

**ONTARIO COUNTY INDUSTRIAL DEVELOPMENT AGENCY**

**BASIC FINANCIAL STATEMENTS**

**For The Years Ended December 31, 2011 and 2010**

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**Raymond F. Wager, CPA, P.C.**  
**Certified Public Accountants**

**Shareholders:**

**Raymond F. Wager, CPA**  
**Thomas J. Lauffer, CPA**  
**Thomas C. Zuber, CPA**

Members of  
American Institute of  
Certified Public Accountants  
and  
New York State Society of  
Certified Public Accountants

**INDEPENDENT AUDITORS' REPORT**

To the Board Members  
Ontario County Industrial Development Agency, New York

We have audited the statement of net assets of the Ontario County Industrial Development Agency, as of 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 opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Ontario County Industrial Development Agency as of December 31, 2011 and 2010, and the changes in its net assets, and its 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 our report dated March 15, 2012 on our consideration of the Ontario County Industrial Development Agency, New York's, internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, 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 read in conjunction with this report in considering the results of our audit.

The Management's Discussion and Analysis and Required Supplementary Information as listed in the foregoing table of contents is not a required part of the basic financial statements but is supplementary information required by the Governmental Accounting Standards Board. This supplementary information is the responsibility of the Agency's management. We have applied certain limited procedures, which consisted principally of inquires of management regarding the methods of measurement and presentation of the 2011 supplementary information. However, we did not audit the information and do not express an opinion on it.

Our audit was performed for the purpose of forming an opinion on the basic financial statements of the Agency taken as a whole. The accompanying supplemental schedules as listed in the foregoing table of contents are not a required part of the basic financial statements. These schedules are the responsibility of the management of the Agency. Such schedules have been subjected to the auditing procedures applied in our audit of the basic financial statements and, in our opinion, are fairly stated in all material respects when considered in relation to the basic financial statements taken as a whole.

*Raymond F. Wager, CPA P.C.*

March 15, 2012

# **Ontario County Industrial Development Agency**

## **Management's Discussion and Analysis (MD&A)**

**December 31, 2011**

### **Introduction**

Our discussion and analysis of the Ontario County Industrial Development Agency (OCIDA), New York's financial performance provides an overview of the Agency's financial activities for the year ended December 31, 2011. It should be read in conjunction with the basic financial statements to enhance understanding of the Agency's financial performance, which immediately follows this section.

### **Financial Highlights**

- The OCIDA received \$897,889 in FAA and New York State funding in calendar year 2011 for the Airport development and expansion project.
- In 2011 the IDA purchased approximately half of the avigation easements required to complete the expansion of the Airport runway from 3,200 to 5,500 feet.
- 4 projects were closed that have a projected benefit to the County of \$48 million. These projects project an additional 524 jobs in the community.
- In March, 2011 the New York State Division of Treasury repealed the requirement for IDA's to pay a cash receipt assessment fee to the state. This eliminated an expense of \$12,574 in 2011.

### **Summary Information**

- In 1969, New York State adopted the Industrial Development Agency Act. The Act defines Industrial Development Agencies (IDAs) and sets forth their organization and powers. IDAs are independent public benefit corporations. They are created to promote, develop, encourage and assist industrial, manufacturing, warehousing, commercial, research and recreation facilities to advance job opportunities, health, and economic welfare of the people of the State of New York. Each IDA is a non-profit government at the request of one or more municipalities.

IDAs carry out their mandate by creating projects that offer financial incentives to attract, retain and expand businesses within their jurisdiction. To achieve these goals, an IDA can buy, sell and lease property and issue debt. Businesses wishing to obtain financial assistance typically apply to an IDA. The assistance granted to these businesses generally includes the issuance of a low interest Industrial Development Revenue Bond, and exemptions from real property tax, mortgage recording tax, and sales and use tax. The bonds issued are not obligations of the municipality or the State. As part of the transaction, the IDA generally takes title to the project's real property. In doing so, the IDA is not required to pay taxes or assessments on any property it acquires or that is under its jurisdiction, control, or supervision. Usually, this benefit is, in effect, passed through to the assisted business. A portion of the local real property tax exemption is usually recaptured in the form of payments in lieu of taxes (PILOTS). The assisted business typically agrees to make PILOTS, which generally are significantly less than the real property taxes which are abated.

In many cases, the financing of an IDA-sponsored project takes the form of a lease-purchase agreement with the business. The IDA sells its bonds and uses the proceeds to acquire or construct the project for the business. Upon completion, the project is leased to the business for a term equal to the term of the IDAs bond issue. The annual payments from the business are then set at an amount sufficient to pay the annual principal and interest on the IDA bonds. Since IDAs are considered governmental agencies, property acquired by them or under their control has tax-exempt status. The business usually has the option to purchase the project for a nominal fee at the end of the financing term.

IDAs may also provide financial assistance through "straight-lease" transactions. Under such arrangements, the IDA generally would take title to property of a project occupant, thereby entitling the property to tax exemptions, with no additional financial assistance provided through the proceeds of the IDA bonds.

The Board of an IDA, consisting of between three and seven members, is generally appointed by the governing body of its sponsoring municipality. IDA decisions affect the school districts and other local governments in the area in which the IDA operates. The IDA tax exemption policies are often a concern of these taxing jurisdictions, particularly school districts. The major taxing jurisdictions which are affected by IDA decisions may not be represented in the IDA membership and, therefore, may have little input into IDA decisions which affect their tax bases and revenue streams. Accordingly, provisions of the General Municipal Law require each IDA to establish a uniform tax exemption policy with input from affected tax jurisdictions and to provide guidelines for claiming real property tax, mortgage recording tax, and sales tax exemptions. The IDA must also establish a procedure for deviation from its uniform tax exemption policy and provide written notification of the reasons for the deviation to affected taxing jurisdictions.

In 1993, legislation was passed altering the powers of IDAs. The main focus of the legislation addressed the issue of making IDAs more accountable by requiring them to:

- Submit written payment in lieu of tax agreements, including payment allocation, to taxing jurisdictions;
- File real property tax exemptions with county chief executive officers and school districts;

- Submit data on outstanding projects annually to the New York State Comptroller's Office;
- Hold a public hearing for all projects in excess of \$100,000; and
- Adhere to the same conflict of interest code of ethics as municipalities.

## Financial Statements

The OCIDA is a public benefit corporation functioning under legislation passed by the State of New York; its volunteer Board members are appointed by the Ontario County Board of Supervisors. The OCIDA functions much like a municipality with competitive bidding laws, prevailing wage rates and financial safeguards required.

Financial statements are prepared on an accrual basis in accordance with generally accepted accounting principles put forth by the Governmental Accounting Standards Board (GASB). Revenues are recognized when earned, not received. Expenses are recognized when incurred, not when they are paid.

## Net Assets

<u>ASSETS</u>	<u>2011</u>	<u>2010</u>	<u>Variance</u>
Current Assets	\$ 1,719,207	\$ 1,633,822	\$ 85,385
Non-Current Assets	107,317	103,031	4,286
Capital Assets	5,996,859	5,576,907	419,952
<b>Total Assets</b>	<b><u>\$ 7,823,383</u></b>	<b><u>\$ 7,313,760</u></b>	<b><u>\$ 509,623</u></b>
<u>LIABILITIES</u>			
Current Liabilities	\$ 219,713	\$ 92,312	\$ 127,401
<b>Total Liabilities</b>	<b><u>\$ 219,713</u></b>	<b><u>\$ 92,312</u></b>	<b><u>\$ 127,401</u></b>
<u>NET ASSETS</u>			
Investments in Capital Assets, Net of Related Debt	\$ 5,996,859	\$ 5,576,907	\$ 419,952
Unrestricted Net Assets-Airport	(360,197)	(313,322)	(46,875)
Unrestricted Net Assets-Operating	1,967,008	1,957,863	9,145
<b>Total Net Assets</b>	<b><u>\$ 7,603,670</u></b>	<b><u>\$ 7,221,448</u></b>	<b><u>\$ 382,222</u></b>

The net assets include the value of the Agency's investment in infrastructure, and funds for ongoing repairs/replacement and/or additions to this infrastructure.

The Agency's net assets consist of three components. The largest component, investment in capital assets, net of related debt totaled \$5,996,859 (79%) of the total net assets. Investment in capital assets, net of related debt consists primarily of the land, buildings and machinery and equipment, which are not considered to be highly liquid. The unrestricted net assets total \$1,606,811, which represents the monies available for the ongoing operations of the Agency.

The OCIDA contracted for planning and engineering work done for possible further land acquisition and improvements to the airport with the assistance of FAA and NYS DOT grants.

Unrestricted Net Assets-Airport remains a deficit due to operating expenses exceeding operating revenues.

**Summary of Operations and Changes in Net Assets**

	2011	2010	2010	2010	Total	2010	2010	Total
	Operating Fund	Operating Fund	Operating Fund	Operating Fund	Variance	Airport Fund	Airport Fund	Variance
Operating Revenues	\$ 230,851	\$ 436,020	\$ 189,862	\$ 5,915	\$ (205,169)	\$ 8,074	\$ 8,074	\$ (2,159)
Operating Expenses (excluding depreciation/amortization)	(213,706)	(246,158)	(96,234)	(45,759)	32,452	(28,613)	(28,613)	(17,146)
<b>Operating Income (Loss) before Depreciation/Amortization</b>	<b>\$ 17,145</b>	<b>\$ 189,862</b>	<b>\$ (172,717)</b>	<b>\$ (39,844)</b>	<b>\$ (172,717)</b>	<b>\$ (20,539)</b>	<b>\$ (20,539)</b>	<b>\$ 14,987</b>
Depreciation/Amortization Expenses	(96,235)	(96,234)	(1)	(418,989)	(1)	(417,119)	(417,119)	(1,870)
<b>Operating Income (Loss)</b>	<b>\$ (79,090)</b>	<b>\$ 93,628</b>	<b>\$ (172,718)</b>	<b>\$ (458,833)</b>	<b>\$ (172,718)</b>	<b>\$ (437,658)</b>	<b>\$ (437,658)</b>	<b>\$ 16,857</b>
Non-Operating Revenues (Expenses)	6,895	9,168	(2,273)	466	(2,273)	217	217	249
<b>Income (Loss) Before Other Changes in Net Assets</b>	<b>\$ (72,195)</b>	<b>\$ 102,796</b>	<b>\$ (174,991)</b>	<b>\$ (458,367)</b>	<b>\$ (174,991)</b>	<b>\$ (437,441)</b>	<b>\$ (437,441)</b>	<b>\$ 17,106</b>
Transfer to Airport Fund	(14,895)	(6,135)	(8,760)	-	(8,760)	-	-	-
Contributed Capital-Federal, State & Local	-	-	-	927,679	-	232,022	232,022	695,657
<b>Change in Net Assets</b>	<b>\$ (87,090)</b>	<b>\$ 96,661</b>	<b>\$ (183,751)</b>	<b>\$ 469,312</b>	<b>\$ (183,751)</b>	<b>\$ (205,419)</b>	<b>\$ (205,419)</b>	<b>\$ 712,763</b>

**Operating Revenues**

The Operating Fund revenues for the OCIDA are associated with fee income related to sale leaseback transactions, the issuance of industrial revenue bonds, and investment earnings. The revenues associated with sale leaseback and industrial revenue bonds are recorded at the projects' closing. The OCIDA's total Operating Fund revenues for 2011 are \$230,851.

The operating revenues for the Airport are associated with the leases of the hangars and operations at the Airport. These revenues total \$5,915 for 2011.

In addition to the operating revenues for the Airport, the OCIDA also receives federal and state grants for the development and expansion of the Airport.

**Operating Expenses**

The Operating Fund expenses for the OCIDA are administrative expenses primarily associated with legal, accounting, auditing, consulting, and management services. In 2011 the OCIDA paid Ontario County \$64,090 for the use of office space, management, legal, and accounting services.



The Airport Fund operating expenses are related to the operational costs at the Airport such as management services and utility charges as well as depreciation and amortization for the Airport assets.

**Capital Assets**

At December 31, 2011, the Agency had \$5,996,859, net of accumulated depreciation invested in a broad range of capital assets, including land and airport runway and lighting. The capital assets, net of accumulated depreciation, is reflected below:

	<u>2011</u>	<u>2010</u>
Land	\$ 1,862,628	\$ 1,382,780
Airport Runway and Lighting	4,037,997	4,001,658
Equipment	<u>96,234</u>	<u>192,469</u>
<b>Total</b>	<b><u>\$ 5,996,859</u></b>	<b><u>\$ 5,576,907</u></b>

More detailed information about the Agency’s capital assets is presented in the notes to the financial statements.

**Long-Term Debt**

The Agency has no long term debt as of the balance sheet date.

**Future Factors**

- The design phase of the Airport’s runway extension project will be 90% complete at the end of March, 2012. The next step will be to bid the project and to secure a working line of credit.

**Requests for Information**

This financial report is designed to provide a general overview of the Ontario County Industrial Development Agency's finances for all those interested. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to:

Mr. Michael J. Manikowski, Executive Director  
 Ontario County Industrial Development Agency  
 20 Ontario Street  
 Canandaigua, New York 14424

**ONTARIO COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**PROPRIETARY FUND TYPE - ENTERPRISE FUND**

**Statement of Net Assets**

**December 31, 2011 and 2010**

<b><u>ASSETS:</u></b>	<b><u>2011</u></b>	<b><u>2010</u></b>
<b><u>Current Assets -</u></b>		
Cash and cash equivalents	\$ 1,167,938	\$ 1,439,575
Due from state and federal governments	392,791	42,669
Accounts receivable (net)	40,478	131,578
Prepaid expense	10,000	20,000
<b>Total Current Assets</b>	<b><u>\$ 1,611,207</u></b>	<b><u>\$ 1,633,822</u></b>
<b><u>Noncurrent Assets -</u></b>		
Accounts receivable (net)	\$ 108,000	\$ -
Due from related party	30,568	26,282
Investment in joint venture	76,749	76,749
<b>Total Noncurrent Assets</b>	<b><u>\$ 215,317</u></b>	<b><u>\$ 103,031</u></b>
<b><u>Capital Assets -</u></b>		
Land	\$ 1,862,628	\$ 1,382,780
Runway and lighting	8,839,341	8,384,013
Equipment	481,173	481,173
Accumulated depreciation	(5,186,283)	(4,671,059)
<b>Total Capital Assets</b>	<b><u>\$ 5,996,859</u></b>	<b><u>\$ 5,576,907</u></b>
<b>TOTAL ASSETS</b>	<b><u>\$ 7,823,383</u></b>	<b><u>\$ 7,313,760</u></b>
 <b><u>LIABILITIES AND NET ASSETS:</u></b>		
<b><u>Current Liabilities -</u></b>		
Accounts payable and accrued liabilities	\$ 204,593	\$ 75,512
Deferred revenue	15,120	16,800
<b>Total Current Liabilities</b>	<b><u>\$ 219,713</u></b>	<b><u>\$ 92,312</u></b>
<b><u>Net Assets -</u></b>		
Investment in capital assets, net of related debt	\$ 5,996,859	\$ 5,576,907
Unrestricted net assets - Airport	(360,197)	(313,322)
Unrestricted net assets - Operating	1,967,008	1,957,863
<b>Total Net Assets</b>	<b><u>\$ 7,603,670</u></b>	<b><u>\$ 7,221,448</u></b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b><u>\$ 7,823,383</u></b>	<b><u>\$ 7,313,760</u></b>

(The accompanying notes are an integral part of the financial statements)

**ONTARIO COUNTY INDUSTRIAL DEVELOPMENT AGENCY**

**PROPRIETARY FUND TYPE - ENTERPRISE FUND**

**Statement of Revenues, Expenses and Changes in Net Assets**

**For the Years Ended December 31, 2011 and 2010**

<b><u>OPERATING REVENUES:</u></b>	<b><u>2011</u></b>	<b><u>2010</u></b>
Fees	\$ 236,766	\$ 442,494
Refund of prior years expense	-	1,600
<b>TOTAL OPERATING REVENUES</b>	<b><u>\$ 236,766</u></b>	<b><u>\$ 444,094</u></b>
<b><u>OPERATING EXPENSES:</u></b>		
Administration	\$ 259,465	\$ 274,771
Depreciation	515,224	513,353
<b>TOTAL OPERATING EXPENSES</b>	<b><u>\$ 774,689</u></b>	<b><u>\$ 788,124</u></b>
 <b>OPERATING INCOME (LOSS)</b>	 <b><u>\$ (537,923)</u></b>	 <b><u>\$ (344,030)</u></b>
<b><u>NONOPERATING REVENUES:</u></b>		
State pass through grant received	\$ -	\$ 250,000
State pass thorough grants	-	(250,000)
Interest and dividends	3,075	4,346
Unrealized net gain (loss) on investment in joint venture	4,286	5,039
<b>TOTAL NONOPERATING REVENUES (EXPENSES)</b>	<b><u>\$ 7,361</u></b>	<b><u>\$ 9,385</u></b>
 <b>NET INCOME (LOSS)</b>	 <b><u>\$ (530,562)</u></b>	 <b><u>\$ (334,645)</u></b>
<b><u>CONTRIBUTED CAPITAL:</u></b>		
Transfer to airport fund	\$ (14,895)	\$ (6,135)
Contributed capital - federal, state & local	927,679	232,022
<b>TOTAL CONTRIBUTED CAPITAL</b>	<b><u>\$ 912,784</u></b>	<b><u>\$ 225,887</u></b>
 <b>INCREASE (DECREASE) IN NET ASSETS</b>	 <b>\$ 382,222</b>	 <b>\$ (108,758)</b>
 <b>NET ASSETS - BEGINNING OF YEAR</b>	 <b><u>7,221,448</u></b>	 <b><u>7,330,206</u></b>
 <b>NET ASSETS - END OF YEAR</b>	 <b><u><u>\$ 7,603,670</u></u></b>	 <b><u><u>\$ 7,221,448</u></u></b>

(The accompanying notes are an integral part of the financial statements)

**ONTARIO COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**PROPRIETY FUND TYPE - ENTERPRISE FUND**

Statement of Cash Flows

For the Years Ended December 31, 2011 and 2010

<u>Cash Flows From Operating Activities:</u>	<u>2011</u>	<u>2010</u>
Cash received from providing services	\$ 213,900	\$ 391,050
Cash payments contractual expenses	(305,848)	(247,688)
<b>Net Cash Provided (Used) by Operating Activities</b>	<u>\$ (91,948)</u>	<u>\$ 143,362</u>
<u>Cash Flows From Capital and Related Financing Activities:</u>		
Purchases of capital assets	\$ (935,176)	\$ (232,022)
Airport transfer-local portion	(14,895)	(6,135)
Capital related receivables	(350,122)	91,516
Capital related payables	185,464	3,659
Contributions for capital assets	927,679	232,022
<b>Net Cash Provided by (Used In) Capital and Related Financing Activities</b>	<u>\$ (187,050)</u>	<u>\$ 89,040</u>
<u>Cash Flows From Non - Capital Financing Activities:</u>		
Pass through grants received	\$ -	\$ 250,000
Pass through grants disbursed	-	(250,000)
<b>Net Cash Provided By (Used In) Non-Capital Financing Activities</b>	<u>\$ -</u>	<u>\$ -</u>
<u>Cash Flows From Investing Activities:</u>		
Grant from County	\$ -	\$ -
Interest income	\$ 3,075	\$ 4,346
Unrealized net gain (loss) on investment in joint venture	4,286	5,039
<b>Net Cash Provided By (Used In) Investing Activities</b>	<u>\$ 7,361</u>	<u>\$ 9,385</u>
<b>Net Increase (Decrease) in Cash</b>	\$ (271,637)	\$ 241,787
<b>Cash and Cash Equivalents - Beginning of Year</b>	1,439,575	1,197,788
<b>Cash and Cash Equivalents - End of Year</b>	<u>\$ 1,167,938</u>	<u>\$ 1,439,575</u>
<u>Reconciliation of Change in Net Assets to Net Cash Provided (Used) by Operating Activities</u>		
Change in net assets	\$ (537,923)	\$ (344,030)
<b>Adjustments to reconcile Change in Net Assets to Net Cash Provided/(Used) from Operations:</b>		
Depreciation	\$ 515,224	\$ 513,353
Change in assets and liabilities -		
Accounts receivable	(16,900)	(46,324)
Due from related party	(4,286)	(5,039)
Accounts payable	(56,383)	37,082
Prepaid expense	10,000	(10,000)
Deferred revenue	(1,680)	(1,680)
<b>Total Adjustments to reconcile Change in Net Assets to Net Cash Provided/(Used) from Operations</b>	<u>\$ 445,975</u>	<u>\$ 487,392</u>
<b>Net Cash Provided (Used) by Operating Activities</b>	<u>\$ (91,948)</u>	<u>\$ 143,362</u>

(The accompanying notes are an integral part of the financial statements)

ONTARIO COUNTY INDUSTRIAL DEVELOPMENT AGENCY

NOTES TO FINANCIAL STATEMENTS

December 31, 2011

(Note 1) **Summary of Significant Accounting Policies:**

The financial statements of the Ontario County Industrial Development Agency (OCIDA) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the government's accounting policies are described below.

**A. The Reporting Entity**

The OCIDA, which was established in 1972, is governed by Article 18-A, *New York State Industrial Development Agency Act* of the New York State General Municipal Law and other general laws of the State of New York and various local laws. Members of the OCIDA are appointed by the Ontario County Board of Supervisors, however, the Board of Supervisors exercises no oversight responsibility for management of the OCIDA or accountability for fiscal matters. Accordingly, the OCIDA is not included as a component unit within the County's basic financial statements.

The OCIDA was established to promote and assist with the economic development of Ontario County, New York.

All governmental activities and functions performed for the OCIDA are its direct responsibility. No other governmental organizations have been included or excluded from the reporting entity.

**B. Measurement Focus, Basis of Accounting and Basis of Presentation**

The *Uniform System of Accounts for Industrial Development Agencies* published by the New York State Office of the State Comptroller prescribes for the use of a single fund type to record all financial transactions of the Agency. The OCIDA has opted to report its activity within a proprietary fund type as follows:

The Basic Financial Statements are accounted for on the flow of economic resources measurement focus and use the accrual basis of accounting. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. Fixed assets and long-term liabilities related to these activities are recorded within the fund.

The OCIDA applies all applicable GASB pronouncements as well as the following pronouncements issued on or before November 30, 1989, unless those pronouncements conflict with or contradict GASB pronouncements: Statements and Interpretations of the Financial Accounting Standards Board (FASB), Accounting Principles Board (APB) Opinions, and Accounting Research Bulletins (ARBs) of the Committee on Accounting Procedure. The OCIDA utilizes the following proprietary fund type:

(Note 1) (Continued)

The Basic Financial Statements are used to account for those operations that are financed and operated in a manner similar to private business or where the Board has decided that the determination of revenues earned, costs incurred and /or net income is necessary for management accountability. The OCIDA enterprise funds include the following:

**Airport Fund** - contains all activity related to the development and operation of an airport.

**Operating Fund** - contains all activity not required to be accounted for in the Airport Fund.

**C. Investments**

Investments are stated at market value.

**D. Cash and Cash Equivalents**

Cash and cash equivalents are comprised of certain highly liquid instruments with a maturity of less than one year.

**E. Prepaid Expense**

Expenses paid in the current fiscal year but related to the subsequent year are recorded as prepaid expense.

**F. Capital Assets – Proprietary Funds**

Capital assets acquired by the proprietary funds are stated at cost (or estimated historical cost), including interest capitalized during construction, where applicable. Depreciation is computed using the straight line method over the estimated useful life of the assets.

**G. Net Assets**

**Investment in Capital Assets, Net of Related Debt** - Capital assets purchased with available funds and grants.

**Unrestricted Net Assets - Airport** - Represents grants and fees received by the Agency for the development and operation of the Airport and the available funds for the operation of the Airport.

**Unrestricted Net Assets - Operating** - Represents monies available for the future operations of the Agency.

(Note 2) **Detail Notes on All Funds and Account Groups:**

**A. Assets**

**1. Cash**

Custodial credit risk is the risk that in the event of a bank failure, the Agency's deposits may not be returned to it. While the Agency does not have a specific policy for custodial credit risk, New York State statutes govern the Agency's investment policies, as discussed previously in these notes.

The Agency's aggregate bank balances (disclosed in the financial statements), included balances not covered by depository insurance at year end, collateralized as follows:

	<u>2011</u>	<u>2010</u>
Uncollateralized	\$ -	\$ -
Collateralized with securities held by the pledging financial institution	541,542	800,863
<b>Total</b>	<b><u>\$ 541,542</u></b>	<b><u>\$ 800,863</u></b>

**2. Receivables**

**a. Due from State and Federal Governments**

The balance of State and Federal Aid receivables are stated at net realizable value and at year end is comprised of the following:

	<u>2011</u>	<u>2010</u>
FAA and NYS DOT	\$ 392,791	\$ 42,669
<b>Total</b>	<b><u>\$ 392,791</u></b>	<b><u>\$ 42,669</u></b>

Management deems the amount to be fully collectible.

**b. Accounts Receivable**

The balance of accounts receivable is stated at net realizable value and at year end is comprised of the following:

	<u>2011</u>	<u>2010</u>
Airport Operations	\$ 29,268	\$ 31,957
Project Administration Fees	146,488	126,899
Allowance	(27,278)	(27,278)
<b>Total</b>	<b><u>\$ 148,478</u></b>	<b><u>\$ 131,578</u></b>
Less: Noncurrent	(108,000)	-
<b>Total Current</b>	<b><u>\$ 40,478</u></b>	<b><u>\$ 131,578</u></b>

Management deems the total net amount to be fully collectible.

**c. Due From Related Party**

The balance of \$30,568 and \$26,282, for the years 2011 and 2010 respectively, is due from the Geneva Industrial Park which was established June 1, 1989 by the OCIDA, City of Geneva, Geneva City IDA and Geneva Growth, Inc.

(Note 2) (Continued)

3. Capital Assets

The following is a summary of capital assets for the OCIDA at December 31, 2011:

	<u>Balance @</u> <u>1/1/2011</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance @</u> <u>12/31/2011</u>
<u>Nondepreciable Assets</u>				
Land	\$ 1,382,780	\$ 479,848	\$ -	\$ 1,862,628
<b>Total Nondepreciable Assets</b>	<u>\$ 1,382,780</u>	<u>\$ 479,848</u>	<u>\$ -</u>	<u>\$ 1,862,628</u>
<u>Depreciable Assets</u>				
Airport Runway and Lighting	\$ 8,384,013	\$ 455,328	\$ -	\$ 8,839,341
Equipment	481,173	-	-	481,173
<b>Total Depreciable Assets</b>	<u>\$ 8,865,186</u>	<u>\$ 455,328</u>	<u>\$ -</u>	<u>\$ 9,320,514</u>
<u>Accumulated Depreciation</u>				
Airport Runway and Lighting	\$ (4,382,355)	\$ (418,989)	\$ -	\$ (4,801,344)
Equipment	(288,704)	(96,235)	-	(384,939)
<b>Total Accumulated Depreciation</b>	<u>\$ (4,671,059)</u>	<u>\$ (515,224)</u>	<u>\$ -</u>	<u>\$ (5,186,283)</u>
<b>Total Capital Assets</b>	<u><u>\$ 5,576,907</u></u>	<u><u>\$ 419,952</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 5,996,859</u></u>

The airport runway and lighting is depreciated by the OCIDA using the straight line method with an estimated useful life of 20 years. Equipment is depreciated using the straight line method with an estimated useful life of 5 years.

B. Interfund Receivables and Payables

Interfund receivables and payables as reported on Supplemental Schedule #1 at December 31, 2011 and 2010 were as follows:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>2011</u>	<u>2010</u>
Operating Fund	Airport Fund	<u>\$ 948,985</u>	<u>\$ 522,598</u>

Interfund receivables and payables between funds have been eliminated on the Statement of Net Assets.

(Note 3) Investment in Joint Venture:

The OCIDA maintains two separate investments in land held for resale through joint venture agreements with other local groups. All acquisition and holding costs relating to these investments have been capitalized.



**(Note 4) Contributed Capital:**

Contributed capital represents assets received through federal, state and local grants. The following is a summary of contributed capital:

	<u>2011</u>	<u>2010</u>
<b><u>Airport:</u></b>		
Contributed sources - federal	\$ 565,819	\$ 213,208
Contributed sources - state	346,965	12,704
Contributed sources - local	14,895	6,110
Total Airport	<u>\$ 927,679</u>	<u>\$ 232,022</u>
<b>Grand Total</b>	<b><u>\$ 927,679</u></b>	<b><u>\$ 232,022</u></b>

**(Note 5) Deficit Unrestricted Net Assets – Airport Fund:**

The OCIDA operations had a deficit unrestricted net assets of \$360,197 for 2011 and \$313,322 for 2010. This deficit has occurred primarily because revenues have not been sufficient to cover operating expenses.

**(Note 6) Industrial Revenue Bonds:**

Bonds authorized by the OCIDA and issued through various lending institutions are designated as special obligations of the OCIDA and are payable solely from the revenues and other assets pledged as collateral against the bonds. While in most instances the OCIDA is the holder of legal title to properties acquired with industrial revenue bond financing until such point in time as the construction of property improvements has been completed or satisfaction of the obligation has been effected in full, the OCIDA does not act as a guarantor in the event of default. Accordingly, recourse on the part of the lending institution against the OCIDA is limited to collateralized properties and revenues as specified in the body of the applicable financing agreement. Additionally, in each of these financing arrangements, the OCIDA has assigned all rights to receive certain revenues derived with respect to the facilities it has financed to the holders of the industrial revenue bonds. As a consequence, the OCIDA does not reflect such bonds or related properties on these financial statements. The assumption of legal title by the OCIDA is accomplished through sale-lease back arrangements and installment sales. Since the OCIDA's inception, it has effected forty-four (44) bond issuances and ninety-one (91) real estate transactions.

**(Note 7) Airport Activity:**

On July 1, 1995, the OCIDA began operation of the Canandaigua Airport. The airport construction has been funded with State and Federal grants as well as sources within the local community.

The OCIDA has entered into the following agreements to facilitate operation and development of the airport facility as follows:

**A. Fixed Base Operation Commercial Aviation Agreement**

Effective December 31, 2002, the OCIDA executed an assignment, assumption and estoppel agreement assigning all rights and responsibilities as fixed based operator (FBO) to Canandaigua Air Center, LLC. Currently, the FBO and the OCIDA are operating under a month to month agreement.

(Note 7) (Continued)

**B. Lease Agreement – Ontario County Airport Management Co., LLC**

On August 12, 1995, the Ontario County Industrial Development Agency (the lessor) entered into an agreement with Ontario County Airport Management Co., LLC (the lessee) to lease land on which the Ontario County Airport is constructed. The term of the agreement is 49 years with an option to renew. The lessee has agreed to a fixed monthly fee along with a percentage of gross revenues earned as more fully described within the lease agreement. Effective December 31, 2002, the OCIDA executed an assignment, assumption and estoppel agreement assigning all rights and responsibilities under the lease to Canandaigua Air Center, LLC.

**C. Lease Agreement – Paul Yarnall**

In August 1996, the Ontario County Industrial Development Agency (the lessor) entered into an agreement to lease land on which the Ontario County Airport is constructed. This lease was created as part of the agreement between the Agency and the lessee for the purchase of certain land around the County Airport.

The lease is a forty-nine (49) year lease which expires on August 20, 2045.

**D. Lease Agreement – Canandaigua Aircraft, LLC**

On August 25, 2001, the Ontario County Industrial Development Agency (the lessor) entered into an agreement with Canandaigua Aircraft, LLC (the lessee) to lease land on which, the lessee would construct a private hanger facility including certain land improvements, (paved taxiway and gravel access road).. The term of the agreement is 20 years. At the expiration of the lease, the land and land improvements become the property of the Agency without any additional payment to the lessee. As stated in the agreement, the cost of land improvements born by the lessee are given in exchange for the rental payments over the term of the lease. The Agency has recorded this lease transaction by capitalizing the value of land improvements estimated at \$33,600 and recorded the corresponding deferred revenue, recognizing 1/20 of this amount as rental income over the term of the agreement. As of December 31, 2011 the remaining deferred revenue to be amortized totaled \$15,120.

**E. Lease Agreement – BAC Services, LLC**

In June 2006, the Ontario County Industrial Development Agency (the lessor) entered into an agreement with BAC Services, LLC (the Lessee) to lease land and a building. Under the lease the lessee will make certain improvements to the building. The lease expired January 1, 2007 and contains five additional one year terms.

**(Note 8) State and Federal Aid:**

The OCIDA receives State and Federal funding for its airport construction costs. This funding is based upon periodic submission of cost reports detailing reimbursable expenditures made in compliance with laws and regulations.

**(Note 8) (Continued)**

Amounts received and receivable relating to the airport construction are subject to periodic audit and adjustment by the funding agencies. To the extent, if any, that the OCIDA has not complied with all the rules and regulations with respect to performance, financial or otherwise, adjustment to or return of funding monies may be required. In the opinion of the OCIDA administration, there are no significant contingent liabilities relating to matters of compliance and, accordingly, no provision has been made in the accompanying financial statements for such contingencies.

**(Note 9) Related Party Transactions:**

From time to time, sale-leaseback or bond agreements have been entered into with companies that have an affiliation with an OCIDA Board Member. Board members involved, disqualify themselves from any vote. The specific terms of such agreements may be obtained from the OCIDA upon request.

In addition, the OCIDA's Executive Director is a Board member of the Finger Lakes Workforce Investment and Cornell Agriculture organizations. The OCIDA provides a contribution for promotion of economic development activities annually to these organizations.

**(Note 10) Litigation:**

A claim has been filed based on a mechanic's lien. The Agency is named as a party to the claim due to the conduit title ownership. The Agency continues to vigorously defend against this claim. It is our opinion that the claim is unlikely to result in any liability on the part of the Agency.

**(Note 11) Master Agreement with Ontario County:**

The OCIDA executed an agreement that will reimburse Ontario County for costs incurred relating to professional and administrative services and rental of office space. A copy of the agreement can be obtained from the Ontario County Board of Supervisors Office. In accordance with this agreement, the OCIDA paid \$64,090 to Ontario County for the 2011 year and \$58,900 for the 2010 year.

**(Note 12) Agreement with Ontario County Economic Development Agency and Ontario County Local Development Corporation:**

**A. Ontario County Economic Development Agency**

Effective February 1, 2010, the OCIDA and OCEDC entered into an agreement that in 2010 the OCIDA contracted with the OCEDC economic development services in an amount not to exceed \$20,000. This agreement is effective for one year from the effective date of the agreement. A copy of the agreement can be obtained from the Ontario County Industrial Development Agency. In accordance with this agreement, the OCIDA paid \$12,289 to the OCEDC for the 2010 year.

**(Note 12) (Continued)**

**B. Ontario County Local Development Corporation**

Effective February 1, 2010, the OCLDC and OCIDA entered into an agreement that in 2010 the OCIDA contracted with the OCEDC for economic development services in an amount not to exceed \$20,000. This agreement is effective for one year from the effective date of the agreement. A copy of the agreement can be obtained from the Ontario County Industrial Development Agency. In accordance with this agreement, the OCLDC was reimbursed for the specified costs in the amount of \$2,068 from OCIDA for the 2010 year.

**(Note 13) Subsequent Event:**

On November 21, 2011 the OCIDA approved a preliminary Pilot Increment Financing (PIF) Inducement project. As of the date of this report there are no formal agreement in place with regard to this potential project.

**ONTARIO COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
PROPRIETARY FUND TYPE - ENTERPRISE FUND**

**Combining Schedule of Net Assets**

**December 31, 2011**

<u>ASSETS:</u>	<u>Operating Fund</u>	<u>Airport Fund</u>	<u>T o t a l</u>
<b><u>Current Assets -</u></b>			
Cash and cash equivalents	\$ 814,665	\$ 353,273	\$ 1,167,938
Due from other funds	922,209	26,776	948,985
Due from state and federal governments	-	392,791	392,791
Accounts receivable (net)	38,488	1,990	40,478
Prepaid expense	10,000	-	10,000
<b>Total Current Assets</b>	<b>\$ 1,785,362</b>	<b>\$ 774,830</b>	<b>\$ 2,560,192</b>
<b><u>Noncurrent Assets -</u></b>			
Accounts receivable (net)	\$ 108,000	\$ -	\$ 108,000
Due from related party	30,568	-	30,568
Investment in joint venture	76,749	-	76,749
<b>Total Noncurrent Assets</b>	<b>\$ 215,317</b>	<b>\$ -</b>	<b>\$ 215,317</b>
<b><u>Capital Assets -</u></b>			
Land	\$ -	\$ 1,862,628	\$ 1,862,628
Runway and lighting	-	8,839,341	8,839,341
Equipment	481,173	-	481,173
Accumulated depreciation	(384,939)	(4,801,344)	(5,186,283)
<b>Total Capital Assets</b>	<b>\$ 96,234</b>	<b>\$ 5,900,625</b>	<b>\$ 5,996,859</b>
<b>TOTAL ASSETS</b>	<b>\$ 2,096,913</b>	<b>\$ 6,675,455</b>	<b>\$ 8,772,368</b>
 <b><u>LIABILITIES AND NET ASSETS:</u></b>			
<b><u>Current Liabilities -</u></b>			
Accounts payable and accrued liabilities	\$ 6,895	\$ 197,698	\$ 204,593
Deferred revenue	-	15,120	15,120
Due to other funds	26,776	922,209	948,985
<b>Total Current Liabilities</b>	<b>\$ 33,671</b>	<b>\$ 1,135,027</b>	<b>\$ 1,168,698</b>
<b><u>Net Assets -</u></b>			
Investment in capital assets, net of related debt	\$ 96,234	\$ 5,900,625	\$ 5,996,859
Unrestricted assets - Airport	-	(360,197)	(360,197)
Unrestricted assets - Operating	1,967,008	-	1,967,008
<b>Total Net Assets</b>	<b>\$ 2,063,242</b>	<b>\$ 5,540,428</b>	<b>\$ 7,603,670</b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 2,096,913</b>	<b>\$ 6,675,455</b>	<b>\$ 8,772,368</b>

**ONTARIO COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
PROPRIETARY FUND TYPE - ENTERPRISE FUND  
Combining Schedule of Revenues, Expenses and Changes in Net Assets  
For Year Ended December 31, 2011**

	<b>Operating Fund</b>	<b>Airport Fund</b>	<b>T o t a l</b>
<b><u>OPERATING REVENUES:</u></b>			
Fees	\$ 230,851	\$ 5,915	\$ 236,766
<b>TOTAL OPERATING REVENUES</b>	<b>\$ 230,851</b>	<b>\$ 5,915</b>	<b>\$ 236,766</b>
<b><u>OPERATING EXPENSES:</u></b>			
Administration	\$ 213,706	\$ 45,759	\$ 259,465
Depreciation	96,235	418,989	515,224
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 309,941</b>	<b>\$ 464,748</b>	<b>\$ 774,689</b>
<b>OPERATING INCOME (LOSS)</b>	<b>\$ (79,090)</b>	<b>\$ (458,833)</b>	<b>\$ (537,923)</b>
<b><u>NONOPERATING REVENUES (EXPENSES):</u></b>			
Interest and dividends	\$ 2,609	\$ 466	\$ 3,075
Unrealized net gain (loss) on investment in joint venture	4,286	-	4,286
<b>TOTAL NONOPERATING REVENUES (EXPENSES)</b>	<b>\$ 6,895</b>	<b>\$ 466</b>	<b>\$ 7,361</b>
<b>NET INCOME (LOSS)</b>	<b>\$ (72,195)</b>	<b>\$ (458,367)</b>	<b>\$ (530,562)</b>
<b><u>CONTRIBUTED CAPITAL:</u></b>			
Transferred to airport fund	(14,895)	-	(14,895)
Contributed capital - federal, state & local	-	927,679	927,679
<b>INCREASE (DECREASE) IN NET ASSETS</b>	<b>\$ (87,090)</b>	<b>\$ 469,312</b>	<b>\$ 382,222</b>
<b>NET ASSETS - BEGINNING OF YEAR</b>	<b>2,150,332</b>	<b>5,071,116</b>	<b>7,221,448</b>
<b>NET ASSETS - END OF YEAR</b>	<b>\$ 2,063,242</b>	<b>\$ 5,540,428</b>	<b>\$ 7,603,670</b>

**ONTARIO COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
PROPRIETY FUND TYPE - ENTERPRISE FUND**

**Combining Schedule of Cash Flows  
For Year Ended December 31, 2011**

	<b>Operating Fund</b>	<b>Airport Fund</b>	<b>Total</b>
<b><u>Cash Flows From Operating Activities:</u></b>			
Cash received from providing services	\$ 206,976	\$ 6,924	\$ 213,900
Cash payments contractual expenses	(260,198)	(45,650)	(305,848)
<b>Net Cash Provided (Used) by Operating Activities</b>	<b>\$ (53,222)</b>	<b>\$ (38,726)</b>	<b>\$ (91,948)</b>
<b><u>Cash Flows From Capital and Related Financing Activities:</u></b>			
Purchases of capital assets	\$ -	\$ (935,176)	\$ (935,176)
Due to/from other funds	(396,597)	396,597	-
Airport transfer-local portion	(14,895)	-	(14,895)
Capital related receivables	-	(350,122)	(350,122)
Capital related payables	-	185,464	185,464
Contributions for capital assets	-	927,679	927,679
<b>Net Cash Provided By (Used In) Capital and Related Financing Activities</b>	<b>\$ (411,492)</b>	<b>\$ 224,442</b>	<b>\$ (187,050)</b>
<b><u>Cash Flows From Investing Activities:</u></b>			
Interest Income	\$ 2,609	\$ 466	\$ 3,075
Unrealized net gain (loss) on investment in joint venture	4,286	-	4,286
<b>Net Cash Provided By (Used In) Investment Activities</b>	<b>\$ 6,895</b>	<b>\$ 466</b>	<b>\$ 7,361</b>
<b>Net Increase (Decrease) in Cash</b>	<b>\$ (457,819)</b>	<b>\$ 186,182</b>	<b>\$ (271,637)</b>
<b>Cash and Cash Equivalents - Beginning of Year</b>	<b>1,272,484</b>	<b>167,091</b>	<b>1,439,575</b>
<b>Cash and Cash Equivalents - End of Year</b>	<b>\$ 814,665</b>	<b>\$ 353,273</b>	<b>\$ 1,167,938</b>
<b><u>Reconciliation of Change in Net Assets to Net Cash Provided (Used) by Operating Activities</u></b>			
<b>Change in net assets</b>	<b>\$ (79,090)</b>	<b>\$ (458,833)</b>	<b>\$ (537,923)</b>
<b><u>Adjustments to reconcile Change in Net Assets to Net Cash Provided/(Used) from Operations:</u></b>			
Depreciation	\$ 96,235	\$ 418,989	\$ 515,224
Change in assets and liabilities -			
Accounts receivable	(19,589)	2,689	(16,900)
Due from related party	(4,286)	-	(4,286)
Accounts payable and accrued liabilities	(56,492)	109	(56,383)
Prepaid expense	10,000	-	10,000
Deferred revenue	-	(1,680)	(1,680)
<b>Total Adjustments to Reconcile Change in Net Assets to Net Cash Provided/(Used) from Operations</b>	<b>\$ 25,868</b>	<b>\$ 420,107</b>	<b>\$ 445,975</b>
<b>Net Cash Provided (Used) by Operating Activities</b>	<b>\$ (53,222)</b>	<b>\$ (38,726)</b>	<b>\$ (91,948)</b>

IDA Projects

General Project Information

Project Code: 32020704  
 Project Type: Straight Lease  
 Project Name: 7401 Willowbrook Rd. Associates, LLC/  
 John W. Danforth Co.  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Manufacturing

Total Project Amount: \$3,220,000.00  
 Benefited Project Amount: \$3,220,000.00  
 Bond/Note Amount:

Annual Lease Payment: \$0  
 Federal Tax Status of Bonds:

Not For Profit: No  
 Date Project Approved: 04/23/2007  
 IDA Took Title Yes

to Property:  
 Date IDA Took Title 08/01/2007

or Leasehold Interest:  
 Year Financial Assistance is 2018  
 planned to End:

Notes: Acquisition of 4.5 acre parcel and  
 construction and equipping of 26k sq.  
 ft. building for fabrication,  
 warehousing and central New York office

Location of Project

Address Line1: 830 Old Dutch Rd.

Address Line2:

City: VICTOR

State: NY

Zip - Plus4: 14564

Province/Region:

Country: USA

Applicant Information

Applicant Name: 7401 Willowbrook Road. Associates

Address Line1: John W. Danforth Co.

Address Line2: 930 Old Dutch Road

City: VICTOR

State: NY

Zip - Plus4: 14564

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$13,778.01  
 Local Property Tax Exemption: \$1,552.04  
 School Property Tax Exemption: \$36,180.46  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$51,510.51  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made Payment Due Per Agreement

County PILOT: \$1,326.12 \$1,326.12  
 Local PILOT: \$149.38 \$149.38  
 School District PILOT: \$3,482.34 \$3,482.34  
 Total PILOTS: \$4,957.84 \$4,957.84

Net Exemptions: \$46,552.67

Project Employment Information

# of FTEs before IDA Status: 44  
 Original Estimate of Jobs to be created: 13  
 Average estimated annual salary of jobs to be created. (at Current market rates): 50,000 To: 0  
 Annualized salary Range of Jobs to be Created: 0  
 Original Estimate of Jobs to be Retained: 44  
 Estimated average annual salary of jobs to be retained. (at Current Market rates): 50,000  
 Current # of FTEs: 75  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 31

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No



IDA Projects

General Project Information

Project Code: 32021008  
 Project Type: Straight Lease  
 Project Name: Badger Technologies Expansion

Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Manufacturing

Total Project Amount: \$1,058,055.00  
 Benefited Project Amount: \$1,058,055.00  
 Bond/Note Amount:

Annual Lease Payment: \$0  
 Federal Tax Status of Bonds:

Not For Profit: No  
 Date Project Approved: 02/28/2011  
 IDA Took Title Yes

to Property:  
 Date IDA Took Title 09/15/2011

or Leasehold Interest:  
 Year Financial Assistance is 2022  
 planned to End:

Notes: Expansion of Badger Technologies, Inc's  
 manufacturing building in the town of  
 Farmington. The addition will increase  
 the size of the building by approximately

Location of Project

Address Line1: 5829 County Road 41  
 Address Line2:

City: FARMINGTON  
 State: NY

Zip - Plus4: 14425

Province/Region:  
 Country: USA

Applicant Information

Applicant Name: 5829 County Road, LLC  
 Address Line1: 5829 County Road 41  
 Address Line2:

City: FARMINGTON  
 State: NY

Zip - Plus4: 14425

Province/Region:  
 Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$18,786.82  
 Local Sales Tax Exemption: \$16,438.47  
 County Real Property Tax Exemption: \$0  
 Local Property Tax Exemption: \$0  
 School Property Tax Exemption: \$0  
 Mortgage Recording Tax Exemption: \$7,500  
 Total Exemptions: \$42,725.29  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$0	\$0
Local PILOT: \$0	\$0
School District PILOT: \$0	\$0
Total PILOTS: \$0	\$0

Net Exemptions: \$42,725.29

Project Employment Information

# of FTEs before IDA Status: 103  
 Original Estimate of Jobs to be created: 1  
 Average estimated annual salary of jobs to be created. (at Current market rates): 26,700 To: 0  
 Annualized salary Range of Jobs to be Created: 0  
 Original Estimate of Jobs to be Retained: 103  
 Estimated average annual salary of jobs to be retained. (at Current Market rates): 26,700  
 Current # of FTEs: 116  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 13

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No

Annual Report for Ontario County Industrial Development Agency  
 Fiscal Year Ending: 12/31/2011

Run Date: 03/20/2012  
 Status: UNSUBMITTED

IDA Projects

General Project Information

Project Code: 32020901  
 Project Type: Straight Lease  
 Project Name: Berryfield Holdings/Red Jacket Orchards  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Agriculture, Forestry and Fishing

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$14,352.71  
 Local Property Tax Exemption: \$109.04  
 School Property Tax Exemption: \$50,101.62  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$64,563.37  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$544.6	\$544.6
Local PILOT: \$4.14	\$4.14
School District PILOT: \$910.17	\$910.17
Total PILOTS: \$1,458.91	\$1,458.91

Net Exemptions: \$63,104.46

Project Employment Information

# of FTEs before IDA Status: 71  
 Original Estimate of Jobs to be created: 15  
 Average estimated annual salary of jobs to be created. (at Current market rates): 43,661.97  
 Annualized salary Range of Jobs to be Created: 0 To: 0  
 Original Estimate of Jobs to be Retained: 71  
 Estimated average annual salary of jobs to be retained. (at Current Market rates): 43,661.97  
 # of FTE Construction Jobs during fiscal year: 0  
 Current # of FTEs: 207  
 Net Employment Change: 136

Notes: New Construction of 21,000 sq ft juicing facility & 7,000 sq ft dry goods storage. and 160k sq ft warehouse addition. . Note: Due to the seasonal n

Location of Project

Address Line1: 957 Route 5&20  
 Address Line2:  
 City: GENEVA  
 State: NY  
 Zip - Plus4: 14456  
 Province/Region:  
 Country: USA

Applicant Information

Applicant Name: Berryfield Holdings/Red Jacket Orc  
 Address Line1: 957 State Route 5&20  
 Address Line2:  
 City: GENEVA  
 State: NY  
 Zip - Plus4: 14456  
 Province/Region:  
 Country: USA

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No



Annual Report for Ontario County Industrial Development Agency  
 Fiscal Year Ending: 12/31/2011

Run Date: 03/20/2012  
 Status: UNSUBMITTED

IDA Projects

General Project Information

Project Code: 32020006  
 Project Type: Straight Lease  
 Project Name: CGA Development, LLC/Badge Machine Products, Inc.  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Manufacturing

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$4,490.44  
 Local Property Tax Exemption: \$824.87  
 School Property Tax Exemption: \$13,170.24  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$18,485.55  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$4,490.44	\$4,490.44
Local PILOT: \$824.87	\$824.87
School District PILOT: \$13,170.24	\$13,170.24
Total PILOTS: \$18,485.55	\$18,485.55

Net Exemptions: \$0

Notes: Acquire 3 acres and construct 25k sq ft

building for precision manufacturing for OEMs and assembly work. No annual salary range for jobs created because we

Location of Project

Address Line1: 2491 Brickyard Rd.  
 Address Line2:  
 City: CANANDAIGUA  
 State: NY  
 Zip - Plus4: 14424  
 Province/Region:  
 Country: USA

Project Employment Information

# of FTEs before IDA Status: 24  
 Original Estimate of Jobs to be created: 11  
 Average estimated annual salary of jobs to be created (at Current market rates): 21,820 To: 0  
 Annualized salary Range of Jobs to be Created: 0  
 Original Estimate of Jobs to be Retained: 24  
 Estimated average annual salary of jobs to be retained (at Current Market rates): 37,500  
 # of FTE Construction Jobs during fiscal year: 0  
 Current # of FTEs: 29  
 Net Employment Change: 5

Applicant Information

Applicant Name: "Badge Machine Products, Inc."  
 Address Line1: 1900 Brickyard Road  
 Address Line2:  
 City: CANANDAIGUA  
 State: NY  
 Zip - Plus4: 14424  
 Province/Region:  
 Country: USA

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No



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IDA Projects

General Project Information

Project Code: 32029402  
 Project Type: Straight Lease  
 Project Name: Canandaigua Air Center, LLC  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Transportation, Communication, Electric,

Total Project Amount: \$0.00  
 Benefited Project Amount: \$0.00  
 Bond/Note Amount:

Annual Lease Payment: \$0

Federal Tax Status of Bonds:

Not For Profit: No

Date Project Approved: 12/16/2002

IDA Took Title Yes

to Property:

Date IDA Took Title 10/14/2002

or Leasehold Interest:

Year Financial Assistance is 2045

planned to End:

Notes: No Sale/Leaseback Agreement. This is the Fixed Base Operator (FBO) for our airport and we have an FBO agreement which includes a PILOT agreement. No ann!

Location of Project

Address Line1: 2450 Brickyard Road

Address Line2:

City: CANANDAIGUA

State: NY

Zip - Plus4: 14424

Province/Region:

Country: USA

Applicant Information

Applicant Name: Chris Schubert

Address Line1: 27 Boughton Hill Road

Address Line2:

City: HONEOYE FALLS

State: NY

Zip - Plus4: 14472

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$9,398.74  
 Local Property Tax Exemption: \$1,726.51  
 School Property Tax Exemption: \$27,566.04  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$38,691.29  
 Total Exemptions Net of RPTL Section 485-B: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$2,349.69	\$2,349.69
Local PILOT: \$431.63	\$431.63
School District PILOT: \$0	\$6,891.51
Total PILOTS: \$2,781.32	\$9,672.83

Net Exemptions: \$35,909.97

Project Employment Information

# of FTEs before IDA Status: 0  
 Original Estimate of Jobs to be created: 0  
 Average estimated annual salary of jobs to be created. (at Current market rates): 0 To: 0  
 Annualized salary Range of Jobs to be Created: 0  
 Original Estimate of Jobs to be Retained: 0  
 Estimated average annual salary of jobs to be retained. (at Current Market rates): 0  
 Current # of FTEs: 0  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No

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**IDA Projects**

General Project Information

Project Code: 32020712  
Project Type: Straight Lease  
Project Name: Canandaigua Airport, LLC/ George Hamlin,  
IV  
Project part of another No  
phase or multi phase:  
Original Project Code:  
Project Purpose Category: Transportation, Communication, Electric,

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$779.59  
Local Property Tax Exemption: \$143.21  
School Property Tax Exemption: \$2,286.5  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$3,209.30  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$779.59	\$779.59
Local PILOT: \$143.21	\$143.21
School District PILOT: \$2,286.5	\$2,286.5
Total PILOTS: \$3,209.3	\$3,209.3

Net Exemptions: \$0

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 0  
Average estimated annual salary of jobs to be created. (at Current market rates): 0 To: 0  
Annualized salary Range of Jobs to be Created: 0  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained. (at Current Market rates): 0  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 0

Location of Project

Address Line1: Brickyard Road  
Address Line2:  
City: CANANDAIGUA  
State: NY  
Zip - Plus4: 14424  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: "Canandaigua Aircraft, LLC"  
Address Line1: 47 Gibson Street  
Address Line2:  
City: CANANDAIGUA  
State: NY  
Zip - Plus4: 14424  
Province/Region:  
Country: USA

Project Status

Current Year Is Last Year for reporting: No  
There is no debt outstanding for this project: Yes  
IDA does not hold title to the property: No  
The project receives no tax exemptions: Yes

IDA Projects

General Project Information Project Code: 32020601 Project Tax Exemptions & PILOT Payment Information 7.

Project Type: Bonds/Notes Issuance  
 Project Name: Collegiate Housing Foundation/CHR-Finger Lakes, LLC

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0

Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Civic Facility

County Real Property Tax Exemption: \$0  
 Local Property Tax Exemption: \$0  
 School Property Tax Exemption: \$0  
 Mortgage Recording Tax Exemption: \$0

Total Project Amount: \$18,740,000.00  
 Benefited Project Amount: \$18,740,000.00  
 Bond/Note Amount: \$18,740,000.00

Total Exemptions Net of RPTL Section 485-B: \$0.00

Annual Lease Payment:

PILOT Payment Information

Federal Tax Status of Bonds: Tax Exempt  
 Not For Profit: Yes  
 Date Project Approved: 08/28/2006  
 IDA Took Title Yes

Actual Payment Made Payment Due Per Agreement

County PILOT: \$0  
 Local PILOT: \$0  
 School District PILOT: \$0  
 Total PILOTS: \$0

Date IDA Took Title 10/01/2006  
 or Leasehold Interest:  
 Year Financial Assistance is 2036  
 planned to End:

Net Exemptions: \$0

Notes: Acquisition of leasehold on 7.2 acre parcel, acquisition, construction and equipping of 130k sq ft student housing facility w/ 356 beds. Note: Project does

Project Employment Information

# of FTEs before IDA Status: 0  
 Original Estimate of Jobs to be created: 4  
 Average estimated annual salary of jobs to be created. (at Current market rates): 31,000 To: 0  
 Annualized salary Range of Jobs to be Created: 0  
 Original Estimate of Jobs to be Retained: 0  
 Estimated average annual salary of jobs to be retained. (at Current Market rates): 0  
 Current # of FTEs: 4  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 4

Location of Project

Address Line1: 4316 Finger Lakes College Suites D  
 Address Line2:  
 City: CANANDAIGUA  
 State: NY  
 Zip - Plus4: 14424  
 Province/Region:  
 Country: USA

Applicant Information

Applicant Name: "CHF-Finger Lakes College Suites,  
 Address Line1: 411 Johnson Avenue, Suite B  
 Address Line2:  
 City: FAIRHOPE  
 State: AL  
 Zip - Plus4: 36532  
 Province/Region:  
 Country: USA

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: No  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No



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IDA Projects

General Project Information 8.

Project Tax Exemptions & PILOT Payment Information

Project Code: 32020709  
 Project Type: Straight Lease  
 Project Name: Constellation Brands, Inc.  
 State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$0  
 Local Property Tax Exemption: \$0  
 School Property Tax Exemption: \$0  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$0.00  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$0	\$0
Local PILOT: \$0	\$0
School District PILOT: \$0	\$0
Total PILOTS: \$0	\$0

Net Exemptions: \$0

Project Employment Information

# of FTEs before IDA Status: 0  
 Original Estimate of Jobs to be created: 0  
 Average estimated annual salary of jobs to be created: (at Current market rates): 0 To: 0  
 Annualized salary Range of Jobs to be Created: 0  
 Original Estimate of Jobs to be Retained: 0  
 Estimated average annual salary of jobs to be retained: (at Current Market rates): 0  
 Current # of FTEs: 0  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No

Notes: Purchase equipment to be used in new headquarters building. Note: equipment only deal project related to building is under #32020710 High Point 100, LLC

Location of Project

Address Line1: 207 High Point Dr.  
 Address Line2:  
 City: VICTOR  
 State: NY  
 Zip - Plus4: 14564  
 Province/Region:  
 Country: USA

Applicant Information

Applicant Name: "Constellation Brands, Inc. & Cons  
 Address Line1: 370 Woodcliff Drive  
 Address Line2:  
 City: FAIRPORT  
 State: NY  
 Zip - Plus4: 14450  
 Province/Region:  
 Country: USA

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IDA Projects

General Project Information Project Tax Exemptions & PILOT Payment Information 9.

Project Code: 32021001  
 Project Type: Straight Lease  
 Project Name: Constellation Brands, Inc.  
 Project part of another Yes  
 phase or multi phase:  
 Original Project Code: 32020203  
 Project Purpose Category: Construction  
 Total Project Amount: \$0.00  
 Bond/Note Amount: \$0.00  
 Annual Lease Payment: \$0  
 Federal Tax Status of Bonds:  
 Not For Profit: No  
 Date Project Approved: 04/28/2003  
 IDA Took Title Yes  
 to Property:  
 Date IDA Took Title 04/29/2003  
 or Leasehold Interest:  
 Year Financial Assistance is 2016  
 planned to End:

Notes: Amended project to include bottling line renovation at Buffalo St. facility & 235 North Bloomfield St. facility. Consolidation of Widmer Facility operati.

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$90,312.18	\$90,312.18
Local PILOT: \$88,290.35	\$88,290.35
School District PILOT: \$245,671.72	\$245,671.72
Total PILOTS: \$424,274.25	\$424,274.25

Net Exemptions: \$178,035.37

Project Employment Information

# of FTEs before IDA Status: 0  
 Original Estimate of Jobs to be created: 0  
 Average estimated annual salary of jobs to be created. (at Current market rates): 0 To: 0  
 Annualized salary Range of Jobs to be Created: 0  
 Original Estimate of Jobs to be Retained: 0  
 Estimated average annual salary of jobs to be retained. (at Current Market rates): 0  
 Current # of FTEs: 382  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 382

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No

Location of Project

Address Line1: 235 North Bloomfield Road  
 Address Line2:  
 City: CANANDAIGUA  
 State: NY  
 Zip - Plus4: 14424  
 Province/Region:  
 Country: USA

Applicant Information

Applicant Name: Constellation Brands, Inc.  
 Address Line1: 235 North Bloomfield Road  
 Address Line2:  
 City: CANANDAIGUA  
 State: NY  
 Zip - Plus4: 14424  
 Province/Region:  
 Country: USA





IDA Projects

Project Tax Exemptions & PILOT Payment Information 10.

General Project Information  
 Project Code: 32020804  
 Project Type: Straight Lease  
 Project Name: DeFelice Association/FLCC Campus  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Services

Total Project Amount: \$5,300,000.00  
 Benefited Project Amount: \$4,600,000.00  
 Bond/Note Amount:  
 Annual Lease Payment: \$0  
 Federal Tax Status of Bonds:  
 Not For Profit: No  
 Date Project Approved: 08/22/2008  
 IDA Took Title Yes  
 to Property:  
 Date IDA Took Title 01/21/2009  
 or Leasehold Interest:  
 Year Financial Assistance is 2020  
 planned to End:

Notes:  
 sale/leaseback Building a new building  
 for FLCC Victor campus. Project just  
 started in 2009. No annual salary range  
 for jobs created because we did not requ

Location of Project  
 Address Line1: 200 Victor Heights Parkway  
 Address Line2:  
 City: VICTOR  
 State: NY  
 Zip - Plus4: 14564  
 Province/Region:  
 Country: USA

Applicant Information  
 Applicant Name: Defelice Associations LP  
 Address Line1: 91 Victor Heights Parkway  
 Address Line2:  
 City: VICTOR  
 State: NY  
 Zip - Plus4: 14564  
 Province/Region:  
 Country: USA

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$27,765.45  
 Local Property Tax Exemption: \$3,184.38  
 School Property Tax Exemption: \$72,792.58  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$103,742.41  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$1,578.49	\$1,578.49
Local PILOT: \$181.03	\$181.03
School District PILOT: \$4,138.32	\$4,138.32
Total PILOTS: \$5,897.84	\$5,897.84

Net Exemptions: \$97,844.57

Project Employment Information

# of FTEs before IDA Status:	To:
0	0
Original Estimate of Jobs to be created:	15.2
Average estimated annual salary of jobs to be created. (at Current market rates):	54,134.47
Annualized salary Range of Jobs to be Created:	0
Original Estimate of Jobs to be Retained:	0
Estimated average annual salary of jobs to be retained. (at Current Market rates):	0
Current # of FTEs:	24.7
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	24.7

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No

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IDA Projects

General Project Information Project Tax Exemptions & PILOT Payment Information 11.

Project Code: 32029905  
Project Type: Bonds/Notes Issuance  
Project Name: Dixit Enterprises, LLC (formerly Dixit Enterprises)/Newtex Industries, Inc.  
Project part of another No  
phase or multi phase:  
Original Project Code:  
Project Purpose Category: Manufacturing  
Total Project Amount: \$8,900,000.00  
Benefited Project Amount: \$8,900,000.00  
Bond/Note Amount: \$6,250,000.00  
Annual Lease Payment:  
Federal Tax Status of Bonds: Taxable  
Not For Profit: No  
Date Project Approved: 05/20/2000  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 10/01/2000  
or Leasehold Interest:  
Year Financial Assistance is 2021  
planned to End:

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$26,235.61  
Local Property Tax Exemption: \$3,008.92  
School Property Tax Exemption: \$68,781.8  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$98,026.33  
Total Exemptions Net of RPTL Section 485-b: \$0.00  
PILOT Payment Information  
Actual Payment Made Payment Due Per Agreement  
County PILOT: \$23,277.08 \$23,277.08  
Local PILOT: \$2,669.61 \$2,669.61  
School District PILOT: \$62,491.74 \$62,491.74  
Total PILOTS: \$88,438.43 \$88,438.43

Net Exemptions: \$9,587.9

Project Employment Information

# of FTEs before IDA Status: 52  
Original Estimate of Jobs to be created: 23  
Average estimated annual salary of jobs to be created (at Current market rates): 28,234 To: 0  
Annualized salary Range of Jobs to be Created: 0  
Original Estimate of Jobs to be Retained: 52  
Estimated average annual salary of jobs to be retained (at Current Market rates): 27,897  
Current # of FTEs: 45  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: (7)

Project Status

Current Year Is Last Year for reporting: No  
There is no debt outstanding for this project: Yes  
IDA does not hold title to the property: No  
The project receives no tax exemptions: No

Location of Project

Address Line1: 8050 Victor-Mendon Rd.  
Address Line2:  
City: VICTOR  
State: NY  
Zip - Plus4: 14564  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: "Newtex Industries, Inc."  
Address Line1: 8050 Victor-Mendon Road  
Address Line2:  
City: VICTOR  
State: NY  
Zip - Plus4: 14564  
Province/Region:  
Country: USA

IDA Projects  
 General Project Information  
 Project Code: 32021006  
 Project Type: Straight Lease  
 Project Name: Eastview Mall  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Retail Trade  
 Total Project Amount: \$12,000,000.00  
 Benefited Project Amount: \$12,000,000.00  
 Bond/Note Amount:  
 Annual Lease Payment: \$0  
 Federal Tax Status of Bonds:  
 Not For Profit: No  
 Date Project Approved: 02/22/2010  
 IDA Took Title Yes  
 to Property:  
 Date IDA Took Title 11/15/2010  
 or Leasehold Interest:  
 Year Financial Assistance is 2041  
 Planned to End:  
 Notes: Assistance to improve and reposition existing mall space and provide upgrades and inducements to attract signature retail tenants. Project is le

12.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$1,432.97  
 Local Sales Tax Exemption: \$1,253.85  
 County Real Property Tax Exemption: \$0  
 Local Property Tax Exemption: \$0  
 School Property Tax Exemption: \$1,205,567.46  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$1,208,254.28  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$0	\$0
Local PILOT: \$0	\$0
School District PILOT: \$1,327,061.09	\$1,327,061.09
Total PILOTS: \$1,327,061.09	\$1,327,061.09

Net Exemptions: -\$118,806.81

Project Employment Information

# of FTEs before IDA Status: 45  
 Original Estimate of Jobs to be created: 0  
 Average estimated annual salary of jobs to be created: (at Current market rates): 0 To: 0  
 Annualized salary Range of Jobs to be Created: 0  
 Original Estimate of Jobs to be Retained: 45  
 Estimated average annual salary of jobs to be retained: (at Current Market rates): 31,111.11  
 Current # of FTEs: 5  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: (40)

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No

Applicant Information

Applicant Name: Eastview Mall, LLC  
 Address Line1: 1265 Scottsville Road  
 Address Line2:  
 City: ROCHESTER  
 State: NY  
 Zip - Plus4: 14624  
 Province/Region:  
 Country: USA

Location of Project

Address Line1: 7979 Pittsford-Victor Road  
 Address Line2:  
 City: VICTOR  
 State: NY  
 Zip - Plus4: 14564  
 Province/Region:  
 Country: USA



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IDA Projects

13.

General Project Information

Project Code: 32020702  
 Project Type: Straight Lease  
 Project Name: Empire State Pipeline  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Transportation, Communication, Electric,

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$346,870.97  
 Local Property Tax Exemption: \$50,704.86  
 School Property Tax Exemption: \$961,309.6  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$1,358,885.43  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$91,034.61	\$91,034.61
Local PILOT: \$13,307.24	\$13,307.24
School District PILOT: \$252,010.14	\$252,010.14
Total PILOTS: \$356,351.99	\$356,351.99

Net Exemptions: \$1,002,533.44

Notes: Acquisition of land in Ontario County, construction & equipping of 78.3 mile, 24 inch diameter natural gas pipeline beginning in Victor, NY and traversing t

Project Employment Information

# of FTEs before IDA Status: 0  
 Original Estimate of Jobs to be created: 0  
 Average estimated annual salary of jobs to be created (at Current market rates): 0 To: 0  
 Annualized salary Range of Jobs to be Created: 0  
 Original Estimate of Jobs to be Retained: 0  
 Estimated average annual salary of jobs to be retained (at Current Market rates): 0  
 # of FTE Construction Jobs during fiscal year: 0  
 Current # of FTEs: 0  
 Net Employment Change: 0

Applicant Information

Applicant Name: Empire State Pipeline & Empire Pip  
 Address Line1: 6363 Main Street  
 Address Line2:  
 City: WILLIAMSVILLE  
 State: NY  
 Zip - Plus4: 14221  
 Province/Region:  
 Country: USA

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: Yes  
 The project receives no tax exemptions: No



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IDA Projects

14.

General Project Information      Project Tax Exemptions & PILOT Payment Information

Project Code: 32029502      State Sales Tax Exemption: \$0  
 Project Type: Straight Lease      Local Sales Tax Exemption: \$0  
 Project Name: Finger Lakes Railroad      County Real Property Tax Exemption: \$9,161.21  
    Local Property Tax Exemption: \$7,456.27  
 Project part of another No      School Property Tax Exemption: \$12,653.76  
 phase or multi phase:      Mortgage Recording Tax Exemption: \$0  
 Original Project Code:      Total Exemptions: \$29,271.24  
 Project Purpose Category: Transportation, Communication, Electric,  
    Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information  
 Actual Payment Made      Payment Due Per Agreement  
 County PILOT: \$9,161.21      \$9,161.21  
 Local PILOT: \$7,456.27      \$7,456.27  
 School District PILOT: \$12,653.76      \$12,653.76  
 Total PILOTS: \$29,271.24      \$29,271.24

Net Exemptions: \$0

Project Employment Information

# of FTEs before IDA Status: 0  
 Original Estimate of Jobs to be created: 10  
 Average estimated annual salary of jobs to be created (at Current market rates): 27,500      To: 0  
 Annualized salary Range of Jobs to be Created: 0  
 Original Estimate of Jobs to be Retained: 0  
 Estimated average annual salary of jobs to be retained (at Current Market rates): 0  
 # of FTE Construction Jobs during fiscal year: 0      Current # of FTEs: 54  
    Net Employment Change: 54

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No

Location of Project

Address Line1: PO Box 1099  
 Address Line2:  
    City: GENEVA  
    State: NY  
    Zip - Plus4: 14456  
 Province/Region:  
    Country: USA

Applicant Information

Applicant Name: Finger Lakes Railroad Corporation  
 Address Line1: PO Box 1750  
 Address Line2:  
    City: CLINTON  
    State: OK  
    Zip - Plus4: 73601  
 Province/Region:  
    Country: USA



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IDA Projects

General Project Information Project Tax Exemptions & PILOT Payment Information 15.

Project Code: 32020502  
 Project Type: Bonds/Notes Issuance  
 Project Name: Finger Lakes United Cerebral Palsy, Inc./Happiness House  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Civic Facility  
 State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$0  
 Local Property Tax Exemption: \$0  
 School Property Tax Exemption: \$0  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$0.00  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

Actual Payment Made Payment Due Per Agreement  
 PILOT Payment Information  
 County PILOT: \$0  
 Local PILOT: \$0  
 School District PILOT: \$0  
 Total PILOTS: \$0

Net Exemptions: \$0

Project Employment Information  
 # of FTEs before IDA Status: 75  
 Original Estimate of Jobs to be Created: 20  
 Average estimated annual salary of jobs to be created. (at Current market rates): 27,500 To: 0  
 Annualized salary Range of Jobs to be Created: 0  
 Original Estimate of Jobs to be Retained: 75  
 Estimated average annual salary of jobs to be retained. (at Current Market rates): 26,111  
 Current # of FTEs: 147  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 72

Project Status  
 Applicant Name: "Finger Lakes United Cerebral Pals  
 Address Line1: 731 Pre-Emption Road  
 Address Line2:  
 City: GENEVA  
 State: NY  
 Zip - Plus4: 14456  
 Province/Region:  
 Country: USA  
 Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: No  
 IDA does not hold title to the property: Yes  
 The project receives no tax exemptions: Yes

Location of Project  
 Address Line1: 5425 County Rd. 30  
 Address Line2:  
 City: CANANDAIGUA  
 State: NY  
 Zip - Plus4: 14424  
 Province/Region:  
 Country: USA



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IDA Projects

16.

General Project Information

Project Tax Exemptions & PILOT Payment Information

Project Code: 32020301  
 Project Type: Bonds/Notes Issuance  
 Project Name: Fredrick Ferris Thompson Hospital  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Civic Facility  
 Total Project Amount: \$39,758,400.00  
 Benefited Project Amount: \$39,758,400.00  
 Bond/Note Amount: \$39,758,400.00  
 Annual Lease Payment:  
 Federal Tax Status of Bonds: Tax Exempt  
 Not For Profit: Yes  
 Date Project Approved: 03/24/2003  
 IDA Took Title Yes  
 to Property:  
 Date IDA Took Title 07/01/2003  
 or Leasehold Interest:  
 Year Financial Assistance is 2030  
 planned to End:

PILOT Payment Information

Actual Payment Made Payment Due Per Agreement  
 County PILOT: \$0 \$0  
 Local PILOT: \$0 \$0  
 School District PILOT: \$0 \$0  
 Total PILOTS: \$0 \$0

Net Exemptions: \$0

Project Employment Information

# of FTEs before IDA Status: 909  
 Original Estimate of Jobs to be created: 0  
 Average estimated annual salary of jobs to be created. (at Current market rates): 0 To: 0  
 Annualized salary Range of Jobs to be Created: 0  
 Original Estimate of Jobs to be Retained: 909  
 Estimated average annual salary of jobs to be retained. (at Current Market rates): 0  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 480

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: No  
 IDA does not hold title to the property: Yes  
 The project receives no tax exemptions: No

Applicant Information

Applicant Name: FF Thompson Hospital  
 Address Line1: 350 Parrish Street  
 Address Line2:  
 City: CANANDAIGUA  
 State: NY  
 Zip - Plus4: 14424  
 Province/Region:  
 Country: USA



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IDA Projects

General Project Information

Project Code: 32020501  
 Project Type: Bonds/Notes Issuance  
 Project Name: Friends of Finger Lakes Art Center/CMAC  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Civic Facility

Total Project Amount: \$12,915,000.00  
 Benefited Project Amount: \$12,915,000.00  
 Bond/Note Amount: \$12,915,000.00

Annual Lease Payment:  
 Federal Tax Status of Bonds: Tax Exempt  
 Not For Profit: Yes

Date Project Approved: 06/13/2005  
 IDA Took Title Yes

Date IDA Took Title 08/01/2005  
 or Leasehold Interest:  
 Year Financial Assistance is 2020  
 planned to End:

Notes: Expand and modernize CMAC (fka FUPAC) a performance shell with covered and lawn seating on the grounds of Finger Lakes Community College. Note: Project d

Location of Project

Address Line1: 1 Lincoln Hill Rd.  
 Address Line2:  
 City: CANANDAIGUA  
 State: NY  
 Zip - Plus4: 14424  
 Province/Region:  
 Country: USA

Applicant Information

Applicant Name: Friends of Finger Lakes Performin  
 Address Line1: 370 Woodcliff Dr., Suite 300  
 Address Line2:  
 City: FAIRPORT  
 State: NY  
 Zip - Plus4: 14450  
 Province/Region:  
 Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$0  
 Local Property Tax Exemption: \$0  
 School Property Tax Exemption: \$0  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$0.00  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$0	\$0
Local PILOT: \$0	\$0
School District PILOT: \$0	\$0
Total PILOTS: \$0	\$0

Net Exemptions: \$0

Project Employment Information

# of FTEs before IDA Status: 17  
 Original Estimate of Jobs to be created: 19  
 Average estimated annual salary of jobs to be created. (at Current market rates): 6,518 To: 0  
 Annualized salary Range of Jobs to be Created: 0  
 Original Estimate of Jobs to be Retained: 17  
 Estimated average annual salary of jobs to be retained. (at Current Market rates): 7,386  
 Current # of FTEs: 8  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: (9)

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: No  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: Yes





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IDA Projects

General Project Information Project Code: 32020703 Project Tax Exemptions & PILOT Payment Information 18.

Project Type: Straight Lease  
 Project Name: Fungus Creek Development, LLC

Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Manufacturing

Total Project Amount: \$1,651,500.00  
 Benefited Project Amount: \$1,651,500.00  
 Bond/Note Amount:

Annual Lease Payment: \$0  
 Federal Tax Status of Bonds:

Not For Profit: No  
 Date Project Approved: 02/26/2007  
 IDA Took Title Yes

Date IDA Took Title 12/31/2008  
 or Leasehold Interest:

Year Financial Assistance is 2019  
 Planned to End:

Notes: Construction of 19k sq ft building for office, manufacturing and warehouse space for manufacturer of alternative energy systems. No annual salary range

Location of Project

Address Line1: 4353 Bristol Valley Rd.  
 Address Line2:

City: CANANDAIGUA  
 State: NY

Zip - Plus4: 14424  
 Province/Region:

Country: USA

Applicant Information

Applicant Name: Fungus Creek Development  
 Address Line1: 4353 Bristol Valley Road  
 Address Line2:

City: CANANDAIGUA  
 State: NY

Zip - Plus4: 14424  
 Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$8,419.65  
 Local Property Tax Exemption: \$2,948.4  
 School Property Tax Exemption: \$29,568.44  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$40,936.49  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$343.02	\$343.02
Local PILOT: \$120.12	\$120.12
School District PILOT: \$1,204.64	\$1,204.64
Total PILOTS: \$1,667.78	\$1,667.78

Net Exemptions: \$39,268.71

Project Employment Information

# of FTEs before IDA Status: 0  
 Original Estimate of Jobs to be created: 0  
 Average estimated annual salary of jobs to be created. (at Current market rates): 39,545 To: 0  
 Annualized salary Range of Jobs to be Created: 0  
 Original Estimate of Jobs to be Retained: 0  
 Estimated average annual salary of jobs to be retained. (at Current Market rates): 22,729  
 # of FTE Construction Jobs during fiscal year: 0  
 Current # of FTEs: 7  
 Net Employment Change: 7

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No

IDA Projects

General Project Information 19.

Project Tax Exemptions & PILOT Payment Information

Project Code: 32020711-A  
 Project Type: Bonds/Notes Issuance  
 Project Name: Greater Canandaigua YMCA, Inc.  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Civic Facility  
 Total Project Amount: \$8,360,000.00  
 Benefited Project Amount: \$8,360,000.00  
 Bond/Note Amount: \$8,360,000.00  
 Annual Lease Payment:  
 Federal Tax Status of Bonds: Tax Exempt  
 Not For Profit: Yes  
 Date Project Approved: 01/01/2008  
 IDA Took Title No  
 to Property:  
 Date IDA Took Title  
 or Leasehold Interest:  
 Year Financial Assistance is 2040  
 planned to End:

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$0	\$0
Local PILOT: \$0	\$0
School District PILOT: \$0	\$0
Total PILOTS: \$0	\$0

Net Exemptions: \$0

Project Employment Information

# of FTEs before IDA Status: 42  
 Original Estimate of Jobs to be created: 5  
 Average estimated annual salary of jobs to be created: (at Current market rates): 0 To: 0  
 Annualized salary Range of Jobs to be Created: 0  
 Original Estimate of Jobs to be Retained: 42  
 Estimated average annual salary of jobs to be retained: (at Current Market rates): 0  
 Current # of FTEs: 45  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 3

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: No  
 IDA does not hold title to the property: Yes  
 The project receives no tax exemptions: Yes

Location of Project

Address Line1: 32 North Main Street  
 Address Line2:  
 City: CANANDAIGUA  
 State: NY  
 Zip - Plus4: 14424  
 Province/Region:  
 Country: USA

Applicant Information

Applicant Name: Greater Canandaigua Family YMCA, I  
 Address Line1: 32 North Main Street  
 Address Line2:  
 City: CANANDAIGUA  
 State: NY  
 Zip - Plus4: 14424  
 Province/Region:  
 Country: USA

IDA Projects 20.  
 -General Project Information

Project Code: 32020710  
 Project Type: Straight Lease  
 Project Name: High Point 100, LLC/Constellation Leasing, LLC  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Services

Total Project Amount: \$16,678,130.00  
 Benefited Project Amount: \$16,678,130.00  
 Bond/Note Amount: \$0  
 Annual Lease Payment: \$0  
 Federal Tax Status of Bonds:  
 Not For Profit: No  
 Date Project Approved: 11/26/2007  
 IDA Took Title Yes  
 to Property:  
 Date IDA Took Title 12/01/2007  
 or Leasehold Interest:  
 Year Financial Assistance is 2019  
 Planned to End:

-Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$21,407.1  
 Local Sales Tax Exemption: \$18,731.21  
 County Real Property Tax Exemption: \$42,090.98  
 Local Property Tax Exemption: \$4,827.35  
 School Property Tax Exemption: \$110,349.76  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$197,406.40  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

-PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$1,924.62	\$1,924.62
Local PILOT: \$220.73	\$220.73
School District PILOT: \$11,236.09	\$11,236.09
Total PILOTS: \$13,381.44	\$13,381.44

Net Exemptions: \$184,024.96

-Project Employment Information

# of FTEs before IDA Status: 0  
 Original Estimate of Jobs to be created: 0  
 Average estimated annual salary of jobs to be created (at Current market rates): 0  
 Annualized salary Range of Jobs to be Created: 0 To: 0  
 Original Estimate of Jobs to be Retained: 0  
 Estimated average annual salary of jobs to be retained (at Current Market rates): 0  
 # of FTE Construction Jobs during fiscal year: 0  
 Current # of FTEs: 200  
 Net Employment Change: 200

-Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No

-Applicant Information

Applicant Name: High Point 100 LLC  
 Address Line1: 205 St. Paul Street  
 Address Line2:  
 City: ROCHESTER  
 State: NY  
 Zip - Plus4: 14604  
 Province/Region:  
 Country: USA



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IDA Projects

21.

General Project Information

Project Code: 32020505  
 Project Type: Straight Lease  
 Project Name: Infotonics Technology Center, Inc.  
 State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$0  
 Local Property Tax Exemption: \$0  
 School Property Tax Exemption: \$0  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$0.00  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

Project Tax Exemptions & PILOT Payment Information

PILOT Payment Information  
 Actual Payment Made  
 Payment Due Per Agreement  
 County PILOT: \$0  
 Local PILOT: \$0  
 School District PILOT: \$0  
 Total PILOTS: \$0  
 Net Exemptions: \$0

Project Employment Information

# of FTEs before IDA Status: 0  
 Original Estimate of Jobs to be Created: 12  
 Average estimated annual salary of jobs to be created. (at Current market rates): 0 To: 0  
 Annualized salary Range of Jobs to be Created: 0  
 Original Estimate of Jobs to be Retained: 0  
 Estimated average annual salary of jobs to be retained. (at Current Market rates): 0  
 # of FTE Construction Jobs during fiscal year: 10  
 Net Employment Change: 39

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: Yes  
 The project receives no tax exemptions: Yes

Location of Project

Address Line1: 5450 Campus Drive  
 Address Line2:  
 City: CANANDAIGUA  
 State: NY  
 Zip - Plus4: 14424  
 Province/Region:  
 Country: USA

Applicant Information

Applicant Name: "Infotonics Technology Center, Inc  
 Address Line1: 5450 Campus Drive  
 Address Line2:  
 City: CANANDAIGUA  
 State: NY  
 Zip - Plus4: 14424  
 Province/Region:  
 Country: USA

Notes

Acquisition of 47.5 acres to be used for future economic development related to microsystems technology research and development, production and administration.

Notes

Acquisition of 47.5 acres to be used for future economic development related to microsystems technology research and development, production and administration.

IDA Projects

22.

General Project Information

Project Code: 32020604  
 Project Type: Straight Lease  
 Project Name: JJ&S Development, LLC/Upstate Wholesale Supply, Inc. dba Brite Computers  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Manufacturing

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$9,978.6  
 Local Property Tax Exemption: \$1,144.43  
 School Property Tax Exemption: \$26,160.86  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$37,283.89  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PAYMENT INFORMATION

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$9,978.6	\$9,978.6
Local PILOT: \$1,144.43	\$1,144.43
School District PILOT: \$26,160.86	\$26,160.86
Total PILOTS: \$37,283.89	\$37,283.89

Net Exemptions: \$0

Project Employment Information

# of FTEs before IDA Status: 0  
 Original Estimate of Jobs to be created: 25  
 Average estimated annual salary of jobs to be created (at Current market rates): 35,000 To: 0  
 Annualized salary Range of Jobs to be Created: 0  
 Original Estimate of Jobs to be Retained: 0  
 Estimated average annual salary of jobs to be retained (at Current Market rates): 0  
 Current # of FTEs: 275  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 275

Project Status

Current Year Is Last Year for reporting: Yes  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: Yes  
 The project receives no tax exemptions: Yes

Notes: Acquisition of building for computer assembly and software development.  
 Note: Project represents assignment and assumption of project #32029909. Project

Location of Project

Address Line1: 7647 Main St.  
 Address Line2:  
 City: VICTOR  
 State: NY  
 Zip - Plus4: 14564  
 Province/Region:  
 Country: USA

Applicant Information

Applicant Name: "JJ&S Development, LLC"  
 Address Line1: 430 Linden Avenue, Suite 100  
 Address Line2:  
 City: ROCHESTER  
 State: NY  
 Zip - Plus4: 14625  
 Province/Region:  
 Country: USA

IDA Projects

23.

General Project Information

Project Code: 32020302  
 Project Type: Straight Lease  
 Project Name: James P Spelman/Spelman Development Company, LLC  
 Project part of another phase or multi phase: No  
 Original Project Code:  
 Project Purpose Category: Manufacturing

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$3,149.63  
 Local Property Tax Exemption: \$1,468.58  
 School Property Tax Exemption: \$11,064.81  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$15,683.02  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PAYMENT INFORMATION

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$1,522.15	\$1,522.15
Local PILOT: \$341.71	\$341.71
School District PILOT: \$6,650.14	\$6,650.14
Total PILOTS: \$8,514	\$8,514

Net Exemptions: \$7,169.02

Project Employment Information

# of FTEs before IDA Status: 24  
 Original Estimate of Jobs to be created: 26  
 Average estimated annual salary of jobs to be created. (at Current market rates): 28,846  
 Annualized salary Range of Jobs to be Created: 0 To: 0  
 Original Estimate of Jobs to be Retained: 24  
 Estimated average annual salary of jobs to be retained. (at Current Market rates): 31,250  
 Current # of FTEs: 30  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 6

Notes: Construct 15k sq ft building to house architectural millwork operation. No annual salary range for jobs created because we did not request that informat.

Location of Project

Address Line1: 6600 Rice Rd.  
 Address Line2:  
 City: VICTOR  
 State: NY  
 Zip - Plus4: 14564  
 Province/Region:  
 Country: USA

Applicant Information

Applicant Name: Spelman Development Company  
 Address Line1: 6600 Rice Road  
 Address Line2:  
 City: VICTOR  
 State: NY  
 Zip - Plus4: 14564  
 Province/Region:  
 Country: USA

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No



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IDA Projects

24.

General Project Information

Project Code: 32020011  
 Project Type: Straight Lease  
 Project Name: John J. Hoff/Hoff Assoc. Mfg. Reprs., Inc. dba Global Point Technology  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Manufacturing  
 State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$4,334.66  
 Local Property Tax Exemption: \$739.62  
 School Property Tax Exemption: \$11,363.67  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$16,437.95  
 Total Exemptions Net of RPTU Section 485-b: \$0.00

Actual Payment Made

County PILOT: \$3,924.27  
 Local PILOT: \$669.6  
 School District PILOT: \$11,363.67  
 Total PILOTS: \$15,957.54  
 Payment Due Per Agreement  
 \$3,924.27  
 \$669.6  
 \$11,363.67  
 \$15,957.54

Net Exemptions: \$480.41

Project Employment Information

# of FTEs before IDA Status: 14  
 Original Estimate of Jobs to be Created: 6  
 Average estimated annual salary of jobs to be created. (at Current market rates): 50,000 To: 0  
 Annualized salary Range of Jobs to be Created: 0  
 Original Estimate of Jobs to be Retained: 14  
 Estimated average annual salary of jobs to be retained. (at Current Market rates): 50,000  
 # of FTE Construction Jobs during fiscal year: 0  
 Current # of FTEs: 11  
 Net Employment Change: (3)

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No

Location of Project

Address Line1: 5815 County Rd. #41  
 Address Line2:  
 City: FARMINGTON  
 State: NY  
 Zip - Plus4: 14425  
 Province/Region:  
 Country: USA

Applicant Information

Applicant Name: Hoff Associates/DBA  
 Address Line1: Global Point Technology  
 Address Line2: 5815 County Road #41  
 City: FARMINGTON  
 State: NY  
 Zip - Plus4: 14425  
 Province/Region:  
 Country: USA

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**IDA Projects**

General Project Information 25.

Project Tax Exemptions & PILOT Payment Information

Project Code: 32020001  
Project Type: Straight Lease  
Project Name: John Malvaso/FSI Systems, Inc.  
State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$5,454.81  
Local Property Tax Exemption: \$930.76  
School Property Tax Exemption: \$14,300.23  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$20,685.80  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$4,663.97	\$4,663.97
Local PILOT: \$795.81	\$795.81
School District PILOT: \$14,300.23	\$14,300.23
Total PILOTS: \$19,760.01	\$19,760.01

Net Exemptions: \$925.79

Project Employment Information

# of FTEs before IDA Status:	16
Original Estimate of Jobs to be created:	19
Average estimated annual salary of jobs to be created. (at Current market rates):	26,316
Annualized salary Range of Jobs to be Created:	0 To: 0
Original Estimate of Jobs to be Retained:	16
Estimated average annual salary of jobs to be retained. (at Current Market rates):	31,250
Current # of FTEs:	17
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	1

Project Status

Current Year Is Last Year for reporting: No  
There is no debt outstanding for this project: Yes  
IDA does not hold title to the property: No  
The project receives no tax exemptions: No

Notes: Acquire 4 acres of land and construct a 15k sq ft building to be used in the design and manufacture of computer hardware and software. No annual salary

Location of Project

Address Line1: 5831 County Rd. #41  
Address Line2:  
City: FARMINGTON  
State: NY  
Zip - Plus4: 14425  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: "FSI Systems, Inc."  
Address Line1: 833 Phillips Road  
Address Line2:  
City: VICTOR  
State: NY  
Zip - Plus4: 14564  
Province/Region:  
Country: USA



IDA Projects

26.

Project Tax Exemptions & PILOT Payment Information

Project Code: 32020403  
 Project Type: Straight Lease  
 Project Name: Kirkland Management, LLC/Heiser Logistics, Inc.  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Manufacturing

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$9,355.08  
 Local Property Tax Exemption: \$1,718.49  
 School Property Tax Exemption: \$27,437.99  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$38,511.56  
 Total Exemptions Net of RPTI Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$6,255.43	\$6,255.43
Local PILOT: \$1,149.09	\$1,149.09
School District PILOT: \$20,165.1	\$20,165.1
Total PILOTS: \$27,569.62	\$27,569.62

Net Exemptions: \$10,941.94

Project Employment Information

# of FTEs before IDA Status: 15  
 Original Estimate of Jobs to be created: 8  
 Average estimated annual salary of jobs to be created. (at Current market rates): 49,750 To: 0  
 Annualized salary Range of Jobs to be Created: 0  
 Original Estimate of Jobs to be Retained: 15  
 Estimated average annual salary of Jobs to be retained. (at Current Market rates): 54,016  
 Current # of FTEs: 12  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: (3)

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No

Notes: Construction of 16k sq ft addition.

Note Amends and modifies project #32029902. No annual salary range for jobs created because we did not request

Location of Project

Address Line1: 2370 Firehall Rd.  
 Address Line2:  
 City: CANANDAIGUA  
 State: NY  
 Zip - Plus4: 14424  
 Province/Region:  
 Country: USA

Applicant Information

Applicant Name: "Heiser, Inc."  
 Address Line1: 106 Bemis Street  
 Address Line2:  
 City: CANANDAIGUA  
 State: NY  
 Zip - Plus4: 14424  
 Province/Region:  
 Country: USA



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IDA Projects

27.

General Project Information

Project Code: 32021003  
 Project Type: Straight Lease  
 Project Name: L&D Group Holdings, LLC (Hazlitt's 1852 Vineyards)  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Services

Project Tax Exemptions & PILOT Payment Information  
 State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$0  
 Local Property Tax Exemption: \$0  
 School Property Tax Exemption: \$76,779.74  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$76,779.74  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$0	\$0
Local PILOT: \$0	\$0
School District PILOT: \$20,350.34	\$20,340.34
Total PILOTS: \$20,350.34	\$20,340.34

Net Exemptions: \$56,429.4

Project Employment Information

# of FTEs before IDA Status: 0  
 Original Estimate of Jobs to be created: 25.5  
 Average estimated annual salary of jobs to be created (at Current market rates): 40,117.65  
 Annualized salary Range of Jobs to be Created: 15,600 To: 100,000  
 Original Estimate of Jobs to be Retained: 0  
 Estimated average annual salary of jobs to be retained (at Current Market rates): 0  
 Current # of FTEs: 26  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 26

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No

Location of Project

Address Line1: One Niagara Way  
 Address Line2:  
 City: NAPLES  
 State: NY  
 Zip - Plus4: 14512  
 Province/Region:  
 Country: USA

Applicant Information

Applicant Name: L&D Group Holdings, LLC & L&D Acqu  
 Address Line1: 5712 Route 414  
 Address Line2:  
 City: HECTOR  
 State: NY  
 Zip - Plus4: 14841  
 Province/Region:  
 Country: USA



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IDA Projects

28.

General Project Information

Project Code: 32021007  
 Project Name: LFN North Street/ Constellation NE  
 Project Type: Straight Lease  
 Distribution Facility  
 Project part of another phase or multi phase: No  
 Original Project Code:  
 Project Purpose Category: Services

Total Project Amount: \$5,610,000.00  
 Benefited Project Amount: \$5,610,000.00  
 Bond/Note Amount:

Annual Lease Payment: \$0  
 Federal Tax Status of Bonds:

Not For Profit: No  
 Date Project Approved: 09/27/2010  
 IDA Took Title Yes

Date IDA Took Title 11/15/2010  
 or Leasehold Interest:  
 Year Financial Assistance is 2020  
 planned to End:

Notes: Renovate and expand existing 133,000 SF metal building, originally an auto parts manufacturing and distribution facility, to provide location for Constellation

Location of Project

Address Line1: 203 North Street  
 Address Line2:  
 City: CANANDAIGUA  
 State: NY  
 Zip - Plus4: 14424  
 Province/Region:  
 Country: USA

Applicant Information

Applicant Name: LFN North Street, LLC c/o Morry Ma  
 Address Line1: PO Box 30051  
 Address Line2:  
 City: ROCHESTER  
 State: NY  
 Zip - Plus4: 14603  
 Province/Region:  
 Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$0  
 Local Property Tax Exemption: \$0  
 School Property Tax Exemption: \$15,548.48  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$15,548.48  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$0	\$0
Local PILOT: \$0	\$0
School District PILOT: \$11,589.13	\$11,589.13
Total PILOTS: \$11,589.13	\$11,589.13

Net Exemptions: \$3,959.35

Project Employment Information

# of FTEs before IDA Status: 21  
 Original Estimate of Jobs to be created: 0  
 Average estimated annual salary of jobs to be created. (at Current market rates): 0 To: 0  
 Annualized salary Range of Jobs to be Created: 0  
 Original Estimate of Jobs to be Retained: 21  
 Estimated average annual salary of jobs to be retained. (at Current Market rates): 40,035.92  
 Current # of FTEs: 198  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 177

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No

IDA Projects

General Project Information

Project Code: 32020201  
 Project Type: Straight Lease  
 Project Name: Lewison Development Corp./Battle Construction  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Manufacturing

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$6,224.15  
 Local Property Tax Exemption: \$713.86  
 School Property Tax Exemption: \$16,317.83  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$23,255.84  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILLOT Payment Information

County PILOT: \$2,751.6  
 Local PILOT: \$315.88  
 School District PILOT: \$10,248.52  
 Total PILOTS: \$13,316  
 Payment Due Per Agreement

Net Exemptions: \$9,939.84

Notes: Acquire, construct & equip 15k sq ft building on 3 acres of land for general business use by high tech, light industrial, producer services. No annual.

Location of Project

Address Line1: 760 Canning Parkway  
 Address Line2:  
 City: VICTOR  
 State: NY  
 Zip - Plus4: 14564  
 Province/Region:  
 Country: USA

Applicant Information

Applicant Name: Lewison Development Corporation  
 Address Line1: 736 Portland Avenue  
 Address Line2:  
 City: ROCHESTER  
 State: NY  
 Zip - Plus4: 14621  
 Province/Region:  
 Country: USA

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No

Project Employment Information

# of FTEs before IDA Status: 0  
 Original Estimate of Jobs to be created: 45  
 Average estimated annual salary of jobs to be created. (at Current market rates): 63,000 To: 0  
 Annualized salary Range of Jobs to be Created: 0  
 Original Estimate of Jobs to be Retained: 0  
 Estimated average annual salary of jobs to be retained. (at Current Market rates): 0  
 Current # of FTEs: 28  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 28

IDA Projects

General Project Information Project Tax Exemptions & PILOT Payment Information 30.

Project Code: 32029912 State Sales Tax Exemption: \$0  
 Project Type: Straight Lease Local Sales Tax Exemption: \$0  
 Project Name: Loomis Road Properties, LLC/Gypsum Systems Interiors, Ltd. County Real Property Tax Exemption: \$6,243.15  
 Local Property Tax Exemption: \$1,065.27  
 School Property Tax Exemption: \$16,366.95  
 Project Purpose Category: Manufacturing Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$23,675.37  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information		Actual Payment Made		Payment Due Per Agreement	
County PILOT:	\$4,539.23			\$4,539.23	
Local PILOT:	\$774.53			\$774.53	
School District PILOT:	\$14,133.46			\$14,133.46	
Total PILOTS:	\$19,447.22			\$19,447.22	

Net Exemptions: \$4,228.15

Project Employment Information

# of FTEs before IDA Status: 20  
 Original Estimate of Jobs to be created: 20  
 Average estimated annual salary of jobs to be created. (at Current market rates): 23,932 To: 0  
 Annualized salary Range of Jobs to be Created: 0  
 Original Estimate of Jobs to be Retained: 20  
 Estimated average annual salary of jobs to be retained. (at Current Market rates): 23,932  
 Current # of FTEs: 36  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 16

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No

Location of Project

Address Line1: 6055 Loomis Rd.  
 Address Line2:  
 City: FARMINGTON  
 State: NY  
 Zip - Plus4: 14425  
 Province/Region:  
 Country: USA

Applicant Information

Applicant Name: "Gypsum Systems Interiors, LTD"  
 Address Line1: PO Box 540  
 Address Line2:  
 City: VICTOR  
 State: NY  
 Zip - Plus4: 14564  
 Province/Region:  
 Country: USA

IDA Projects

General Project Information Project Code: 32020602 Project Tax Exemptions & PILOT Payment Information 31.

Project Type: Straight Lease  
 Project Name: MCA Group, LLC/ Lot 3A Phillips Rd.

Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Services

Total Project Amount: \$2,900,000.00  
 Bonded Project Amount: \$2,900,000.00  
 Bond/Note Amount:

Annual Lease Payment: \$0  
 Federal Tax Status of Bonds:

Not For Profit: No  
 Date Project Approved: 08/28/2006  
 IDA Took Title Yes

Date IDA Took Title 01/01/2007  
 or Leasehold Interest:  
 Year Financial Assistance is 2018  
 planned to End:

Notes: Acquisition of 3.83 acre parcel,  
 construction & equipping of 30k sq ft  
 building for high tech, light  
 industrial, producer services & related

Location of Project

Address Line1: 7640 Omnitech Place  
 Address Line2:  
 City: VICTOR  
 State: NY  
 Zip - Plus4: 14564  
 Province/Region:  
 Country: USA

Applicant Information

Applicant Name: "Mcagroup, LLC"  
 Address Line1: 300 Main Street  
 Address Line2:  
 City: EAST ROCHESTER  
 State: NY  
 Zip - Plus4: 14445  
 Province/Region:  
 Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$10,920.33  
 Local Property Tax Exemption: \$1,252.47  
 School Property Tax Exemption: \$28,629.79  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$40,802.59  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$1,597.2	\$1,597.2
Local PILOT: \$183.18	\$183.18
School District PILOT: \$4,187.37	\$4,187.37
Total PILOTS: \$5,967.75	\$5,967.75

Net Exemptions: \$34,834.84

Project Employment Information

# of FTEs before IDA Status:	55
Original Estimate of Jobs to be created:	21
Average estimated annual salary of jobs to be created. (at Current market rates):	66,667
Annualized salary Range of Jobs to be Created:	0 To: 0
Original Estimate of Jobs to be Retained:	55
Estimated average annual salary of jobs to be retained. (at Current Market rates):	61,818
Current # of FTEs:	95
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	40

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No



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IDA Projects

32.

General Project Information

Project Code: 32020104  
 Project Type: Straight Lease  
 Project Name: MCA Group, LLC/ Lot 5A Phillips Rd.  
 State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$17,079.62  
 Local Property Tax Exemption: \$1,958.54  
 School Property Tax Exemption: \$44,777.58  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$63,815.74  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PAYMENT INFORMATION

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$13,788.43	\$13,788.43
Local PILOT: \$1,581.37	\$1,581.37
School District PILOT: \$44,777.58	\$44,777.58
Total PILOTS: \$60,147.38	\$60,147.38

Net Exemptions: \$3,668.36

Project Employment Information

# of FTEs before IDA Status: 0  
 Original Estimate of Jobs to be created: 110  
 Average estimated annual salary of jobs to be created. (at Current market rates): 25,000  
 Annualized salary Range of Jobs to be Created: 0 TO: 0  
 Original Estimate of Jobs to be Retained: 0  
 Estimated average annual salary of jobs to be retained. (at Current Market rates): 0  
 Current # of FTEs: 54  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 54

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No

Location of Project

Address Line1: 7615 Omnitech Business Park  
 Address Line2:  
 City: VICTOR  
 State: NY  
 Zip - Plus4: 14564  
 Province/Region:  
 Country: USA

Applicant Information

Applicant Name: "MCAGroup, LLC"  
 Address Line1: 300 Main Street, Suite 14A  
 Address Line2:  
 City: EAST ROCHESTER  
 State: NY  
 Zip - Plus4: 14445  
 Province/Region:  
 Country: USA

IDA Projects

General Project Information Project Code: 32020005 Project Tax Exemptions & PILOT Payment Information 33.

Project Type: Straight Lease  
 Project Name: MCA Group, LLC/Lot 4B

Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Services

Total Project Amount: \$2,467,509.00  
 Benefited Project Amount: \$2,467,509.00

Bond/Note Amount:  
 Annual Lease Payment: \$0  
 Federal Tax Status of Bonds:

Not For Profit: No  
 Date Project Approved: 06/26/2000  
 IDA Took Title Yes  
 to Property:  
 Date IDA Took Title 02/01/2001

or Leasehold Interest:  
 Year Financial Assistance is 2011  
 planned to End:

Notes: Construction & equipping of 30k sq ft building on 3.8 acres for use by high tech, light industrial, producer services & related service type companies

Location of Project

Address Line1: Lot 4B Phillips Rd., 7640 Omnitech  
 Address Line2:  
 City: VICTOR  
 State: NY  
 Zip - Plus4: 14564  
 Province/Region:  
 Country: USA

Applicant Information

Applicant Name: "MCA Group, LLC"  
 Address Line1: 300 Main Street  
 Address Line2:  
 City: EAST ROCHESTER  
 State: NY  
 Zip - Plus4: 14445  
 Province/Region:  
 Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$12,042.92  
 Local Property Tax Exemption: \$1,381.22  
 School Property Tax Exemption: \$31,572.88  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$44,997.02  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$12,042.92	\$12,042.92
Local PILOT: \$1,381.22	\$1,381.22
School District PILOT: \$31,572.88	\$31,572.88
Total PILOTS: \$44,997.02	\$44,997.02

Net Exemptions: \$0

Project Employment Information

# of FTEs before IDA Status: 0  
 Original Estimate of Jobs to be created: 90  
 Average estimated annual salary of jobs to be created. (at Current market rates): 24,000  
 Annualized salary Range of Jobs to be Created: 0 To: 0  
 Original Estimate of Jobs to be Retained: 0  
 Estimated average annual salary of jobs to be retained. (at Current Market rates): 0  
 Current # of FTEs: 63  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 63

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No





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IDA Projects

General Project Information

Project Code: 32020106  
 Project Type: Straight Lease  
 Project Name: MCA Group, LLC/Lot SB Phillips Rd.

Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Services

Total Project Amount: \$3,820,760.00  
 Benefited Project Amount: \$3,820,760.00  
 Bond/Note Amount: \$0

Annual Lease Payment: \$0  
 Not For Profit: NO

Date Project Approved: 12/17/2001  
 IDA Took Title Yes

Date IDA Took Title 03/01/2002

or Leasehold Interest:  
 Year Financial Assistance is 2014  
 Planned to End:

Notes: Construction and equipping of 50k sq ft building on 8 acres for high tech, light industrial, producer services, & related service type companies. No annual

Location of Project

Address Line1: 7625 Omnitech Business Park  
 Address Line2:

City: VICTOR  
 State: NY  
 Zip - Plus4: 14564  
 Province/Region:  
 Country: USA

Applicant Information

Applicant Name: "MCA Group, LLC"  
 Address Line1: 300 Main Street  
 Address Line2:  
 City: EAST ROCHESTER  
 State: NY  
 Zip - Plus4: 14445  
 Province/Region:  
 Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$17,917.82  
 Local Property Tax Exemption: \$2,055.03  
 School Property Tax Exemption: \$46,975.09  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$66,947.94  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT: \$11,000.16		\$11,000.16
Local PILOT: \$1,261.63		\$1,261.63
School District PILOT: \$37,907.08		\$37,907.08
Total PILOTS: \$50,168.87		\$50,168.87

Net Exemptions: \$16,779.07

Project Employment Information

# of FTEs before IDA Status: 0  
 Original Estimate of Jobs to be created: 110  
 Average estimated annual salary of jobs to be created (at Current market rates): 25,000  
 Annualized salary Range of Jobs to be Created: 0 To: 0  
 Original Estimate of Jobs to be Retained: 0  
 Estimated average annual salary of jobs to be retained (at Current Market rates): 0  
 Current # of FTEs: 150  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 150

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No



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IDA Projects

35.

General Project Information

Project Code: 32020102  
 Project Type: Straight Lease  
 Project Name: Morgan-Farmington, LLC/Morgan  
 Recreational Supply, Inc.  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Manufacturing

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$12,099.62  
 Local Property Tax Exemption: \$2,251.76  
 School Property Tax Exemption: \$31,720.16  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$46,071.54  
 Total Exemptions Net of RPTL Section 485-B: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$9,781.36	\$9,781.36
Local PILOT: \$1,669	\$1,669
School District PILOT: \$31,720.16	\$31,720.16
Total PILOTS: \$43,170.52	\$43,170.52

Net Exemptions: \$2,901.02

Notes: Acquire 5 acres and construct 50k sq ft building to be used for the manufacturing of boat trailers.

Project Employment Information

# of FTEs before IDA Status: 32  
 Original Estimate of Jobs to be Created: 6  
 Average estimated annual salary of jobs to be created. (at Current market rates): 22,000 To: 0  
 Annualized salary range of jobs to be Created: 0  
 Original Estimate of Jobs to be Retained: 32  
 Estimated average annual salary of jobs to be retained. (at Current Market rates): 30,094  
 Current # of FTEs: 25  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: (7)

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No

Applicant Information

Applicant Name: "Morgan-Farmington, LLC"  
 Address Line1: 6013 Denny Drive  
 Address Line2:  
 City: FARMINGTON  
 State: NY  
 Zip - Plus4: 14425  
 Province/Region:  
 Country: USA

Location of Project

Address Line1: 6013 Denny Drive  
 Address Line2:  
 City: FARMINGTON  
 State: NY  
 Zip - Plus4: 14425  
 Province/Region:  
 Country: USA



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IDA Projects

36.

General Project Information

Project Code: 32020803  
 Project Type: Straight Lease  
 Project Name: New Energy Works of Rochester, Inc/Ren Place LLC  
 Project part of another phase or multi phase: Yes  
 Original Project Code: 32029805  
 Project Purpose Category: Manufacturing

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$8,544.58  
 Local Property Tax Exemption: \$1,457.96  
 School Property Tax Exemption: \$22,400.32  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$32,402.86  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PAYMENT INFORMATION

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$7,178.69	\$7,178.69
Local PILOT: \$1,224.9	\$1,224.9
School District PILOT: \$18,819.54	\$18,819.54
Total PILOTS: \$27,223.13	\$27,223.13

Net Exemptions: \$5,179.73

Project Employment Information

# of FTEs before IDA Status: 87  
 Original Estimate of Jobs to be created: 20  
 Average estimated annual salary of jobs to be created. (at Current market rates): 54,427.25 To: 0  
 Annualized salary Range of Jobs to be Created: 0  
 Original Estimate of Jobs to be Retained: 87  
 Estimated average annual salary of jobs to be retained. (at Current Market rates): 37,028.79  
 Current # of FTEs: 84  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: (3)

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No

Location of Project

Address Line1: 1180 Commercial Drive  
 Address Line2:  
 City: FARMINGTON  
 State: NY  
 Zip - Plus4: 14425  
 Province/Region:  
 Country: USA

Applicant Information

Applicant Name: "New Energy Works of Rochester, In  
 Address Line1: 1180 Commercial Drive  
 Address Line2:  
 City: FARMINGTON  
 State: NY  
 Zip - Plus4: 14425  
 Province/Region:  
 Country: USA

IDA Projects

General Project Information Project Code: 32020503 37.

Project Type: Straight Lease  
 Project Name: New York State Wine and Culinary Center, Inc.  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Services

Total Project Amount: \$6,247,113.00  
 Benefited Project Amount: \$6,247,113.00  
 Bond/Note Amount:

Annual Lease Payment: \$0  
 Federal Tax Status of Bonds:

Not For Profit: Yes  
 Date Project Approved: 10/24/2005  
 IDA Took Title Yes

to Property:  
 Date IDA Took Title 02/16/2006  
 or Leasehold Interest:  
 Year Financial Assistance is 2017  
 planned to End:

Notes: Acquisition of 3 acres and construction of 20.8k sq ft building for communication, education and research of New York State wines and foods. Note:

Location of Project

Address Line1: 800 Main St.  
 Address Line2:  
 City: CANANDAIGUA  
 State: NY  
 Zip - Plus4: 14424  
 Province/Region:  
 Country: USA

Applicant Information

Applicant Name: New York State Wine and Culinary C  
 Address Line1: 370 Woodcliff Drive  
 Address Line2: Suite 300  
 City: CANANDAIGUA  
 State: NY  
 Zip - Plus4: 14424  
 Province/Region:  
 Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$31,184.21  
 Local Property Tax Exemption: \$31,491.59  
 School Property Tax Exemption: \$91,459.98  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$154,135.78  
 Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$2,713.03	\$2,713.03
Local PILOT: \$3,684.52	\$3,684.52
School District PILOT: \$24,658.06	\$24,658.06
Total PILOTS: \$31,055.61	\$31,055.61

Net Exemptions: \$123,080.17

Project Employment Information

# of FTEs before IDA Status: 0  
 Original Estimate of Jobs to be created: 12  
 Average estimated annual salary of jobs to be created. (at Current market rates): 0 To: 0  
 Annualized salary Range of Jobs to be Created: 0  
 Original Estimate of Jobs to be Retained: 0  
 Estimated average annual salary of Jobs to be retained. (at Current Market rates): 54,042  
 Current # of FTEs: 45  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 45

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No

IDA Projects

36.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$0  
 Local Property Tax Exemption: \$0  
 School Property Tax Exemption: \$0  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$0.00  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$0	\$0
Local PILOT: \$0	\$0
School District PILOT: \$0	\$0
Total PILOTS: \$0	\$0

Net Exemptions: \$0

Project Employment Information

# of FTEs before IDA Status: 52  
 Original Estimate of Jobs to be created: 4  
 Average estimated annual salary of jobs to be created. (at Current market rates): 75,000 To: 0  
 Annualized salary Range of Jobs to be Created: 0  
 Original Estimate of Jobs to be Retained: 52  
 Estimated average annual salary of jobs to be retained. (at Current Market rates): 75,000  
 Current # of FTEs: 52  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No

Notes: Company plans to invest in its technology resources to maintain its competitive edge from outside the state competitors and to attract and retain em

Location of Project

Address Line1: 830 Phillips Rd  
 Address Line2:  
 City: VICTOR  
 State: NY  
 Zip - Plus4: 14564  
 Province/Region:  
 Country: USA

Applicant Information

Applicant Name: O'Connell Electric Company, Inc.  
 Address Line1: 830 Phillips Rd  
 Address Line2:  
 City: VICTOR  
 State: NY  
 Zip - Plus4: 14564  
 Province/Region:  
 Country: USA



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IDA Projects

General Project Information Project Tax Exemptions & PILOT Payment Information 39.

Project Code: 32021101  
 Project Type: Straight Lease  
 Project Name: Pacemaker Steel and Piping of Rochester, Inc./Box 29 Corp  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Manufacturing

State Sales Tax Exemption: \$25,738.69  
 Local Sales Tax Exemption: \$22,521.36  
 County Real Property Tax Exemption: \$0  
 Local Property Tax Exemption: \$0  
 School Property Tax Exemption: \$0  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$48,260.05  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

Total Project Amount: \$1,570,500.00  
 Benefited Project Amount: \$909,750.00  
 Bond/Note Amount:  
 Annual Lease Payment: \$0  
 Federal Tax Status of Bonds:  
 Not For Profit: No  
 Date Project Approved: 04/11/2011  
 IDA Took Title Yes  
 to Property:  
 Date IDA Took Title 07/05/2011  
 or Leasehold Interest:  
 Year Financial Assistance is 2022  
 planned to End:

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$0	\$0
Local PILOT: \$0	\$0
School District PILOT: \$0	\$0
Total PILOTS: \$0	\$0

Net Exemptions: \$48,260.05

Project Employment Information

# of FTEs before IDA Status: 0  
 Original Estimate of Jobs to be created: 11  
 Average estimated annual salary of jobs to be created. (at Current market rates): 50,600 To: 0  
 Annualized salary Range of Jobs to be Created: 0  
 Original Estimate of Jobs to be Retained: 0  
 Estimated average annual salary of jobs to be retained. (at Current Market rates): 0  
 Current # of FTEs: 7  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 7

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No

Location of Project

Address Line1: 7 West Ave  
 Address Line2:  
 City: MANCHESTER  
 State: NY  
 Zip - Plus4: 14504  
 Province/Region:  
 Country: USA

Applicant Information

Applicant Name: Box 29 Corp  
 Address Line1: 501 Main St  
 Address Line2:  
 City: UTICA  
 State: NY  
 Zip - Plus4: 13501  
 Province/Region:  
 Country: USA



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IDA Projects

General Project Information

Project Code: 32029910  
 Project Type: Straight Lease  
 Project Name: Pactiv Corp. Distribution Center

Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Manufacturing

Total Project Amount: \$20,400,000.00  
 Benefited Project Amount: \$20,400,000.00  
 Bond/Note Amount:

Annual Lease Payment: \$0  
 Federal Tax Status of Bonds:

Not For Profit: NO  
 Date Project Approved: 06/21/1999  
 IDA Took Title Yes

Date IDA Took Title 06/01/1999  
 to Property:

or Leasehold Interest:  
 Year Financial Assistance is 2012  
 planned to End:

Notes: Construction of 800k sq ft warehouse  
 and distribution space. No annual  
 salary range for jobs created because  
 we did not request that information from:

Location of Project

Address Line1: 2484-2486 Rochester Rd.  
 Address Line2:  
 City: CANANDAIGUA  
 State: NY  
 Zip - Plus4: 14424  
 Province/Region:  
 Country: USA

Applicant Information

Applicant Name: Temneco Packaging Corp.  
 Address Line1: 100 North Street  
 Address Line2:  
 City: CANANDAIGUA  
 State: NY  
 Zip - Plus4: 14424  
 Province/Region:  
 Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$86,286.3  
 Local Property Tax Exemption: \$15,850.39  
 School Property Tax Exemption: \$253,073.41  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$355,210.10  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$86,286.3	\$86,286.3
Local PILOT: \$15,850.39	\$15,850.39
School District PILOT: \$253,073.41	\$253,073.41
Total PILOTS: \$355,210.1	\$355,210.1

Net Exemptions: \$0

Project Employment Information

# of FTEs before IDA Status: 769  
 Original Estimate of Jobs to be created: 48  
 Average estimated annual salary of jobs to be created. (at Current market rates): 36,538  
 Annualized salary Range of Jobs to be Created: 0 To: 0  
 Original Estimate of Jobs to be Retained: 769  
 Estimated average annual salary of jobs to be retained. (at Current Market rates): 37,028  
 Current # of FTEs: 839  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 70

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: Yes

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**IDA Projects**

General Project Information Project Code: 32020713 Project Tax Exemptions & PILOT Payment Information 41.

Project Type: Straight Lease  
Project Name: Paul J. & Susanne L. Yarnall

Project part of another No  
phase or multi phase:  
Original Project Code:  
Project Purpose Category: Transportation, Communication, Electric,

Total Project Amount: \$0.00  
Benefited Project Amount: \$0.00  
Bond/Note Amount:  
Annual Lease Payment: \$0

Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 03/18/1996  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 08/20/1996

or Leasehold Interest:  
Year Financial Assistance is 2045  
planned to End:

Notes: There is no Sale/Leaseback Agreement.  
Due to privately owned structures being  
constructed on IDA owned property, a  
PILOT agreement was entered into to ensu

Location of Project  
Address Line1: 2440 Brickyard Road  
Address Line2:  
City: CANANDAIGUA  
State: NY  
Zip - Plus4: 14424  
Province/Region:  
Country: USA

**Applicant Information**

Applicant Name: Paul Yarnell  
Address Line1: 5711 Thomas Road  
Address Line2:  
City: CANANDAIGUA  
State: NY  
Zip - Plus4: 14424  
Province/Region:  
Country: USA

**Project Tax Exemptions & PILOT Payment Information**

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$1,559.18  
Local Property Tax Exemption: \$286.41  
School Property Tax Exemption: \$4,573  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$6,418.59  
Total Exemptions Net of RPTL Section 485-b: \$0.00

**PILOT Payment Information**

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$1,559.18	\$1,559.18
Local PILOT: \$286.41	\$286.41
School District PILOT: \$4,573	\$4,573
Total PILOTS: \$6,418.59	\$6,418.59

Net Exemptions: \$0

**Project Employment Information**

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 0  
Average estimated annual salary of jobs to be created (at Current market rates): 0 To: 0  
Annualized salary Range of Jobs to be Created: 0  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained (at Current Market rates): 0  
Current # of FTEs: 0  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 0

**Project Status**

Current Year Is Last Year for reporting: No  
There is no debt outstanding for this project: Yes  
IDA does not hold title to the property: No  
The project receives no tax exemptions: Yes



IDA Projects

42.

General Project Information

Project Code: 32020708  
 Project Type: Straight Lease  
 Project Name: Property Management Associates, LLC/Progressive Machine & Design, LLC  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Manufacturing

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$1,134.6  
 Local Sales Tax Exemption: \$992.6  
 County Real Property Tax Exemption: \$8,731.28  
 Local Property Tax Exemption: \$1,001.38  
 School Property Tax Exemption: \$22,890.75  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$34,750.61  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$7,595.59	\$7,595.59
Local PILOT: \$871.13	\$871.13
School District PILOT: \$19,913.32	\$19,913.32
Total PILOTS: \$28,380.04	\$28,380.04

Net Exemptions: \$6,370.57

Project Employment Information

# of FTEs before IDA Status: 74  
 Original Estimate of Jobs to be created: 20  
 Average estimated annual salary of jobs to be created: (at Current market rates): 78,622 To: 0  
 Annualized salary Range of Jobs to be Created: 0  
 Original Estimate of Jobs to be Retained: 74  
 Estimated average annual salary of jobs to be retained: (at Current Market rates): 78,336  
 Current # of FTEs: 110  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 36

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No

Location of Project

Address Line1: 687 Rowley Rd.  
 Address Line2:  
 City: VICTOR  
 State: NY  
 Zip - Plus4: 14564  
 Province/Region:  
 Country: USA

Applicant Information

Applicant Name: "Property Management Ass., LLC"  
 Address Line1: 687 Rowley Road  
 Address Line2:  
 City: VICTOR  
 State: NY  
 Zip - Plus4: 14564  
 Province/Region:  
 Country: USA



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IDA Projects

General Project Information

Project Code: 32029913  
 Project Type: Straight Lease  
 Project Name: RIG Associates, LP/Rochester Insulated Glass, Inc.  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Manufacturing

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$16,866.41  
 Local Property Tax Exemption: \$17,635.39  
 School Property Tax Exemption: \$53,466  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$87,967.80  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT: \$14,588.75		\$14,588.75
Local PILOT: \$15,253.88		\$15,253.88
School District PILOT: \$53,466		\$53,466
Total PILOTS: \$83,308.63		\$83,308.63

Net Exemptions: \$4,659.17

Project Employment Information

# of FTEs before IDA Status: 45  
 Original Estimate of Jobs to be created: 45  
 Average estimated annual salary of jobs to be created (at Current market rates): 13,983  
 Annualized salary Range of Jobs to be Created: 0 To: 0  
 Original Estimate of Jobs to be Retained: 45  
 Estimated average annual salary of jobs to be retained (at Current Market rates): 41,572  
 Current # of FTEs: 54  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 9

Notes: Build a 75 k sq ft addition to current building to be used in manufacture of safety glass. Note: Jobs reported reflect seasonal employment levels. No a

Location of Project

Address Line1: 73 Merrick Circle  
 Address Line2:  
 City: MANCHESTER  
 State: NY  
 Zip - Plus4: 14504  
 Province/Region:  
 Country: USA

Applicant Information

Applicant Name: "RIG Associates, LP"  
 Address Line1: P.O. Box 168  
 Address Line2:  
 City: MANCHESTER  
 State: NY  
 Zip - Plus4: 14504  
 Province/Region:  
 Country: USA

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No



IDA Projects

General Project Information

Project Code: 32020402  
 Project Type: Straight Lease  
 Project Name: Richard B. Parsons & Calvin G. Parsons/Bryant G. Parsons and Son, Inc.  
 Project part of another phase or multi phase: No  
 Original Project Code:  
 Project Purpose Category: Manufacturing

Total Project Amount: \$455,796.00  
 Benefited Project Amount: \$455,796.00  
 Bond/Note Amount:  
 Annual Lease Payment: \$0  
 Federal Tax Status of Bonds:  
 Not For Profit: No  
 Date Project Approved: 10/25/2004  
 IDA Took Title Yes  
 to Property:  
 Date IDA Took Title 11/01/2004  
 or Leasehold Interest:  
 Year Financial Assistance is 2016  
 planned to End:

Notes: Construct 4ksq ft addition to existing pipe organ making facility. No annual salary range for jobs created because we did not request that information from

Location of Project

Address Line1: 4820 Bristol Valley Rd.  
 Address Line2:  
 City: CANANDAIGUA  
 State: NY  
 Zip - Plus4: 14424  
 Province/Region:  
 Country: USA

Applicant Information

Applicant Name: Parson Pipe Organ Builders  
 Address Line1: 4820 Bristol Valley Road  
 Address Line2:  
 City: CANANDAIGUA  
 State: NY  
 Zip - Plus4: 14424  
 Province/Region:  
 Country: USA

Project Tax Exemptions & PILOT Payment Information

44.

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$3,180.76  
 Local Property Tax Exemption: \$1,157.09  
 School Property Tax Exemption: \$7,156.33  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$11,494.18  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$1,708.88	\$1,708.88
Local PILOT: \$469.56	\$469.56
School District PILOT: \$4,602.67	\$4,602.67
Total PILOTS: \$6,781.11	\$6,781.11

Net Exemptions: \$4,713.07

Project Employment Information

# of FTEs before IDA Status: 10  
 Original Estimate of Jobs to be created: 5  
 Average estimated annual salary of jobs to be created. (at Current market rates): 20,400  
 Annualized salary Range of Jobs to be Created: 0 To: 0  
 Original Estimate of Jobs to be Retained: 10  
 Estimated average annual salary of jobs to be retained. (at Current Market rates): 27,800  
 Current # of FTEs: 12  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 2

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No



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IDA Projects

45.

General Project Information

Project Code: 32020404  
 Project Type: Bonds/Notes Issuance  
 Project Name: Robert C. Horton, LLC/Ultrafab, Inc.  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Manufacturing  
 Total Project Amount: \$1,224,000.00  
 Benefited Project Amount: \$1,224,000.00  
 Bond/Note Amount: \$1,224,000.00  
 Annual Lease Payment:  
 Federal Tax Status of Bonds: Taxable  
 Not For Profit: No  
 Date Project Approved: 08/23/2004  
 IDA Took Title Yes  
 to Property:  
 Date IDA Took Title: 10/07/2004  
 or Leasehold Interest:  
 Year Financial Assistance is 2016  
 planned to End:  
 Notes: Acquisition of 3.5 acres of land and construction of 25.4k sq ft warehouse.  
 Note: Amendment and restatement of project #32029501.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$24,320.86  
 Local Property Tax Exemption: \$4,526.16  
 School Property Tax Exemption: \$63,759.16  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$92,606.18  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$18,118.37	\$18,118.37
Local PILOT: \$3,091.54	\$3,091.54
School District PILOT: \$51,563.91	\$51,563.91
Total PILOTS: \$72,773.82	\$72,773.82

Net Exemptions: \$19,832.36

Project Employment Information

# of FTEs before IDA Status: 245  
 Original Estimate of Jobs to be created: 10  
 Average estimated annual salary of jobs to be created: (at Current market rates): 26,997  
 Annualized salary Range of Jobs to be Created: 0 To: 0  
 Original Estimate of Jobs to be Retained: 245  
 Estimated average annual salary of jobs to be retained: (at Current Market rates): 26,997  
 Current # of FTEs: 151  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: (94)

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No

Applicant Information

Applicant Name: "Robert C. Horton, LLC"  
 Address Line1: 1050 Hook Road  
 Address Line2:  
 City: FARMINGTON  
 State: NY  
 Zip - Plus4: 14425  
 Province/Region:  
 Country: USA



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IDA Projects

General Project Information

Project Code: 32020401  
Project Type: Straight Lease  
Project Name: Seneca Foods

Project part of another No  
phase or multi phase:  
Original Project Code:  
Project Purpose Category: Manufacturing

Total Project Amount: \$3,532,500.00  
Benefited Project Amount: \$3,532,500.00  
Bond/Note Amount:

Annual Lease Payment: \$0  
Federal Tax Status of Bonds:

Not For Profit: No  
Date Project Approved: 04/26/2004  
IDA Took Title Yes

to Property:  
Date IDA Took Title 05/26/2004

or Leasehold Interest:  
Year Financial Assistance is 2028  
planned to End:

Notes: Construct a 160k sq ft warehouse addition. Note: Amends and modifies project number 32029508. Note: Due to the seasonal nature of the agribusiness

Location of Project

Address Line1: 100 Gambee Rd.  
Address Line2:

City: GENEVA  
State: NY  
Zip - Plus4: 14456

Province/Region:  
Country: USA

Applicant Information

Applicant Name: Seneca Foods Corporation  
Address Line1: 100 Gambee Road  
Address Line2:

City: GENEVA  
State: NY  
Zip - Plus4: 14456

Province/Region:  
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$112,827.23  
Local Property Tax Exemption: \$1,562.79

School Property Tax Exemption: \$395,195.16  
Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$509,585.18  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made Payment Due Per Agreement

County PILOT: \$95,976.32 \$95,976.32

Local PILOT: \$1,381.52 \$1,381.52

School District PILOT: \$331,253.55 \$331,253.55

Total PILOTS: \$428,611.39 \$428,611.39

Net Exemptions: \$80,973.79

Project Employment Information

# of FTEs before IDA Status: 372  
Original Estimate of Jobs to be created: 20

Average estimated annual salary of jobs to be created. (at Current market rates): 25,000 To: 0

Annualized salary Range of Jobs to be Created: 0  
Original Estimate of Jobs to be Retained: 372

Estimated average annual salary of jobs to be retained. (at Current Market rates): 48,907

# of FTE Construction Jobs during fiscal year: 0  
Current # of FTEs: 437

Net Employment Change: 65

Project Status

Current Year Is Last Year for reporting: No  
There is no debt outstanding for this project: Yes  
IDA does not hold title to the property: No  
The project receives no tax exemptions: No



IDA Projects

General Project Information

Project Code: 32020707  
 Project Type: Straight Lease  
 Project Name: TIC Properties of Victor, LLC/Connection  
 Technology Center, Inc.  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Manufacturing

Total Project Amount: \$2,961,692.00  
 Benefited Project Amount: \$2,961,692.00  
 Bond/Note Amount:

Annual Lease Payment: \$0  
 Federal Tax Status of Bonds:

Not For Profit: No  
 Date Project Approved: 09/24/2007  
 IDA Took Title Yes

Date IDA Took Title 12/01/2007  
 to Property:

or Leasehold Interest:  
 Year Financial Assistance is 2019  
 planned to End:

Notes: Acquisition of land and construction of  
 30k sq ft building to be used by  
 manufacturer of vibration analysis  
 systems. Note: Project still within init

Location of Project

Address Line1: 590 Fishers Station  
 Address Line2:  
 City: VICTOR  
 State: NY  
 Zip - Plus4: 14564  
 Province/Region:  
 Country: USA

Applicant Information

Applicant Name: "TLC Properties of Victor, LLC"  
 Address Line1: 590 Fishers Station Drive  
 Address Line2:  
 City: VICTOR  
 State: NY  
 Zip - Plus4: 14564  
 Province/Region:  
 Country: USA

Project Tax Exemptions & PILOT Payment Information

47.

State Sales Tax Exemption: \$18,400  
 Local Sales Tax Exemption: \$16,100  
 County Real Property Tax Exemption: \$9,937.5  
 Local Property Tax Exemption: \$1,119.42  
 School Property Tax Exemption: \$26,095.45  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$71,652.37  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$392.27	\$392.27
Local PILOT:	\$44.19	\$44.19
School District PILOT:	\$1,030.08	\$1,030.08
Total PILOTS:	\$1,466.54	\$1,466.54

Net Exemptions: \$70,185.83

Project Employment Information

# of FTEs before IDA Status: 44  
 Original Estimate of Jobs to be created: 5  
 Average estimated annual salary of jobs to be created. (at Current market rates): 57,273 To: 0  
 Annualized salary Range of Jobs to be Created: 0  
 Original Estimate of Jobs to be Retained: 44  
 Estimated average annual salary of jobs to be retained. (at Current Market rates): 64,286  
 Current # of FTEs: 49  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 5

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No



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IDA Projects

General Project Information

Project Code: 32020902  
 Project Type: Straight Lease  
 Project Name: Troser Leasing/Bristol Mountain

Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Services

Total Project Amount: \$3,000,000.00  
 Benefited Project Amount: \$3,000,000.00  
 Bond/Note Amount:

Annual Lease Payment: \$0  
 Federal Tax Status of Bonds:

Not For Profit: No  
 Date Project Approved: 05/18/2009  
 IDA Took Title Yes

to Property:  
 Date IDA Took Title 10/01/2009

or Leasehold Interest:  
 Year Financial Assistance is 2011  
 planned to End:

Notes: sales tax only on nonmanufacturing  
 tangible personal property ski lift.  
 Equipment lease only. Jobs numbers are  
 reported on Project Code 32020902

Location of Project

Address Line1: 5662 Route 64  
 Address Line2:  
 City: CANANDAIGUA  
 State: NY  
 Zip - Plus4: 14424  
 Province/Region:  
 Country: USA

Applicant Information

Applicant Name: Troser Leasing, Inc.  
 Address Line1: 5662 Route 64  
 Address Line2:  
 City: CANANDAIGUA  
 State: NY  
 Zip - Plus4: 14424  
 Province/Region:  
 Country: USA

Project Tax Exemptions & PILOT Payment Information

48.

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$0  
 Local Property Tax Exemption: \$0  
 School Property Tax Exemption: \$0  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$0.00  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made Payment Due Per Agreement  
 County PILOT: \$0 \$0  
 Local PILOT: \$0 \$0  
 School District PILOT: \$0 \$0  
 Total PILOTS: \$0 \$0

Net Exemptions: \$0

Project Employment Information

# of FTEs before IDA Status: 130  
 Original Estimate of Jobs to be created: 3  
 Average estimated annual salary of jobs to be created. (at Current market rates): 0 To: 0  
 Annualized salary Range of Jobs to be Created: 0  
 Original Estimate of Jobs to be Retained: 130  
 Estimated average annual salary of jobs to be retained. (at Current Market rates): 14,520.64  
 Current # of FTEs: 0  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: (130)

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: Yes  
 The project receives no tax exemptions: No





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IDA Projects

General Project Information

50.

Project Tax Exemptions & PILOT Payment Information

Project Code: 32020204  
Project Type: Straight Lease  
Project Name: VHCP II, LLC/Christa Development/ Lot 7B  
State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$3,340.96  
Local Property Tax Exemption: \$383.18  
School Property Tax Exemption: \$8,758.98  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$12,483.12  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made      Payment Due Per Agreement  
County PILOT: \$2,316.41      \$2,316.41  
Local PILOT: \$265.67      \$265.67  
School District PILOT: \$7,415.95      \$7,415.95  
Total PILOTS: \$9,998.03      \$9,998.03

Net Exemptions: \$2,485.09

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 17  
Average estimated annual salary of jobs to be created (at Current market rates): 44,118      To: 0  
Annualized salary Range of Jobs to be Created: 0  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained (at Current Market rates): 0  
Current # of FTEs: 4  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 4

Project Status

Current Year Is Last Year for reporting: No  
There is no debt outstanding for this project: Yes  
IDA does not hold title to the property: No  
The project receives no tax exemptions: No

Location of Project

Address Line1: Lot 7B, 50 Victor Heights Parkway  
Address Line2:  
City: VICTOR  
State: NY  
Zip - Plus4: 14564  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: "Christa Construction for VHCP II,  
Address Line1: 119 Victor Heights Parkway  
Address Line2:  
City: VICTOR  
State: NY  
Zip - Plus4: 14564  
Province/Region:  
Country: USA



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IDA Projects

General Project Information

Project Code: 32020205  
 Project Type: Straight Lease  
 Project Name: West New York, Inc./5786 Collett Rd.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$29,251.15  
 Local Property Tax Exemption: \$4,991.13  
 School Property Tax Exemption: \$76,684.31  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$110,926.59  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$18,388.91	\$18,388.91
Local PILOT: \$4,071.7	\$4,071.7
School District PILOT: \$75,401.63	\$75,401.63
Total PILOTS: \$97,862.24	\$97,862.24

Net Exemptions: \$13,064.35

Project Employment Information

# of FTEs before IDA Status: 87  
 Original Estimate of Jobs to be created: 15  
 Average estimated annual salary of jobs to be created (at Current market rates): 51,333  
 Annualized salary Range of Jobs to be Created: 0 To: 0  
 Original Estimate of Jobs to be Retained: 87  
 Estimated average annual salary of jobs to be retained (at Current Market rates): 51,724  
 # of FTE Construction Jobs during fiscal year: 0  
 Current # of FTEs: 39  
 Net Employment Change: (48)

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No

Location of Project

Address Line1: 5786 Collett Rd.  
 Address Line2:  
 City: FARMINGTON  
 State: NY  
 Zip - Plus4: 14425  
 Province/Region:  
 Country: USA

Notes: Refinance of original project which consisted of acquisition of 16 acres and construction and equipping of 150k sq ft building. No annual salary range planned to End:

Applicant Information

Applicant Name: West New York LLC c/o Western Dev  
 Address Line1: 10525 Vista Sorrento Parkway Suite  
 Address Line2:  
 City: SAN DIEGO  
 State: CA  
 Zip - Plus4: 92121  
 Province/Region:  
 Country: USA

IDA Projects

52.

General Project Information

Project Code: 32020504  
 Project Type: Straight Lease  
 Project Name: Zotos International Inc.

Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Manufacturing

Total Project Amount: \$8,000,000.00  
 Benefited Project Amount: \$8,000,000.00  
 Bond/Note Amount:

Annual Lease Payment: \$0  
 Federal Tax Status of Bonds:

Not For Profit: No  
 Date Project Approved: 09/26/2005  
 IDA Took Title Yes

Date IDA Took Title: 04/10/1997

or Leasehold Interest:  
 Year Financial Assistance is 2022  
 Planned to End:

Notes: Demolition of existing facility and  
 construction of new 40k sq ft building,  
 for batching bulk product of hair care  
 preparations. Note: Amends and modifies

Location of Project

Address Line1: 300 Forge Ave.  
 Address Line2:  
 City: GENEVA  
 State: NY  
 Zip - Plus4: 14456  
 Province/Region:  
 Country: USA

Applicant Information

Applicant Name: "Zotos International, Inc."  
 Address Line1: 300 Forge Avenue  
 Address Line2:  
 City: GENEVA  
 State: NY  
 Zip - Plus4: 14456  
 Province/Region:  
 Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$74,217.44  
 Local Sales Tax Exemption: \$64,940.26  
 County Real Property Tax Exemption: \$116,652.74  
 Local Property Tax Exemption: \$340,881.3  
 School Property Tax Exemption: \$411,601.98  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$1,008,293.72  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$24,560.69	\$24,560.69
Local PILOT: \$50,369.17	\$50,369.17
School District PILOT: \$65,953.84	\$65,953.84
Total PILOTS: \$140,883.7	\$140,883.7

Net Exemptions: \$867,410.02

Project Employment Information

# of FTEs before IDA Status: 370  
 Original Estimate of Jobs to be created: 40  
 Average estimated annual salary of jobs to be created. (at Current market rates): 38,973 To: 0  
 Annualized salary Range of Jobs to be Created: 0  
 Original Estimate of Jobs to be Retained: 370  
 Estimated average annual salary of jobs to be retained. (at Current Market rates): 36,585  
 Current # of FTEs: 577  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 207

Project Status

Current Year Is Last Year for reporting: No  
 There is no debt outstanding for this project: Yes  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No

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IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
52	\$7,144,779.16	\$3,945,449.20	\$3,199,329.96	2,317.7

Annual Report for Ontario County Industrial Development Agency  
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Status: UNSUBMITTED

Additional Comments:

**Raymond F. Wager, CPA, P.C.**  
**Certified Public Accountants**

**Shareholders:**

Raymond F. Wager, CPA  
Thomas J. Lauffer, CPA  
Thomas C. Zuber, CPA

Members of  
American Institute of  
Certified Public Accountants  
and  
New York State Society of  
Certified Public Accountants

**Report on Internal Control Over Financial Reporting  
and on Compliance and Other Matters Based on an Audit  
of Financial Statements Performed in Accordance With  
*Government Auditing Standards***

To the Board Members  
Ontario County Industrial Development Agency, New York

We have audited the financial statements of the Ontario County Industrial Development Agency, New York as of and for the years ended December 31, 2011 and 2010, and have issued our report thereon dated March 15, 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**

The management of the Ontario County Industrial Development Agency, New York is responsible for establishing and maintaining effective internal control over financial reporting. In planning and performing our audit, we considered the Ontario County Industrial Development Agency, New York'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 Agency's financial statements will not be prevented, or detected and corrected on 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 was not designated to 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.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the 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*.

We noted certain matters that we reported to the management of the Ontario County Industrial Development Agency, New York in a separate letter dated March 15, 2012.

This report is intended solely for the information and use of the Board of Directors, management, 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.

Raymond F. Wager, CPA, PC.

March 15, 2012