status: CERTIFIED

Certified Date: 07/14/2025

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
15	\$2,272,533.23	\$403,030.56	\$1,869,502.67	166

Annual Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 07/14/2025

Status: CERTIFIED

Certified Date: 07/14/2025

Additional Comments

To correct RPTE/PILOTs for the Pyrotek, Inc project

Certified Financial Audit for Cortland Industrial Development Agency
 Fiscal Year Ending: 12/31/2024

Run Date: 03/12/2025
 Status: CERTIFIED
 Certified Date : 03/12/2025

Financial Documents

Question	Response
1. Attach the independent audit of the Authority's financial statements.	N/A

URL (If Applicable)	Attachments
www.cortlandcountyida.com	Attachment Included

Question	Response
2. Has the Authority's independent auditor issued a management letter to the Authority in connection with its audit of the Authority's financial statements?	Yes

URL (If Applicable)	Attachments
www.cortlandcountyida.com	Attachment Included

Question	Response
3. Has the Authority's independent auditor issued a Report on Internal Controls Over Financial Reporting to the Authority?	Yes

URL (If Applicable)	Attachments
www.cortlandcountyida.com	Attachment Included

Question	Response
4. Attach any other communication required or allowed by government auditing standards issued by the Comptroller General of the United States to be issued by the Authority's independent auditor in connection with its annual audit of the Authority's financial statements.	

URL (If Applicable)	Attachments
	Attachment Included

Additional Comments

Investment Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date : 03/20/2025

Status: CERTIFIED

Certified Date: 03/20/2025

Investment Information

Question	Response	URL (If Applicable)
1. Has the Authority prepared an Annual Investment Report for the reporting period as required by Section 2925 (6) of PAL?	Yes	www.cortlandcountyida.com
2. Are the Authority's investment guidelines reviewed and approved annually?	Yes	
3. Did the Authority have an independent audit of investments as required by Section 2925(3)(f) of PAL?	Yes	www.cortlandcountyida.com
4. Has the Authority's independent auditor issued a management letter to the Authority in connection with its annual audit of investments?	Yes	www.cortlandcountyida.com

Additional Comments

Procurement Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 02/10/2025

Status: CERTIFIED

Certified Date : 02/10/2025

Procurement Information:

Question	Response	URL (If Applicable)
1. Does the Authority have procurement guidelines?	Yes	www.cortlandcountyida.com
2. Are the procurement guidelines reviewed annually, amended if needed, and approved by the Board?	Yes	
3. Does the Authority allow for exceptions to the procurement guidelines?	No	
4. Does the Authority assign credit cards to employees for travel and/or business purchases?	Yes	
5. Does the Authority require prospective bidders to sign a non-collusion agreement?	No	
6. Does the Authority incorporate a summary of its procurement policies and prohibitions in its solicitation of proposals, bid documents, or specifications for procurement contracts?	Yes	
7. Did the Authority designate a person or persons to serve as the authorized contact on a specific procurement, in accordance with Section 139-j(2)(a) of the State Finance Law, "The Procurement Lobbying Act"?	Yes	
8. Did the Authority determine that a vendor had impermissible contact during a procurement or attempted to influence the procurement during the reporting period, in accordance with Section 139-j(10) of the State Finance Law?	No	
8a. If Yes, was a record made of this impermissible contact?		
9. Does the Authority have a process to review and investigate allegations of impermissible contact during a procurement, and to impose sanctions in instances where violations have occurred, in accordance with Section 139-j(9) of the State Finance Law?	No	

Procurement Report for Cortland Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 02/10/2025

Status: CERTIFIED

Certified Date : 02/10/2025

Procurement Transactions Listing:

1. Vendor Name	Insero & Co CPAs LLP	Address Line1	300 Clinton Square
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	ROCHESTER
Award Date	6/12/2023	State	NY
End Date	5/15/2027	Postal Code	14604
Fair Market Value		Plus 4	1702
Amount	\$42,000.00	Province/Region	
Amount Expended For Fiscal Year	\$7,900.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Prepare and complete annual independent audit

Additional Comments