

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY

Financial Statements

December 31, 2011 and 2010

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY
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GREEN & SEIFTER

Certified Public Accountants, PLLC

110 WEST FAYETTE STREET
ONE LINCOLN CENTER
SUITE 900
SYRACUSE, NEW YORK 13202
315-422-1391
315-422-3549 FAX
www.GreenSeifterCPAs.com

INDEPENDENT AUDITOR'S REPORT

To the Members of the City of
Syracuse Industrial Development Agency
Syracuse, New York

We have audited the accompanying financial statements of the business-type activities, each major fund, and the aggregate remaining fund information of the City of Syracuse Industrial Development Agency (a Component Unit of the City of Syracuse, New York), as of and for the year ended December 31, 2011 and 2010, which collectively comprise the Agency's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the City of Syracuse Industrial Development 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 respective financial position of the business-type activities, each major fund, and the aggregate remaining fund information of the City of Syracuse Industrial Development Agency as of December 31, 2011, and the respective changes in financial position and cash flows thereof for the year 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 May 15, 2012 on our consideration of the City of Syracuse Industrial Development Agency's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 through 6 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in

the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

New York State law requires supplemental schedules related to activities of the Agency. The supplemental schedules of Revenue Bonds and Other Financing on pages 19 through 22 are not a part of the basic financial statements but are supplementary information required by New York State General Municipal Law section 859. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Syracuse Industrial Development Agency's financial statements as a whole. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Green Seiffert CPAs

Syracuse, New York
May 15, 2012

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY

Management's Discussion and Analysis

For the Year Ended December 31, 2011

As management of the City of Syracuse Industrial Development Agency ("SIDA"), we offer readers of this Agency's financial statements this narrative overview and analysis of the financial activities of the Agency for the fiscal year ended December 31, 2011. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in the financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the City of Syracuse Industrial Development Agency exceeded its liabilities at the close of its most recent fiscal year by \$6,558,236 (net assets). This amount may be used to meet the Agency's ongoing obligations to constituents and creditors in accordance with the Agency's fund designation and fiscal policies.
- The Agency's total net assets increased by \$3,230,277 for the 2011 fiscal year.
- During 2011 the Agency received \$7,297,957 for its role in various development projects. The majority of the development fees (\$3,800,000) came from the Destiny USA project. This amount was passed through by SIDA to the City of Syracuse/Onondaga County.
- In addition to the Destiny USA Project fees, SIDA received monies for financing fees from the following sources: a.) Pyramid Management Group - \$2,500,000, b.) EDR Syracuse Campus West - \$236,685, c.) The Joint Schools Construction Board - \$234,300. The \$2,500,000 from the Pyramid Management Group were fees to extend the Destiny USA deadline.
- SIDA continues to have two PILOT agreements for which SIDA continues to collect payments. The Sibley PILOT agreement brought in \$593,571, while the Lakefront PILOT brought in \$294,940 in 2011.
- SIDA spent monies on various public improvement projects during 2011 which included \$413,290 for work related to the creekwalk in Syracuse and \$411,131 for work on the Atrium parking garage.
- The Agency continued reducing its HUD-108 guaranteed bonds payable balance during 2011 by making \$2,539,000 in principal payments. In addition to the principal payments, SIDA paid \$209,895 of interest related to the HUD-108 guaranteed bonds payable.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Agency's basic financial statements. The Agency's basic financial statements are comprised of two components: 1) agency-wide financial statements and 2) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

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

The Statement of Net Assets presents information on all of the Agency's assets and liabilities, with the difference between the two reported as net assets. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the Agency is improving or deteriorating.

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY
Management's Discussion and Analysis
For the Year Ended December 31, 2011

The Statement of Activities presents information showing how the Agency's net assets changed during the fiscal year. All changes in net assets are reported when the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in the future fiscal periods (e.g., accrued interest).

Both of the agency-wide financial statements report only business-type (proprietary) activities, since none of the Agency's activities are considered to be governmental activities supported primarily by taxes.

The agency-wide financial statements can be found on pages 7 through 9 of this report.

Notes to the Financial Statements – The notes provide additional information that is essential to a full understanding of the data provided in the agency-wide and fund financial statements. The notes to the financial statements can be found on pages 10 through 18 of this report.

Other information – In addition to the basic financial statements and accompanying notes, this report also contains certain supplementary information, which contain information concerning revenue bonds and other financing. This supplementary information can be found on pages 19 through 22 of this report.

AGENCY-WIDE FINANCIAL ANALYSIS

As noted earlier, net assets may serve over time as a useful indicator of the Agency's financial position. In the case of the City of Syracuse Industrial Development Agency, assets exceeded liabilities by \$6,558,236 as of December 31, 2011.

Cash and loans receivable constitute the largest portion of the Agency's net assets. These net assets are available for future repayment of HUD-108 loans payable and for future economic development projects. All of the Agency's funds are treated as proprietary (business-type) funds. The following are summarized versions of the agency-wide financial statements for 2011 and 2010:

Statement of Net Assets

	<u>2011</u>	<u>2010</u>
Cash and cash equivalents	\$ 6,106,000	\$ 6,658,000
Receivables	7,062,000	6,195,000
Other assets	1,869,000	1,947,000
Total assets	\$ 15,037,000	\$ 14,800,000
Bonds payable	\$ 5,491,000	\$ 8,175,000
All other liabilities	2,988,000	3,297,000
Total liabilities	8,479,000	11,472,000
Net assets	6,558,000	3,328,000
Total liabilities and net assets	\$ 15,037,000	\$ 14,800,000

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY
Management's Discussion and Analysis
For the Year Ended December 31, 2011

ASSETS

Major year over year changes with regard to the decreases in cash are due to the payments of accounts payable and payments on bonds payable. Also, other receivables have increases significantly due to an extension agreement with Destiny USA. This agreement was signed in December of 2011 and calls for \$1,500,000 in extension fees to SIDA. \$500,000 was paid in 2011 and the balance is to be paid in early 2012. The Agency had approximately \$6,000,000 (net) in loans receivable outstanding as of December 31, 2011. Most of these receivables are concentrated in one project, Dey's Centennial Plaza. The original general partner of this project is the Syracuse Economic Development Corporation (SEDCO), which, like the City of Syracuse Industrial Development Agency, is a component unit of the City of Syracuse. During 2009, SEDCO sold the project to a private developer.

HUD SECTION 108 GUARANTEED BONDS PAYABLE

The Agency has HUD Section 108 guaranteed bonds payable as of December 31, 2011 of \$4,371,000. During 2011, the Agency made principal payments of \$2,539,000 and interest payments of \$209,895. The resources needed to repay these loans will come from a) amounts repaid by developers, b) a PILOT agreement assigned to the Agency, c) fee income, and d) allocations of Community Development Block Grant funds, which have been pledged to provide resources for these loan repayments.

CHANGES IN RESTRICTED NET ASSETS

During 2011, restricted net assets decreased by approximately \$1,000,000. This decrease is due to the release of restrictions. Approximately \$413,000 was released for creek walk expenditures and approximately \$118,000 released for sewer expenditures in accordance with the lakefront development restrictions. Approximately \$411,000 was released on the Clinton Street Garage and approximately \$66,000 was released on the Armory Parking Garage in accordance with the parking mitigation restrictions.

Statement of Activities

	<u>2011</u>	<u>2010</u>
Financing fees	\$ 4,798,000	\$ 4,280,114
Extension fees	2,500,000	-
PILOT revenue	889,000	1,036,000
All other income	762,000	583,000
Total income	<u>8,949,000</u>	<u>5,899,000</u>
Destiny USA fee to City of Syracuse/Onondaga County	3,800,000	3,800,000
Interest expense	363,000	435,000
Allowance for uncollectible loans	-	59,000
All other expenses	1,556,000	4,488,000
Total expenses	<u>5,719,000</u>	<u>8,782,000</u>
Increase in net assets	3,230,000	(2,883,000)
Net assets – beginning of year	<u>3,328,000</u>	<u>6,211,000</u>
Net assets – end of year	<u>\$ 6,558,000</u>	<u>\$ 3,328,000</u>

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY
Management's Discussion and Analysis
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FINANCING AND EXTENSION FEES

As reported earlier, SIDA receives a substantial development fee from the Destiny USA of \$3,800,000 each year as part of a twelve year fee structure, totaling \$60,000,000. The monies are passed onto the City of Syracuse and Onondaga County for economic development. During 2011, there were two deadline extensions signed with Destiny USA for a total of \$2,500,000, of this amount \$1,500,000 was received in 2011.

In addition to the Destiny USA Project fees, SIDA received monies for financing and extension fees from the following sources: a.) Pyramid Management Group - \$2,500,000, b.) EDR Syracuse Campus West - \$236,685, c.) The Joint Schools Construction Board - \$234,300.

PILOT REVENUE

SIDA continues to have three PILOT agreements for which SIDA continues to collect payments. The Sibley PILOT agreement brought in \$593,571, while the two Lakefront PILOTs brought in \$294,940 in 2011. The Sibley PILOT terminated in 2011. One Lakefront PILOT terminated in 2011 and the other will terminate in when the PILOT payments are more than what the company would pay in taxes.

GARAGE RENT REVENUE

During 2011, SIDA received approximately \$242,000 for rent of the parking garage that they own. This rental income is a reimbursement from the City of Syracuse, New York which operates the garage. The lease between SIDA and the City of Syracuse, New York expires on December 1, 2017.

PUBLIC IMPROVEMENTS

There was a significant decrease of public improvement expenses between 2010 and 2011. During 2010, there was a one-time payment for the Van Rensselaer project and a significant amount of work was performed on the Atrium Parking Garage. These expenditures were not repeated in 2011.

GRANTS

During 2010, a liability was recorded for grant revenues received but not yet earned. This liability and the corresponding expense are not recurring. The Agency has been in contact with HUD (the U.S. Department of Housing and Urban Development) who has stated that this liability will need to be repaid in the future but at this time when that repayment will be required is unclear.

PROFESSIONAL FEES

Professional fees are typically legal fees associated with the negotiations of financing and PILOT agreements. The lower amount in 2011 of approximately \$189,000 over the 2010 amount of \$233,000 relates to lower legal activity.

REQUEST FOR INFORMATION

This financial report is designed to provide readers with a general overview of the Agency's finances. If you have questions about this report or need additional information, contact the Agency's board at the City of Syracuse Industrial Development Agency, 201 East Washington Street, Room 605, Syracuse, NY 13202-1432.

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY
Statements of Net Assets

	December 31,	
	2011	2010
ASSETS		
Current Assets		
Cash and cash equivalents	\$ 5,849,125	\$ 6,104,854
Restricted cash	257,261	552,738
Other loan receivable	81,174	76,300
Other receivables	1,000,000	70,838
Investment in properties, at cost	985,220	985,220
Prepaid expenses	44,931	10,857
Total current assets	<u>8,217,711</u>	<u>7,800,807</u>
Long-term Assets		
Other loan receivable	310,215	391,389
Loans receivable - SEDCO, net	5,670,523	5,656,740
Land and building, at cost, net of depreciation	838,289	950,902
Future Destiny USA fees receivable	26,600,000	30,400,000
Future fees payable to City and County	<u>(26,600,000)</u>	<u>(30,400,000)</u>
Total long-term assets	<u>6,819,027</u>	<u>6,999,031</u>
Total assets	<u>\$ 15,036,738</u>	<u>\$ 14,799,838</u>
LIABILITIES AND NET ASSETS		
Current Liabilities		
Accounts payable	\$ 82,671	\$ 386,807
Accrued interest payable	112,951	118,449
Grant payable	735,368	735,368
Deferred revenue	36,000	36,000
Bonds payable - current portion	2,842,000	2,684,000
Total current liabilities	<u>3,808,990</u>	<u>3,960,624</u>
Long-term Liabilities		
Payable to City of Syracuse - long-term portion	2,020,512	2,020,255
Bonds payable - long-term portion	<u>2,649,000</u>	<u>5,491,000</u>
Total long-term liabilities	<u>4,669,512</u>	<u>7,511,255</u>
Total liabilities	<u>8,478,502</u>	<u>11,471,879</u>
Net Assets		
Invested in capital assets, net of related debt	(281,711)	(304,070)
Restricted for:		
Lakefront development	1,010,995	1,542,750
Parking mitigation	175,593	652,494
Unrestricted	<u>5,653,359</u>	<u>1,436,785</u>
Total net assets	<u>6,558,236</u>	<u>3,327,959</u>
Total liabilities and net assets	<u>\$ 15,036,738</u>	<u>\$ 14,799,838</u>

The accompanying notes are an integral part of these financial statements.

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY

Statements of Activities

	Year Ended December 31,	
	2011	2010
REVENUE		
Financing fees	\$ 4,797,957	\$ 4,280,114
Extension fees	2,500,000	-
Grant income	127,624	50,000
PILOT revenue	888,511	1,036,406
Interest income	318,432	221,500
Garage rent	241,560	241,800
Other income	74,439	69,933
Total revenue	<u>8,948,523</u>	<u>5,899,753</u>
EXPENSES		
Development costs -		
Destiny USA fee to City of Syracuse/Onondaga County	3,800,000	3,800,000
Lakefront projects	133,007	304,055
Other projects	23,121	-
Public improvements	1,011,583	2,957,913
Interest	363,406	434,557
Grants	-	735,368
Losses from uncollectible loans	-	59,414
Legal fees	93,268	87,595
Professional fees	150,406	233,186
Depreciation	112,613	112,613
Miscellaneous	30,842	57,755
Total expenses	<u>5,718,246</u>	<u>8,782,456</u>
Change in net assets	3,230,277	(2,882,703)
Net assets - beginning of year	<u>3,327,959</u>	<u>6,210,662</u>
Net assets - end of year	<u>\$ 6,558,236</u>	<u>\$ 3,327,959</u>

The accompanying notes are an integral part of these financial statements.

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY

Statements of Cash Flows

	Years Ended December 31,	
	2011	2010
Cash flows from operating activities:		
Inflows -		
Interest received	\$ 304,649	\$ 221,500
Loan fees and grants	2,014,092	1,566,520
Extension fees	1,500,000	-
Rents and miscellaneous fees received	315,999	470,223
Loan repayments	147,138	71,668
Destiny USA fee	3,800,000	3,800,000
Outflows -		
Interest payments	(420,894)	(469,051)
Supplies and services	(1,728,190)	(3,150,284)
Destiny USA fee	(3,800,000)	(3,800,000)
Net cash used in operating activities	<u>2,132,794</u>	<u>(1,289,424)</u>
Cash flows from investing activities:		
Sale of investment property	-	30,000
Cash flows from noncapital financing activities:		
Payments on bonds payable	<u>(2,539,000)</u>	<u>(2,412,000)</u>
Cash flows from capital and related financing activities:		
Payments on bonds payable - Armory Garage	<u>(145,000)</u>	<u>(135,000)</u>
Net decrease in cash and cash equivalents	<u>(551,206)</u>	<u>(3,806,424)</u>
Cash and cash equivalents - beginning of year	6,657,592	10,464,016
Cash and cash equivalents - end of year	<u>\$ 6,106,386</u>	<u>\$ 6,657,592</u>
Reconciliation of change in net assets to cash provided by operating activities:		
Change in net assets	\$ 3,230,277	\$ (2,882,703)
Adjustments -		
Depreciation	112,613	112,613
Allowance for loan losses	-	18,869
Decrease in loan receivable	76,300	71,668
Decrease (increase) in loan receivable - SEDCO	(13,783)	253,984
Increase (decrease) in prepaid expenses	(34,074)	87
Decrease in other receivables	(929,162)	158,490
Increase (decrease) in payable to City of Syracuse	257	(98)
Increase (decrease) in grant payable	-	735,370
Increase (decrease) in accounts payable	(304,136)	240,790
(Decrease) in interest payable	(5,498)	(34,494)
Increase in deferred revenue	-	36,000
Net cash used for operating activities	<u>\$ 2,132,794</u>	<u>\$ (1,289,424)</u>

The accompanying notes are an integral part of these financial statements.

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY
Notes to Financial Statements

1. Nature of the Organization and Significant Accounting Policies

Nature of the Organization

The City of Syracuse Industrial Development Agency (SIDA) is a public benefit corporation established in 1979 to enhance economic development activities in the city of Syracuse, NY (the "City"). SIDA was established by New York State General Municipal Law (GMU), Article 18-A, Title 2, paragraph 926, also known as the "New York State Industrial Development Agency Act." SIDA's programs include the issuing of revenue bonds and the making of loans under the HUD Section 108 Program, the Downtown Commercial Rehabilitation Loan Program and the SIDA Development Fund. SIDA is treated by the City as a component unit and is integral to the overall economic development plans of the City.

The basic financial statements of the Agency have been prepared in accordance with accounting principles generally accepted in the United States of America 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. All of the Agency's funds are proprietary funds, and, therefore, include only business-type activities. There are no material differences between a) net assets and fund balances, and b) changes in net assets and changes in fund balances, and, therefore, no reconciliation schedules of these items are included in this report.

Basis of Presentation

Agency-wide financial statements – The agency-wide financial statements include the Statement of Net Assets and the Statement of Activities. These statements report financial information for the Agency as a whole. Individual funds are not presented in the agency-wide financial statements. The Agency has determined that all of its activities are business-type, which are predominantly or entirely financed with fees and loan repayments from external parties.

Equity Classifications

Invested in Capital Assets, Net of Related Debt - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Net Assets - Consists of net assets with constraints placed on the use either by 1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or 2) law through constitutional provisions or enabling legislation.

- *Lakefront Development*: These funds are restricted to use for public improvement.
- *Parking Mitigation*: These funds are restricted for use to alleviate parking situations in downtown Syracuse, New York.

Unrestricted Net Assets - Consists of all other net assets that do not meet the definition of "restricted" or "invested in capital assets, net of related debt."

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY
Notes to Financial Statements

1. Nature of the Organization and Significant Accounting Policies (continued)

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The financial statements of the Agency are prepared in accordance with generally accepted accounting principles (GAAP). The Agency's reporting entity applies all relevant Governmental Accounting Standards Board (GASB) pronouncements. The agency-wide financial statements apply Financial Accounting Standards Board (FASB) pronouncements and Accounting Principles Board (APB) opinions issued on or before November 30, 1989, unless those pronouncements conflict with or contradict GASB pronouncements, in which case, GASB prevails.

The GASB issued GASBS 62, *Codification of Accounting and Financial Reporting Guidance, contained in Pre-November 30, 1989 FASB and AICPA Pronouncements* in December 2010. This statement is effective for SIDA beginning on January 1, 2012. According to GASB, GASB 62 will improve financial reporting by contributing to the GASB's efforts to codify all sources of generally accepted accounting principles for state and local governments so that they derive from a single source. This effort brings the authoritative accounting and financial reporting literature together in one place, with that guidance modified as necessary to appropriately recognize the governmental environment and the needs of the governmental financial statements users. SIDA will implement the previous provisions of this new standard for the fiscal year 2012 and at this time does not expect the implementation to have a significant impact on the financial statements.

The agency-wide statements use the economic resources measurement focus and the accrual basis of accounting generally including the reclassification or elimination of internal activity (between or within funds). Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. PILOT revenues are recognized in the year for which they are due while grants are recognized when grantor eligibility requirements are met.

Significant Accounting Policies

When both restricted and unrestricted resources are available for use, it is the Agency's policy to use restricted resources first, and then use unrestricted resources as they are needed.

The financial statements have been prepared using the accrual basis of accounting.

Depreciation is calculated on a straight-line basis over the estimated useful lives of the assets.

SIDA's sole function is to enhance economic development activities through the making and facilitating of business loans. Virtually all of its expenses are incurred to fulfill this function.

SIDA uses the allowance method to report loans of doubtful collectability.

SIDA considers its lending activities as operating activities for purposes of the statement of cash flows.

SIDA's investment policy conforms to the requirements of the New York State General Municipal Law §858-a(3), §10 and §11. The objectives of SIDA's investment activities are to conform to all applicable federal state and other legal requirements, to adequately safeguard principal, to provide sufficient liquidity to meet all operating requirements and to obtain a reasonable rate of return.

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY
Notes to Financial Statements

1. Nature of the Organization and Significant Accounting Policies (continued)

Cash and cash equivalents include all monies in banks and highly liquid investments with maturity dates of less than three months. At various times during the year, SIDA's cash and cash equivalents balances exceeded the insured limits of the Federal Deposit Insurance Corporation. However, SIDA's accounts were fully collateralized by securities pledged by the depository bank.

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

2. Revenue Bonds/Other Financing

SIDA is empowered to finance the acquisition, construction or reconstruction of manufacturing, warehousing, research, commercial, industrial and pollution control projects. SIDA raises funds to accomplish these purposes by issuing negotiable tax-exempt or taxable revenue bonds and by participating in other financing arranged by/for the developers of the projects.

SIDA can provide up to 100% financing for an approved project including the cost of land, construction, equipment, planning and fees. Financing is generally provided at interest rates 1½ to 2% lower than conventional rates. SIDA finances individual projects by issuing revenue bonds in its own name. These bonds are secured by a mortgage on the property and a subsequent lease to the company. The company sells the bonds to banks at a rate lower than the conventional interest rate.

The bonds become an obligation of the company and are amortized by the revenue from the project. Typically, upon completion of a project, the facilities, improvements or equipment are leased to the company for a term equal to the term of the bond issue, which usually ranges from 10 to 25 years.

The annual lease payments equal the annual principal and interest due on the bonds. At the end of the lease term, the company has the option of purchasing the project for one dollar. The assets and liabilities of these projects are not reflected in the attached financial statements, since SIDA treats the projects and bonds as assets and liabilities of the individual developers.

3. Loan Receivable - SEDCO

The Agency has a loan receivable from a related party, Syracuse Economic Development Corporation (SEDCO) related to an economic development project that SEDCO undertook. SEDCO has since sold this project to a 3rd party developer and received a mortgage note totaling \$5,500,000. SEDCO has pledged all of the payments of principal and interest of this mortgage note to SIDA. The mortgage note bears interest at 3% and is recorded as interest income by SIDA. During the construction period for this project, interest only payments are made to SEDCO which are subsequently paid to SIDA. SIDA recorded interest income of \$262,029 and \$137,500, respectively for the years ended December 31, 2011 and 2010.

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY
Notes to Financial Statements

3. Loan Receivable – SEDCO (continued)

Principal payments will begin to be made by SEDCO when the construction period for this project is complete, which will in turn be paid to SIDA and reduce the principal balance of the loan receivable from SEDCO. Principal payments began in January 2012.

The loan receivable from SEDCO consists of various components which include a previous outstanding loan which has been fully reserved for concerning its collectability and other components related to the previous development project that SEDCO undertook. SIDA uses the allowance method to record an estimate of uncollectible loans.

A summary of the loan activity related to SEDCO is as follows:

	2011	2010
Mortgage notes	\$ 5,500,000	\$ 5,500,000
Loans receivable	10,171,657	10,171,657
Interest receivable	13,751	-
Total receivable	15,685,408	15,671,657
Less allowance	(10,014,885)	(10,014,917)
Loan receivable, net	\$ 5,670,523	\$ 5,656,740

4. Other Loan Receivable

The Agency has a loan receivable from a 3rd party for a development project within the City of Syracuse. The loan matures in 2016 and consists of monthly payments of \$8,611 which includes principal and interest at 6.25%. Interest received on such loan was \$27,068 and \$31,678, for the years ended December 31, 2011 and 2010, respectively. The loan balance was \$391,389 and \$476,658 at December 31, 2011 and 2010, respectively.

5. Investment in Properties

SIDA from time to time will purchase and hold title to properties for future sale and development by a third party. The investment in properties represents capital assets of SIDA which are reported at historical cost. SIDA periodically reviews its capital assets for impairments. Impairment is indicated when events or changes in circumstances suggest that the service utility of the capital asset may have significantly and unexpectedly declined. Investment in properties is as follows:

Properties:	
301, 309-311, 315-321 S. Warren Street	\$ 323,100
1081-1085 S. Salina Street	191,797
2100, 2101, 2103 Rear Coughlin	180,020
341 Peat Street	176,044
Others	114,259
	\$ 985,220

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY

Notes to Financial Statements

6. Land and Building

SIDA owns the Center Armory Garage Facility which consists of a parcel of land and the parking garage facility. The facility is being depreciated on a straight-line basis over an estimated useful life of twenty-five years. The following is a summary of the cost and accumulated depreciation of the facility for the years ended December 31, 2011 and 2010:

	<u>Balance at</u> <u>12/31/2010</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance at</u> <u>12/31/2011</u>
Capital assets at cost:				
Land	\$ 50,000	\$ -	\$ -	\$ 50,000
Buildings	2,815,320	-	-	2,815,320
Total	<u>2,865,320</u>	<u>-</u>	<u>-</u>	<u>2,865,320</u>
Accumulated depreciation:				
Accumulated depreciation	(1,914,418)	(112,613)	-	(2,027,031)
Capital assets, net	<u>\$ 950,902</u>	<u>\$ (112,613)</u>	<u>\$ -</u>	<u>\$ 838,289</u>

7. Payable to City of Syracuse

SIDA has been designated by the City of Syracuse to receive, and subsequently loan for commercial use, funds collected by the City under a past tax amnesty program. Under this program, SIDA serves as a conduit between the loan recipient and the City of Syracuse. All earnings and potential losses from the activities are recorded in the fund titled "Development Fund" and such fund reverts back to the City, as such, SIDA has no net assets in this fund. The payable to the City does not bear any interest. At December 31, 2011 and 2010, the balance due to the City of Syracuse was \$2,020,512 and \$2,020,255, respectively.

8. Bonds Payable

Parking Garage Bonds

The Center Armory Garage Facility is owned by SIDA and is located in the Armory Square historic district in downtown Syracuse. The project was financed by SIDA with revenue bonds. Payments on the bonds on made on a bi-annual basis, with interest only payments made on June 1st and principal plus interest made on December 1st of each year through maturity.

SIDA leases the parking facilities to the Syracuse Economic Development Corporation (SEDCO), which subleases the facilities to the City of Syracuse (City). The lease and sublease, which expire on December 1, 2017, call for rent payments to be made by the City to SIDA in an amount sufficient to pay the interest and principal due on the bonds and to maintain various bond reserve funds at required levels.

HUD Section 108 Guaranteed Bonds Payable

The U.S. Department of Housing and Urban Development ("HUD") has a loan guarantee assistance program for community and economic development. Section 108 is the loan guarantee provision of the Community Development Block Grant (CDBG) program.

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY
Notes to Financial Statements

8. Bonds Payable (continued)

Under this section, HUD offers communities a source of financing for certain community development activities, such as housing rehabilitation, economic development, and large-scale physical development projects. As with the CDBG program, all projects and activities must meet CDBG's rules and requirements and meet the primary objective of CDBG programs whereby the use of 70% of funds must benefit low and moderate income persons and meet one of the following three national objectives: (a) principally benefit low and moderate income persons, (b) assist in eliminating or preventing slums or blight, or (c) assist with community development needs having a particular urgency. Under this program, SIDA and the City of Syracuse pledges its current and future CDBG funds as the principal for the loan guarantee.

Section 108 obligations are financed through underwritten public offerings. Financing between public offerings is provided through an interim lending facility established by HUD. As such, after the public offering, such loans are with a commercial financial institution, which is Bank of NY Mellon for SIDA's current HUD 108 outstanding loans. Although HUD may act as an intermediate lender, ultimately a 3rd party commercial financial institution is the lender.

The Section 108 program provides additional security to the lender in the form of a guarantee by HUD. Even though a guarantee is provided by HUD, the Agency continues to be subject to risk as any inability for the Agency to make payments would allow HUD to first use CDBG monies to pay the loans in default, which would reduce the amount of monies available to the Agency and the City of Syracuse through the CDBG program.

During 2011, the Agency issued bonds in the amount of \$800,000 to refund outstanding serial bonds Series 2001-A. This refunding extended the maturity date by seven years.

A summary of changes in the Agency's indebtedness is as follows:

	Interest Rate	Maturity Date	Balance at 12/31/2010	Issuances	Payments	Defeased	Balance at 12/31/2011	Due in One Year
HUD Section 108								
Guaranteed Bonds:								
Series 2001-A	2.5%	8/1/2012	\$ 1,088,000	\$ -	\$ (179,000)	\$ (800,000)	\$ 109,000	\$ 109,000
Series 2002-A	1.9%	8/1/2021	773,000	-	(308,000)	-	465,000	346,000
Series 2004-A	0.9%	8/1/2016	171,000	-	(44,000)	-	127,000	44,000
Series 2006-A	0.2%	8/1/2019	190,000	-	(15,000)	-	175,000	15,000
2006 Advance	0.2%	8/1/2019	888,000	-	(143,000)	-	745,000	143,000
Series 2008-A	1.6%	8/1/2012	3,800,000	-	(1,850,000)	-	1,950,000	1,950,000
Series 2011-A	0.3%	8/1/2019	-	800,000	-	-	800,000	80,000
Parking Garage Bonds	6.75-7.55%	12/1/2017	1,265,000	-	(145,000)	-	1,120,000	155,000
			<u>\$ 8,175,000</u>	<u>\$ 800,000</u>	<u>\$ (2,684,000)</u>	<u>\$ (800,000)</u>	<u>\$ 5,491,000</u>	<u>\$ 2,842,000</u>

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY
Notes to Financial Statements

8. Bonds Payable (continued)

The following is a summary of the principal and interest payments outstanding at December 31, 2011:

Due in:	Parking Garage Bonds		HUD Section 108 Guaranteed		Total Bonds Payable	
	Principal	Interest	Principal	Interest	Principal	Interest
2012	\$ 155,000	\$ 85,543	\$ 2,687,000	\$ 72,922	\$ 2,842,000	\$ 158,465
2013	165,000	73,748	301,000	17,825	466,000	91,573
2014	175,000	61,175	277,000	16,176	452,000	77,351
2015	195,000	47,825	283,000	14,991	478,000	62,816
2016	205,000	32,920	324,000	13,605	529,000	46,525
2017-2021	225,000	17,237	148,000	11,345	373,000	28,582
2022-2026	-	-	154,000	8,911	154,000	8,911
2027-2031	-	-	165,000	6,063	165,000	6,063
2031-2036	-	-	16,000	1,932	16,000	1,932
2037-2041	-	-	16,000	972	16,000	972
	<u>\$ 1,120,000</u>	<u>\$ 318,448</u>	<u>\$ 4,371,000</u>	<u>\$ 164,742</u>	<u>\$ 5,491,000</u>	<u>\$ 483,190</u>

9. Unused Letter-of-Credit

During 2000, SIDA established a letter-of-credit with M & T Bank for \$1,285,000. As of December 31, 2011, SIDA has not drawn on the letter-of-credit. The letter-of-credit is designed to provide collateral to HUD for a restructured HUD-108 loan, this loan was paid off during 2011 and therefore 2011 will be the last year the letter of credit is active.

10. Brownsfields Economic Development Incentive (BEDI) Grants

In 1998 and 1999, SIDA received approval for (2) Brownsfields Economic Development Incentive (BEDI) grants in the amounts of \$1,000,000 and \$875,000, respectively, for the City Crossroads project. As of December 31, 2011, SIDA had drawn down the following amounts on these grants:

Received in:	BEDI Grant	
	1998	1999
2000	\$ 400,101	\$ -
2002	599,899	293,940
2003	-	91,428
Total drawn	<u>\$ 1,000,000</u>	<u>\$ 385,368</u>

The remainder of the 1999 grant (\$489,630) has not been drawn down by SIDA.

Each of the grants contains a provision which requires SIDA to enter into HUD-108 loans to development projects sited in the City Crossroads area. The required ratio of loans to grant dollars for the 1998 grant is \$3 to \$1, respectively, and \$2.50 to \$1 for the 1999 grant, respectively.

As of December 31, 2011, SIDA had made \$1,950,000 of HUD-108 loans to City Crossroads projects. Additional HUD-108 loans in the City Crossroads area would be needed to meet the required ratios of loan dollars to grant dollars noted above.

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY
Notes to Financial Statements

10. Brownsfields Economic Development Incentive (BEDI) Grants (continued)

As of December 31, 2011, the grant funds which have been earned by the issuance of loans are as follows:

	BEDI grant		Total
	1998	1999	
Grant dollars received	\$ 1,000,000	\$ 385,368	\$ 1,385,368
Grant dollars earned:			
1998: \$1,950,000 ÷ 3	650,000	-	650,000
1999: \$-0- ÷ 2.5 =	-	-	-
Balance	\$ 350,000	\$ 385,368	\$ 735,368

The Agency has not met the requirements of the grant and does not have any immediate plans on meeting the grant requirements, as such, has recorded the \$735,368 as a liability due to HUD. The ultimate payment terms will be negotiated with HUD in the future.

11. Destiny USA Fees

Destiny USA Project —SIDA has participated in the financing of the Carousel Center Mall, holds nominal title to the project, and continues to be active in the financing of the project as it attempts to transform from Carousel Center into Destiny USA. In early 2007, the developer received financing for Phase I of the conversion to Destiny USA, and commenced construction of a major expansion to the existing mall. In February, 2007, SIDA received a development fee of \$5,400,000 for its participation in the financing of the project. The use of this fee is restricted to development projects in the lakefront area near the mall. A separate \$60,000,000 project fee is being paid to SIDA over twelve years, with \$11,000,000 paid to SIDA in February, 2007, \$11,000,000 in February, 2008 and \$3,800,000 per year in 2009 through 2018. This separate fee is being passed through by SIDA to the City of Syracuse, New York and the County of Onondaga, New York to be used for general economic development purposes.

During 2011, two extension agreements were entered into. The first calls for a \$1,000,000 fee paid to be paid to the Agency during 2011. The second calls for a \$1,500,000 fee to be paid to the Agency in three installments of \$500,000, the first installment was due in 2011 and the second two installments are due in 2012. For the year ended December 31, 2011, the Agency recorded \$2,500,000 of extension fees in the Statements of Activities.

12. Conduit Debt Obligations

The Agency has the ability to issue bonds which are deemed to be limited obligations of the Agency. These bonds are considered to be limited obligations as the payments for such bonds are pledged from a source outside the Agency which has the obligation to pay the principal and interest of such bonds. These bonds are paid solely from the net revenues and other funds of the Agency pledged under the terms of each individual bond indenture agreement. Since the Agency does not have any obligation to repay the principal and interest of such bonds, the bonds are not reflected as long-term debt of the Agency. As of December 31, 2011 and 2010, the Agency has issued bonds with an aggregate principal amount outstanding of approximately \$1,371,155,000 and \$1,441,078,000, respectively.

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY
Notes to Financial Statements

13. Contingent Liabilities – Destiny USA Project

Pursuant to an agreement between SIDA and Pyramid Company of Onondaga (Pyramid), SIDA acquired certain real property interests in May 2006 – 2009 in furtherance of the Carousel Expansion Project (first phase of conversion of Carousel Center into Destiny USA and closure of Hiawatha Boulevard) from land owners in the vicinity of Carousel Center and certain tenants/condemnees at the Carousel Center (collectively condemnees) by use of eminent domain. Pursuant to State law, the condemnees are entitled to be paid just compensation by SIDA based on the value of the property interest acquired from them by SIDA, and SIDA has settled with most of the condemnees and made advance payments to all condemnees. Certain condemnees have filed claims seeking additional compensation. As part of the SIDA/Pyramid agreement, Pyramid has agreed to indemnify and hold SIDA harmless with regard to all claims and expenses associated with the eminent domain actions and real property acquisitions. Pyramid provided the funds used by SIDA to make the advance payments and funds to settle those compensation claims which have been settled to date. As of the date of this report, SIDA's attorneys are unable to express an opinion as to the likelihood of an outcome in any of these claims. The financial statements include no accrual for these potential contingent liabilities.

14. Related Party Transactions

The City of Syracuse, New York provides for the management of the Agency without request for reimbursement. Were the agency to pay for management services (salaries and fringe benefits) an expense of approximately \$23,000 would be recorded on the Agency's books at December 31, 2011 and 2010.

15. Subsequent Events

In preparing the financial statements, management of the Agency has evaluated events and transactions for potential recognition or disclosure through May 15, 2012, the date the financial statements were available to be issued. There were no additional events or transactions that were discovered during the evaluation that required further disclosure.

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY
Supplemental Schedule of Revenue Bonds - Unaudited
For the Year Ended December 31, 2011

Project Purpose of the Financing	Description of the Financing	Date of Issue or Renewal	At Issuance	If Variable, Range	Principal of the Issue				Final Maturity Date
					Outstanding at January 1, 2011	Issued During 2011	Paid During 2011	Outstanding at December 31, 2011	
Services 31029101	James Square Associates Nursing Home Facility FHA - Insured Mortgage Revenue Refunding Bonds - 1991 Series Term	9/30/1991	7.000%	- \$	1,875,000 \$	- \$	- \$	1,875,000 \$	8/1/2025
Services 31029101	James Square Associates Nursing Home Facility FHA - Insured Mortgage Revenue Refunding Bonds - 1991 Series Capital Appreciation	9/30/1991	0.000%	- \$	3,410,005 \$	- \$	238,040 \$	3,171,965 \$	8/1/2025
Real Estate 31029201	SIDA - Center Armory Garage Taxable Parking Facilities Revenue Bond Series B	12/12/1992	8.800%	- \$	545,000 \$	- \$	65,000 \$	480,000 \$	12/1/2017
Real Estate 31029201	SIDA - Center Armory Garage Non-Taxable Parking Facilities Revenue Bond Series A	12/12/1992	4.200%	4.200% - 6.800%	720,000 \$	- \$	85,000 \$	635,000 \$	12/1/2017
Civic Facility 31029501	Vanderbilt/Learned Project Civic Facility Revenue Bonds - 1991 Series	3/30/1995	7.000%	.320% - .400%	6,210,000 \$	- \$	620,000 \$	5,590,000 \$	4/1/2018
Civic Facility 31020303C	Crouse Health Hospital, Inc. Facility Series 1997A - Maternity Center	12/1/1997	5.125%	- \$	9,280,000 \$	- \$	515,000 \$	8,765,000 \$	1/1/2023
Civic Facility 31020303C	Crouse Health Hospital, Inc. Cardiology Project	9/24/2003	3.200%	2.820% - 2.900%	3,430,000 \$	- \$	195,000 \$	3,235,000 \$	1/1/2017
Civic Facility 31020303C	Crouse Health Hospital, Inc. Series 2003A	9/24/2003	3.200%	2.820% - 2.900%	17,445,000 \$	- \$	965,000 \$	16,480,000 \$	1/1/2023
Civic Facility 31029803B	Crouse Health, Inc. Series 1997 - Garage	12/1/1997	5.250%	- \$	4,285,000 \$	- \$	4,285,000 \$	- \$	1/1/2017
Civic Facility 31029803B	Crouse Health, Inc. Series 2003A	9/24/2003	3.170%	0.70% - .280%	9,905,000 \$	- \$	560,000 \$	9,345,000 \$	1/1/2023
Civic Facility 31029803B	Crouse Health, Inc. Series 2003B	9/24/2003	4.400%	.300% - .390%	3,995,000 \$	- \$	215,000 \$	3,780,000 \$	1/1/2023
Civic Facility 31020707A	Crouse Health, Inc. Series 2007A	12/10/2007	3.250%	2.820% - 2.900%	20,000,000 \$	- \$	525,000 \$	19,475,000 \$	1/1/2033
Civic Facility 31020707A	Crouse Health, Inc. Series 2007B	12/10/2007	3.410%	.060% - .0270%	5,565,000 \$	- \$	1,200,000 \$	4,365,000 \$	1/1/2023
Civic Facility 31029910A	Syracuse University Capital Finance Series 1999A	12/8/1999	3.520%	1.034% - .306%	18,925,000 \$	- \$	- \$	18,925,000 \$	12/1/2029

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY
Supplemental Schedule of Revenue Bonds - Unaudited
For the Year Ended December 31, 2011

Project Purpose of the Financing	Description of the Financing	Date of Issue or Renewal	At Issuance	If Variable, Range	Outstanding at January 1, 2011	Issued During 2011	Principal of the Issue		Final Maturity Date
							Paid During 2011	Outstanding at December 31, 2011	
Civic Facility 31029910A	Syracuse University Capital Finance Series 1999B	12/8/1999	3.520%	051%-323%	\$ 25,550,000		\$	\$ 25,550,000	12/1/2029
Civic Facility 31029910A	Syracuse University Capital Finance Series 2005A	12/1/2005	2.850%	040%-300%	\$ 40,000,000		\$	\$ 40,000,000	12/1/2035
Civic Facility 31029910A	Syracuse University Capital Finance Series 2005B	12/1/2005	2.850%	040%-300%	\$ 40,000,000		\$	\$ 40,000,000	12/1/2035
Services 31020101A	Jewish Home of Central NY First Mortgage Revenue Bonds Series 2001A	4/2/2001	6.250%	-	\$ 15,750,000		\$ 340,000	\$ 15,410,000	3/1/2031
Services 31020101A	Jewish Home of Central NY First Mortgage Revenue Bonds Series 2001B	3/15/2006	5.000%	-	\$ 1,390,000		\$ 35,000	\$ 1,355,000	3/15/2031
Real Estate 31020707B	Destiny USA Series 2007A	2/27/2007	5.000%	-	\$ 228,085,000		\$	\$ 228,085,000	1/1/2036
Real Estate 31020707B	Destiny USA Series 2007B	2/27/2007	5.660%	-	\$ 3,398,385	\$		\$ 3,398,385	1/1/2018
Real Estate 31020707B	Destiny USA Series 2007C	2/27/2007	5.693%	-	\$ 94,250,000		\$	\$ 94,250,000	1/1/2028
Real Estate 31020705	Masonic Lofts Project Mortgage	10/1/2007	4.500%	4.100% - 6.100%	\$ 3,559,986		\$	\$ 3,559,986	8/1/2039
Civic Facility 31020813	Syracuse University Capital Finance Series 2008A	1/30/2008	1.050%	020%-280%	\$ 19,225,000		\$ 400,000	\$ 18,825,000	7/1/2037
Civic Facility 31020813	Syracuse University Capital Finance Series 2008B	1/30/2008	6.000%	020%-280%	\$ 50,000,000		\$	\$ 50,000,000	12/1/2037
Civic Facility 31020801	MESA of NY, Inc. Project Series 2008	1/29/2010	2.315%	3.500% - 6.000%	\$ 6,015,000		\$ 350,000	\$ 5,665,000	1/1/2033
School Facility 31020803	Syracuse Joint Schools Construction Board Project Series 2008A	3/26/2008	4.000%	3.000% - 5.250%	\$ 47,165,000		\$ 1,860,000	\$ 45,305,000	4/1/2030
School Facility 31020803	Syracuse Joint Schools Construction Board Project Series 2010	12/23/2010	3.000%	3.000%-6.000%	\$ 31,470,000		\$	\$ 31,470,000	5/1/2027
School Facility 31020803	Syracuse Joint Schools Construction Board Project Series 2010	12/23/2010	3.000%	3.000%-6.000%	\$ 46,860,000		\$	\$ 46,860,000	5/1/2027

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY
Supplemental Schedule of Other Financing - Unaudited
For the Year Ended December 31, 2011

Project Purpose of the Financing	Description of the Financing	Date of Issue or Renewal	At Issuance	If Variable, Range	Outstanding at January 1, 2011	Principal of the Issue			Outstanding at December 31, 2011	Final Maturity Date
						Issued During 2011	Paid During 2011	Outstanding at December 31, 2011		
Services 31029102	Greater Syracuse Services Amended Permanent Mortgage	3/21/2008	8.000%	7.250%	\$ 1,090,173	\$	\$ 58,018	\$	1,032,155	11/1/2016
Real Estate 31029702	Onondaga Galleries Sale/Leaseback, Mortgage Note	12/21/2007	6.682%	-	\$ 6,397,104	\$	\$ 73,192	\$	6,323,912	1/1/2018
Real Estate 31029907B	Continental Towers B12 Sale/Leaseback, Senior Note	8/7/2007	6.750%	-	\$ 33,930,627	\$	\$ 467,541	\$	33,463,086	9/1/2017
Real Estate 31020403C	Carousel Center Facility/Destiny USA	12/28/2005	6.280%	Libor + 1.900%	\$ 310,000,000	\$	\$ 10,488,560	\$	299,511,440	2/28/2014
Real Estate 31020403C	Carousel Center Facility/Destiny USA	12/28/2005	6.280%	Libor + 2.950%	\$ 87,002,196	\$	\$ 369,330	\$	86,632,865	2/28/2014
Real Estate 31020403C	Carousel Center Facility/Destiny USA	12/28/2005	6.280%	Libor + 6.500%	\$ 100,000,000	\$	\$	\$	100,000,000	2/28/2014
Real Estate 31020204B	Syrwil, LLC Sale/Leaseback, Mortgage	11/22/2002	7.000%	Current - 6.750%	\$ 11,062,834	\$	\$	\$	11,062,834	11/1/2022
Real Estate 31020205A	455 North Franklin, LLC Sale/Leaseback, Mortgage	12/23/2002	7.000%	Current - 6.680%	\$ 4,683,987	\$	\$ 238,803	\$	4,445,184	12/1/2022
Real Estate 31020301C	Atrium Associates Facility	8/20/2003	5.000%	Current - 4.610%	\$ 3,970,976	\$	\$ 400,819	\$	3,570,157	1/20/2018
Real Estate 31020302A	Franklin Lofts Facility	6/5/2005	5.970%	-	\$ 4,524,601	\$	\$ 443,112	\$	4,081,489	7/1/2035
Real Estate 31020302A	Franklin Lofts Facility	11/18/2005	6.090%	-	\$ 5,682,593	\$	\$ 99,796	\$	5,582,797	12/1/2035
Real Estate 31020304B	COR Erie Boulevard Facility	10/9/2003	5.700%	-	\$ 6,011,962	\$	\$ 324,382	\$	5,687,580	5/1/2022
Real Estate 31020305A	432 North Franklin Facility	11/12/2003	7.500%	Libor + 2.500%	\$ 5,105,531	\$	\$ 71,676	\$	5,033,855	6/1/2017
Real Estate 31020305A	James St. Apartments, LLC	12/1/2011	2.000%	2.000%-3.750%	\$	\$	\$ 497,888	\$	497,888	8/1/2012
	Synapse Downtown, LLC	3/1/2011	6.000%	-	\$	\$	\$ 1,260,000	\$	1,260,000	2/28/2031
	EDR Syracuse, LLC	12/1/2011	LIBOR + 1.95%	LIBOR + 1.95%	\$	\$	\$ 14,880,654	\$	14,880,654	12/1/2016
	Genesee Armory, LLC	9/1/2011	2.850%	-	\$	\$	\$ 700,912	\$	700,912	8/31/2016

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY
Supplemental Schedule of Other Financing - Unaudited
For the Year Ended December 31, 2011

Project Purpose of the Financing	Description of the Financing	Date of Issue or Renewal	At Issuance	If Variable, Range	Outstanding at January 1, 2011	Issued During 2011	Paid During 2011	Outstanding at December 31, 2011	Final Maturity Date
Real Estate 31020501A	Willow Street Lofts Sale/Leaseback, Mortgage	6/28/2005	0.000%	-	\$ 395,000		\$ 1,000	\$ 394,000	6/30/2027
Real Estate 31020501A	Willow Street Lofts Sale/Leaseback	6/22/2007	6.380%	-	\$ 3,735,153		\$ 55,428	\$ 3,679,725	7/1/2037
Real Estate 31020601A	Amos Building Project Sale/Leaseback, Mortgage	9/28/2007	5.980%	-	\$ 3,055,821		\$ 40,894	\$ 3,014,927	10/1/2017
Civic Facility 31020701	Forest View at Fayette CDBG - City of Syracuse	12/5/2007	0.000%	-	\$ 50,000			\$ 50,000	12/31/2038
Civic Facility 31020701	Forest View at Fayette Loretto Properties Loan	12/5/2007	0.000%	-	\$ 182,810			\$ 182,810	12/31/2038
Real Estate 31020702	The Bradford Hill Haven Apts Project	7/3/2007	5.500%	-	\$ 3,150,000			\$ 3,150,000	12/31/2019
Real Estate 31020703	Maple Heights Development Mortgage - ESDC	6/26/2007	5.500%	-	\$ 1,500,000			\$ 1,500,000	6/30/2037
Real Estate 31020703	Maple Heights Development Mortgage - HHAP	6/26/2007	0.000%	-	\$ 2,000,000			\$ 2,000,000	6/30/2037
Real Estate 31020806	VIP Architectural Associates Mortgage	2/1/2008	6.100%	-	\$ 2,785,112		\$ 90,285	\$ 2,694,827	4/1/2018
Real Estate 31020808	Franklin Lofts Facility Mortgage	3/28/2008	7.010%	-	\$ 917,215		\$ 14,008	\$ 903,207	12/1/2035
Real Estate 31020802	East Side Business Center, LLC Mortgage	2/13/2010	6.730%	-	\$ 990,881		\$ 20,073	\$ 970,808	7/1/2023
Real Estate 31020805	Third National Associates Sale/Leaseback Mortgage Refinancing	2/13/2008	6.160%	-	\$ 2,195,915		\$ 123,950	\$ 2,071,965	3/1/2018
Services 31020901A	Intrepid Lane Realty Refinance Sale/Leaseback, Mortgage	5/6/2009	6.110%	-	\$ 1,732,392	\$ -	\$ 84,798	\$ 1,647,594	6/1/2019
Services 31020901B	Intrepid Lane Realty Construction Loan	5/6/2009	3.250%	-	\$ 1,367,699	\$ -	\$ 67,822	\$ 1,299,877	6/1/2019
Services 31020902	Specialists One Day Surgery Refinance Sale/Leaseback, Mortgage	11/2/2001	5.140%	-	\$ 410,000	\$ -	\$ 120,000	\$ 290,000	6/1/2014
Real Estate 31020808	Atrium Associates Facility	4/1/2010	6.390%	-	\$ 1,086,355	\$ -	\$ 109,743	\$ 976,592	1/20/2018
Real Estate 31020810	EDR Syracuse, LLC Sale/Leaseback, Mortgage	9/1/2008	Var	LIBOR + 1.75%	\$ 8,825,600	\$ -	\$ -	\$ 8,825,600	9/29/2011
Real Estate 31020903	Jefferson Clinton Commons Mortgage	8/31/2010	Var	1.00%	\$ 8,000,000	\$ -	\$ 118,642	\$ 7,881,358	8/31/2015
Real Estate 31020904	Prospect Hill Homes, LLC	1/15/2009	3.250%	-	\$ 6,721,311	\$ 646,072	\$ 7,367,383	\$ -	8/30/2011

