

BROOME COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

FINANCIAL STATEMENTS

DECEMBER 31, 2011 AND 2010

BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY

The Agency, a public benefit corporation of the State of New York, was established pursuant to Chapter 564 of the laws of 1970 by special act of the New York State Legislature on May 8, 1970, in accordance with the General Municipal Law of New York State.

2011 AGENCY OFFICERS AND BOARD MEMBERS

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Thomas, Collison, Meagher, and Seiden Esqs.

BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY

DECEMBER 31, 2011

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INDEPENDENT AUDITORS' REPORT

Board of Directors
Broome County Industrial Development Agency
Binghamton, New York

We have audited the accompanying statements of net assets of the **BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY**, a component unit of Broome County, New York, as of and for the years ended December 31, 2011 and 2010, and the related statements of revenues, expenses, and changes in net assets and cash flows for the years then ended. These financial statements are the responsibility of the Agency's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Broome County Industrial Development Agency as of December 31, 2011 and 2010, and the changes in its net assets and cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued a report dated March 23, 2012, on our consideration of the Broome County Industrial Development Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in conjunction with this report in considering the results of our audit.

Board of Directors
Broome County Industrial Development Agency

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3-7 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquires of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquires, the basic financial statement, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Broome County Industrial Development Agency's financial statements as a whole. The additional information in Schedules 1 - 5 is presented for the purposes of additional analysis and is not a required part of the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is also not a required part of the financial statements. Schedules 1-5 and the schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financials statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.


PIAKER & LYONS, P.C.

Binghamton, New York
March 23, 2012

BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY

MANAGEMENT'S DISCUSSION AND ANALYSIS

As financial management of the Broome County Industrial Development Agency (the "Agency"), we offer readers of these financial statements this narrative overview and analysis of the financial activities of the Agency for the fiscal year ended December 31, 2011 as compared to 2010 and 2009 where applicable. This discussion and analysis is designed to assist the reader in focusing on the significant financial issues and activities and to identify any significant changes in the financial statements as a whole.

All amounts are expressed in actual dollars.

Financial Highlights

Operating income for the Broome County Industrial Development Agency was \$4,422,254 for fiscal year 2011. This was an increase of 432% over the prior year and 370% increase over 2009. Operating results for the year produced an increase in net assets of \$4,443,908. The term "net assets" refers to the difference between assets and liabilities. At the close of fiscal year 2011, the Agency had net assets of \$22,563,394, an increase of 25% over the prior year and an increase of 31% from 2009.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Agency's financial statements, which is comprised of the basic financial statements and the notes to the financial statements. Since the Agency is comprised of a single enterprise fund, no fund level financial statements are shown. This report contains additional information outlined on schedules one through five.

The Agency is not required by law to publish budget or report budgetary control information, therefore, no budgetary information is presented in this report.

Basic financial statements. The basic financial statements are designed to provide readers with a broad overview of the Agency's finances, in a manner similar to a private-sector business.

The statement of net assets presents information on all of the Agency's assets and liabilities, with the difference between the two reported as net assets. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the Agency is improving or deteriorating. Net assets increase when revenues exceed expenses. Increases to assets without a corresponding increase to liabilities, results in an increase to net assets, which indicates an improved financial position.

The statements of revenues, expenses, and changes in net assets present information showing how the Agency's net assets changed during the fiscal year. All changes in net assets are reported as soon as the underlying event occurs, regardless of timing of related cash flows. Thus revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain additional information on schedules one through five concerning the Agency's cash and cash equivalents, investments, loan receivables, bonds outstanding, and straight leases of Agency projects.

Financial Analysis

Net assets may serve, over time, as a useful indicator of a government's financial position. In the case of the Agency, assets exceeded liabilities by \$22,563,394 at the close of the most recent fiscal year. This represents an increase of \$4,443,908 over the previous year and a 31% over 2009.

The unrestricted net assets were \$11,020,326, which is an increase of \$1,507,837 or 16% over 2010. The increase in unrestricted net assets from 2009 is \$1,873,818, which represents an increase of 20%.

This trend indicates that the Agency's total net assets show steady growth over the past three years. The increase is due in part to a reduction of the Agency's total liabilities. Interest income is down \$26,536 from 2010 due to the decline in interest rates in 2011. The Agency continues to benefit from significant rental income of \$500,000 from the lease of the Edwin A. Link Building in Kirkwood, New York to L-3 Communications Link Simulation & Training, Inc. In addition to the rental income, the lease calls for an additional rental payment of \$448,000 per year to be used for capital maintenance and repair projects. The lease was extended in December 2010 and will continue for three years with provisions for two one year extensions.

A large portion of the Agency's net assets reflects its investment in its revolving loan funds with a balance of \$2,830,569 as of December 31, 2011. There has been a \$134,100 decrease in the loan fund balance from the 2010 of \$2,964,669. The loan funds are restricted funds and dedicated to provide subordinate debt to assist small businesses with their expansion projects. In addition, there was an increase in Capital Assets due to the purchase of equipment and improvements made at the Charles Street Business Park of \$47,104.

Of the \$13,006,330 of non-current assets of the Agency, \$7,347,406 represents the value of a building, net of depreciation, the purpose of which was to facilitate the expansion of Rockwell Collins Simulations & Training, Inc. f/k/a/ NLX Corporation, a full flight simulation and training firm located at the Airport Corporate Center.

**Broome County Industrial Development Agency
Net Assets**

	<u>2011</u>	<u>2010</u>	<u>2009</u>
Current Assets	\$ 14,443,369	\$ 12,718,108	\$ 12,846,791
Capital Assets	11,584,250	11,904,834	11,874,262
Other Non-Current Assets	<u>1,422,080</u>	<u>1,650,767</u>	<u>2,071,752</u>
	27,449,699	26,273,709	26,792,805
Total Assets			
Current Liabilities	1,971,248	1,742,104	2,296,967
Other Long-Term Liabilities	<u>2,915,057</u>	<u>6,412,119</u>	<u>7,256,425</u>
Total Liabilities	4,886,305	8,154,223	9,553,392
Net Assets:			
Invested in Capital Assets, Net of Related Debt	8,697,499	5,627,328	5,102,394
Restricted	2,845,569	2,979,669	2,990,511
Unrestricted	<u>11,020,326</u>	<u>9,512,489</u>	<u>9,146,508</u>
Total Net Assets	<u>\$ 22,563,394</u>	<u>\$ 18,119,486</u>	<u>\$ 17,239,413</u>

**Broome County Industrial Development Agency
Changes in Net Assets**

	<u>2011</u>	<u>2010</u>	<u>2009</u>
Operating Revenues	\$ 6,820,008	\$ 2,741,583	\$ 2,952,459
Operating Expenses	<u>(2,397,754)</u>	<u>(1,909,700)</u>	<u>(2,012,431)</u>
Income From Operations	<u>4,422,254</u>	<u>831,883</u>	<u>940,028</u>
Net Non-Operating Revenues (Expenses):			
Investment Income	21,654	48,190	110,313
Gain (Loss) on Land	<u>-</u>	<u>-</u>	<u>412,326</u>
Net Non-Operating Revenues (Expenses)	<u>21,654</u>	<u>48,190</u>	<u>522,639</u>
Change in Net Assets	4,443,908	880,073	1,462,667
Net Assets, Beginning of Year	<u>18,119,486</u>	<u>17,239,413</u>	<u>15,776,746</u>
Net Assets, End of Year	<u>\$ 22,563,394</u>	<u>\$ 18,119,486</u>	<u>\$ 17,239,413</u>

Significant Events:

As a result of a major flood in the fall of 2011, BAE Systems Controls, Inc. sustained significant damage well in excess of \$40,000,000 to its manufacturing facility. As a result, BAE notified the Agency on November 1, 2011 their election to terminate the lease in accordance with Section 4.1.B of the Original Lease (as modified by Paragraph 6 of the Assignment Agreement), and (ii) notice of Tenant's election to terminate the lease in accordance with Section 227 of Article 7, Chapter 50 of the Real Property Law of the State of New York ("Section 227"). The Agency is working with the United States Air Force on a plan that will result in the Air Force taking responsibility for the demolition and environmental remediation of the property. The Agency is also pursuing a planning grant that would fund a re-use strategy for the site.

Cash Flows: There was a net increase in cash of \$1,544,487 for 2011. Net cash provided by operating activities increased by \$4,108,729 from 2010 to 2011 primarily due to the increase in the rental income and the Agency's fee income for services provided in support of client projects. Net cash used in non-capital, capital and related financing activities increased by \$2,564,295 from 2010 to 2011 primarily due to the increase in debt payments. Net cash provided by investing activities decreased by \$30,102 as a result of lower interest rates on cash and cash equivalents held by the Agency.

Capital Asset and Debt Administration

Capital Assets: The Agency's net investment in capital assets is \$11,584,250, which is net of accumulated depreciation of \$2,821,184, as of December 31, 2011, a decrease of \$320,584 or -3% from 2010. Capital assets include buildings, land, building improvements, and furniture.

Long-term Debt: The Agency has two outstanding long-term debt payables totaling \$3,551,486. The first long-term debt is with Broome County for the development of the Broome Corporate Park in the amount of \$664,735, a decrease of \$166,183 from 2010. The second long-term debt is with JMI II, Inc., for the acquisition of the JMI II building for the expansion of NLX Corporation in the amount of \$2,886,751, a decrease of \$3,390,756 from 2010.

Economic Factors:

Although the Agency is currently in sound financial condition, the fiscal challenges facing our federal, state and local governments could have an impact on the Agency and its ability to maintain a continued level of economic development success. In addition, there is legislation pending in Albany that would make Agency programs less attractive to businesses and less effective in helping our community retain and attract business which will present further challenges to the Agency's future. In response to these conditions, the Agency will pursue the development of a private/public partnership. The Southern Tier Economic Partnership (STEP) will recruit business leaders and community stakeholders to this sister organization in an effort to broaden its base of support in the community.

In the first quarter of 2011, the Agency completed the redevelopment of the Charles Street Business Park by investing more than \$1.7 million in road and infrastructure to the park that is located northwest of downtown Binghamton. The Agency was awarded a \$1,000,000 grant from the Empire State Development Corporation to assist with this project and received the funds in April 2011. Several 5-6 acre sites are available for development in the park.

In March 2011, the Agency approved a Sale Leaseback and Payment-In-Lieu-Of -Tax Agreement with Clover Communities Johnson City, LLC to construct a single, three-story brick and mortar apartment building for senior citizens who are 60 years of age or older who are capable of living independently. The project is located at 1035 & 1039 Anna Maria Drive in Johnson City, NY. The total cost of the project is estimated to be approximately \$8,093,000 and will result in the creation of 2.5 new full time employees as well as several temporary jobs to construct the building. The Agency closed on the project in August 2011.

In April 2011, the Agency closed on the Sale Leaseback and Payment-in-Lieu-of-Tax Agreement with Washington Development Associates, LLC to construct a 173,600 square foot building located in downtown Binghamton for student housing. The building will include 113 student apartments with 80 four bedroom units and 33 two bedroom units. Each apartment will have a full kitchen and include a washer/dryer. Common areas in the building will include a community room, social lounge, study lounge, exercise room, game room and computer/business center. The total cost of the project is estimated to be approximately \$24,000,000 and will result in the creation of 5 new full time employees. The project is scheduled for completion and to be occupied by the fall semester of 2012.

In October 2011, the Agency approved a Sale Leaseback and Payment-in-Lieu-Of-Tax Agreement with Maines Paper & Food Service, Inc., to expand their distribution center for a major customer, Darden Restaurants, Inc. The total cost of the project is estimated to be approximately \$4,800,000 and will result in the creation of 40 new full time employees. The Agency closed on the project in December 2011.

In December 2011, the Agency closed on the Sale Leaseback and Payment-in-Lieu-of-Tax Agreement with Hawley Street Members, LLC who is in the process of converting a vacant 167,000 square foot steel framed office building into student housing in downtown Binghamton. The building is being completed renovated to include all new electric, plumbing, heating and cooling systems. Approximately 293 student bedrooms arranged in various numbered suites will be constructed along with a fitness center, student lounge and underground parking. A portion of the first floor, approximately 11,000 square feet will be designated for retail uses. The total cost of the project is estimated to be approximately \$10,637,000 and will result in the creation of 11 new full time employees. The project is scheduled for completion and to be occupied by the fall semester of 2012.

As of December 31, 2009, the Agency received a \$960,000 deposit on a purchase option for land in the Broome Corporate Park. The amount received to date by the Agency will be applied to the purchase of the land. In 2008, the Purchaser exercised the purchase option and the property was expected to close in 2010. The agreement stated if the Purchaser did not commence the development of its manufacturing building project by August 2010, the Agency had the right to buy back the property for any amount received in excess of \$750,000. In 2010, the Agency initiated a series of discussions with the Purchaser regarding the specific details of their building project. The Purchaser and the Agency were not able to agree on these details and consequently the Purchaser allowed their option agreement to expire. The Agency has not exercised its right to buy back the property and continues to pursue the Purchaser in an effort to agree on a project. As of the date of this report, the development has not started and it is the Agency's position that the Purchaser did not complete the purchase of the land and as a result, did not commence the development of a manufacturing facility. Therefore, the Agency has determined that the Purchaser has no basis to request a refund of \$960,000. Litigation may be forthcoming.

Requests for Information

This financial report is designed to provide a general overview of the Agency's finances for all those with an interest in its finances. Questions concerning any of the information provided in this report or request for additional financial information should be addressed to the Executive Director, Broome County Industrial Development Agency, P.O. Box 1510, Binghamton, NY 13902-1510.

BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY

**STATEMENTS OF NET ASSETS
AS OF DECEMBER 31, 2011 AND 2010**

	<u>2011</u>	<u>2010</u>
ASSETS		
Current Assets		
Cash and Cash Equivalents	\$ 11,920,219	\$ 10,375,732
Deposits Held For Others	260,372	53,978
Accounts Receivable	182,356	28,986
Prepaid Expenses	7,079	7,601
Property Held for Resale	1,379,269	1,379,269
Notes Receivable - Current Portion (Net of Allowance for Doubtful Notes of \$-0- in 2011 and 2010)	119,912	167,863
Loans Receivable - Current Portion	<u>574,162</u>	<u>704,679</u>
Total Current Assets	<u>14,443,369</u>	<u>12,718,108</u>
Non-Current Assets		
Notes Receivable - Non-Current Portion	445,803	551,539
Loans Receivable - Non-Current Portion (Net of Allowance for Doubtful Loans of \$137,776 in 2011 and \$174,989 in 2010)	976,277	1,099,228
Property and Equipment, At Cost (Net of Accumulated Depreciation of \$2,821,184 in 2011 and \$2,453,496 in 2010)	<u>11,584,250</u>	<u>11,904,834</u>
Total Non-Current Assets	<u>13,006,330</u>	<u>13,555,601</u>
TOTAL ASSETS	<u>27,449,699</u>	<u>26,273,709</u>
LIABILITIES AND NET ASSETS		
Current Liabilities		
Accounts Payable	13,607	30,980
Notes Payable	636,429	696,306
Land Options Liability	960,000	960,000
Deposits Held in Custody for Others	260,372	53,978
Deferred Revenue	100,000	-
Security Deposits	<u>840</u>	<u>840</u>
Total Current Liabilities	1,971,248	1,742,104
Non-Current Liabilities		
Notes Payable	<u>2,915,057</u>	<u>6,412,119</u>
TOTAL LIABILITIES	<u>4,886,305</u>	<u>8,154,223</u>
NET ASSETS		
Invested in Capital Assets, Net of Related Debt	8,697,499	5,627,328
Restricted for Loans	2,830,569	2,964,669
Restricted for Marketing	15,000	15,000
Unrestricted	<u>11,020,326</u>	<u>9,512,489</u>
TOTAL NET ASSETS	<u>\$ 22,563,394</u>	<u>\$ 18,119,486</u>

See the accompanying notes to financial statements.

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS
FOR THE YEARS ENDED DECEMBER 31, 2011 AND 2010**

	<u>2011</u>	<u>2010</u>
Operating Revenues		
Fee Income	\$ 473,125	\$ 78,936
Loan Interest Earned	92,732	115,405
Rental Income	4,958,686	2,280,116
Pass-Through Revenue	64,328	62,776
Millennium Pipeline Co., LLC Grant	108,000	108,000
Empire State Development Corporation Grant	1,000,000	-
USDA Grant Revenue	-	93,600
Economic Development Service Income	35,000	-
Refund of Prior Year Expenditures	37,308	-
Other Income	50,829	2,750
	<u>6,820,008</u>	<u>2,741,583</u>
Total Operating Revenues		
Operating Expenses		
Interest Expense and Other Debt Service	354,397	394,971
Administrative Fee Expense - BC Chamber	525,465	425,606
Rental Expenses	429,638	360,604
Depreciation	367,688	275,947
Marketing Initiative Expenses	166,287	160,761
Office Expense	50,795	49,281
Professional Fees	76,073	56,707
Professional Development Expense	6,420	1,966
Broome County Corporate Park Maintenance	19,623	15,503
Insurance	15,721	18,623
Utilities	3,161	10,528
Other Administrative Expenses	3,654	4,827
Grant Expense	30,569	-
Pass-Through Expenditures	66,186	61,571
Repairs, Maintenance and General	45,840	72,805
Repayment of Excess Money Held - ARC	236,237	-
	<u>2,397,754</u>	<u>1,909,700</u>
Total Operating Expenses		
Operating Income	<u>4,422,254</u>	<u>831,883</u>
Non-Operating Revenue		
Investment Income	<u>21,654</u>	<u>48,190</u>
Change in Net Assets	<u>4,443,908</u>	<u>880,073</u>
Net Assets at the Beginning of the Year	<u>18,119,486</u>	<u>17,239,413</u>
Net Assets at the End of the Year	<u>\$ 22,563,394</u>	<u>\$ 18,119,486</u>

See the accompanying notes to financial statements.

STATEMENTS OF CASH FLOWS

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2011 AND 2010**

	<u>2011</u>	<u>2010</u>
Cash Flows From Operating Activities		
Cash Received from Providing Services	\$ 7,020,106	\$ 2,477,297
Cash Payments for Contractual Expenses	<u>(2,046,917)</u>	<u>(1,612,837)</u>
 Net Cash Provided By Operating Activities	 <u>4,973,189</u>	 <u>864,460</u>
 Cash Flows From Non-Capital and Financing Activities:		
Principal Payments on Notes Receivable	<u>153,687</u>	<u>186,964</u>
 Net Cash Provided By Non-Capital and Financing Activities	 <u>153,687</u>	 <u>186,964</u>
 Cash Flows From Capital and Related Financing Activities:		
Construction in Progress	(41,393)	(178,663)
Purchase of Property and Equipment	(5,711)	-
Principal Payments on Notes Payable	<u>(3,556,939)</u>	<u>(894,362)</u>
 Net Cash Used In Capital and Related Financing Activities	 <u>(3,604,043)</u>	 <u>(1,073,025)</u>
 Cash Flows From Investing Activities:		
Interest Income	<u>21,654</u>	<u>51,756</u>
 Net Cash Provided By Investing Activities	 <u>21,654</u>	 <u>51,756</u>
 Increase In Cash	 1,544,487	 30,155
 Cash at Beginning of Year	 <u>10,375,732</u>	 <u>10,345,577</u>
 Cash at End of Year	 <u>\$ 11,920,219</u>	 <u>\$ 10,375,732</u>

See the accompanying notes to financial statements.

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2011 AND 2010**

	<u>2011</u>	<u>2010</u>
Reconciliation of Operating Income to Net Cash		
Provided By Operating Activities:		
Operating Income	\$ 4,422,254	\$ 831,883
Adjustments to Reconcile to Net Cash Provided By Operating Activities:		
Depreciation and Amortization	367,688	275,947
Forgiveness of Grant Payable	-	(93,600)
Allowance for Doubtful Loans	(37,213)	-
Changes in Assets and Liabilities:		
Accounts Receivable	(153,370)	(28,986)
Loans Receivable	290,681	(37,607)
Deferred Revenue	100,000	(104,093)
Prepaid Expenses	522	(187)
Accounts Payables, Security Deposits, and Other Payables and Escrow Deposits	<u>(17,373)</u>	<u>21,103</u>
 Net Cash Provided By Operating Activities	 <u>\$ 4,973,189</u>	 <u>\$ 864,460</u>
 Supplemental Disclosures of Cash Flow Information:		
Cash Paid During the Year For:		
Interest	\$ 354,397	\$ 394,971
 Non-Cash Activities Related to Foreclosure of Deposit Community Center		
Principal Payments on Notes Receivable	\$ -	\$ 127,856
Reacquisition of Property	\$ -	\$ 127,856
Forgiveness of Grant Payable to USDA	\$ -	\$ 93,600

See the accompanying notes to financial statements.

BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2011

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Operations - The Agency was established in May 1970, under General Municipal Law Article 18-A, to aid Broome County in promoting the economic welfare of its inhabitants and to actively promote, attract, encourage and develop economically sound commerce and industry. The Agency advances job opportunities through assistance in constructing, maintaining and equipping industrial, commercial, manufacturing and research facilities. The Agency assists in the financing of projects through the sale of industrial revenue bonds. The Agency is designed to function as a prime community resource. The Agency is a component unit of Broome County based on the criteria set forth in GASB (Governmental Accounting Standards Board) Statement 39, an amendment of GASB Statement 14.

The Agency exercises its mandated power and lawful authority to cause bonds to be issued, to have the proceeds used to construct and equip facilities, to mortgage such facilities as security, and to lease such facility for rentals sufficient to repay the bond proceeds and related interest. The bonds are special obligations of the Agency payable solely from the revenues and receipts derived from the leasing or sale of the underlying facility, or from enforcement of any security provided by the mortgage and assignment. In effect, while the Agency serves as a vital conduit in arranging for the financing of construction, and is the apparent owner of record, as a practical matter, bondholders look to the facility and to the owners of the beneficial interests therein for ultimate satisfaction of their debt. The agreements recite that neither the members of the Agency nor any person executing the bonds is liable personally thereon by reason of the issuance thereof. It is contemplated that the beneficial owners of the facility will acquire such facility for a nominal consideration upon the termination of the lease term and the repayment of the bond issued. On a de facto, substantive basis, the lessees of the facilities may be viewed as the owners, in an economic, if not a formal, sense. See Schedule 4 for information on outstanding bonds.

In January 2008, the law that allowed Industrial Development Agencies to issue civic facility bonds for non-profit sponsored projects sunset. In November 2010, the Agency received sponsorship and approval from the County to set up a county-wide Local Development Corporation (LDC). In June 2011, the Broome County Local Development Corporation (BCLDC) was formed in order to issue tax exempt bonds for civic facility non-profit projects. To date, the BCLDC has had no activity.

Because of the economic interest described above, the bond liabilities and the related assets consisting of underlying properties are not reflected in the financial statements of the Agency.

Effective January 1997, the Agency entered into an agreement with the Broome County Chamber of Commerce to share certain administrative costs, including all payroll and related fringe benefits. The Agency paid \$525,465 and \$425,606 to the Chamber for such fees during 2011 and 2010, respectively.

B. Measurement Focus, Basis of Accounting and Financial Statement Presentation - The Agency's financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The following is a summary of the significant accounting policies followed in the preparation of the Agency's financial statements. The accounting policies of the Agency conform to generally accepted accounting principles in the United States of America. The Agency reports are based on all applicable Governmental Accounting Standards Board (GASB) pronouncements as well as applicable Financial Accounting Standards Board (FASB) Statements and Interpretations issued on or before November 30, 1989, unless those pronouncements conflict with or contradict GASB pronouncements.

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2011**

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

In December 1998, GASB released Statement No. 33, "*Accounting and Financial Reporting for Nonexchange Transactions*," which revised reporting of property tax and grant revenue. In June 1999, GASB approved Statement No. 34, "*Basic Financial Statements and Management Discussion and Analysis for State and Local Governments*". The change in financial statement presentation requires capitalization of assets, recording of depreciation and eliminates fund reporting. The Agency has historically recorded assets and depreciation; therefore, the significant change was the elimination of fund reporting.

C. Fee Income, Grant and Contract Support - The Agency charges a service fee for each project, the proceeds of which is intended to be used for Agency expenses and to fund continuing operations.

D. Property and Equipment Accounting - All property and equipment acquired with grant funds are owned by the Agency and are used in the programs for which they were purchased. There are no reversionary interests by grantor agencies in the assets. Capital assets as defined by the Agency are assets with an initial unit cost of \$1,500 or more and an estimated life in excess of two years. Donated capital assets are recorded at estimated fair market value at the date of the donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the asset's life are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed and depreciated when placed in service.

Depreciation of property and equipment is provided on a straight-line basis over the following estimated useful lives (see Note 7 for further detail).

<u>Assets</u>	<u>Years</u>
Buildings	30 - 39
Buildings Improvements	10 - 20
Equipment	3 - 7

E. Operating Revenues and Expenses - The statement of revenues, expenses, and changes in net assets distinguishes between operating and non-operating revenues. For this purpose, operating revenues, such as fee and rental income, result from exchange transactions associated with the principal activities of the Agency. Exchange transactions are those in which each party to the transaction receives or gives up essentially equal values. Non-operating revenues arise from exchange transactions not associated with the Agency's principal activities (such as investment income) and from all non-exchange transactions (such as applicable grants).

F. Net Assets - The Agency reports its net assets in three components. Net assets invested in capital assets are equal to amounts reported for capital assets, net of related debt and accumulated depreciation. Restricted net assets are reported when assets (net of related debt) can only be used for a specified purpose that is established by grantors, contributors, or laws or regulations governing the Agency. None of the Agency's restricted net assets arise from endowments. For this reason, all restricted net assets are considered expendable. Unrestricted net assets are all other Agency net assets that do not meet the definitions of invested in capital assets or restricted.

G. Cash Equivalents and Investments - Cash equivalents consist of highly liquid investments with a maturity of three months or less. Cash equivalents do not consist of Deposits Held for Others since the Agency does not have unrestricted access to the funds, which consist of amounts held in escrow.

BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2011

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

H. Uncollectible Accounts - The Agency follows the policy of evaluating receivables to adequately reserve for anticipated losses. Management believes all accounts receivable and notes are deemed collectible. Management has established a reserve for the loans in the amount of \$137,776 at December 31, 2011 and \$174,989 at December 31, 2010 for any losses that might be realized.

I. Concentration of Credit Risk - The Agency grants loans to commercial enterprises located exclusively in the Southern Tier of New York State. The Agency conducts ongoing credit evaluations and generally requires collateral; however, the collateral is normally subordinate to bank debt.

J. Use of Estimates - The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

K. Elimination of Internal Activity - The Agency administers a loan program under the Appalachian Regional Commission. The loan program allows for the reimbursement of administrative and overhead costs incurred for the program. For the year ended December 31, 2011, the program reimbursed operating expenses of \$62,000 and; therefore, these costs have been shown as net in the statement of revenues, expenses and changes in net assets.

L. Prepaid Expenses - Prepaid items represent payments made by the Agency for which benefits extend beyond year-end. These items reflect costs applicable to future accounting periods and are recorded as prepaid at the time of purchase and as an expense in the year the goods or services are consumed.

M. Subsequent Events - The Agency has evaluated events and transactions that occurred between December 31, 2011 and March 23, 2012 which is the date the financial statements were available to be issued, for possible disclosure and recognition in the financial statements.

NOTE 2 - FEDERAL AND STATE AID CONTINGENCIES

The Agency has received Federal and State Aid and Grants that are subject to audit by agencies of the Federal and State governments. Such audits may result in disallowances and a request for a return of funds to the Federal and State governments. The Agency believes disallowances, if any, will be immaterial.

NOTE 3 - CUSTODIAL CREDIT, CONCENTRATION OF CREDIT, INTEREST RATE AND FOREIGN CURRENCY RISKS

State statutes govern the Agency's investment policies. Agency monies must be deposited in FDIC insured commercial banks or trust companies located within the State. Permissible investments include obligations of the U.S. Treasury, obligations of New York State or its localities, demand accounts and certificates of deposit.

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2011**

NOTE 3 - CUSTODIAL CREDIT, CONCENTRATION OF CREDIT, INTEREST RATE AND FOREIGN CURRENCY RISKS (Continued)

Custodial risk is the risk that in the event of a bank failure, the Agency's deposits may not be returned to it. Collateral is required for demand deposits and certificate of deposits not covered by Federal Deposit Insurance. Obligations that may be pledged as collateral are obligations of the United States and its agencies and obligations of the State and its municipalities and school districts. GASB Statement No. 40 directs that deposits be disclosed as exposed to credit risk if they are not covered by depository insurance, and the deposits are either:

- A) Uncollateralized,
- B) Collateralized with securities held by the pledging financial institution, or
- C) Collateralized with the securities held by the pledging financial institution's trust department or agent but not in the Agency's name.

As of December 31, 2011, the Agency's collateral was insufficient at one of its financial institutions by approximately \$118,000. The Agency was fully collateralized by February 9, 2012. As of December 31, 2010, the Agency was fully collateralized.

The Agency's investment policy for investments is governed by New York State statutes. As of December 31, 2011, there were no investments held by the Agency. The Agency does not typically purchase investments for long enough duration to cause it to believe that it is exposed to any material interest rate risk. The Agency does not typically purchase investments in a foreign currency and is not exposed to foreign currency risk.

NOTE 4 - LOANS RECEIVABLE

Loan transactions, as detailed in Schedule 3, are summarized as follows:

	2011			
	Business Development Revolving			2010
	<u>Loan</u>	<u>STEED</u>	<u>Total</u>	<u>Total</u>
Principal Balance at January 1	\$ 425,166	\$ 1,553,730	\$ 1,978,896	\$ 1,941,289
Loan Advances	-	260,000	260,000	590,000
Loan Adjustments	-	-	-	1,912
Principal Repayments	<u>(153,645)</u>	<u>(397,036)</u>	<u>(550,681)</u>	<u>(554,305)</u>
Balance at December 31	<u>271,521</u>	<u>1,416,694</u>	<u>1,688,215</u>	<u>1,978,896</u>
Less: Allowance for				
Doubtful Loans	(16,816)	(120,960)	(137,776)	(174,989)
Current Portion	<u>(87,370)</u>	<u>(486,792)</u>	<u>(574,162)</u>	<u>(704,679)</u>
Noncurrent Portion	<u>\$ 167,335</u>	<u>\$ 808,942</u>	<u>\$ 976,277</u>	<u>\$ 1,099,228</u>

The allowance for uncollectible loans set forth above has been provided to cover loans, which are in arrears or are considered doubtful of collection by management.

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2011**

NOTE 5 - PROPERTY HELD FOR RESALE

The following land and development costs are being held for development and resale in accordance with program purposes:

Broome Corporate Park - Conklin	\$1,379,269
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NOTE 6 - NOTES RECEIVABLE

Notes receivable are summarized below:

	<u>Interest Rate</u>	<u>Payment</u>	<u>Maturity</u>	<u>Principal</u>
JHR Realty, Inc.	7%	\$3,595 monthly	Nov. 2012	\$ 14,175
Broome County	4%	\$851 monthly	April 2012	6,706
Broome County	4%	\$1,252 monthly	April 2012	9,871
Maple Lane LLC	4%	\$89,161 annual	Jan. 2017	<u>534,963</u>
				565,715
Less: Allowance for Doubtful Notes				-
Current Portion				<u>(119,912)</u>
Non-Current Portion				<u><u>\$ 445,803</u></u>

The above notes receivable with imputed interest rates were discounted at the time of the transaction due to each note having no stated interest rate.

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2011**

NOTE 7 - PROPERTY AND EQUIPMENT

The detail of property and equipment in the accompanying statement of net assets is as follows:

<u>Capital Assets</u>	<u>Balance</u> <u>12/31/2010</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>12/31/2011</u>
Land	\$ 1,951,791	\$ -	\$ -	\$ 1,951,791
Buildings and Improvements	10,643,748	1,764,268		12,408,016
Equipment	39,916	5,711	-	45,627
Construction in Progress	1,722,875	-	(1,722,875)	-
	<u>\$ 14,358,330</u>	<u>\$ 1,769,979</u>	<u>\$ (1,722,875)</u>	<u>\$ 14,405,434</u>

The detail of accumulated depreciation in the accompanying statement of net assets is as follows:

<u>Accumulated Depreciation</u>	<u>Balance</u> <u>12/31/2010</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>12/31/2011</u>
Buildings and Improvements	\$ 2,422,481	\$ 362,967	\$ -	\$ 2,785,448
Equipment	31,015	4,721	-	35,736
	<u>2,453,496</u>	<u>\$ 367,688</u>	<u>\$ -</u>	<u>2,821,184</u>
Net Capital Assets	<u>\$ 11,904,834</u>			<u>\$ 11,584,250</u>

During 1997, the Agency acquired approximately 41.3 acres, including a building, modular offices and a parking lot, located in the Town of Kirkwood (Link Building). The Link Building was purchased subject to an existing lease between CAE Link Corporation and Hughes Aircraft. Under the terms of the purchase of the property, the Agency assumed all the rights and responsibilities of this lease with the exception of any rental payment paid under the lease. Therefore, the seller of the property, CAE, continued to receive the rent under the lease for the original term of the lease, as well as, the two-year renewal term (expiring February 2000). In February 2000, the Agency entered into a lease agreement with L-3 Communications Corporation. The lease calls for \$500,000 annual lease payments for years one through five, with additional payment for space used above and beyond the minimum. For years six through ten, the annual lease payments are \$856,000. In December 2010, a three year lease extension agreement was signed with an option to renew for (2) additional one year terms. The lease extension agreement calls for annual lease payments for \$500,000 for years one through three. L-3 Communication Corporation is responsible for all maintenance, repairs and capital improvements. The total annual lease payments for all tenants totaled \$500,000 and \$856,000 for the years ended December 31, 2011 and 2010, respectively.

BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2011

NOTE 7 - PROPERTY AND EQUIPMENT (Continued)

In March of 1997, the Agency entered into a Contract for Deed with the United States Government for a parcel commonly known as Air Force Plant #59. This property consists of approximately 30 acres of land on which buildings of approximately 612,000 square feet are situated. The Contract for Deed transferred all beneficial ownership interest of the property to the Agency for the sum of \$10. The U.S. Government agreed to transfer the deed to the property at no cost to the Agency once certain environmental matters were remediated on the property. Pursuant to this transfer, the Agency entered into a lease agreement with the tenant of the property, Lockheed Martin Corporation. Effective September 2000, Lockheed Martin Corporation assigned the lease to BAE SYSTEMS Controls, Inc. The term of the amended lease was for 27 years. The amended lease required annual rental payments of \$250,000 during the first seven years, \$350,000 during the second ten years and \$500,000 during the third ten years. The annual rental was held in escrow by the Agency and dedicated exclusively to fund capital repairs, capital maintenance and capital improvements. If the tenant was to give notice of termination, which could not be less than five years prior to the effective date, these funds became sole and exclusive property of the Agency. The tenant also was to pay the Agency a termination fee of \$2,000,000 within 30 days of the termination of the lease. In addition to the rental payments, the tenant agreed to pay directly to the Agency as additional rent, \$25,000 per year during the first 10 years and \$175,000 per year during the remaining term of the lease as an administrative and management fee. The unexpended balance of the base rent is reported as Deposits Held for Others.

As a result of a major flood in the fall of 2011, BAE Systems Controls, Inc. sustained significant damage well in excess of \$40,000,000 to its manufacturing facility. As a result, BAE notified the Agency on November 1, 2011 their election to terminate the lease in accordance with Section 4.1.B of the Original Lease (as modified by Paragraph 6 of the Assignment Agreement), and (ii) notice of Tenant's election to terminate the lease in accordance with Section 227 of Article 7, Chapter 50 of the Real Property Law of the State of New York ("Section 227"). The Agency is working with the United States Air Force on a plan that will result in the Air Force taking responsibility for the demolition and environment remediation of the property. During the interim period prior to the demolition, the Agency will use the \$500,000 insurance proceeds received in 2012 to moth ball and maintain security of the site. The Agency is also pursuing a planning grant that would fund a re-use strategy for the site.

During 2002, the Agency acquired a building and all improvements on a site owned by JMI II, Inc. The value of the building and improvements as of December 31, 2011 was \$7,347,406, net of accumulated depreciation. The building is subject to a liability to M&T Real Estate Trust. See Note 8(b).

During 2003, the Agency sold its Deposit Incubator building to the Deposit Community Center, Inc. for \$130,000. The Agency was holding a note receivable with an interest rate of 4%. Interest only payments were made from April 2003 to June 2004. Beginning July 2004, principal and interest payments of \$788 were made through December 2004. Deposit Community Center has since defaulted on the note and on June 22, 2010 conveyed the property back to Broome County Industrial Development Agency. The value of the building and land included as of December 31, 2011 was \$123,796, net of accumulated depreciation.

During 2005, the Agency received land, the former Anitec property, as a donation, with an appraised value of \$2,000,000. The property is located within the City of Binghamton, New York and is approximately 33 acres in size. During 2008, the Agency sold 5.13 acres to Emerson Network Power for \$250,000. In addition, during 2008 the Agency received a \$1,000,000 Capital Grant from New York State Urban Development Corporation d/b/a/ Empire State Development Corporation (ESDC) for the redevelopment of twenty-six acres for a business park to accommodate new businesses. The Grant was used for a portion of infrastructure development costs at the Charles Street Business Park. The project was completed in 2011 and the Agency received the \$1,000,000 reimbursement upon providing documentation of eligible costs which were approximately \$1.76 million. The related costs are included in Buildings and Improvements on the Statement of Net Assets.

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2011**

NOTE 8 - NOTES PAYABLE

The Agency has the following notes payable as of December 31, 2011 and 2010:

	<u>Balance</u> <u>12/31/2010</u>	<u>Additions</u>	<u>Retirements</u>	<u>Balance</u> <u>12/31/2011</u>
(a) Note Payable - Broome County	\$ 830,918	\$ -	\$ (166,183)	\$ 664,735
(b) Note Payable - M & T	6,277,507	-	(3,390,756)	2,886,751
	<u>\$ 7,108,425</u>	<u>\$ -</u>	<u>\$ (3,556,939)</u>	<u>\$ 3,551,486</u>

Annual debt service requirements to maturity of the bond and notes payable are as follows:

<u>Fiscal Year Ending December 31</u>	<u>Principal</u>	<u>Interest</u>
2012	\$ 470,245	\$ 159,075
2013	499,000	130,320
2014	529,514	99,806
2015	561,894	67,426
2016	596,253	33,067
2017 and thereafter	<u>229,845</u>	<u>3,142</u>
	<u>\$ 2,886,751</u>	<u>\$ 492,836</u>

(a) **Note - Broome County, New York** - As of December 31, 2008, the Agency had borrowed a cumulative total of \$1,332,910 interest free from the County of Broome for the purpose of funding payments on bonds and mortgages related to Broome Corporate Park land acquisition and development costs. The loan agreement did not require repayments unless cumulative revenues from the sale of Broome Corporate Park land exceeded cumulative Park expenses, including debt service, mortgage payments, payments for infrastructure improvements, marketing expenses, and general operating expenses directly related to Broome Corporate Park. As of December 31, 2008, revenues exceeded expenses, causing the terms of the agreement to be modified. During 2009, the Agency made a payment of \$101,992 before the new agreement was settled. The new note calls for repayment of the loan interest free over a five year period in equal payments of \$166,184. As of December 31, 2011 and 2010 the balance on this note was \$664,735 and \$830,918, respectively.

(b) **Note Payable - M&T Real Estate Trust** - During 2001, the Agency entered into an assignment of lease agreement with JMI II, Inc. (JMI II). The agreement called for the Agency to become the legal titleholder of a building and all improvements on a site owned by JMI II. JMI II assigned a lease that it has with Rockwell Collins Simulation & Training Solutions, LLC, f/k/a NLX, LLC for the building and improvements to the Agency in connection with the Agency taking title to the building. The Agency has assumed the ownership of the building. The terms of the assignment call for the mortgage to be serviced in full from the proceeds of the rental payments from Rockwell Collins Simulation & Training Solutions, LLC. At the end of the fifteen-year term, JMI II has an option to purchase the building back from the Agency for \$30,000 plus any remaining debt. Permanent financing was obtained in 2004 and the note payable to JMI II was replaced with a note payable to M&T Real Estate Trust. The note payable was for \$8,600,000 at 5.95% for fourteen years, with a monthly payment of \$64,960, until May 2009 when the monthly payment changed to \$74,111. After a significant payment was made on the note in 2011, the monthly payments were reduced to \$52,443. As of December 31, 2011 and 2010 the balance on this note was \$2,886,751 and \$6,277,507, respectively.

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2011**

NOTE 9 - DEFERRED REVENUE

Deferred revenue represents a deposit on a sale of land received by year-end 2011, which is applicable to the subsequent year.

NOTE 10 - LAND OPTIONS LIABILITY

In 2008, the Purchaser exercised a purchase option for land in Broome Corporate Park. The amount received to date by the Agency would be applied to the purchase of the land. As of December 31, 2009, the Agency accumulated a \$960,000 deposit and the property was expected to close in 2010. The agreement stated if the Purchaser did not commence the development of its manufacturing building project by August 2010, the Agency had the right to buy back the property for any amount received in excess of \$750,000. As of the date of this report the development has not started, and the purchaser has requested full refund of the deposit money. It is the Agency's position that the Purchaser did not complete the purchase of the land and as a result, did not commence the development of a manufacturing facility. Therefore, the Agency has determined that the Purchaser has no basis to request a refund of \$960,000. Litigation may be forthcoming.

NOTE 11 - CONTINGENCIES AND COMMITMENTS

The Agency is exposed to various risks of loss related to theft of, damage to, and destruction of assets, injuries to employees and natural disasters. These risks are covered by commercial insurance purchased from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage for the past two years.

NOTE 12 - LEASE

In October 2006, the Agency moved into premises owned by Broome County (the primary government) and entered into a lease agreement, terminating on December 31, 2010. The Agency is leasing on a month-to-month agreement. Rent expense for the years ended December 31, 2011 and 2010 was \$15,840, respectively and is included in office expense.

SCHEDULE 1

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
SCHEDULES OF CASH AND CASH EQUIVALENTS
DECEMBER 31, 2011 AND 2010**

	<u>2011</u>	<u>2010</u>
SCHEDULE 1 - SCHEDULES OF CASH AND CASH EQUIVALENTS		
M & T Bank	\$ 835,899	\$ 579,298
Community Bank	11,039,112	9,628,150
JP Morgan Chase	41,882	41,820
Petty Cash	100	100
Citizens Bank	<u>3,226</u>	<u>126,364</u>
Total	<u>\$ 11,920,219</u>	<u>\$ 10,375,732</u>

SCHEDULE 2

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
SCHEDULES OF INVESTMENTS
DECEMBER 31, 2011 AND 2010**

SCHEDULE 2 - SCHEDULES OF INVESTMENTS

There were no investments as of December 31, 2011 and 2010.

See the accompanying notes to financial statements.

SCHEDULE 3

BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
SCHEDULES OF LOANS RECEIVABLE
DECEMBER 31, 2011

SCHEDULE 3 - SCHEDULES OF LOANS RECEIVABLE

	Year Ended December 31, 2011			
	January 1, 2011			December 31, 2011
<u>Business Development Revolving Loan</u>	<u>Principal</u>	<u>Advances</u>	<u>Repayments</u>	<u>Principal</u>
Gearcor, Inc.	\$ 57,374	\$ -	\$ 7,334	\$ 50,040
LBK Properties	15,902	-	15,902	-
Modern Marketing Concepts, Inc.	33,300	-	33,300	-
Penrose Properties, LLC	26,719	-	26,719	-
Samscreen (631 Field Street LP)	39,365	-	6,725	32,640
Sonostics, Inc.	95,481	-	33,802	61,679
VMR Electronics, LLC	63,603	-	15,327	48,276
VMR Electronics, LLC	93,422	-	14,536	78,886
Total Business Development Revolving Loan	\$ 425,166	\$ -	\$ 153,645	\$ 271,521

See the accompanying notes to financial statements.

BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
SCHEDULES OF LOANS RECEIVABLE
DECEMBER 31, 2011

SCHEDULE 3 - SCHEDULES OF LOANS RECEIVABLE (Continued)

<u>STEED</u>	<u>Year Ended December 31, 2011</u>			
	<u>January 1,</u>			<u>December 31,</u>
	<u>2011</u>	<u>Advances</u>	<u>Repayments</u>	<u>2011</u>
	<u>Principal</u>			<u>Principal</u>
Blenheim Pharmacal, Inc.	\$ 47,262	\$ -	\$ 6,688	\$ 40,574
Chambers Street Developments, LLC	68,635	-	9,861	58,774
Concept Systems, Inc.	6,552	60,000	9,769	56,783
Continental Storage	14,964	-	3,762	11,202
Cortland Plastics International, LLC	57,783	-	15,720	42,063
DNB Holdings, LLC	-	200,000	5,530	194,470
Devonian Stone of New York, Inc.	84,894	-	29,788	55,106
Digi Con Inc.	103,990	-	-	103,990
ECM (Westcode)	23,023	-	9,107	13,916
F & T Distributing, Inc.	22,137	-	14,975	7,162
Ioxus, Inc.	73,854	-	11,653	62,201
Ithaca Materials	34,723	-	34,723	-
Ithaca Produce	137,932	-	-	137,932
Marathon Boat Group, Inc.	158,865	-	34,335	124,530
Regional Access, Inc	89,446	-	89,446	-
Renewable Energy Development	132,363	-	27,020	105,343
Side Hill Acres	6,536	-	1,000	5,536
T Mitchell Holdings	19,695	-	4,069	15,626
VMR Electronics, LLC	190,809	-	45,980	144,829
VMR Electronics, LLC	280,267	-	43,610	236,657
Total STEED	<u>\$ 1,553,730</u>	<u>\$ 260,000</u>	<u>\$ 397,036</u>	<u>\$ 1,416,694</u>
Total All Funds		<u>\$ 260,000</u>	<u>\$ 550,681</u>	1,688,215
Less: Allowance for Doubtful Loans				<u>(137,776)</u>
Loans Receivable				<u>\$ 1,550,439</u>

See the accompanying notes to financial statements.

BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
 SCHEDULE OF BONDS OUTSTANDING
 DECEMBER 31, 2011

SCHEDULE 4 - SCHEDULE OF BONDS OUTSTANDING

	Month/ Year	Current Interest Rate (%)	Outstanding 1/1/2011	Additional Draw Downs	Paid 2011	Outstanding 12/31/11**	Final Maturity Date
UMH/Elizabeth Church Manor	9/2003	variable	\$ 4,095,000	\$ -	(460,000)	\$ 3,635,000	9/2029
UMH/Hilltop Retirement Campus	9/2003	variable	2,235,000	-	(235,000)	2,000,000	9/2029
UMH/James E. Johnson Nursing Home	9/2003	variable	1,620,000	-	(1,620,000)	-	9/2029
Binghamton University - Student Housing Phase I	8/2004	variable	17,950,000	-	(245,000)	17,705,000	8/2036
Binghamton University - Student Housing Phase II	9/2004	variable	14,325,000	-	(355,000)	13,970,000	8/2036
Binghamton University - Student Housing Phase III	10/2004	variable	10,110,000	-	(450,000)	9,660,000	8/2036
Parlor City Paper Box Co., Inc.	10/2006	variable	2,535,000	-	(370,000)	2,165,000	10/2016
Good Shepherd A	8/2008	variable	23,160,000	-	-	23,160,000	7/2040
Good Shepherd B	8/2008	variable	6,630,000	-	(6,630,000)	-	7/2023
Good Shepherd C	8/2008	variable	23,180,000	-	-	23,180,000	7/2040
Impress USA A	8/2009	variable	6,788,729	-	(155,450)	6,633,279	9/2021
Impress USA B	8/2009	variable	17,549,175	-	(2,044,087)	15,505,088	9/2017
Totals			\$130,177,904	\$ -	\$(12,564,537)	\$117,613,367	

**These bonds are the responsibility of the company to which they were issued and are not an indebtedness of the Broome County Industrial Development Agency (See Note 1).

See the accompanying notes to financial statements.

Project Code: 03010001A Please Specify: Bond Project Lease Project

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: 120 Plaza Drive Associates

Project Owner & Address:
James Walsh
200 Plaza Drive
Vestal, NY 13850

Project Purpose: Services

Federal Tax Status: Taxable Tax Exempt Total Project/Lease Amount \$ 1,850,000.00 Straight Lease End Date: 3/14/2012

Benefited Project Amount \$ 3,380,000 Bond/Note Amount \$ _____

Assessment \$ 3,380,000

Non-profit? Y N New tax revenues if no exemptions granted \$ 8,352.60 Please check box if applicable: Not all data is reported. Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State: County: \$ -	22,954.55 \$	-	\$ 105,057.60	\$ -
Local: \$ -	Local (sum of city/town/village): 13,053.36			
School: \$ -	School: 69,049.69			

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ 21,061.00	\$ 15,557.00	\$ 60,087.00	\$ 96,705.00

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
80	15	80	227	0

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Project Code: 1997 Please Specify: Bond Project Lease Project X

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: Columbia/Celestica

530 Columbia Drive
 Johnson City, NY 13790

Project Contact & Address:
 Robert Harkness
 Bob Harkness Realty
 520 Columbia Drive
 Johnson City, NY 13790

Project Purpose: Services

Federal Tax Status: Taxable X Tax Exempt Total Project/Lease Amount \$ 3,810,000 Straight Lease End Date: 12/31/2013

Benefited Project Amount \$ Bond/Note Amount \$

Assessment \$ 113,900

Non-profit? Y N X New tax revenues if no exemptions granted \$ 19,209.22

Please check box if applicable:
 Not all data is reported.
 Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State:	County:			
\$ -	\$ 18,144.02	\$ -	\$ 82,592.24	\$ -
Local:	Local (sum of city/town/village):			
\$ -	\$ 36,569.49			
	\$ 27,878.73			

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ 13,608.01	\$ 28,865.97	\$ 20,909.04	\$ 63,383.02

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
79	14	79	93	0

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Project Code: 03010201A Please Specify: Bond Project Lease Project X

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: Behlog & Son Produce Inc.

Project Owner & Address:
 Peter Behlog
 400 Broome Corporate Parkway
 Conklin, NY 13748

Project Purpose: Wholesale Trade

Federal Tax Status: Taxable X Tax Exempt Total Project/Lease Amount \$ 4,219,000 Straight Lease End Date: 11/14/2012

Benefited Project Amount Bond/Note Amount \$

Assessment \$ 1,964,610

Non-profit? Y N X New tax revenues if no exemptions granted \$ 28,855.69

Please check box if applicable:
 Not all data is reported.
 Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State: County: \$ <u>20,370.96</u>	\$ <u> </u>	\$ <u> </u>	\$ <u>102,520.63</u>	\$ <u> </u>
Local: Local (sum of city/town/village): \$ <u>8,216.68</u>	\$ <u> </u>	\$ <u> </u>		
School: \$ <u>73,932.99</u>	\$ <u> </u>	\$ <u> </u>		

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ <u>12,710.60</u>	\$ <u>9,481.75</u>	\$ <u>51,472.59</u>	\$ <u>73,664.94</u>

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
<u>30</u>	<u>0</u>	<u>30</u>	<u>39</u>	<u>0</u>

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Project Code: 03010403A Please Specify: Bond Project Lease Project

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: Binghamton University Student Housing Phase I

Project Owner & Address:
 Ms. Shiela Doyle
 Binghamton University Foundation
 PO Box 6005
 Binghamton, NY 13902

Project Purpose: Civic Facility

Federal Tax Status: Taxable Tax Exempt Total Project/Lease Amount \$ 18,605,000 Straight Lease End Date: 8/1/2036

Benefitted Project Amount \$ Bond/Note Amount \$ 18,605,000

Non-profit? Y N New tax revenues if no exemptions granted \$ 66,016.86 Not all data is reported. Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State: County: \$ -	63,011.59 \$	-	288,389.31 \$	-
Local: \$ -	Local (sum of city/town/village): 35,832.25 \$			
	School: 189,545.47 \$			

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ 45,772.05	\$ 38,913.40	\$ 137,687.00	\$ 222,372.45

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
0	3	0	1.67	0

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Please complete bond and note information on reverse

Bonds and Notes Related to Project

Type of Debt:	Bond(s) <input checked="" type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Total
Date of Issue:	8/17/2004				
Interest Rate:	Variable				
<ul style="list-style-type: none"> ▪ At issuance ▪ If variable, applicable range 					
Outstanding Beginning of Fiscal Year: 01/01/2011	\$ 17,950,000				
Issued During Fiscal Year:	-				
Paid During Fiscal Year:	245,000				
Outstanding End of Fiscal Year: 12/31/2011	\$ 17,705,000				
Final Maturity Date:	8/1/2036				Final maturity date of last outstanding bond:

Bonds and notes reported above do not need to be reported in the Statement of Indebtedness (Page 6 of the Annual Financial Report)

Project Code: 03010403B Please Specify: Bond Project Lease Project

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: Binghamton University Student Housing Phase 2

Project Owner & Address:
 Ms. Shiela Doyle
 Binghamton University Foundation
 PO Box 6005
 Binghamton, NY 13902

Project Purpose: Civic Facility

Federal Tax Status: Taxable Tax Exempt Total Project/Lease Amount 8/1/2036
 Straight Lease End Date:

Benefitted Project Amount \$ 15,390,000 Bond/Note Amount \$ 15,390,000

Non-profit? Y N X New tax revenues if no exemptions granted \$ 51,171.11
 Please check box if applicable: Not all data is reported. Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State: County: \$ -	59,767.87 \$	-	273,543.56 \$	-
Local: \$ -	Local (sum of city/town/village): 33,987.68 \$			
	School: 179,788.01 \$			

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ 45,772.05	\$ 38,913.40	\$ 137,687.00	\$ 222,372.45

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
0	3	0	1.67	0

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Please complete bond and note information on reverse

Bonds and Notes Related to Project

Type of Debt:	Bond(s) <input checked="" type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Total
Date of Issue:	9/14/2004				
Interest Rate:	Variable				
<ul style="list-style-type: none"> ▪ At issuance ▪ If variable, applicable range 					
Outstanding Beginning of Fiscal Year: 01/01/2011	\$ 14,325,000				
Issued During Fiscal Year:	-				
Paid During Fiscal Year:	355,000				
Outstanding End of Fiscal Year: 12/31/2011	\$ 13,970,000				
Final Maturity Date:	8/1/2036				Final maturity date of last outstanding bond:

Bonds and notes reported above do not need to be reported in the Statement of Indebtedness

Project Code: 03010403C Please Specify: Bond Project Lease Project

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: Binghamton University Student Housing Phase 3

Project Owner & Address:
 Ms. Shiela Doyle
 Binghamton University Foundation
 PO Box 6005
 Binghamton, NY 13902

Project Purpose: Civic Facility

Federal Tax Status: Taxable Tax Exempt Total Project/Lease Amount \$ 11,555,000 Straight Lease End Date: 8/1/2036

Benefited Project Amount \$ Bond/Note Amount \$ 11,555,000

Non-profit? Y N New tax revenues if no exemptions granted \$ 53,646.80 Please check box if applicable: Not all data is reported. Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State: County: \$ -	60,308.80 \$	- \$	276,019.25 \$	- \$
Local: \$ -	Local (sum of city/town/village): 34,295.28 \$			
	School: 181,415.17 \$			

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ 45,772.05	\$ 38,913.40	\$ 137,687.00	\$ 222,372.45

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
0	3	0	1.67	0

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Please complete bond and note information on reverse

Bonds and Notes Related to Project

Type of Debt:	Bond(s) <input checked="" type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Total
Date of Issue:	9/29/2004				
Interest Rate:	Variable				
<ul style="list-style-type: none"> ▪ At issuance ▪ If variable, applicable range 					
Outstanding Beginning of Fiscal Year: 01/01/2011	\$ 10,110,000				
Issued During Fiscal Year:	-				
Paid During Fiscal Year:	450,000				
Outstanding End of Fiscal Year: 12/31/2011	\$ 9,660,000				
Final Maturity Date:	8/1/2036				Final maturity date of last outstanding bond:

Bonds and notes reported above do not need to be reported in the Statement of Indebtedness

Project Code: 03010501A Please Specify: Bond Project Lease Project X

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: Central New York Railroad Corporation
 Project Owner & Address:
 Nathan Fenno
 1 Railroad Avenue
 Cooperstown, NY 13326
Note: This is a lease-leaseback transaction

Project Purpose: Transportation Services
 Federal Tax Status: Taxable X Tax Exempt Total Project/Lease Amount \$ Lease End Date: 2/15/2015
 Benefited Project Amount \$ Bond/Note Amount \$

Assessment \$
 Non-profit? Y N X New tax revenues if no exemptions granted \$
 Please check box if applicable: Not all data is reported.
 Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State: County: \$ 10,945.17	\$ 10,945.17	\$ -	\$ 62,123.58	\$ -
Local: Local (sum of city/town/village): \$ 17,608.91	\$ 17,608.91			
School: School: \$ 33,569.50	\$ 33,569.50			

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ 10,945.17	\$ 17,608.91	\$ 33,569.50	\$ 62,123.58

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
0	0	0	0	0

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Project Code: 03010102A Please Specify: Bond Project Lease Project

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: CLMM Development Corp.
CCX Trucking

Project Owner & Address:
MaryAnne Burke - CLMM Development Corp.
101 Castle Creek Road
Binghamton, NY 13901

Project Purpose: Transportation Services

Federal Tax Status: Taxable Tax Exempt Total Project/Lease Amount \$ 710,000 Straight Lease End Date: 2/14/2016

Benefited Project Amount \$ _____ Bond/Note Amount \$ _____

Assessment \$ 250,000

Non-profit? Y N X New tax revenues if no exemptions granted \$ (31.97)

Please check box if applicable:
 Not all data is reported.
 Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State: County: \$ -	2,205.03 \$	-	8,994.83 \$	-
Local: \$ -	Local (sum of city/town/village): 741.87 \$			
School: \$ -	School: 6,047.93 \$			

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
County	2,722.73 \$	-	6,304.07 \$
			9,026.80 \$

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
0	20	20	35	0

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Project Code: 03011101 Please Specify: Bond Project Lease Project X

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: Clover Communities Johnson City, LLC Project Owner & Address:
Clover Communities Johnson City, LLC
348 Harris Hill Road, Suite B
Williamsville, NY 14221

Project Purpose: Construction Straight Lease End Date: 8/31/2022
 Federal Tax Status: Taxable X Tax Exempt Total Project/Lease Amount \$ 8,093,000
 Benefited Project Amount \$ Bond/Note Amount \$

Assessment Under construction
 Non-profit? Y N X New tax revenues if no exemptions granted \$
 Please check box if applicable: Not all data is reported.
 Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State: County: \$ 7,733.00	- \$	- \$	- \$	- \$
Local: \$	Local (sum of city/town/village): - \$			
School: \$	School: - \$			

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ - \$	- \$	- \$	Pilot will begin in 2012

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
0	2.5	2.5	0	7

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Please complete bond and note information on reverse

Project Code: 03019902A Please Specify: Bond Project Lease Project X

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: Frito Lay Project Owner & Address: Kathy Alfano
Kirkwood Facility Senior Manager, Global Real Estate
Kirkwood NY 13795 Frito Lay
 Project Purpose: Manufacturing 7701 Legacy Drive 3A-306 Plano, Texas 75024-4099
 Federal Tax Status: Taxable X Tax Exempt Total Project/Lease Amount \$ 2,500,000 Straight Lease
 Benefited Project Amount \$ Bond/Note Amount \$ End Date: 10/28/2014

Assessment \$ 140,000
 Non-profit? Y N X New tax revenues if no exemptions granted \$ 2,518.56
 Please check box if applicable: Not all data is reported.
 Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State: County: \$ 1,234.82	\$	-	\$ 5,037.11	\$ -
Local: Local (sum of city/town/village): \$ 415.45	\$			
School: \$ 3,386.84	\$			

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ 617.41	\$ 207.72	\$ 1,693.42	\$ 2,518.55

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
684	10	684	565	0

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Project Code: 03010801A Please Specify: Bond Project Lease Project

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: Good Shepherd Village at Endwell, Inc. Project Owner & Address:
 Michael J. Keenan, President & CEO
 Good Shepherd Village at Endwell, Inc.
 32 Village Drive
 Endwell, NY 13760

Project Purpose: Continuing Care Retirement Community Straight Lease
 End Date: 7/1/2040

Federal Tax Status: Taxable Tax Exempt Total Project/Lease Amount \$ 66,132,073
 Bonded Project Amount \$ 23,160,000

Assessment \$ 11,527,865
 Non-profit? Y X N New tax revenues if no exemptions granted \$ (5,802.79)

Please check box if applicable:
 Not all data is reported.
 Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State: County: \$ -	\$ -	\$ -	\$ -	\$ -
Local: Local (sum of city/town/village): \$ -				
School: \$ -				

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ 1,121.76	\$ 372.19	\$ 4,308.84	\$ 5,802.79

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
0	36.34	0	39.8	0

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Please complete bond and not information on reverse

Bonds and Notes Related to Project

Type of Debt:	Bond(s) <input checked="" type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Total
Date of Issue:	8/1/2008					
Interest Rate: as of						
▪ At issuance	6.875%					
▪ If variable, applicable range						
Outstanding Beginning of Fiscal Year: 1/01/2011	23,160,000					
Issued During Fiscal Year:	-					
Paid During Fiscal Year:	-					
Outstanding End of Fiscal Year: 12/31/2011	23,160,000					
Final Maturity Date:	7/1/2040					Final maturity date of last outstanding bond:

Project Code: 03010801B Please Specify: Bond Project Lease Project

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: Good Shepherd Village at Endwell, Inc. Project Owner & Address:
Michael J. Keenan, President & CEO
Good Shepherd Village at Endwell, Inc.
32 Village Drive
Endwell, NY 13760

Project Purpose: Continuing Care Retirement Community Straight Lease
 End Date: 7/1/2040

Federal Tax Status: Taxable Tax Exempt Total Project/Lease Amount \$ 66,132,073

Benefited Project Amount \$ 18,310,000 Bond/Note Amount 18,310,000

Assessment \$ 11,527,865

Non-profit? Y X N New tax revenues if no exemptions granted \$ (5,802.79)

Please check box if applicable: Not all data is reported.
 Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State:	County:	-	-	-
\$ -	\$ -	\$ -	\$ -	\$ -
Local:	Local (sum of city/town/village):			
\$ -	\$ -			
	School:			
	\$ -			

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ 1,121.76	\$ 372.19	\$ 4,308.84	\$ 5,802.79

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
0	36.33	0	39.8	0

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Please complete bond and not information on reverse

Bonds and Notes Related to Project

Type of Debt:	Bond(s) <input checked="" type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Total
Date of Issue:	8/1/2008				
Interest Rate: as of	1.85%				
▪ At issuance					
▪ If variable, applicable range	0.12% - 0.39%				
Outstanding Beginning of Fiscal Year: 1/01/2011	6,630,000				
Issued During Fiscal Year:	-				
Paid During Fiscal Year:	6,630,000				
Outstanding End of Fiscal Year: 12/31/2011	-				
Final Maturity Date:	7/1/2023				Final maturity date of last outstanding bond:

Project Code: 03010801C Please Specify: Bond Project Lease Project

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: Good Shepherd Village at Endwell, Inc. Project Owner & Address:
 Michael J. Keenan, President & CEO
 Good Shepherd Village at Endwell, Inc.
 32 Village Drive
 Endwell, NY 13760

Project Purpose: Continuing Care Retirement Community Straight Lease End Date: 7/1/2040

Federal Tax Status: Taxable Tax Exempt Total Project/Lease Amount \$ 66,132,073

Benefited Project Amount \$ 23,180,000 Bond/Note Amount 23,180,000

Assessment \$ 11,527,865

Non-profit? Y X N New tax revenues if no exemptions granted \$ (5,802.79)

Please check box if applicable:
 Not all data is reported.
 Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State: County: \$ -	\$ -	-	\$ -	\$ -
Local: \$ -	Local (sum of city/town/village): -			
School: \$ -	School: -			

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ 1,121.76	\$ 372.19	\$ 4,308.84	\$ 5,802.79

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
0	36.33	0	39.8	0

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Please complete bond and not information on reverse

Bonds and Notes Related to Project

Type of Debt:	Bond(s) <input checked="" type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Total
Date of Issue:	8/1/2008				
Interest Rate: as of					
▪ At issuance	1.85%				
▪ If variable, applicable range	0.20% - 0.39%				
Outstanding Beginning of Fiscal Year: 1/01/2011	23,180,000				
Issued During Fiscal Year:	-				
Paid During Fiscal Year:	-				
Outstanding End of Fiscal Year: 12/31/2011	23,180,000				
Final Maturity Date:	7/1/2040				Final maturity date of last outstanding bond:

Project Code: 03011103 Please Specify: Bond Project Lease Project X

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: Hawley Street Members, LLC Project Owner & Address:
Hawley Street Members, LLC
120 Old Post Road
Rye, NY 10580

Project Purpose: Construction Lease End Date: 12/31/2022

Federal Tax Status: Taxable X Tax Exempt Total Project/Lease Amount \$ 10,637,000

Benefited Project Amount \$ Bond/Note Amount \$

Assessment \$ 1,000,000 while under construction

Non-profit? Y N X New tax revenues if no exemptions granted \$ 100,000.00

Please check box if applicable:
 Not all data is reported.
 Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State: County: \$ <u> </u>	\$ <u>100,000.00</u>	\$ <u>100,000.00</u>	\$ <u>100,000.00</u>	\$ <u> </u>
Local: \$ <u> </u>	Local (sum of city/town/village): \$ <u> </u>			
	School: \$ <u> </u>			

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ <u> </u>	\$ <u> </u>	\$ <u> </u>	Pilot will begin in 2012

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
<u>2</u>	<u>9</u>	<u>2</u>	<u>2</u>	<u>100+</u>

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Please complete bond and note information on reverse

Project Code: 03010901A Please Specify: Bond Project Lease Project

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: Impress USA, Inc.

Project Owner & Address:

John Boyas
Impress USA, Inc.
600 North Bell Avenue
Building One, Suite 200
Carnegie, PA 15106

Project Purpose: Manufacturing

Federal Tax Status: Taxable Tax Exempt Total Project/Lease Amount \$ - Lease End Date: 7/1/2040

Benefited Project Amount \$ - Bond/Note Amount \$ 6,970,000

Assessment \$ 1,987,850

Non-profit? Y N New tax revenues if no exemptions granted \$ 4,280.00

Please check box if applicable: Not all data is reported. Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State: \$ 2,140.00	County: \$ 10,305.97		\$ 57,604.80	\$ -
Local: \$ 2,140.00	Local (sum of city/town/village): \$ 5,615.04			
	School: \$ 37,403.79			

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ 10,305.97	\$ 5,615.04	\$ 37,403.79	\$ 53,324.80

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
0	44.5	0	24.5	2.5

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Please complete bond and note information on reverse

Bonds and Notes Related to Project

Type of Debt:	Bond(s) <input checked="" type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Total
Date of Issue:	8/1/2009					
Interest Rate: as of						
▪ At issuance	8.50%					
▪ If variable, applicable range	N/A					
Outstanding Beginning of Fiscal Year: 1/01/2011	6,788,729					
Issued During Fiscal Year:	-					
Paid During Fiscal Year:	155,450					
Outstanding End of Fiscal Year: 12/31/2011	6,633,279					
Final Maturity Date:	9/1/2021					Final maturity date of last outstanding bond:

Bonds and Notes Related to Project

Type of Debt:	Bond(s) <input checked="" type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Total
Date of Issue:	8/1/2009					
Interest Rate: as of						
▪ At issuance	8.50%					
▪ If variable, applicable range	N/A					
Outstanding Beginning of Fiscal Year: 1/01/2010	17,549,175					
Issued During Fiscal Year:	-					
Paid During Fiscal Year:	2,044,087					
Outstanding End of Fiscal Year: 12/31/2010	15,505,088					
Final Maturity Date:	9/1/2017					Final maturity date of last outstanding bond:

Project Code: 03010101A Please Specify: Bond Project Lease Project

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: JMI II/NLX Corporation
 Project Owner & Address: Jeffrey Feinberg
 201 Robinson Street
 Binghamton, NY 13904

Project Purpose: Manufacturing
 Federal Tax Status: Taxable Tax Exempt Total Project/Lease Amount \$ 11,700,000
 Bond/Note Amount \$
 Straight Lease End Date: 7/31/2015

Benefited Project Amount \$ 236,600
 Assessment \$ 236,600
 Non-profit? Y N X New tax revenues if no exemptions granted \$ 169,127.84
 Please check box if applicable: Not all data is reported. Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State: County: \$ 37,689.86 \$			\$ 169,127.84	\$
Local: \$ 15,615.20				
School: \$ 115,822.78				

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ -	\$ -	\$ -	\$ -

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
0	70	0	165+	0

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Project Code: 03019704A Please Specify: Bond Project Lease Project X

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: Maines Paper and Food Service Inc.
1999 Project - 101 Broome Corporate Pkwy
 Project Owner & Address:
William Maines
101 Broome Corporate Parkway, PO Box 450
Conklin, NY 13748

Project Purpose: Wholesale Trade
 Federal Tax Status: Taxable X Tax Exempt Total Project/Lease Amount \$ 24,600,000 Straight Lease End Date: 2/1/2017

Benefited Project Amount \$ Bond/Note Amount \$

Assessment \$ 12,686,000
 Non-profit? Y N X New tax revenues if no exemptions granted \$ 194,528.22
 Please check box if applicable: Not all data is reported.
 Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State: County: \$ <u>65,770.31</u>	\$ <u> </u>	\$ <u> </u>	\$ <u>331,001.25</u>	\$ <u> </u>
Local: Local (sum of city/town/village): \$ <u>26,528.63</u>	\$ <u> </u>	\$ <u> </u>		
School: School: \$ <u>238,702.32</u>	\$ <u> </u>	\$ <u> </u>		

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ <u> </u>	\$ <u>17,121.87</u>	\$ <u>119,351.16</u>	\$ <u>136,473.03</u>

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
<u>312.5</u>	<u>62</u>	<u>312.5</u>	<u>490.5</u>	<u>0</u>

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Project Code: 03010401A Please Specify: Bond Project Lease Project

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: Maines Paper & Food Service, Inc.
2004 Addition to project located at 101 Broome Corporate Parkway

Project Owner & Address:
William Maines
Maines Paper & Food Service, Inc.
101 Broome Corporate Parkway
Conklin NY 13748-0450

Project Purpose: Wholesale Trade

Federal Tax Status: Taxable Tax Exempt Total Project/Lease Amount \$ 11,000,000 Straight Lease End Date: 2/1/2019

Benefited Project Amount \$ _____ Addition to existing Building Bond/Note Amount \$ _____

Assessment \$ 12,686,000 Please check box if applicable: Not all data is reported. Letter of explanation attached.

Non-profit? Y N New tax revenues if no exemptions granted \$ 194,528.22

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State: County: \$ 65,770.31	\$ -	\$ -	\$ 331,001.26	\$ -
Local: Local (sum of city/town/village): \$ 26,528.63				
School: \$ 238,702.32				

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ -	\$ 17,121.87	\$ 119,351.16	\$ 136,473.03

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
312.5	62	312.5	490.5	0

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Project Code: 03010603A _____ Please Specify: Bond Project _____ Lease Project X

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: Wholesale Trade
 Project Owner & Address:
 Maines Paper and Food Service Inc.
 2006 Maple Drive Facility
 2011 Expansion
 William Maine
 101 Broome Corporate Parkway, PO Box 450
 Conklin, NY 13748

Federal Tax Status: Taxable X Tax Exempt _____ Total Project/Lease Amount \$ 9,980,000 Straight Lease End Date: 8/30/2022

Benefited Project Amount \$ _____ Bond/Note Amount \$ _____

Assessment \$ 1,960,000
 Non-profit? Y _____ N X New tax revenues if no exemptions granted \$ 78,539.52
 Please check box if applicable: Not all data is reported.
 Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State: \$ 1,730.91	County: 20,323.16 \$	-	\$ 105,741.90	\$ -
Local: \$ 1,730.91	Local (sum of city/town/village): 8,197.41 \$			
	School: 73,759.51 \$			

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ 5,080.79	\$ 3,681.71	\$ 18,439.88	\$ 27,202.38

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
51	22	51	114	0

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Project Code: 03019805A

Please Specify: Bond Project Lease Project

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: Markham Packaging

Project Owner & Address:
 Doug Markham
 111 Sapbush Road
 Chenango Forks, NY 13476

Last year on report
 Property conveyed back to owner - 6/30/2011

Project Purpose: Manufacturing

Federal Tax Status: Taxable Tax Exempt Total Project/Lease Amount \$ 370,000 Straight Lease End Date: 9/17/2013

Benefited Project Amount \$ Bond/Note Amount \$

Assessment \$ 250,000

Non-profit? Y N X New tax revenues if no exemptions granted \$ 10,452.99
 Please check box if applicable: Not all data is reported.
 Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State: County: \$ -	2,434.29 \$	-	\$ 10,452.99	\$ -
Local: 0 \$	Local (sum of city/town/village): 389.42			
	School: 7,629.28			

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ -	\$ -	\$ -	\$ -

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
3	3	3	0	0

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Project Code: 03010204A Please Specify: Bond Project Lease Project

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: Matco Group Court Street Development
 Project Owner & Address: James Matthews Douglas Matthews 7 Dellwood Place Binghamton, NY 13903
 Mailing Address: Larry Davis, CFO Matco Group 320 North Jensen Road Vestal, NY 13850

Project Purpose: Services
 Federal Tax Status: Taxable Tax Exempt Total Project/Lease Amount \$ 5,600,000
 Bond/Note Amount \$ _____
 Straight Lease End Date: 9/6/2015

Assessment \$ 1,537,300
 Non-profit? Y N X New tax revenues if no exemptions granted \$ _____
 Please check box if applicable: Not all data is reported. Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State: \$ -	County: \$ -	\$ -	\$ -	\$ -
Local: \$ -	Local (sum of city/town/village): \$ -			

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ -	\$ -	\$ -	\$ -

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
597	21	597	91	0

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Project Code: 03010602A Please Specify: Bond Project Lease Project

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: Millennium Pipeline, LLC
 Project Owner & Address:
 Richard Leehr
 Millennium Pipeline, LLC
 One Blue Hill Plaza, 7th Floor, PO Box 1565
 Pearl River, NY 10965

Project Purpose: Transportation Services Straight Lease End Date: 11/5/2024
 Federal Tax Status: Taxable Tax Exempt Total Project/Lease Amount \$ 72,500,000
 Benefited Project Amount \$ _____ Bond/Note Amount \$ _____

Assessment \$ 56,076,140
 Non-profit? Y N X New tax revenues if no exemptions granted \$ 1,214,737.51
 Please check box if applicable: Not all data is reported.
 Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State: \$ -	County: \$ 377,020.86	-	\$ 1,647,254.51	\$ -
Local: \$ -	Local (sum of city/town/village): \$ 157,130.78			
	School: \$ 1,113,102.87			

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ 96,431.00	\$ 41,677.00	\$ 294,409.00	\$ 432,517.00

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
0	6	0	0	0

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Project Code: 03010202A Please Specify: Bond Project Lease Project X

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: National Pipe & Plastics
 Project Owner & Address: David J. Culbertson - President
 3421 Old Vestal Road
 Vestal, NY 13850

Project Purpose: Manufacturing
 Federal Tax Status: Taxable X Tax Exempt Total Project/Lease Amount \$ 3,650,000
 Straight Lease End Date: 5/16/2012

Benefited Project Amount \$ - Bond/Note Amount \$ -

Assessment \$ 276,591
 Non-profit? Y N X New tax revenues if no exemptions granted \$ 59,191.26
 Please check box if applicable: Not all data is reported.
 Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State: County: \$ 44,061.77	\$ -		\$ 206,294.72	\$ -
Local: Local (sum of city/town/village): \$ 18,255.14				
School: \$ 143,977.81				

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ 25,007.58	\$ 14,710.35	\$ 107,385.53	\$ 147,103.46

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
180	2	180	0	0

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Project Code: 03010802A

Please Specify: Bond Project Lease Project

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: New Vision Industries, Inc.

Project Owner & Address:
Michael Copt
1239 Campville Road
Endicott, NY 13760

Last year on report
Property conveyed back to owner - 6/30/2011

Project Purpose: Manufacturing

Straight Lease
End Date: 12/14/2023

Federal Tax Status: Taxable Tax Exempt Total Project/Lease Amount \$ 1,275,000

Benefited Project Amount \$ Bond/Note Amount \$

Assessment \$ 54,000

Please check box if applicable:
 Not all data is reported.
Letter of explanation attached.

Non-profit? Y N X New tax revenues if no exemptions granted \$ 31,818.73

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State: \$ -	County: \$ 8,602.08	-	\$ 40,274.47	\$ -
Local: \$ -	Local (sum of city/town/village): \$ 3,563.92			
	School: \$ 28,108.47			

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ -	\$ 8,455.74	\$ -	\$ 8,455.74

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
0	62	0	27	0

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Project Code: 03010601A Please Specify: Bond Project Lease Project

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: Parlor City Paper Box Co., Inc.
 Project Owner & Address:
 David Culver
 2 Eldridge Street, PO Box 756
 Binghamton, NY 13902

Project Purpose: Wholesale Trade
 Federal Tax Status: Taxable Tax Exempt Total Project/Lease Amount \$ 3,810,000
 Lease End Date: 10/16/2016

Benefited Project Amount \$ 792,100 Bond/Note Amount \$ 3,810,000

Assessment \$ 792,100
 Non-profit? Y N New tax revenues if no exemptions granted \$ -
 Please check box if applicable: Not all data is reported, Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State: County: \$ -	- \$	- \$	- \$	- \$
Local: Local (sum of city/town/village): \$ -	- \$	- \$	- \$	- \$
School: \$ -	- \$	- \$	- \$	- \$

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ -	\$ -	\$ -	No Pilot Agreement

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
39	3	39	51	0

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Please complete bond and note information on reverse

Bonds and Notes Related to Project

Type of Debt:	Bond(s) <input checked="" type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Total
Date of Issue:	10/1/2006				
Interest Rate:					
▪ At issuance	2.80%				
▪ If variable, applicable range					
Outstanding Beginning of Fiscal Year: 1/01/2011	\$ 2,535,000.00				
Issued During Fiscal Year:					
Paid During Fiscal Year:	370,000.00				
Outstanding End of Fiscal Year: 12/31/2011	2,165,000.00				
Final Maturity Date:	10/1/2016				Final maturity date of last outstanding bond:

Bonds and notes reported above do not need to be reported in the Statement of Indebtedness (Page 6 of the Annual Financial Report)

Project Code: 03010701A Please Specify: Bond Project Lease Project

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: 299 Broome Corporate Parkway/FedEx Ground Package System, Inc.
 Project Owner & Address: Samson Management LLC A/A/F 299 Broome Corp. Pkwy LLC
Attn: America Chang
97-99 Queens Blvd., Suite 710
Rego Park, NY 11374

Project Purpose: Transportation Services

Federal Tax Status: Taxable Tax Exempt Total Project/Lease Amount \$ 7,960,000 Lease End Date: 2/12/2019

Benefited Project Amount \$ _____ Bond/Note Amount \$ _____

Assessment \$ 1,610,000.00

Non-profit? Y N X New tax revenues if no exemptions granted \$ 60,650.01
 Please check box if applicable: Not all data is reported.
 Letter of explanation attached.

Sales Tax	Real Property Tax	Exemptions			Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
		Mortgage Recording				
State:	County:					
\$ -	\$ 16,694.03	\$ -		\$ 84,015.78	\$ -	
Local:	Local (sum of city/town/village):					
\$ -	\$ 6,733.58					
	School:					
	\$ 60,588.17					

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ 4,173.51	\$ 4,045.22	\$ 15,147.04	\$ 23,365.77

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
20.5	15	20.5	26	0

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Project Code: 1997 _____ Please Specify: Bond Project _____ Lease Project X

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: Silco Precision

Project Owner & Address:
Robert Silvestri
323 Townline Road
Kirkwood, NY 13795

Last year on report
Property conveyed back to owner - 4/15/2011

Project Purpose: _____ Services _____

Federal Tax Status: Taxable X Tax Exempt _____ Total Project/Lease Amount \$ 213,000 Straight Lease End Date: 5/3/2016

Benefited Project Amount \$ _____ Bond/Note Amount \$ _____

Assessment \$ 100,000

Non-profit? Y _____ N X New tax revenues if no exemptions granted \$ 4,445.06

Please check box if applicable:
 Not all data is reported.
Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State: County: \$ 882.01	\$	-	\$ 4,445.06	\$
Local: Local (sum of city/town/village): \$ 296.76				
School: \$ 3,266.29				

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ -	\$ -	\$ -	\$ -

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
1	1	1	0	0

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Project Code: 03011001A Please Specify: Bond Project Lease Project X

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: Stellar 83 Court LLC Project Owner & Address: **Pilot will begin in 2013**
 Larry Gladstone
 60-01 31st Avenue
 Woodside, NY 11377

Project Purpose: Construction Straight Lease End Date: 7/1/2022
 Federal Tax Status: Taxable X Tax Exempt Total Project/Lease Amount \$ 10,134,396

Benefited Project Amount \$ Bond/Note Amount \$

Assessment \$ 535,000 Please check box if applicable:
 Non-profit? Y N X New tax revenues if no exemptions granted \$ 5,982.32 Not all data is reported.
 Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State: County: \$ 1,102.59			\$ 10,689.23	\$ -
Local: Local (sum of city/town/village): \$ 4,975.72				
	\$ 4,610.92			

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
	Pilot Payment due in 2012 \$	4,706.91	\$ 4,706.91

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
0	20	0	1	0

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Project Code: 1997 _____ Please Specify: Bond Project _____ Lease Project X

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project:

Syracuse Supply
Kirkwood West

Project Owner & Address:

David Sarkisian
11 Charlotte Street, PO Box 1111
Binghamton, NY 13902

Project Purpose: Wholesale Trade

Last year on report
Property conveyed back to owner - 12/29/2011

Federal Tax Status: Taxable X Tax Exempt _____ Total Project/Lease Amount \$ 710,000 Straight Lease End Date: 1/22/2012

Benefited Project Amount \$ _____ Bond/Note Amount \$ _____

Assessment \$ 740,000

Non-profit? Y N X _____ New tax revenues if no exemptions granted \$ _____

Please check box if applicable:
 Not all data is reported.
Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State: County: \$ -	\$ -	\$ -	\$ -	\$ -
Local: \$ -	Local (sum of city/town/village): \$ -			
School: \$ -				

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ -	\$ -	\$ -	\$ -

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
15	10	15	14	0

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Project Code: 03010302A Please Specify: Bond Project Lease Project

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: Continuing Care Retirement Community
 United Methodist Homes
 Hilltop Retirement Campus
 Project Owner & Address:
 286 Deyo Hill Road
 Johnson City, NY 13760
 Mr. Gary Gardner
Note: Pilot for services only

Federal Tax Status: Taxable Tax Exempt Total Project/Lease Amount \$ 6,070,000
 Benefited Project Amount \$ 6,070,000
 Assessment \$ 914,300
 Straight Lease End Date: 9/1/2029

Non-profit? Y X N New tax revenues if no exemptions granted \$ (126,096.00)
 Bond/Note Amount \$ 6,070,000
 Please check box if applicable: Not all data is reported.
 Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State: County: \$ -	\$ -	\$ -	\$ -	\$ -
Local: \$ -	Local (sum of city/town/village): \$ -			
School: \$ -				

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ -	\$ 126,096.00	\$ -	\$ 126,096.00

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
92	0	92	120	0

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Please complete bond and note information on reverse

Bonds and Notes Related to Project

Type of Debt:	Bond(s) <input checked="" type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Total
Date of Issue:	9/2003				
Interest Rate:	1.05%				
<ul style="list-style-type: none"> ▪ At issuance ▪ If variable, applicable range 	.45% - .65%				
Outstanding Beginning of Fiscal Year: 1/01/2011	\$ 2,235,000				
Issued During Fiscal Year:	-				
Paid During Fiscal Year:	235,000				
Outstanding End of Fiscal Year: 12/31/2011	\$ 2,000,000				
Final Maturity Date:	9/2029				Final maturity date of last outstanding bond:

Bonds and notes reported above do not need to be reported in the Statement of Indebtedness (Page 6 of the Annual Financial Report)

Project Code: 03010301A Please Specify: Bond Project Lease Project

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Note: Pilot for services only

Name of Project: Continuing Care Retirement Community
 United Methodist Homes
 Elizabeth Church Manor
 Project Owner & Address:
 863 Front Street
 Binghamton, NY 13905
 Mr. Gary Gardner

Federal Tax Status: Taxable Tax Exempt Total Project/Lease Amount \$ 6,475,000
 Straight Lease End Date: 9/1/2029

Benefited Project Amount \$ 6,475,000 Bond/Note Amount \$ 6,475,000

Assessment 5,241,200
 Non-profit? Y X N New tax revenues if no exemptions granted \$ (13,236.96)
 Please check box if applicable: Not all data is reported.
 Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State: County: \$ -	\$ -	\$ -	\$ -	\$ -
Local: \$ -	Local (sum of city/town/village): -			
School: \$ -				

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ -	\$ 13,236.96	\$ -	\$ 13,236.96

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
78	0	78	76	0

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Please complete bond and note information on reverse

Bonds and Notes Related to Project

Type of Debt:	Bond(s) <input checked="" type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Total
Date of Issue:	9/2003				
Interest Rate:					
▪ At issuance	1.05%				
▪ If variable, applicable range	.45% - .65%				
Outstanding Beginning of Fiscal Year: 01/01/2011	\$ 4,095,000				
Issued During Fiscal Year:	-				
Paid During Fiscal Year:	460,000				
Outstanding End of Fiscal Year: 12/31/2011	\$ 3,635,000				
Final Maturity Date:	9/2029				Final maturity date of last outstanding bond:

Bonds and notes reported above do not need to be reported in the Statement of Indebtedness (Page 6 of the Annual Financial Report)

Project Code: 03010303A Please Specify: Bond Project Lease Project

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Note: Pilot for Services only

Name of Project: United Methodist Homes
James E. Johnson Nursing Home

Project Owner & Address:
286 Deyo Hill Road
Johnson City, NY 13760
Mr. Gary Gardner

Project Purpose: Continuing Care Retirement Community

Federal Tax Status: Taxable Tax Exempt Total Project/Lease Amount \$ 2,850,000 Straight Lease End Date: 9/1/2029

Benefited Project Amount \$ 110,800 Bond/Note Amount \$ 2,850,000

Assessment 110,800

Non-profit? Y X N New tax revenues if no exemptions granted \$ (6,000.00) (6,000.00)

Please check box if applicable: Not all data is reported, Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State: County: \$ -	\$ -	\$ -	\$ -	\$ -
Local: \$ -	Local (sum of city/town/village): -			
School: \$ -	School: -			

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ -	\$ 6,000.00	\$ -	\$ 6,000.00

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
88	0	88	76	0

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Please complete bond and note information on reverse

Bonds and Notes Related to Project

Type of Debt:	Bond(s) <input checked="" type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Bond(s) <input type="checkbox"/> Note(s) <input type="checkbox"/>	Total
Date of Issue:	9/2003				
Interest Rate:					
▪ At issuance	1.05%				
▪ If variable, applicable range	.45% - .65%				
Outstanding Beginning of Fiscal Year: 1/1/2011	\$ 1,620,000				
Issued During Fiscal Year:	-				
Paid During Fiscal Year:	1,620,000				
Outstanding End of Fiscal Year: 12/31/2011	\$ -				
Final Maturity Date:	9/2029				Final maturity date of last outstanding bond:

Bonds and notes reported above do not need to be reported in the Statement of Indebtedness (Page 6 of the Annual Financial Report)

Project Code: 03010003A

Please Specify: Bond Project Lease Project

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: AIG Insurance
Vestal Park LLC
 Project Owner & Address:
Barry Newman
PO Box 678
Vestal, NY 13851
 Last year on report 2/13/2011
 Property conveyed back to owner - 3/11/2011

Project Purpose: Finance, Insurance & Real Estate

Federal Tax Status: Taxable Tax Exempt Total Project/Lease Amount \$ 1,760,000 Straight Lease End Date: 2/13/2011

Benefited Project Amount \$ _____ Bond/Note Amount \$ _____

Assessment \$ 8,730,900

Non-profit? Y N X New tax revenues if no exemptions granted \$ 11,349.76
 Please check box if applicable: Not all data is reported. Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State: County: \$ <u>59,294.04</u>	\$ _____	\$ _____	\$ <u>93,012.27</u>	\$ _____
Local: Local (sum of city/town/village): \$ <u>33,718.23</u>	\$ _____	\$ _____	\$ _____	\$ _____
School: \$ _____	\$ _____	\$ _____	\$ _____	\$ _____

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ <u>47,294.04</u>	\$ <u>34,368.47</u>	\$ _____	\$ <u>81,662.51</u>

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
<u>300</u>	<u>100</u>	<u>300</u>	<u>224</u>	<u>0</u>

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Project Code: 03010004A _____ Please Specify: Bond Project _____ Lease Project X

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: Nationwide Credit (NCI)
 Vestal Park LLC
 Project Owner & Address:
 Barry Newman
 PO BOX 678
 Vestal, NY 13851

Project Purpose: Finance, Insurance & Real Estate
 Federal Tax Status: Taxable X Tax Exempt _____ Total Project/Lease Amount \$ 750,000
 Straight Lease End Date: 2/14/2011

Benefited Project Amount \$ _____ Bond/Note Amount \$ _____

Assessment \$ 4,400,000
 Non-profit? Y N X X New tax revenues if no exemptions granted \$ 93,099.38
 Please check box if applicable: Not all data is reported.
 Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State: County: \$ 29,881.66 \$ -			\$ 136,761.37	\$ -
Local: (sum of city/town/village): \$ 16,992.55				
School: \$ 89,887.16				

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ 7,693.98	\$ 10,962.57	\$ 25,005.44	\$ 43,661.99

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
0	190	0	457	0

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Project Code: 03011002A Please Specify: Bond Project Lease Project X

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: Washington Development Associates LLC
 Project Owner & Address:
Marc Newman
Washington Development Associates LLC
3101 Shippers Road
Vestal, NY 13850

Project Purpose: Construction

Federal Tax Status: Taxable X Tax Exempt Total Project/Lease Amount \$ 24,000,000 Straight Lease End Date: 8/31/2032

Benefited Project Amount \$ Bond/Note Amount \$

Assessment \$ 8,200,000

Non-profit? Y N X New tax revenues if no exemptions granted \$ 628,750.32

Please check box if applicable:
 Not all data is reported.
 Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State: \$ 344,631.83	County: \$ 5,468.84	-	\$ 742,282.32	\$ -
Local: \$ 344,631.83	Local (sum of city/town/village): \$ 24,679.59			
	School: \$ 22,870.23			

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ 63,693.00	\$ -	\$ 49,839.00	\$ 113,532.00

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
0	5	0	15	0

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Project Code: 03019806A Please Specify: Bond Project Lease Project

Schedule of Supplemental Information (Bonds/Notes or Straight Lease)

Name of Project: Willow Run Foods
 Project Owner & Address:
 James Donovan
 Willow Run Foods
 PO Box 1350
 Binghamton, NY 13902

Project Purpose: Wholesale Trade

Federal Tax Status: Taxable Tax Exempt Total Project/Lease Amount \$ 12,000,000
 Straight Lease End Date: 12/16/2018

Benefited Project Amount \$ Bond/Note Amount \$

Assessment \$ 8,500,000

Non-profit? Y N New tax revenues if no exemptions granted \$ 94,091.14

Please check box if applicable:
 Not all data is reported.
 Letter of explanation attached.

Exemptions

Sales Tax	Real Property Tax	Mortgage Recording	Total Exemptions	Total Exemptions Net of RPTL Sec 485-b Exemptions
State:	County:			
\$ -	\$ 74,970.77	\$ -	\$ 305,823.51	\$ -
Local:	Local (sum of city/town/village):			
\$ -	\$ 25,223.29			
	School:			
	\$ 205,629.45			

Payments in Lieu of Taxes (PILOTS)

County	Local (sum of city/town/village)	School	Total PILOTS
\$ 89,412.33	\$ 19,505.31	\$ 102,814.73	\$ 211,732.37

Full-Time Equivalent (FTE) Jobs Created and Retained

# FTE at Project Location Prior to IDA Status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	# Current FTE	# FTE Construction Jobs Created during Fiscal Year
167	44	167	265	0

Straight Lease: Identify method of financial assistance utilized by project, other than tax exemptions claimed by project. Identify by amount and type:

Officers:

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Alan D. Piaker, CPA
Ronald L. Simons, CPA
Roy E. Fuller, CPA
John R. May, CPA*
Angelo J. Gallo, CPA
Richard A. Lynch, CPA
Amy E. Brown, CPA**
Janeen E. Sutryk, CPA*



Piaker & Lyons
CERTIFIED PUBLIC ACCOUNTANTS

Established in 1955

Philip M. Piaker, CPA
(1921-2003)
Abraham L. Piaker, CPA
(1925-2005)

Of Counsel:

Allan R. Lyons, CPA
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New York State Society of Certified Public Accountants

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**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND
COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

Board of Directors
Broome County Industrial Development Agency
Binghamton, New York

We have audited the financial statements of **BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY**, a component unit of Broome County, New York, as of and for the years ended December 31, 2011 and 2010, and have issued our report thereon dated March 23, 2012. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

Management of Broome County Industrial Development Agency is responsible for establishing and maintaining effective internal control over financial reporting. In planning and performing our audit, we considered the Agency's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected in a timely basis.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Board of Directors
Broome County Industrial Development Agency

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Broome County Industrial Development Agency's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information and use of management, the Board of Directors, others within the Agency, Broome County and New York State, and is not intended to be and should not be used by anyone other than these specified parties.


PIAKER & LYONS, P.C.

Binghamton, New York
March 23, 2012

Officers:

James J. Lewis, CPA*, AIBV, CVA+
Alan D. Piaker, CPA
Ronald L. Simons, CPA
Roy E. Fuller, CPA
John R. May, CPA*
Angelo J. Gallo, CPA
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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROLS

**Board of Directors
Broome County Industrial Development Agency
Binghamton, New York**

We have audited management's assertion that Broome County Industrial Development Agency maintained effective internal control over financial reporting as of December 31, 2011. The Agency's management is responsible for maintaining effective internal control over financial reporting, and for its assertion of the effectiveness of internal control over financial reporting. Our responsibility is to express an opinion on management's assertion based on our examination.

We conducted our audit in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether effective internal control over financial reporting was maintained in all material respects. Our audit included obtaining an understanding of internal control over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. Our audit also included performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion.

An entity's internal control over financial reporting is a process affected by those charged with governance, management, and other personnel, designed to provide reasonable assurance regarding the preparation of reliable financial statements in accordance with accounting principles generally accepted in the United States of America. An entity's internal control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in a reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the entity, (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with accounting principles generally accepted in the United States of America, and that receipts and expenditures of the entity are being made only in accordance with authorization of management and those charged with governance; and (3) provide reasonable assurance regarding prevention, or timely detection and correction of unauthorized acquisition, use, or disposition of the entity's assets that could have a material effect on the financial statements.

Because of its inherent limitations, internal control over financial reporting may not prevent, or detect and correct misstatements. Also, projections of any evaluation of effectiveness to future periods are subject to the risk that controls may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Piaker & Lyons

To the Board of Directors
Broome County Industrial Development Agency

In our opinion, management's assertions that Broome County Industrial Development Agency maintained effective internal control over financial reporting as of December 31, 2011 is fairly stated, in all material respects.

We have audited, in accordance with auditing standards generally accepted in the United States of America, the basic financial statements of the authority and our report dated March 23, 2012 expressed an unqualified opinion.

This report is intended solely for the information and use of the Board of Directors, management, Broome County and New York State and is not intended to be and should not be used by anyone other than these specified parties.


PIAKER & LYONS, P.C.

Binghamton, New York
March 23, 2012

Officers:

James J. Lewis, CPA*, ABV, CVA*
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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH REQUIREMENTS THAT
COULD HAVE A DIRECT AND MATERIAL EFFECT ON EACH MAJOR PROGRAM AND
ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH OMB CIRCULAR A-133**

Board of Directors
Broome County Industrial Development Agency
Binghamton, New York 13901

Compliance

We have audited the compliance of **BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY** with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) **Circular A-133 Compliance Supplement** that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2011. Broome County Industrial Development Agency's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of Broome County Industrial Development Agency's management. Our responsibility is to express an opinion on Broome County Industrial Development Agency's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about Broome County Industrial Development Agency's compliance with those requirements and performing such other procedures, as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on Broome County Industrial Development Agency's compliance with those requirements.

In our opinion, Broome County Industrial Development Agency complied, in all material respects, with the requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2011.

Board of Directors
Broome County Industrial Development Agency

Internal Control Over Compliance

The management of Broome County Industrial Development Agency is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts and grants applicable to federal programs. In planning and performing our audit, we considered Broome County Industrial Development Agency's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of Broome County Industrial Development Agency's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above.

This report is intended solely for the information and use of the Board, management and federal awarding agencies and pass through entities and is not intended to be and should not be used by anyone other than these specified parties.


PIAKER & LYONS, P. C.

Binghamton, New York
March 23, 2012

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2011**

<u>Federal Grantor/Pass Through Grantor/Program Title</u>	<u>Federal CFDA Number</u>	<u>Grantor's Number</u>	<u>Federal Expenditures</u>
Appalachian Regional Commission			
Direct Program:			
STEED Revolving Loan Fund	23.011		\$ <u>1,866,467</u>
Total Expenditures of Federal Awards			\$ <u><u>1,866,467</u></u>

See the accompanying notes to financial statements.

BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
 SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
 NOTES
 FOR THE YEAR ENDED DECEMBER 31, 2011

NOTE 1 - SIGNIFICANT ACCOUNTING POLICY

The accompanying schedule of expenditures of federal awards is a summary of the reporting entity's federal award programs. All federal awards are presented on an accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of the financial statements.

NOTE 2 - LOANS OUTSTANDING

The reporting entity had the following loan balances outstanding at December 31, 2011. The loan balances outstanding are also included in the federal expenditures presented in this schedule.

<u>Program Title</u>	<u>Federal CFDA Number</u>	<u>Amount Outstanding</u>
STEED Revolving Loan Fund	23.011	\$ 1,416,694

See the accompanying notes to financial statements.

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
 SCHEDULE OF FINDINGS AND QUESTIONED COSTS
 FOR THE YEAR ENDED DECEMBER 31, 2011**

Section I - Summary of Auditor's Results

Financial Statements

Type of auditor's report issued:	Unqualified
Internal control over financial reporting:	
Material weakness (es) identified?	_____ yes <u> X </u> no
Significant deficiency (ies) identified?	_____ yes <u> X </u> none reported
Noncompliance material to financial statements noted?	_____ yes <u> X </u> no

Federal Awards

Internal Control over major programs:	
Material weakness (es) identified?	_____ yes <u> X </u> no
Significant deficiency (ies) identified?	_____ yes <u> X </u> none reported
Type of auditor's report issued on compliance for major programs:	Unqualified
Any audit findings disclosed that are required to be reported in accordance with Section 510(a) of Circular A-133?	_____ yes <u> X </u> no

Identification of major programs:

<u>CFDA Number(s)</u>	<u>Name of Federal Program</u>
23.011	Steed Revolving Loan Fund

Dollar threshold used to distinguish Between Type A and Type B programs:	<u>\$ 300,000</u>
Auditee qualified as low-risk auditee?	<u> X </u> yes _____ no

Section II - Financial Statement Findings

Prior Year

No matters were reported.

Current Year

No matters were reported.

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED DECEMBER 31, 2011**

Section III - Federal Award Findings and Questioned Costs

Prior Year

No matters would be reported under the U.S. Office of Management and Budget (OMB) Circular A -133 Compliance Supplement.

Current Year

No matters would be reported under the U.S. Office of Management and Budget (OMB) Circular A -133 Compliance Supplement.