

**AUDITED BASIC FINANCIAL STATEMENTS**

**GENESEE COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY  
D/B/A GENESEE COUNTY ECONOMIC  
DEVELOPMENT CENTER  
(A COMPONENT UNIT OF GENESEE  
COUNTY, NEW YORK)**

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**DECEMBER 31, 2017**

**GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER**  
**(A COMPONENT UNIT OF GENESEE COUNTY, NEW YORK)**

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**SECTION A**  
**FINANCIAL SECTION**

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## INDEPENDENT AUDITORS' REPORT

To the Board of Directors  
Genesee County Industrial Development Agency  
D/B/A Genesee County Economic Development Center  
Batavia, New York

### **Report on the Financial Statements**

We have audited the accompanying financial statements of Genesee County Industrial Development Agency D/B/A Genesee County Economic Development Center ("GCEDC"), (A Component Unit of Genesee County, New York) as of and for the year ended December 31, 2017, and the related notes to the financial statements, which collectively comprise the GCEDC's basic financial statements, as listed in the table of contents.

### **Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditor's Responsibility**

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 from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the GCEDC's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the GCEDC's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

MEMBERS: American Institute of Certified Public Accountants, New York State Society of Certified Public Accountants  
National Conference of CPA Practitioners

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

## **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the GCEDC as of December 31, 2017, and the respective changes in financial position and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Management's Discussion & Analysis on pages 4 – 10 and pension schedules on pages A20 and A21 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, and 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.

### ***Supplemental Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the GCEDC's financial statements. The combining statements in Section C of the financial statements are presented for purposes of additional analysis and are not a required part of the financial statements. The schedule of bonds and leases outstanding, schedule of bonds and leases terminating during the year, and schedule of land development agreements outstanding in Section C of the financial statements are presented for purposes of additional analysis and are not a required part of the financial statements, but it is supplemental information required by the Office of the New York State Comptroller.

This supplementary information in Section C is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. Such supplementary 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 the other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information in Section C is fairly stated in all material respects in relation to the financial statements taken as a whole.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 29, 2018 on our consideration of GCEDC's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering GCEDC's internal control over financial reporting and compliance.

Oneonta, New York  
March 29, 2018

*Mistert, Manzanero & Scott, LLP*



**Genesee County Industrial Development Agency  
D/B/A Genesee County Economic Development Center  
Management’s Discussion and Analysis  
Year Ended December 31, 2017**

This section of the Genesee County Economic Development Center’s (GCEDC) annual financial report presents our discussion and analysis of the GCEDC’s financial performance during the fiscal year that ended on December 31, 2017 and should be read in conjunction with the financial statements and accompanying notes.

**Financial Highlights**

	<b>2017</b>	<b>2016</b>	<b>Higher/ (Lower) Prior Year</b>	<b>% Increase/ (Decrease)</b>
Cash & Cash Equivalents	\$ 2,137,391	\$ 2,315,187	\$ (177,796)	(8%)
Total Current Assets	\$ 6,606,414	\$ 3,916,539	\$ 2,689,875	69%
Land Held for Development & Sale	\$ 12,610,086	\$ 11,465,926	\$ 1,144,160	10%
Total Current Liabilities	\$ 3,832,427	\$ 1,508,335	\$ 2,324,092	154%
Total Noncurrent Liabilities	\$ 5,475,869	\$ 5,672,815	\$ (196,946)	(3%)
Total Net Position	\$ 11,562,951	\$ 8,824,867	\$ 2,738,084	31%
Operating Revenues *	\$ 8,378,901	\$ 804,476	\$ 7,574,425	942%
Operating Expenses *	\$ 5,507,255	\$ 1,378,044	\$ 4,129,211	300%
Net Operating Income (Loss)	\$ 2,871,646	\$ (573,568)	\$ 3,445,214	(601%)

\*Grant income and related expenditures were reclassified to operating activity in 2017.

**Overview of the Financial Statements**

This annual financial report is made of two parts: first, management’s discussion and analysis and secondly, the basic financial statements. The Genesee County Industrial Development Agency D/B/A Genesee County Economic Development Center (GCEDC) was established by the Genesee County Legislature in 1970 under New York State’s General Municipal Law. The GCEDC is a component unit of Genesee County (the County).

The GCEDC follows enterprise fund reporting. These statements are presented in a manner similar to a private business, such as a property management company. While detailed sub-fund information is not presented, separate accounts are maintained for each fund to control and manage transactions for specific purposes and to demonstrate that the GCEDC is meeting its contractual obligations.

## Financial Analysis of the GCEDC

**Net Position** – The following table summarizes the GCEDC’s financial position at December 31:

	2017	2016	% Increase / (Decrease)
Current Assets	\$ 6,606,414	\$ 3,916,539	69%
Noncurrent Assets	\$ 14,132,868	\$ 11,710,501	21%
Total Assets	\$ 20,739,282	\$ 15,627,040	33%
Deferred Outflows of Resources	\$ 226,927	\$ 481,482	(53%)
Current Liabilities	\$ 3,832,427	\$ 1,508,335	154%
Noncurrent Liabilities	\$ 5,475,869	\$ 5,672,815	(3%)
Total Liabilities	\$ 9,308,296	\$ 7,181,150	30%
Deferred Inflows of Resources	\$ 94,962	\$ 102,505	(7%)
Net Position:			
Invested in Capital Assets	\$ 2,275	\$ 3,745	(39%)
Unrestricted	\$ 11,237,867	\$ 8,480,844	33%
Restricted	\$ 322,809	\$ 340,278	(5%)
Total Net Position	\$ 11,562,951	\$ 8,824,867	31%

Current assets increased by \$2,689,875 (69%) which is primarily attributable to the following:

- Grants receivable increased by \$2,550,406. An Empire State Development (ESD) grant supports development at the WNY Science and Technology Advanced Manufacturing Park (WNY STAMP). Qualifying expenditures are paid and then reimbursed by the grant.
- Closed on HP Hood project in 2017 and recognized project origination fee revenue of \$1.67M. This fee revenue was termed out to be collected over six years. \$279,645 is included in current accounts receivable for the portion of this fee revenue to be collected in the next 12 months.

Noncurrent assets increased by \$2,422,367 (21%) which is largely attributable to the following:

- Land held for development and sale increased by \$1,144,160. Additions for 2017 were related to design, engineering and permitting for the initial infrastructure, along with the construction of the main water line and main entrance road at WNY STAMP.
- Noncurrent portion of loans receivable increased by \$181,092 due to new loans with Sandvoss Farms and Junior’s Maple in 2017.
- Noncurrent portion of accounts receivable increased by \$1,098,585. 2017 includes the portion of the termed out HP Hood Project Origination Fee that will not be collected within the next 12 months totaling \$1,118,585.

Current liabilities increased by \$2,324,092 (154%) which is attributable to the following:

- The outstanding line of credit balance increased by \$2,306,928. A line of credit is utilized to provide bridge financing filling the timing gap created by reimbursement-based grants committed by ESD. The line of credit is paid down as grant funds are received.



- Accounts payable increased by \$408,945, mostly due to WNY STAMP invoices paid in 2018 for services provided in 2017.

Net position increased overall by \$2,738,084 (31%) which is mostly attributable to grant revenue recognized in 2017 with no offsetting expense. Empire State Development grant funds reimburse for WNY STAMP expenditures, of which a portion of these are capitalized and recorded as Land Held for Development and Sale on the Statement of Net Position.

The following table summarizes GCEDC's results of operations for the fiscal years ended December 31:

### Financial Highlights

	2017	2016	% Increase / (Decrease)
<b>OPERATING REVENUES</b>			
Fees	\$ 2,297,839	\$ 148,286	1450%
Genesee County Funding	\$ 193,513	\$ 215,014	(10%)
Interest Income on Loans	\$ 4,927	\$ 5,707	(14%)
Rental Income	\$ 25,536	\$ 23,615	8%
Miscellaneous Income	\$ 38,163	\$ 7,719	394%
Economic Development Program Support	\$ 300,000	\$ 365,000	(18%)
Gain on Sale of Land Held for Dev. & Sale	\$ -	\$ 39,135	N/A
Grant Income *	\$ 5,518,923	\$ -	N/A
Total Operating Revenues	\$ 8,378,901	\$ 804,476	942%
<b>OPERATING EXPENSES</b>			
Salaries, Wages & Benefits	\$ 983,575	\$ 962,455	2%
General & Administrative	\$ 265,494	\$ 273,496	(2.93%)
Professional Fees	\$ 90,964	\$ 104,213	(13%)
Maintenance / Repairs	\$ 9,538	\$ 14,089	(32.30%)
Site Development *	\$ 3,900,409	-	N/A
Property Taxes / Special District Fees	\$ 6,127	\$ 13,791	(56%)
Bad Debt Expense	\$ -	\$ 10,000	N/A
PIF Expense *	\$ 45,368	\$ -	N/A
CBA Pass-Through Expense *	\$ 205,780	\$ -	N/A
Total Operating Expenses	\$ 5,507,255	\$ 1,378,044	300%
Net Operating Income (Loss)	\$ 2,871,646	\$ (573,568)	(601%)
<b>NON-OPERATING REVENUE (EXPENSE)</b>			
Grant Income *	\$ -	\$ 3,630,628	N/A
Grants Expended &	\$ -	\$ (1,221,215)	N/A
Land & Infrastructure Dedication	\$ (134,207)	\$ -	N/A
Other Interest Income	\$ 645	\$ 547	18%
Total Non-Operating Revenue (Expense)	\$ (133,562)	\$ 2,409,960	(106%)
Change in Net Position	\$ 2,738,084	\$ 1,836,392	49%

\*Grant income and related expenditures were reclassified to operating activity in 2017.

The \$7,574,425 (942%) increase in operating revenues is attributable to the following:

- Fee revenue was significantly higher in 2017. The HP Hood project generated a total project origination fee of \$1.67M to be collected over a total of six years. Fee revenue is recognized when earned at the time of project closing, regardless of when payments are collected.
- Grant income was reclassified to an operating activity in 2017.

Significant grant income recognized in 2017 includes:

- \$4,845,736 ESD grant supports the design, engineering and permitting for initial infrastructure, along with construction of the main water line and main entrance road at WNY STAMP.
- \$20,554 PILOT Increment Financing that flows through the GCEDC in support of development at the AppleTree Acres Business Park.
- \$24,814 PILOT Increment Financing that flows through the GCEDC in support of development at the Buffalo East Tech Park.
- \$205,780 CBA grant that flows through the GCEDC in support of development at the Genesee Valley Agri-Business Park.
- \$19,501 National Grid strategic economic development outreach program grant used for WNY STAMP marketing expenses.
- \$177,888 Genesee Finger Lakes Regional Council GAIN loan funds.
- \$159,300 National Grid grant supports engineering work at WNY STAMP.

Total operating expenses increased by \$4,129,211 (300%) in 2017 and is mainly attributable to the reclassification of grant expenditures to operating activity. Site development expense totals \$3,900,409 for 2017 and is mostly related to the development of WNY STAMP. Installation of or improvements to infrastructure that is not owned by the GCEDC, or will be dedicated to a municipality in the foreseeable future, is recorded as site development expense when costs are incurred.

Non-operating revenue/(expense) is significantly different in 2017 due to the reclassification of grant income and grants expended to operating activity.

### **Operating Activities**

The operation activities of the GCEDC are organized on the basis of divisions, each of which are considered a separate accounting entity.

A brief overview of the separate divisions of the GCEDC is as follows:

**The Operating Fund** of the GCEDC accounts for all sales, business and economic development, management and administrative activities that are used to promote and encourage economic development within Genesee County including the strategic marketing/business attraction program. The operating fund also accounts for all other operations of the GCEDC over which the Board of Directors has governing control. An annual commitment from Genesee County provides funds to cover a portion of baseline payroll costs of GCEDC's operations. The GCEDC generates much of its own funding via project origination fees.

Following are just a few of the noteworthy projects assisted by the GCEDC during 2017:

- **HP Hood** acquired the Muller Quaker Dairy processing plant with plans to renovate and expand the facility. The project has a total capital investment of \$206M and has pledged the creation of 230 new jobs.
- **Darien Lake Holdings, LLC** will construct a new roller coaster for the 2018 operating season. This project has a total capital investment of \$4.5M.
- **OATKA Milk Products** constructed a new 20,075 sq. ft. warehouse expansion. This project has a total capital investment of \$4.3M.
- **Sandvoss Farms** constructed a new refrigeration, storage facility and goat nursery utilizing the GCEDC's GAIN Loan Fund. This project has a total capital investment of \$247,000.

The **Real Estate Development & Management Fund** is responsible for corporate park property development and management activities associated with the Apple Tree Acres Corporate Park, Gateway I Corporate Park, Oatka Hills Corporate Parks I & II and LeRoy Food & Technology Park.

The Real Estate Development & Management Fund also interacts with affiliated entities (Genesee Gateway Local Development Corporation and Genesee Agri-Business, LLC), which are responsible for the development and management of the next generation of corporate parks consistent with the community based economic development strategic plan.

- **Apple Tree Acres**, located in Bergen, is a 185-acre park that is home to Liberty Pumps, Leonard Bus Company and Ad Tech Graphics. With Apple Tree's location directly on Route 33, I-490 and near the I-90 interchange, the park is an ideal spot for traditional or advanced manufacturers or distribution centers. The park is fully shovel-ready with gas, electric, water and sewer infrastructure.
- **Genesee Gateway Corporate Park (Gateway I)**, located in the Town of Batavia, is a 56-acre Corporate Park. The park is currently home to hotels, manufacturers, distribution/warehouse operations and financial institutions. Gateway I offers immediate access to Interstate I-90. In 2016, the GCEDC sold its last developable lot to Oakfield Hospitality for construction of a new hotel. In 2017, the GCEDC dedicated the remaining two parcels of land to the Town of Batavia and no longer owns any property in Gateway I.
- **The Oatka Hills Corporate Park I & II**, strategically located at Exit 47 of the NYS Thruway I-90 and exit 1 of I-490, has 40 acres between two parcels of land. The site is located within a 30-minute drive of five counties, providing easy access to a population of 2.2 million people. Immediate access to major highways reduces distribution and transportation costs, resulting in significant savings potential.
- **The LeRoy Food & Technology Park** - In 2016, the GCEDC purchased 73 acres located in the Town of LeRoy at the corner of West Bergen Road and Route 19 for the development of a new greenfield site for food processing companies and light manufacturers. The SEQR process was completed in 2017 and the construction and deployment of infrastructure will begin in 2018.

**Revolving Loan Fund #1 (“RLF #1”)** was established with grant funds that the County received from the federal Small Cities Program in 1985 and 1986. Since 1985, the GCEDC has administered the fund pursuant to a perpetual agreement with the County and in accordance with Community Development Block Grant (“CDBG”) guidelines. Funds are available to County business owners as a means to fill a financing gap in local development projects and are typically loaned at 80% of the New York Prime lending rate over a three to seven-year term. These funds were defederalized in 2009 and are no longer subject to CDGB guidelines.

**Revolving Loan Fund #2 (“RLF #2”)** was established with funds that Genesee County received in 2003 from a \$650,000 grant from the New York Governor’s Office for Small Cities. Under an agreement with the County, GCEDC was authorized to administer the loan fund for the purpose of lending funds to eligible business firms in Genesee County that will create or retain employment. An amended agreement with the County was entered into with Genesee County in 2013 restricting the GCEDC’s use of the related funds to necessary administrative costs as part of a defederalization process. Loan requests are now submitted to the County for approval and funds are redirected to the GGLDC for loan disbursement and administration.

**WNY STAMP Fund:** WNY STAMP (Science and Technology Advanced Manufacturing Park) is a 1,250-acre advanced manufacturing park located 5 miles north of I-90 exit 48A in the Town of Alabama. The site is considered New York’s 2<sup>nd</sup> Mega-Site. It holds great potential to be the Western New York home for Nano-Tech enabled manufacturing leveraging the \$10+ billion investment in Nano-Tech that New York State has made to date. At full build-out, the site could employ nearly 10,000 workers and 30,000 regionally when including the supply chain and construction employment effect and could be home to advanced manufacturing companies making technologies like photovoltaic cells (solar cells), semiconductors (computer chips) or flat panel displays.

The GCEDC has utilized a combination of loans and grants from New York State to acquire 1,016 acres at the WNY STAMP site.

The GCEDC attended SEMICON West, which is an annual trade show for the microelectronics industry. It’s the premier event for the display of new products and technologies, and it is co-located with InterSolar North America. This is an excellent opportunity for WNY STAMP to partner with NY Loves Nano to showcase and promote New York State to the west coast and the rest of the world. The GCEDC also attended the Semiconductor Industry Association Annual Award Dinner as part of the NY Loves Nano team.

The GCEDC was successful in getting \$33M appropriated in New York State’s 2014-2015 budget for WNY STAMP that will enable the construction of infrastructure to meet a company’s needs once a commitment to construct their facilities is made. In 2017, the GCEDC continued full design, engineering and permitting for the initial infrastructure, along with the construction of the main water line and main entrance road at WNY STAMP. The GCEDC has been utilizing the funds available in the \$33M for this effort. The GCEDC expects construction of infrastructure to continue in 2018. During 2017, the GCEDC saw site visits from multiple companies and has seen significant interest in the site.

**Workforce Development Fund** accounts for all activity related to supplying the County with well educated, highly skilled workforce and to assist in training existing employees. National Fuel provided a grant in 2013 to support workforce development initiatives.

**GAIN Loan Fund** was created in 2016 when the GCEDC entered into an agreement whereby the GCEDC is acting as a subrecipient to the Genesee/Finger Lakes Regional Planning Council (G/FLRPC) for a portion of a \$3M Empire State Development (ESD) grant. Under the agreement with G/FLRPC, the GCEDC is authorized to administer a GAIN Loan Fund for the purpose of lending funds to eligible agricultural businesses in Genesee County.

**Affiliated Entities**

**The Genesee Gateway Local Development Corporation (GGLDC)** was formed in 2004 as a “Public Charitable” tax exempt entity that focuses on real estate and related large scale development which complement the GCEDC’s economic development mission. The GCEDC is the sole member of this corporation. The GGLDC is reported as a related entity in the GCEDC’s audited financial statements. Pursuant to Government Accounting Standards Board Statement No. 14, as amended by No. 39, the GGLDC has not been included as a component unit of the GCEDC.

**The Genesee Agri-Business LLC (GABLLC)**, is a single member LLC whose only member is the GGLDC. The GABLLC owns the 250 acre Genesee Valley Agri-Business Park (GVAB) located in the Town of Batavia. The GVAB is a shovel ready park dedicated to food processing companies. This park is home to a yogurt plant, Alpina Foods, Inc., a food processing support company, Marktec Products, Inc. and a dairy processing plant, HP Hood.

**Capital Assets**

The following table summarizes the changes in capital assets between fiscal years 2017 and 2016.

	<b>2017</b>	<b>2016</b>	<b>Increase / (Decrease)</b>
Furniture & Equipment	\$ 67,982	\$ 67,982	\$ -
Less: Accumulated Depreciation	\$ 65,707	\$ 64,237	\$ 1,470
Net Capital Assets	\$ 2,275	\$ 3,745	\$ (1,470)
Land Held for Development & Sale	\$ 12,610,086	\$ 11,465,923	\$ 1,144,163

In 2017, the GCEDC did substantial design, engineering and permitting for the initial infrastructure at the WNY STAMP site in the Town of Alabama.

**Contacting GCEDC’s Financial Management**

This financial report is designed to provide our clients and the public with a general overview of the GCEDC’s finances and to demonstrate accountability for the resources at its disposal. If you have any questions about this report or need additional financial information, contact the GCEDC, located at the Dr. Bruce A. Holm Upstate MedTech Centre, 99 MedTech Dr. Suite 106, Batavia, NY 14020.

**GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER  
(A COMPONENT UNIT OF GENESEE COUNTY)  
COMBINED STATEMENT OF NET POSITION  
DECEMBER 31, 2017**

**ASSETS:**

**Current assets:**

Cash & cash equivalents	\$	2,137,391
Accounts receivable - current portion		319,094
Grants receivable		4,051,708
Deposits		2,832
Prepaid expenses		25,105
Loans receivable - current portion (net of \$34,019 allowance for bad debts)		70,284
Total current assets		<u>6,606,414</u>

Accounts receivable - noncurrent portion		1,158,585
Loans receivable - noncurrent portion (net of \$22,429 allowance for bad debts)		361,922
Capital assets, net		2,275
Land held for development & sale		12,610,086
Total noncurrent assets		<u>14,132,868</u>

Total assets		<u>20,739,282</u>
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**DEFERRED OUTFLOWS OF RESOURCES:**

Deferred pension outflows		226,927
Deferred outflows of resources		<u>226,927</u>

**LIABILITIES:**

**Current liabilities:**

Accounts payable		692,932
Accrued expenses		43,982
Lines of credit		2,988,919
Unearned revenues		106,594
Total current liabilities		<u>3,832,427</u>

**Noncurrent liabilities:**

Loans payable - noncurrent portion		5,196,487
Aggregate net pension liability		279,382
Total noncurrent liabilities		<u>5,475,869</u>

Total liabilities		<u>9,308,296</u>
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**DEFERRED INFLOWS OF RESOURCES:**

Deferred pension inflows		94,962
Deferred inflows of resources		<u>94,962</u>

**NET POSITION:**

Investment in capital assets		2,275
Unrestricted		11,237,867
Restricted		322,809

Total net position	\$	<u>11,562,951</u>
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See accompanying notes to the basic financial statements.

**GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER  
(A COMPONENT UNIT OF GENESEE COUNTY)  
COMBINED STATEMENT OF REVENUES, EXPENSES  
AND CHANGES IN NET POSITION  
FOR THE YEAR ENDED DECEMBER 31, 2017**

**OPERATING REVENUES:**

Fees - project origination	\$ 2,217,716
Fees - services	80,123
Genesee County	193,513
Interest income on loans	4,927
Economic development program support	300,000
Grant income	5,518,923
Miscellaneous income	38,163
Rent	25,536
Total operating revenues	<u>8,378,901</u>

**OPERATING EXPENSES:**

Conferences & meetings	18,064
Depreciation	1,470
Dues & subscriptions	85,100
Employee benefits	327,847
Fees	243
Furniture & equipment	11,554
Insurance	26,116
Maintenance & repairs	8,908
Marketing program	57,653
Miscellaneous expense	2,038
Postage	1,197
Professional fees	90,964
Rent	17,597
Salaries & wages	655,728
Sales partner fees	2,238
Site maintenance	630
Special district fees	6,127
Supplies	6,200
Telecommunications	4,937
Travel	20,291
Utilities	10,796
Site development	3,900,409
PIF expense	45,368
CBA pass-through expense	205,780
Total operating expenses	<u>5,507,255</u>
Net operating income	2,871,646

**NON-OPERATING REVENUES (EXPENSES):**

Land & infrastructure dedication	(134,207)
Other interest income	645
Total non-operating expenses	<u>(133,562)</u>

Change in net position	2,738,084
Net position - beginning of year	<u>8,824,867</u>
Net position - ending	<u>\$ 11,562,951</u>

See accompanying notes to the basic financial statements.

**GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER  
(A COMPONENT UNIT OF GENESEE COUNTY)  
COMBINED STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 2017**

CASH FLOWS USED BY OPERATING ACTIVITIES:	
Fees - project participation	\$ 475,986
Fees - services	80,123
Genesee County	193,513
Grant income	2,928,265
Interest income on loans	5,293
Economic development program support	300,000
Miscellaneous income	19,129
Rental	25,570
Issuance/repayments of loans receivable (net)	(202,980)
Conferences & meetings	(18,634)
Dues & subscriptions	(85,075)
Employee benefits	(275,230)
Fees & permits	(168)
Furniture & equipment	(10,056)
Insurance	(25,675)
Maintenance & repairs	(8,908)
Marketing program	(56,896)
Miscellaneous expense	(1,983)
Postage	(1,170)
Professional fees	(61,265)
Rent	(17,597)
Salaries & wages	(652,298)
Sales partner fees	(2,238)
Site development	(3,373,633)
Site maintenance	(630)
Special district fees	(12,984)
Supplies	(5,947)
Telecommunications	(5,212)
Travel	(20,649)
Utilities	(11,284)
PIF expense	(20,554)
CBA pass-through expense	(205,780)
Purchase of land held for development & sale	(1,302,195)
Net cash used by operating activities	<u>(2,351,162)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:	
Land & infrastructure dedication	(134,207)
Net line of credit activity	2,306,928
Net cash provided by noncapital financing activities	<u>2,172,721</u>
CASH FLOWS FROM INVESTING ACTIVITIES:	
Interest income	645
Net cash provided by investing activities	<u>645</u>
Net decrease in cash & cash equivalents	(177,796)
Cash & cash equivalents - beginning of year	<u>2,315,187</u>
Cash & cash equivalents - end of year	<u>\$ 2,137,391</u>

See accompanying notes to the basic financial statements.



**GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
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COMBINED STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 2017  
(Continued)**

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RECONCILIATION OF NET OPERATING INCOME TO NET CASH USED BY OPERATING ACTIVITIES:	
Net operating income	\$ <u>2,871,646</u>
Adjustments to reconcile net operating income to net cash used by operating activities:	
Depreciation expense	1,470
Increase in accounts receivable	(1,394,836)
Decrease in prepaid expenses	874
Increase in grants receivable	(2,550,406)
Increase in loans receivable	(202,980)
Increase in operating accounts payable	408,945
Increase in accrued expenses	11,605
Decrease in operating unearned revenues	(403,386)
Increase in land held for development & resale	(1,144,160)
Decrease in deferred pension outflows	254,555
Increase in aggregate net pension liability	(196,946)
Increase in deferred pension inflows	(7,543)
Total adjustments	<u>(5,222,808)</u>
Net cash used by operating activities, page A3	<u>\$ (2,351,162)</u>

See accompanying notes to the basic financial statements.

**GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
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NOTES TO THE BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2017**

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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the Genesee County Industrial Development Agency D/B/A Genesee County Economic Development Center (GCEDC) have been prepared in conformity with generally accepted accounting principles in the United States of America (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 GCEDC's accounting policies are described below.

**A. REPORTING ENTITY**

The accompanying financial statements include assets, liabilities, net position, and the financial activities of the GCEDC, a component unit of Genesee County.

The GCEDC is a public benefit corporation of the State of New York (the State) created in 1970 by a resolution of the Genesee County Legislature to facilitate economic development in the County of Genesee, New York. The D/B/A name was adopted in 2003.

The financial reporting entity includes organizations, functions, and activities over which appointed officials exercise oversight responsibility. Oversight responsibility is determined on the basis of financial interdependency, selection of governing agency, designation of management, ability to significantly influence operations, and accountability for fiscal matters. No other organizations have been included in the reporting entity.

The financial reporting entity consists of (a) the primary entity which is the GCEDC, (b) organizations for which the primary government is financially accountable, and (c) other organizations for which the nature and significance of their relationship with the primary entity is such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete as set forth in GASB Statement No. 14 as amended by GASB Statement No. 39. The decision to include a potential unit in the GCEDC's reporting entity is based on several criteria set forth in GASB Statement No. 14, as amended by GASB Statement No. 39, including legal standing, fiscal dependency, and financial accountability.

**B. BASIS OF PRESENTATION**

The GCEDC follows enterprise fund reporting. Enterprise funds are used to account for business-like activities. These activities are financed primarily by user charges and the measurement of financial activity focuses on a net income measurement similar to the private sector.

The accounts of the GCEDC are organized on the basis of sub-funds or account groups, each of which is considered a separate accounting entity. The operations of each sub-fund are accounted for within a separate set of self-balancing accounts that comprise its assets, liabilities, net position, revenues, and expenses and which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations. Detailed sub-fund information is not presented on the Combined Statement of Net Position, but is included in the supplementary information. The following sub-fund types are used:

*Operating fund* accounts for all resources over which the board of directors has discretionary control used to carry out the operations of the GCEDC.

**GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D.)**

*Revolving loan fund #1 (RLF #1)* was established with funds from federal programs. The GCEDC uses the funds in a custodial nature, lending money to businesses located in Genesee County for construction and rehabilitation of industrial properties, purchase of machinery and equipment, and working capital. The funds accounted for in RLF #1 were defederalized in 2009 and are no longer restricted.

*Revolving loan fund #2 (RLF #2)* was established with federal funds provided to the GCEDC solely through the Office of Small Cities/Community Development Block Grant Program (See Note 11).

All RFL #2 funds received from the Office of Small Cities/Community Development Block Grant Program, all interest earned on the deposits of these funds, all loan repayment proceeds, and all other program income is required to be held in a separate bank account. The funds are not to be commingled with any other funds held by the GCEDC.

*Real estate development/management fund* was established to break out funds earmarked for the development of land, infrastructure and buildings.

*The WNY STAMP fund* was established in 2012 to record activity related to land purchases and development of the Western New York Science and Technology Advanced Manufacturing Park (WNY STAMP).

*Workforce Development fund* was re-established in 2013 to record the activity related to supplying Genesee County with well educated, highly skilled workforce and to assist in training existing employees.

*GAIN Loan fund* was established in 2016 to record activity related to implementation of a Growing the Agriculture Now! (GAIN) revolving loan fund grant awarded to Genesee/Finger Lakes Regional Planning Council (G/FLRPC) (See Note 12).

**C. MEASUREMENT FOCUS AND BASIS OF ACCOUNTING**

The financial statements of the GCEDC are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash transaction takes place. Nonexchange transactions, in which the GCEDC gives or receives value without directly receiving or giving equal value in exchange, include grants. Revenues from grants are recognized in the fiscal year in which all eligibility requirements have been satisfied. The GCEDC is engaged only in business-type activities as defined in GASB Statement No. 34. The GCEDC applies all applicable GASB pronouncements, as well as, Financial Accounting Standards Board's (FASB) Accounting Standards Codification unless these standards conflict with or contradict GASB pronouncements.

**D. REVENUE AND EXPENSE CLASSIFICATION**

The GCEDC distinguishes operating revenues and expenses from nonoperating items in its financial statements. Operating revenues and expenses generally result from providing services in connection with the GCEDC's principal on-going operations. The GCEDC's operating expenses include project and program costs and related administration expenses. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

**GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D.)**

**E. INCOME TAXES**

The GCEDC is a quasi-governmental organization. The GCEDC is not subject to federal or state income taxes, nor is it required to file federal or state income tax returns, therefore, no provision for income taxes is reflected in these financial statements.

**F. CASH AND CASH EQUIVALENTS**

The GCEDC's cash and cash equivalents consists of cash on hand, demand deposits, and short-term investments with original maturities of three months or less from date of acquisition.

**G. LOANS RECEIVABLE**

Loans receivable are shown net of the allowance for bad debts in accordance with generally accepted accounting principles. Receivables for loans are reviewed periodically by management to update the provisions for uncollectible amounts. These provisions are estimated based on an analysis of the aging of the receivable and any other factors known by management.

**H. PREPAID EXPENDITURES**

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items.

**I. DUE TO/FROM OTHER FUNDS**

During the course of operations, numerous transactions occur between individual sub-funds that may result in amounts owed between sub-funds. Those related to goods and service type transactions are classified as "due to and from other funds". All balances are eliminated on the Combined Statement of Net Position.

**J. LAND HELD FOR DEVELOPMENT AND SALE**

Land held for development and sale is valued at cost.

**K. CAPITALIZED FINANCE CHARGE ON INDEBTEDNESS**

Major outlays for land and land improvements are reported on the Statement of Net Position as land held for development and sale. Finance charges incurred during the construction phase of the WNY STAMP business park are reflected in the capitalized value of the asset acquired or constructed. The total finance charges capitalized for the WNY STAMP business park for this fiscal year were \$31,171.

**L. CAPITAL ASSETS**

Capital assets are recorded at acquisition cost and depreciated over the estimated useful lives of the respective assets using the straight-line method. The cost of repairs, maintenance and minor replacements is expensed as incurred, whereas expenditures that materially extend property lives are capitalized. When depreciable property is retired or otherwise disposed of, the cost and related accumulated depreciation are removed from the accounts and any gain or loss is reflected in income.

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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D.)**

Capitalization thresholds (the dollar value above which asset acquisitions are added to the capital asset accounts), depreciation methods, and estimated useful lives of capital assets reported in the GCEDC are as follows:

	<u>Capitalization Threshold</u>	<u>Depreciation Method</u>	<u>Estimated Useful Life</u>
Software	\$1,000	straight-line	3 years
Furniture and equipment	\$1,000	straight-line	5-7 years
Buildings and improvements	\$1,000	straight-line	30-40 years

**M. INSURANCE**

The GCEDC is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets, personal injury liability, and natural disasters. These risks are covered by commercial insurance purchased from independent third parties. Judgments and claims are recorded when it is probable that an asset has been impaired or a liability has been incurred and the amount of loss can be reasonably estimated. Settled claims from these risks have not yet exceeded commercial insurance coverage for the past three fiscal years. No claims were made in 2017.

**N. UNEARNED REVENUES**

Unearned revenues arise when potential revenues do not meet both the measurable and available criteria for recognition in the current period. Unearned revenues also arise when resources are received by the GCEDC before it has a legal claim to them, as when grant monies are received prior to incurring qualifying expenditures. In subsequent periods, when both recognition criteria are met, or when the GCEDC has legal claim to resources, the liability for unearned revenues is removed and revenues are recognized.

**O. COMPENSATED ABSENCES**

GCEDC employees are entitled to accrue a maximum of 60 days of sick leave. No compensation for accrued sick leave will be paid in the event of termination of employment. Up to five days of unused vacation days may be carried over to the following year with approval. Upon termination of employment, employees will be paid for accumulated unused vacation days.

**P. INTERFUND TRANSFERS**

The operations of the GCEDC give rise to certain transactions between sub-funds, including transfers of expenditures and revenues to provide services and construct assets or to re-allocate funds.

**Q. NET POSITION**

Equity is classified as net position and displayed in three components:

- a. Investment in capital assets - Consists of capital assets including restricted capital assets, net of accumulated depreciation.
- b. Unrestricted - All other net assets that do not meet the definition of "invested in capital assets" or "restricted".
- c. Restricted - Consists of net assets with constraints on the use either by (1) external groups such as creditors, grantors, contributors, laws or regulations of other governments, or (2) laws through constitutional provisions or enabling legislation.

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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D.)**

**R. STATEMENT OF CASH FLOWS**

For the purposes of the statement of cash flows the GCEDC considers cash to be all unrestricted and restricted cash accounts including demand accounts and certificates of deposit with an original maturity of generally three months or less.

**S. USE OF ESTIMATES**

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources, liabilities, deferred inflows of resources and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses/expenditures during the reporting period. Actual results could differ from those estimates.

**T. ACCOUNTING PRONOUNCEMENTS**

During the fiscal year ended December 31, 2017, the GCEDC adopted the provisions of Governmental Accounting Standards Board (GASB) Statement No. 74, *Financial Reporting for Postemployment Benefit Plans Other than Pension Plans*; Statement No. 80, *Blending Requirements for Certain Component Units-an amendment of GASB Statement No. 14*; and Statement No. 81, *Split-Interest Agreements*.

The primary objective of Statement No. 73 is to improve the usefulness of information about pensions included in the financial statements that are not within the scope of Statement No. 68, *Accounting and Financial Reporting for Pensions*, as well as for the assets accumulated for purposes of providing those pensions.

The primary objective of Statement No. 74 is to improve the usefulness of information about postemployment benefits other than pensions (other postemployment benefits or OPEB) included in the general purpose external financial reports of state and local governmental OPEB plans for making decisions and assessing accountability.

The primary objective of Statement No. 80 is to improve financial reporting by clarifying the financial statement presentation requirements for certain component units.

The primary objective of Statement No. 81 is to improve accounting and financial reporting for irrevocable split-interest agreements by providing recognition and measurement guidance for situations in which a government is a beneficiary of the agreement.

The GCEDC has evaluated Statements No. 73, 74, 80 and 81 and have determined that they have no impact on the GCEDC's operations.

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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D.)**

The GASB has issued the following new pronouncements:

- Statement No. 75, *Accounting and Financial reporting for Postemployment Benefits Other than Pensions*, which will be effective for the year ending December 31, 2018;
- Statement No. 82, *Pension Issues-an amendment of GASB Statements No. 67, 68 and 73*, which will be effective for the year ending December 31, 2018;
- Statement No. 83, *Certain Asset Retirement Obligations*, which will be effective for the year ending December 31, 2019;
- Statement No. 86, *Certain Debt Extinguishment Issues*, which will be effective for the year ending December 31, 2019; and
- Statement No. 87, *Leases*, which will be effective for the year ending December 31, 2021.

The GCEDC is currently reviewing these statements and plans on adoption, as required.

**U. DEFERRED OUTFLOWS/INFLOWS OF RESOURCES**

In addition to assets, the Combined Statement of Net Position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The GCEDC only has one item that qualifies for reporting in this category. It is related to pensions reported in the combined Statement of Net Position. See details of deferred pension outflows in Note 8.

In addition to liabilities, the Combined Statement of Net Position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The GCEDC has only one type of item that qualifies for reporting in this category. It is related to pensions reported in the combined Statement of Net Position. See details of deferred pension inflows in Note 8.

**NOTE 2 - CASH AND INVESTMENTS**

The GCEDC's investment policies are governed by State statutes. In addition, the GCEDC has its own written investment policy. GCEDC monies must be deposited in Federal Deposit Insurance Corporation (FDIC)-insured commercial banks or trust companies located within the State. The GCEDC is authorized to use interest bearing demand accounts and certificates of deposit. Permissible investments include obligations of the United States Treasury and its agencies, repurchase agreements and obligations of the State and its localities.

Collateral is required for demand deposits and certificates of deposits not covered by federal deposit insurance. Obligations that may be pledged as collateral are obligations of the United States and its agencies and obligations of the State and its municipalities and school districts.

As of December 31, 2017, cash balances were fully collateralized.

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**NOTE 2 - CASH AND INVESTMENTS (CONT'D.)**

Investment and Deposit Policy

The GCEDC follows an investment and deposit policy, the overall objective of which is to adequately safeguard the principal amount of funds invested or deposited; conformance with federal, state and other legal requirements; and provide sufficient liquidity of invested funds in order to meet obligations as they become due. Oversight of investment activity is the responsibility of the GCEDC's Treasurer.

Interest Rate Risk

Interest rate risk is the risk that the fair value of investments will be affected by changing interest rates. The GCEDC's investment policy does not limit investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The GCEDC's policy is to minimize the risk of loss due to failure of an issuer or other counterparty to an investment to fulfill its obligations. The GCEDC's investment and deposit policy authorizes the reporting entity to purchase the following types of investments:

- Interest bearing demand accounts.
- Certificates of deposit.
- Obligations of the United States Treasury and United States agencies.
- Obligations of the State of New York and its localities.

Custodial Credit Risk

Custodial credit risk is the risk that in the event of a failure of a depository financial institution, the reporting entity may not recover its deposits. In accordance with the GCEDC's investment and deposit policy, all deposits of the GCEDC including interest bearing demand accounts and certificates of deposit, in excess of the amount insured under the provisions of the Federal Deposit Insurance Corporation (FDIC) shall be secured by a pledge of securities with an aggregate value equal to 100% of the aggregate amount of deposits. The GCEDC restricts the securities to the following eligible items:

- Obligations issued, fully insured or guaranteed as to the payment of principal and interest, by the United States Treasury and United States agencies.
- Obligations issued or fully insured or guaranteed by the State of New York and its localities.
- Obligations issued by other than New York State rated in one of the three highest rating categories by at least one nationally recognized statistical rating organization.



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**NOTE 3 - LOANS RECEIVABLE**

<b>Revolving Loan Fund #1</b>			
<u>Borrower</u>	<u>Terms</u>	<u>Current Portion</u>	<u>Non-Current Portion</u>
MEO Realty, LLC	Monthly payments at 4.78% interest, through November 2015; 6.99% interest for the remainder of the loan term, maturing November 2020.	\$ 5,985	\$ 4,062
Liberti, Valvo & Associates, LLC	Monthly payments for 7 years at 3% interest, maturing July 2018.	4,578	-
Savage IO, Inc.	Monthly payments for 5 years at 3% interest, maturing December 2017. Settlement on this in the amount of \$20,000 occurred in January 2018.	<u>34,019</u>	<u>-</u>
Subtotal – Revolving Loan Fund #1		<u>44,582</u>	<u>4,062</u>
<b>GAIN Loan Fund</b>			
<u>Borrower</u>	<u>Terms</u>	<u>Current Portion</u>	<u>Non-Current Portion</u>
Cottonwood Farms, LLC	Monthly payments for 10 years at 1% interest, maturing December 2026.	5,753	52,515
Sandvoss Farms, LLC(#1)	Interest only through June 2017, thereafter monthly payments for 10 years at 1% interest maturing June 2027.	15,601	151,684
Sandvoss Farms, LLC(#2)	Monthly payments for 10 years at 1% interest, maturing October 2027.	14,991	151,644
Junior's Maple	Monthly payments for 7 years at 1% interest, maturing August 2024	<u>3,826</u>	<u>24,446</u>
Subtotal – GAIN Loan Fund		<u>40,171</u>	<u>380,289</u>
<b>Revolving Loan Fund #2</b>			
<u>Borrower</u>	<u>Terms</u>	<u>Current Portion</u>	<u>Non-Current Portion</u>
Yancey's Fancy, Inc.	Monthly payments for 7 years at 3% interest, maturing October 2018.	<u>19,550</u>	<u>-</u>
Subtotal – Revolving Loan Fund #2		<u>19,550</u>	<u>-</u>
Total loans receivable		<u>\$ 104,303</u>	<u>\$ 384,351</u>

The GCEDC estimated an allowance for bad debts in Revolving Loan Fund #1 and GAIN Loan Fund of \$34,019 and \$22,429, respectively, which is considered by management to be sufficient for any losses. At December 31, 2017 \$34,019 of the allowance was classified as current and the balance of \$22,429 was non-current.

**GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
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**NOTE 4 - CAPITAL ASSETS AND LAND HELD FOR DEVELOPMENT & SALE**

Capital asset activity for the GCEDC for the year ended December 31, 2017 was as follows:

	<u>Balance</u> <u>01/1/17</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>12/31/17</u>
Capital assets being depreciated:				
Furniture and equipment	\$ 67,982	\$ -	\$ -	\$ 67,982
Less accumulated depreciation:				
Furniture and equipment	<u>64,237</u>	<u>1,470</u>	<u>-</u>	<u>65,707</u>
Total capital assets being depreciated, net	<u>\$ 3,745</u>	<u>\$ (1,470)</u>	<u>\$ -</u>	<u>\$ 2,275</u>

As of December 31, 2017, depreciation expense amount to \$1,470.

Land held for development and sale activity for the year ended December 31, 2017 was as follows:

Land held for development & sale	<u>\$11,465,926</u>	<u>\$ 1,278,367</u>	<u>\$ (134,207)</u>	<u>\$ 12,610,086</u>
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**NOTE 5 - UNEARNED REVENUE**

In April 2009, the GCEDC received a \$400,000 grant from the Town of Pembroke to support the development of the Buffalo East Tech Park. As of December 31, 2017, \$345,751 of these funds were expended. The balance of \$54,249 will be recognized in the year the improvements are made and the funds are expended.

The GCEDC received a \$100,000 Workforce Development grant from National Fuel in 2013. As of December 31, 2017, \$49,075 of these funds were expended. The balance of \$50,925 will be recognized in the year that qualifying expenditures are made.

Interest received in advance related to loans receivable totaled \$420 at December 31, 2017.

Annual administrative fees of \$1,000 were received in advance at December 31, 2017.

**NOTE 6 - LINES OF CREDIT**

In September 2008, the GCEDC obtained a revolving line of credit from the Bank of Castile for \$350,000 to assist in covering cash flows related to reimbursable grants and short term debt requirements. Collateral consists of accounts receivable held by the GCEDC. A 4.75% interest rate will be charged on any outstanding balance. This agreement is subject to annual review and renewal. At December 31, 2017, there were no funds drawn against this line of credit.

In October 2017, the GCEDC decreased the limit on an existing revolving credit note with KeyBank National Association from \$16,000,000 to \$10,000,000. This financing is used to assist in covering cash flows related to development of WNY STAMP to be reimbursed by Empire State Development. The note is collateralized by the revenues dedicated by Empire State Development to the WNY STAMP project. A variable interest rate equal to the LIBOR rate plus 1.50%, with a floor of 1.50%, will be charged on any outstanding balance. At December 31, 2017, there was a balance of \$2,988,919 against this credit note.

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**NOTE 7 – LOANS PAYABLE**

In September 2014, the GCEDC obtained two loans totaling \$2,100,000 from Empire State Development (ESD) to fund WNY STAMP land acquisition in the Town of Alabama. The loans have a 0% interest rate with no principal payment due for the first five years. At the end of the fifth year, ESD will make a determination as to whether to (1) require a full principal balloon payment; (2) waive the obligation to repay the loans; or (3) extend the loans for another five year term with payment terms to be determined.

In February 2015, the GCEDC obtained a \$1,725,001 loan from ESD to fund additional WNY STAMP land acquisition in the Town of Alabama. The loan has a 0% interest rate with no principal payment due for the first five years. At the end of the fifth year, ESD will make a determination as to whether to (1) require a full principal balloon payment; (2) waive the obligation to repay the loan; (3) extend the loan for another five year term with payment terms to be determined.

In May 2016, the GCEDC obtained a \$1,371,486 loan from ESD to fund additional WNY STAMP land acquisition in the Town of Alabama. The loan has a 0% interest rate with no principal payment due for the first five years. At the end of the fifth year, ESD will make a determination as to whether to (1) require a full principal balloon payment; (2) waive the obligation to repay the loan; (3) extend the loan for another five year term with payment terms to be determined.

**NOTE 8 - PENSION PLAN**

**PENSION OBLIGATIONS**

***New York State and Local Employees' Retirement System (ERS)***

PLAN DESCRIPTION

The GCEDC participates in the New York State and Local Employees' Retirement System (ERS), which is referred to as New York State and Local Retirement System (the System). This is a cost-sharing multiple-employer defined benefit retirement system. The net position of the System is held in the New York State Common Retirement Fund (the Fund), which was established to hold all net assets and record changes in fiduciary net position allocated to the System. The Comptroller of the State of New York serves as the trustee of the Fund and is the administrative head of the System. System benefits are established under the provisions of the New York State Retirement and Social Security Law (NYSRSSL). Once a public employer elects to participate in the System, the election is irrevocable. The New York State Constitution provides that pension membership is a contractual relationship and plan benefits cannot be diminished or impaired. Benefits can be changed for future members only by enactment of a State statute. The GCEDC also participates in the Public Employees' Group Life Insurance Plan (GLIP), which provides death benefits in the form of life insurance. The System is included in the State's financial report as a pension trust fund. That report, including information with regard to benefit's provided, may be found at [www.osc.state.ny.us/retire/publications/index.php](http://www.osc.state.ny.us/retire/publications/index.php) or obtained by writing to the New York State and Local Retirement System, 110 State Street, Albany, NY 12244.

FUNDING POLICY

The System is noncontributory, except for employees who joined after July 27, 1976 who contribute three percent (3%) of their salary for the first ten years of membership, and employees who joined on or after January 10, 2010, who generally contribute three percent (3%) to three and one half percent (3.5%) of their salary for their entire length of service. In addition, employee contribution rates under Tier VI vary based on a sliding salary scale. The Comptroller annually certifies the actuarially determined rates expressly used in computing the employers' contributions based on salaries paid during the system's fiscal year ending March 31<sup>st</sup>.

**GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
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PENSION LIABILITIES, PENSION EXPENSE, AND DEFERRED OUTFLOWS OF RESOURCES AND DEFERRED INFLOWS OF RESOURCES RELATED TO PENSIONS

At December 31, 2017, the GCEDC reported the following liability for its proportionate share of the net pension liability to the System. The net pension liability was measured as of March 31, 2017, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of April 1, 2016. The GCEDC's proportion of the net pension liability was based on a projection of the GCEDC's long-term share of contributions to the pension plan relative to the projected contributions of all participating members, actuarially determined. This information was provided by the ERS System in reports provided to the GCEDC.

	<u>ERS</u>
Measurement date	March 31, 2017
Net pension liability	\$279,382
GCEDC's portion of the Plan's total net pension liability	0.0029733%
Change in proportion since the prior measurement date	0.0000056

For the year ended December 31, 2017, the GCEDC recognized a pension expense of \$141,044. At December 31, 2017 the GCEDC's reported deferred outflows of resources and deferred inflows of resources related to pensions arose from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 7,001	\$ 42,426
Changes of assumptions	95,447	-
Net difference between projected and actual earnings on pension plan investments	55,804	-
Changes in proportion and differences between the GCEDC's contributions and proportionate share of contributions	647	52,536
GCEDC's contributions subsequent to the measurement date	<u>68,028</u>	<u>-</u>
Total	<u>\$ 226,927</u>	<u>\$ 94,962</u>

GCEDC contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2018. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

2018	\$ 33,889
2019	33,889
2020	38,754
2021	(42,595)
2022	-
Thereafter	-

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**NOTE 8 - PENSION PLAN (CONT'D.)**

ACTUARIAL ASSUMPTIONS

The total pension liability as of the March 31, 2017 was determined by using an actuarial valuation as of April 1, 2016, with update procedures used to roll forward the total pension liability to March 31, 2017. The actuarial valuation used the following actuarial assumptions:

Inflation	2.5%
Salary increases	3.8
Investment rate of return (net of investment expense, including inflation)	7.0
Cost of living adjustments	1.3
Decrement tables	April 1, 2010 - March 31, 2015

Annuitant mortality rates are based on April 1, 2010 – March 31, 2015 System's experience with adjustments for mortality improvements based on the Society of Actuaries Scale MP-2014. The actuarial assumptions used in the April 1, 2016 valuation are based on the results of an actuarial experience study for the period April 1, 2010 – March 31, 2015.

The long term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected return, net of investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Best estimates of arithmetic real rates of return for each major asset class included in the target asset allocation as of March 31, 2017 are summarized below:

<u>Asset Class:</u>	<u>Target Asset Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Domestic equity	36.0%	4.6%
International equity	14.0	6.4
Private equity	10.0	7.8
Real estate	10.0	5.8
Absolute return strategies	2.0	4.0
Opportunistic portfolio	3.0	5.9
Real assets	3.0	5.5
Bond and mortgages	17.0	1.3
Cash	1.0	(0.3)
Inflation-indexed bonds	4.0	1.5
Total	100.0%	

DISCOUNT RATE

The discount rate used to calculate the total pension liability was 7.0%. The projection of cash flows used to determine the discount rate assumes that contributions from plan members will be made at the current contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based upon the assumptions, the Systems' fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore the long term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

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**NOTE 8 - PENSION PLAN (CONT'D.)**

SENSITIVITY OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY TO THE DISCOUNT RATE ASSUMPTION

The following tables presents the GCEDC's proportionate share of the net pension liability calculated using the discount rate of 7.0%, as well as what the GCEDC's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower (6.0%) or 1-percentage point higher (8.0%) than the current rate:

	1% Decrease <u>(6.0%)</u>	Current Assumption <u>(7.0%)</u>	1% Increase <u>(8.0%)</u>
GCEDC's proportionate share of the net pension liability (asset)	\$ 892,291	\$ 279,382	(\$ 238,831)

PENSION PLAN FIDUCIARY NET POSITION

The components of the current-year net pension liability of the employers as of March 31, 2017 were as follows:

(Dollars in Thousands)

Employers' total pension liability	\$ 177,400,586
Plan net position	<u>168,004,363</u>
Employers' net pension total	<u>\$ 9,396,223</u>
Ratio of Plan net position to the Employers' total pension liability	94.7%

PREPAIDS TO THE PENSION PLAN

Employer contributions are paid annually based on the System's fiscal year which ends on March 31<sup>st</sup>. Prepaid retirement contributions as of December 31, 2017 represents the employer contribution for the period of January 1, 2018 through March 31, 2018. Prepaid retirement contributions as of December 31, 2017 amounted to \$22,676.

**NOTE 9 - OUTSTANDING INDUSTRIAL REVENUE BONDS**

Assets acquired with bond proceeds secure bonds issued by the GCEDC. The borrowing company leases the assets from the GCEDC, retiring the bonds through the required lease payments. The bonds are not an obligation of the County of Genesee or the State of New York. The GCEDC does not record the assets or liabilities resulting from the completed bond issue in its accounts; its function is to arrange the financing between the borrowing company and the bondholder(s). A trustee bank controls all funds.

**NOTE 10 - OUTSTANDING CIVIC FACILITY REVENUE BONDS**

Structured similar to Industrial Revenue Bonds, Civic Facility bonds are tax-exempt bonds issued for projects undertaken by not-for-profit "civic facilities" owned or occupied by not-for-profit corporations organized and existing under the laws of or authorized to conduct activities in this state.

**GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
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NOTES TO THE BASIC FINANCIAL STATEMENTS  
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**NOTE 11 - COMMUNITY DEVELOPMENT BLOCK GRANT**

In 2003, the GCEDC entered into a grant/loan agreement whereby the GCEDC is acting as a sub-recipient to Genesee County for a \$650,000 Community Development Block Grant (CDBG) awarded from the Governor's Office For Small Cities. Under the agreement with Genesee County, GCEDC is authorized to administer Revolving Loan Fund #2 for the purpose of lending funds to eligible business firms in Genesee County that will create or retain employment (See Note 3).

In 2012, the GCEDC entered into an agreement with Genesee County amending the sub recipient agreement in place for the purpose of restricting the GCEDC's use of the related funds to necessary administrative costs.

**NOTE 12 – GAIN LOAN FUND**

In 2016, the GCEDC entered into an agreement whereby the GCEDC is acting as a sub-recipient to the Genesee/Finger Lakes Regional Planning Council (G/FLRPC) for a portion of a \$3,000,000 ESD grant. Under the agreement with G/FLRPC, the GCEDC is authorized to administer a GAIN Loan Fund for the purpose of lending funds to eligible businesses in Genesee County. As of December 31, 2017, GCEDC's allocation of the total grant was \$442,888, of which the total amount has been disbursed (See Note 3).

**NOTE 13 - SALE LEASE BACK - GCEDC**

Pursuant to an Industrial Revenue Bond and a First Amended Lease Agreement between R.J. Properties, LLC and the GCEDC dated August 1, 2008, R.J. Properties paid the GCEDC \$280,000 representing the purchase price of 12.82 acres of land at Apple Tree Acres Corporate Park. In consideration, the GCEDC leases title and interest in the land to the company. The lease agreement will terminate on August 1, 2028 and title of the land will be conveyed to the company.

**NOTE 14 - RELATED PARTY TRANSACTIONS**

The GCEDC has related party relationships with the Genesee Gateway Local Development Corporation (GGLDC) and the Genesee Agri-Business, LLC (GAB, LLC).

The GCEDC entered into a lease agreement with the Genesee Gateway Local Development Center, a related party, in July of 2009 to occupy 3,100 square feet of office space at the Med Tech Centre building. The term of the lease is for 15 years commencing in June 2010, upon substantial completion of the building. This lease was amended in October 2015 to include an additional 1,400 square feet space. The annual rent is \$17,597 to be paid in equal monthly installments. At December 31, 2017, the GCEDC had a \$2,832 security deposit with the GGLDC as required by the lease agreement.

The GGLDC is a guarantor on four loans totaling \$5,196,487 to the GCEDC from Empire State Development. The loans have a 0% interest rate with no principal payment due for the first five years. At the end of the fifth year, Empire State Development will make a determination as to whether to (1) require a full principal balloon payment; (2) waive the obligation to repay the loans; or (3) extend the loans for another five year term with payment terms to be determined.

**GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
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(A COMPONENT UNIT OF GENESEE COUNTY, NEW YORK)  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2017**

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**NOTE 14 - RELATED PARTY TRANSACTIONS (CONT'D.)**

The GGLDC granted \$300,000 to the GCEDC in 2017 to support the continuing economic development program.

The GCEDC is a co-borrower on a \$3M loan to the GGLDC from the United States Department of Agriculture received on September 3, 2010. The loan has an interest rate of 4% and a term of 30 years. There was an outstanding balance of \$2,562,810 at December 31, 2017.

The GCEDC is a co-borrower on a \$700,000 line of credit that the GGLDC obtained from Five Star Bank in 2011. The line carries an interest rate equal to prime rate, with a floor of 4%. At December 31, 2017, there were no funds drawn against this line.



**GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
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SCHEDULE OF THE GCEDC'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY  
EMPLOYEES' RETIREMENT SYSTEM**

	<b>Year Ended December 31,</b>		
	<b>2017</b>	<b>2016</b>	<b>2015</b>
Measurement date	March 31, 2017	March 31, 2016	March 31, 2015
GCEDC's proportion of the net pension liability	0.0029733%	0.0029677%	0.0029389%
GCEDC's proportionate share of the net pension liability	\$ <u>279,382</u>	\$ <u>476,328</u>	\$ <u>99,283</u>
GCEDC's covered-employee payroll	603,658	617,283	585,007
GCEDC's proportionate share of the net pension liability as a percentage of its covered-employee payroll	46.3%	77.2%	17.0%
Plan fiduciary net position as a percentage of the total pension liability	94.7%	90.7%	97.9%

**GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
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SCHEDULE OF THE GCEDC'S PENSION CONTRIBUTIONS  
LAST 10 FISCAL YEARS ENDING DECEMBER 31**

	<b>EMPLOYERS' RETIREMENT SYSTEM</b>									
	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Contractually required contribution	**	**	**	**	\$ 116,788	\$ 121,177	\$ 93,648	\$ 109,082	\$ 91,800	\$ 90,704
Contributions in relation to the contractually required contribution	**	**	**	**	\$ 116,788	\$ 121,177	\$ 93,648	\$ 109,082	\$ 91,800	\$ 90,704
Contribution deficiency (excess)	**	**	**	**	-	-	-	-	-	-
GCEDC's covered-employee payroll	**	**	**	**	620,239	608,144	552,955	585,007	617,283	603,658
Contributions as a percentage of covered-employee payroll	**	**	**	**	19%	20%	17%	19%	15%	15%

\*\* Information could not be reasonably obtained.

**SECTION B**  
**INTERNAL CONTROL AND COMPLIANCE**

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**MOSTERT, MANZANERO & SCOTT, LLP**  
*Certified Public Accountants*

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INDEPENDENT AUDITORS' 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 of Directors  
Genesee County Industrial Development Agency  
D/B/A Genesee County Economic Development Center  
Batavia, New York

We have audited, in accordance with the 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, the financial statements of Genesee County Industrial Development Agency D/B/A Genesee County Economic Development Center ("GCEDC") as of and for the year ended December 31, 2017, and the related notes to the financial statements, which collectively comprise GCEDC's basic financial statements, and have issued our report thereon dated March 29, 2018.

**Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the GCEDC's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the GCEDC's internal control. Accordingly, we do not express an opinion on the effectiveness of the GCEDC's internal control.

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 GCEDC's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

## **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the GCEDC's financial statements are free from 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*.

## **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the GCEDC's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the GCEDC's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Mostert, Manzanero & Scott, LLP". The signature is written in a cursive style and is positioned on a light blue rectangular background.

Oneonta, New York  
March 29, 2018

**SECTION C**  
**SUPPLEMENTARY INFORMATION**

GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER  
(A COMPONENT UNIT OF GENESEE COUNTY)  
COMBINING STATEMENT OF NET POSITION  
DECEMBER 31, 2017

	Operating Fund	Revolving Loan Fund #1	Revolving Loan Fund #2	Real Estate Development/ Management Fund	WNY Stamp Fund	Workforce Development Fund	GAIN Loan Fund	Total
<b>ASSETS:</b>								
<b>Current Assets:</b>								
Cash & cash equivalents	\$ 1,033,561	\$ 493,717	\$ 213,472	\$ 309,713	\$ -	\$ 61,664	\$ 25,264	\$ 2,137,391
Accounts receivable - current portion	299,747	-	-	-	19,347	-	-	319,094
Grants receivable	-	-	-	341,500	3,710,208	-	-	4,051,708
Deposits	2,832	-	-	-	-	-	-	2,832
Prepaid expenses	23,656	-	-	-	1,449	-	-	25,105
Due to/from other funds	185,472	373,277	-	15,268	(574,017)	-	-	-
Loans receivable - current portion (net of \$34,019 allowance for bad debts)	-	10,563	19,550	-	-	-	40,171	70,284
Total current assets	<u>1,545,268</u>	<u>877,557</u>	<u>233,022</u>	<u>666,481</u>	<u>3,156,987</u>	<u>61,664</u>	<u>65,435</u>	<u>6,606,414</u>
<b>Noncurrent assets:</b>								
Accounts receivable - noncurrent portion	1,158,585	-	-	-	-	-	-	1,158,585
Loans receivable - non-current portion (net of \$22,429 allowance for bad debts)	-	4,062	-	-	-	-	357,860	361,922
Furniture & equipment	67,982	-	-	-	-	-	-	67,982
Land held for development & sale	-	-	-	1,457,364	11,152,722	-	-	12,610,086
Less: accumulated depreciation	(65,707)	-	-	-	-	-	-	(65,707)
Total noncurrent assets	<u>1,160,860</u>	<u>4,062</u>	<u>-</u>	<u>1,457,364</u>	<u>11,152,722</u>	<u>-</u>	<u>357,860</u>	<u>14,132,868</u>
Total assets	<u>2,706,128</u>	<u>881,619</u>	<u>233,022</u>	<u>2,123,845</u>	<u>14,309,709</u>	<u>61,664</u>	<u>423,295</u>	<u>20,739,282</u>
<b>DEFERRED OUTFLOWS OF RESOURCES:</b>								
Deferred pension outflows	226,927	-	-	-	-	-	-	226,927
Deferred outflows of resources	<u>226,927</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>226,927</u>
<b>LIABILITIES:</b>								
<b>Current liabilities:</b>								
Accounts payable	17,774	634	-	33,260	641,264	-	-	692,932
Accrued expenses	35,959	-	-	-	8,023	-	-	43,982
Lines of credit	-	-	-	-	2,988,919	-	-	2,988,919
Unearned revenues	1,000	67	-	54,249	-	50,925	353	106,594
Total current liabilities	<u>54,733</u>	<u>701</u>	<u>-</u>	<u>87,509</u>	<u>3,638,206</u>	<u>50,925</u>	<u>353</u>	<u>3,832,427</u>
<b>Noncurrent Liabilities</b>								
Loans payable - noncurrent portion	-	-	-	-	5,196,487	-	-	5,196,487
Aggregate net pension liability	279,382	-	-	-	-	-	-	279,382
Total noncurrent liabilities	<u>279,382</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,196,487</u>	<u>-</u>	<u>-</u>	<u>5,475,869</u>
Total liabilities	<u>334,115</u>	<u>701</u>	<u>-</u>	<u>87,509</u>	<u>8,834,693</u>	<u>50,925</u>	<u>353</u>	<u>9,308,296</u>
<b>DEFERRED INFLOWS OF RESOURCES:</b>								
Deferred pension inflows	94,962	-	-	-	-	-	-	94,962
Deferred inflows of resources	<u>94,962</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>94,962</u>
<b>NET POSITION:</b>								
Net investment in capital assets	2,275	-	-	-	-	-	-	2,275
Unrestricted	2,501,703	880,918	-	1,946,549	5,475,016	10,739	422,942	11,237,867
Restricted	-	-	233,022	89,787	-	-	-	322,809
Total net position	<u>\$ 2,503,978</u>	<u>\$ 880,918</u>	<u>\$ 233,022</u>	<u>\$ 2,036,336</u>	<u>\$ 5,475,016</u>	<u>\$ 10,739</u>	<u>\$ 422,942</u>	<u>\$ 11,562,951</u>

**GENESEE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
D/B/A GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER  
(A COMPONENT UNIT OF GENESEE COUNTY)  
COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION  
FOR THE YEAR ENDED DECEMBER 31, 2017**

	Operating Fund	Revolving Loan Fund #1	Revolving Loan Fund #2	Real Estate Development/ Management Fund	WNY Stamp Fund	Workforce Development Fund	GAIN Loan Fund	Total
<b>OPERATING REVENUES:</b>								
Fees - project origination	\$ 2,217,716	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,217,716
Fees - services	80,123	-	-	-	-	-	-	80,123
Genesee County	193,513	-	-	-	-	-	-	193,513
Interest income on loans	-	1,545	959	-	-	-	2,423	4,927
Economic development program support	300,000	-	-	-	-	-	-	300,000
Grant income	-	-	-	316,499	5,024,536	-	177,888	5,518,923
Miscellaneous income	6,846	79	-	6,560	24,678	-	-	38,163
Rent	2,240	-	-	9,990	13,306	-	-	25,536
Total operating revenues	<u>2,800,438</u>	<u>1,624</u>	<u>959</u>	<u>333,049</u>	<u>5,062,520</u>	<u>-</u>	<u>180,311</u>	<u>8,378,901</u>
<b>OPERATING EXPENSES:</b>								
Conferences & meetings	15,915	-	-	-	2,149	-	-	18,064
Depreciation	1,470	-	-	-	-	-	-	1,470
Dues & subscriptions	85,100	-	-	-	-	-	-	85,100
Employee benefits	327,847	-	-	-	-	-	-	327,847
Fees	243	-	-	-	-	-	-	243
Furniture & equipment	11,554	-	-	-	-	-	-	11,554
Insurance	16,327	-	-	904	8,885	-	-	26,116
Maintenance & repairs	4,680	-	-	-	4,228	-	-	8,908
Marketing program	45,653	-	-	-	12,000	-	-	57,653
Miscellaneous expense	2,038	-	-	-	-	-	-	2,038
Postage	1,197	-	-	-	-	-	-	1,197
Professional fees	53,637	1,236	-	10,291	25,800	-	-	90,964
Rent	17,597	-	-	-	-	-	-	17,597
Salaries & wages	655,728	-	-	-	-	-	-	655,728
Sales partner fees	2,238	-	-	-	-	-	-	2,238
Site maintenance	-	-	-	630	-	-	-	630
Special district fees	-	-	-	4,262	1,865	-	-	6,127
Supplies	6,200	-	-	-	-	-	-	6,200
Telecommunications	4,937	-	-	-	-	-	-	4,937
Travel	14,940	-	-	-	5,351	-	-	20,291
Utilities	6,502	-	-	258	4,036	-	-	10,796
Site development	-	-	-	40,251	3,860,158	-	-	3,900,409
PIF expense	-	-	-	45,368	-	-	-	45,368
CBA pass-through expense	-	-	-	205,780	-	-	-	205,780
Total operating expenses	<u>1,273,803</u>	<u>1,236</u>	<u>-</u>	<u>307,744</u>	<u>3,924,472</u>	<u>-</u>	<u>-</u>	<u>5,507,255</u>
Operating income	<u>1,526,635</u>	<u>388</u>	<u>959</u>	<u>25,305</u>	<u>1,138,048</u>	<u>-</u>	<u>180,311</u>	<u>2,871,646</u>
<b>NON-OPERATING REVENUES (EXPENSES):</b>								
Land & infrastructure dedication	-	-	-	(134,207)	-	-	-	(134,207)
Interfund revenue	165,940	22,429	-	72	-	-	-	188,441
Interfund expenditure	-	(6,490)	-	(159,522)	-	-	(22,429)	(188,441)
Other interest income	269	164	61	130	-	8	13	645
Total non-operating revenues (expenses)	<u>166,209</u>	<u>16,103</u>	<u>61</u>	<u>(293,527)</u>	<u>-</u>	<u>8</u>	<u>(22,416)</u>	<u>(133,562)</u>
Change in net position	1,692,844	16,491	1,020	(268,222)	1,138,048	8	157,895	2,738,084
Net position - beginning of year	811,134	864,427	232,002	2,304,558	4,336,968	10,731	265,047	8,824,867
Net position - ending	<u>\$ 2,503,978</u>	<u>\$ 880,918</u>	<u>\$ 233,022</u>	<u>\$ 2,036,336</u>	<u>\$ 5,475,016</u>	<u>\$ 10,739</u>	<u>\$ 422,942</u>	<u>\$ 11,562,951</u>



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Name of Project: **United Memorial Medical Center Project – Not For Profit Corporation**  
Civic Facility Revenue Bonds

Project number: 1801 07 02 A

Project owner and address: 127 North Street, Batavia, NY 14020

Project Closing Date: 04/27/2007

Purpose: Redevelopment and re-use of major portions of former St. Jerome's Hospital. Development of first floor of the facility into a downtown outpatient diagnostic and treatment center. Planned facility rehabilitation to include updates to first floor of facility to house outpatient radiology, lab/blood draw, EKG (cardiology), primary care center and corp. health services/ razing/demolition of Growney building along with exterior/parking improvements.

Issue amount: \$14,800,000

Interest rate: 4.75%

Maturity date: 12/01/2032

Amount outstanding: \$7,770,000

Amount of Tax exemptions: Sales Tax: \$0  
Mortgage Tax: \$208,875  
Property Tax: \$0

Estimated Jobs: New – 26  
Retained – 69

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Name of Project: **R.J. Properties, Inc.**  
Project number: 1801 08 11 A  
Project owner and address: 7000 Apple Tree Avenue, Bergen, NY 14416  
Project Closing Date: 08/01/2008  
Purpose: Construction of 64,000 sq. ft. addition and reconfiguration of approximately 6,000 sq. ft. of existing space into expanded office, R&D and support services, purchase of manufacturing equipment.  
Issue amount: \$6,080,000  
Interest rate: Variable  
Maturity date: 08/01/2024  
Amount outstanding: \$3,571,385  
Amount of Tax exemptions: Sales Tax \$126,000  
Mortgage Tax: \$50,000  
  
Schedule A 2002 - 2011  
Years 1 – 2 Pays 0% of Normal Taxes  
Years 3 – 4 Pays 20% of Normal Taxes  
Years 5 – 6 Pays 40% of Normal Taxes  
Years 7 – 8 Pays 60% of Normal Taxes  
Years 9 – 10 Pays 80% of Normal Taxes  
  
Schedule B 2009 – 2019  
Property Tax: \$326,399  
PILOT applicable to increased value of land and/or buildings (pre-project value of land and/or buildings excluded)  
Year 1 Pays 10% of full taxes  
Year 2 Pays 20% of full taxes  
Year 3 Pays 30% of full taxes  
Year 4 Pays 40% of full taxes  
Year 5 Pays 60% of full taxes  
Year 6 Pays 70% of full taxes  
Year 7 Pays 70% of full taxes  
Year 8 Pays 75% of full taxes  
Year 9 Pays 85% of full taxes  
Year 10 Pays 85% of full taxes  
Years 9 – 10 Pays 80% of full taxes  
  
Estimated Jobs: New – 15  
Retained – 31

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Name of Project: **Genesee Agri-Business LLC Project**  
Taxable Infrastructure Improvement Bond Series 2009 A1 / PILOT

Project number: 1801 09 01A

Project owner and address: 99 MedTech Drive, Suite 106, Batavia, New York 14020

Project Closing Date: 02/01/2009

Purpose: Develop site to create shovel-ready sites for agri-business and food processing related enterprises

Issue amount: \$3,000,000

Interest rate: Variable Rate

Maturity date: 10 years following commencement of the first payment of interest on the bond

Amount outstanding: \$0

Amount of Tax exemptions: Sales Tax: \$181,200  
Mortgage Tax: \$56,259  
Property Tax: \$405,344

Estimated Jobs: New – 0  
Retained – 0

Name of Project: **Genesee Agri-Business LLC Project – For Profit Corporation**  
Taxable Infrastructure Improvement Bond Series 2010

Project number: 1801 10 13A

Project owner and address: 99 MedTech Drive, Suite 106, Batavia, New York 14020

Project Closing Date: 05/07/2010

Purpose: Develop site to create shovel-ready sites for agri-business and food processing related enterprises

Issue amount: \$1,462,000

Interest rate: 5.26%

Maturity date: 02/15/2019

Amount outstanding: \$379,719

Amount of Tax exemptions: Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax: \$0

Estimated Jobs: New – 0  
Retained – 0

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Name of Project: **JM PAZ NY, LLC – For Profit Corporation**

Project number: 1801 05 21 A

Project owner and address: 8039 Oak Orchard Rd., Batavia, NY 14020

Project Closing Date: 11/09/2005

Purpose: Construction and equipping of 13,000 sq. ft. expansion to large scale industrial pumps operation

Estimated project amount: \$542,223

Amount of tax exemptions: Sales Tax: \$22,000  
Property Tax: \$114,213  
Years 1 – 2 Pays 0% of Taxes on Increased Assessment  
Years 3 – 4 Pays 20% of Taxes on Increased Assessment  
Years 5 – 6 Pays 40% of Taxes on Increased Assessment  
Years 7 – 8 Pays 60% of Taxes on Increased Assessment  
Years 9 – 10 Pays 80% of Taxes on Increased Assessment

Estimated jobs: New – 7  
Retained – 17

Name of Project: **Six Flags Darien Lake Water Theme Park Expansion Project 2006 – For Profit Corp.**

Project number: 1801 05 23 A

Project owner and address: 9993 Alleghany Road, Darien, New York 14040

Project Closing Date: 05/01/2006

Purpose: Water park expansion with family raft ride and restaurant upgrades/ VIP RV accommodations area and bathroom upgrades

Estimated project amount: \$1,820,000

Amount of tax exemptions: Sales Tax: \$96,000  
Property Tax: \$77,000  
Years 1 – 2 Pays 0% of Taxes on Increased Assessment  
Years 3 – 4 Pays 20% of Taxes on Increased Assessment  
Years 5 – 6 Pays 40% of Taxes on Increased Assessment  
Years 7 – 8 Pays 60% of Taxes on Increased Assessment  
Years 9 – 10 Pays 80% of Taxes on Increased Assessment

Estimated jobs: New – 0  
Retained – 0

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Name of Project: **COR Veterans Memorial Drive Company, LLC Project – For Profit Corporation**

Project number: 1801 06 02 A

Project owner and address: 540 Towne Drive, Fayetteville, NY 13066

Project Closing Date: 08/01/2007

Purpose: Construction and equipping of an approximately 375,000 square foot “Towne Center” style shopping center and related parking and other improvements

Estimated project amount: \$26,100,000

Amount of tax exemptions: Sales Tax: \$1,373,200  
Mortgage Tax: \$244,000  
Property Tax: \$2,637,881  
Years 1-2 Pays 0%  
Years 3-4 Pays 20%  
Years 5-6 Pays 40%  
Years 7-8 Pays 60%  
Year 9-10 Pays 80%

Estimated jobs: New – 166  
Retained – 0

Name of Project: **David A. Tufts – 2006 Expansion Project – For Profit Corporation**

Project number: 1801 06 04 A

Project owner and address: 4857 Ellicott Street Road, Batavia, NY 14020

Project Closing Date: 03/21/2006

Purpose: 3,600 sq. ft. service addition

Estimated project amount: \$175,000

Amount of tax exemptions: Sales Tax - \$7,700  
Property Tax: \$9,569  
Year 1 – Full Taxes  
Years 2 – 3 0% of taxes on added value  
Years 4 – 5 20% of taxes on added value  
Years 6 – 7 40% of taxes on added value  
Years 8 – 9 60% of taxes on added value  
Years 10–11 80% of taxes on added value

Estimated jobs: New – 0  
Retained – 0

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Name of Project: **AdTech-Graph, Inc. – For Profit Corporation**

Project number: 1801 06 05 A

Project owner and address: 8166 Liberty Way, Bergen, NY 14416

Project Closing Date: 07/01/2006

Purpose: Construction of 18-20,000 sq. ft. building to house remanufacturing operations as well as new manufacturing operation

Estimated project amount: \$617,000

Amount of tax exemptions: Sales Tax: \$23,100  
Mortgage Tax: \$6,170  
Property Tax: \$116,204  
Pays full taxes on assessed value of land before project improvements plus,  
Years 1 – 2 0% of taxes on added value  
Years 3 – 4 20% of taxes on added value  
Years 5 – 6 40% of taxes on added value  
Years 7 – 8 60% of taxes on added value  
Years 9 – 10 80% of taxes on added value

Estimated jobs: New – 2.5  
Retained – 0

Name of Project: **Danzig, Inc. (K-2 Industries) – For Profit Corporation**

Project number: 1801 06 07 A

Project owner and address: 8210 Buffalo Road, Bergen, NY 14416

Project Closing Date: 09/13/2006

Purpose: Expansion/construction of 35,000 sq. ft. warehouse/distribution facility

Estimated project amount: \$1,515,000

Amount of tax exemptions: Sales Tax: 55,420  
Mortgage Tax: \$0  
Property Tax: \$271,142  
Pays full taxes on assessed value before project improvements plus,  
Years 1 – 2 0% of taxes on added value  
Years 3 – 4 20% of taxes on added value  
Years 5 – 6 40% of taxes on added value  
Years 7 – 8 60% of taxes on added value  
Years 9 – 10 80% of taxes on added value

Estimated jobs: New – 8  
Retained – 0

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Name of Project: **Wellsville Carpet Town, Inc. – For Profit Corporation**

Project number: 1801 06 08 A

Project owner and address: 7933 Call Parkway, Batavia, NY 14020

Project Closing Date: 07/01/2006

Purpose: Construction of 100,000 sq. ft. assembly /distribution center

Estimated project amount: \$3,861,000

Amount of tax exemptions: Sales Tax: \$100,000  
Mortgage Tax: \$40,250  
Property Tax: \$402,138  
The PILOT is inverted to take full advantage of Empire zone property tax refunds. The company can only receive full benefits for 5 full years with a 20% sliding scale in years 6-10.  
Years 1 – 6 Pays 100% of taxes  
Years 7 – 8 Pays 60 % of taxes  
Years 9 - 15 Pays 40% of taxes

Estimated jobs: New – 111  
Retained – 0

Name of Project: **Industrial Solutions Group, Inc. – For Profit Corporation**

Project number: 1801 06 11 A

Project owner and address: 8128 Parmelee Road, LeRoy, NY 14482

Project Closing Date: 08/01/2006

Purpose: Renovation of existing 150,000 sq. ft. building to accommodate approx. 6/7 tenants for various manufacturing and industrial businesses

Estimated project amount: \$712,000

Amount of tax exemptions: Sales Tax: \$24,000  
Mortgage Tax: \$4,375  
Property Tax: \$106,110  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 50  
Retained – 0

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Name of Project: **Southworth-Milton, Inc.**

Project number: 1801 06 15 A

Project owner and address: 4160 Saile Dr., Batavia, NY 14020

Project Closing Date: 08/01/2006

Purpose: Construction of approximately 102,000 sq. ft. sales and service facility for heavy construction equipment and generator sales and service bays, parts warehousing, over the road engine repair and office space

Estimated project amount: \$18,591,000

Amount of tax exemptions: Sales Tax: \$600,000  
Mortgage Tax: \$182,000  
Property Tax: \$1,218,000  
60% abatement over 10 years on the increased tax assessment  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 100  
Retained – 0

Name of Project: **O-AT-KA Milk Products Cooperative, Inc. – For Profit Corporation**

Project number: 1801 06 16 A

Project owner and address: 700 Ellicott Street, PO Box 718, Batavia, NY 14020

Project Closing Date: 12/01/2006

Purpose: Construction and equipping of expansion to company's existing headquarters

Estimated project amount: \$5,300,000

Amount of tax exemptions: Sales Tax: \$138,800  
Mortgage Tax: \$24,175  
Property Tax: Empire Zone A/B PILOT  
Company pays 100% of assessed value of new building. The following PILOT schedule becomes effective only if company is unable to take advantage of Empire Zone exemption 60% abatement over 10 years on the increased tax assessment  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 0  
Retained – 0



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Name of Project: **GeoVista Properties, LLC/MedEx Billing, Inc. – For Profit Corporation**

Project number: 1801 07 01 A

Project owner and address: 8020 E. Main Rd., LeRoy, NY 14482

Project Closing Date: 07/01/2007

Purpose: Acquisition, expansion and equipping of existing building to house the company's national medical billing

Estimated project amount: \$1,400,000

Amount of tax exemptions: Sales Tax: \$32,900  
Mortgage Tax: \$9,475  
Property Tax: \$193,421  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 7  
Retained – 24

Name of Project: **Lynx Machine Tool Corp. Project – For Profit Corporation**

Project number: 1801 07 03 A

Project owner and address: 35 Spring Street, Bergen, NY 14416

Project Closing Date: 06/01/2007

Purpose: Establishing CNC manufacturing facility, insulate building, add power, demolish and build to suite own specific needs as a defense contractor.

Estimated project amount: \$320,000

Amount of tax exemptions: Sales Tax: \$4,000  
Mortgage Tax: \$1,180  
Property Tax: \$29,538  
Years 1 – 2 Pays 0%  
Years 3 – 4 Pays 20%  
Years 5 – 6 Pays 40%  
Years 7 – 8 Pays 60%  
Years 9 – 10 Pays 80%

Estimated jobs: New – 14  
Retained – 0

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Name of Project: **Empire State Pipeline/Empire Pipeline, Inc. Project – For Profit Corporation**

Project number: 1801 07 04 B

Project owner and address: 3309 Lockport Road, Oakfield, NY 14125

Project Closing Date: 7/1/2007 (Amended in 2017)

Purpose: Construction of 20,620 horsepower compressor station as part of an overall installation of 78 miles of 24 inch diameter natural gas pipeline beginning in Vector, NY and traversing through Ontario, Yates, Schuyler, Chemung and Steuben Counties, terminating in Corning, NY. During 2017, the PILOT was extended through 2032.

Estimated project amount: \$29,100,000

Amount of tax exemptions: Sales Tax: \$1,200,000  
Mortgage Tax: \$0  
  
Property Tax:  
Year 1 Pays 100% of taxes  
Years 2 – 8 Pays \$810,985  
Years 9 – 23 (Amended in 2017) Pays \$605,197 (Town & School) & 205,788 Community Benefit Agreement (CBA)

Estimated jobs: New – 0  
Retained – 0

Name of Project: **Genesee Building Products, LLC – For Profit Corporation**

Project number: 1801 07 05 A

Project owner and address: 7892 Byron-Stafford Road, Stafford, NY 14143

Project Closing Date: 09/01/2007

Purpose: Construction and equipping of approximately 10,000 square foot addition to existing building to be used as

Estimated project amount: \$156,000

Amount of tax exemptions: Sales Tax: \$6,080  
Mortgage Tax: \$0  
Property Tax: \$30,979  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 2  
Retained – 0

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Name of Project: **Hayes Properties, LLC – For Profit Corporation**

Project number: 1801 07 08 A

Project owner and address: Turnbull Heating, 50 Franklin Street, Batavia, NY 14020

Project Closing Date: 06/12/2007

Purpose: Acquisition and renovation of 17,000 square foot building used to house the company's office, manufacturing, warehouse, storage space in connection with company's heating and air conditioning and sheet metal fabrication business.

Estimated project amount: \$420,000

Amount of tax exemptions: Sales Tax: \$10,000  
Mortgage Tax: \$3,600  
Property Tax: \$75,000  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 12  
Retained – 20

Name of Project: **CNL Income Darien Lake, LLC – For Profit Corporation**

Project number: 1801 07 09 A

Project owner and address: 450 S. Orange Avenue, Orlando, FL 32801

Project Closing Date: 02/01/2008

Purpose: Acquisition and operation of Darien Lake Theme Park and Camping Resort.

Estimated project amount: \$109,000,000

Amount of tax exemptions: Sales Tax: \$5,100,000  
Mortgage Tax: \$625,000  
Property Tax: \$0  
\$93,000 Host Community Benefit Agreement

Estimated jobs: New – 44  
Retained – 395

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Name of Project: **Orcon Industries Corp. – For Profit Corporation**

Project number: 1801 07 11 A

Project owner and address: 8715 Lake Street, LeRoy, NY 14482

Project Closing Date: 06/01/2007

Purpose: Purchase of 25,760 square foot building allowing company to expand wood shop increasing production and employment of existing business.

Estimated project amount: \$400,000

Amount of tax exemptions: Sales Tax: \$3,600  
Mortgage Tax: \$2,500  
Property Tax: \$12,708  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 5  
Retained – 0

Name of Project: **Target Corporation – For Profit Corporation**

Project number: 1801 07 13 A

Project owner and address: Veterans Memorial Drive, Batavia, NY 14020

Project Closing Date: 08/16/2007

Purpose: Construction and equipping of new Target store

Estimated project amount: \$14,200,000

Amount of tax exemptions: Sales Tax: \$875,200  
Mortgage Tax: \$124,000  
Property Tax: \$1,246,141  
Years 1 – 2 Pays 0% of taxes  
Years 3 – 4 Pays 20% of taxes  
Years 5 – 6 Pays 40% of taxes  
Years 7 – 8 Pays 60% of taxes  
Years 9 – 10 Pays 80% of taxes

Estimated jobs: New – 111  
Retained – 0

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Name of Project: **R J Precision, LLC (Peyton Nash Company, LLC) – For Profit Corporation**

Project number: 1801 08 01 A

Project owner and address: 6662 Main Road, Stafford, NY 14143

Project Closing Date: 08/01/2008

Purpose: Acquire, construct and equip an approximately 2,160 sq. ft. addition to existing building to be used as a machine shop

Estimated project amount: \$268,000

Amount of tax exemptions: Sales Tax: \$4,120  
Property Tax: \$15,490  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: Created - 2  
Retained - 5

Name of Project: **Genesee & Mohawk Valley Railroad Co., Inc. – For Profit Corporation**

Project number: 1801 08 04 A

Project owner and address: One Mill Street, Batavia, NY 14020

Project Closing Date: 04/01/2009

Purpose: Construction of 31,000 sq. ft. cross dock facility with inside rail car access.

Estimated project amount: \$1,959,553

Amount of tax exemptions: Sales Tax: \$85,182  
Mortgage Tax: \$6,119  
Property Tax: \$296,319  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 3  
Retained – 8

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Name of Project: **Bank Street Senior Housing – For Profit Corporation**

Project number: 1801 08 06 A

Project owner and address: 127 North Street, Batavia, NY 14020

Project Closing Date: 06/01/2009

Purpose: Development of 37 one-bedroom affordable senior apartments

Estimated project amount: \$8,432,299

Amount of tax exemptions: Sales Tax: \$233,832  
Mortgage Tax: \$35,872  
Property Tax: Fixed PILOT Structure:

Estimated jobs: New – 1  
Retained – 0

Name of Project: **Batavia Special Needs, L.P. – For Profit Corporation**

Project number: 1801 08 07 A

Project owner and address: 549 East Main Street, Batavia, NY 14020

Project Closing Date: 03/23/2009

Purpose: Construction of 40-bed supported apartments for developmentally challenged adults

Estimated project amount: \$6,668,300

Amount of tax exemptions: Property Tax: Fixed PILOT Structure

Estimated jobs: New – 6  
Retained – 0

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Name of Project: **Professional Turf Services, Inc. – For Profit Corporation**

Project number: 1801 08 08 A

Project owner and address: 8704 Brickhouse Dr., Corfu, NY 14036

Project Closing Date: 07/24/2008

Purpose: Construction of 10,000 sq. ft. warehouse

Estimated project amount: \$350,000

Amount of tax exemptions: Sales Tax: \$4,375  
Mortgage Tax: \$10,400  
Property Tax: \$85,680  
PILOT applicable to pre-project value of land and/or buildings, plus added value of land and/or buildings that results from project improvements (total taxable value)  
Years 1 – 2 Pays 0% of full taxes  
Years 3 – 4 Pays 20% of full taxes  
Years 5 – 6 Pays 40% of full taxes  
Years 7 – 8 Pays 60% of full taxes  
Years 9 – 10 Pays 80% of full taxes

Estimated jobs: Created - 3  
Retained - 0

Name of Project: **Wedge 24, L.P. (Creekside Inn) – For Profit Corporation**

Project number: 1801 08 09 A

Project owner and address: 1 Main Street, LeRoy, NY 14482

Project Closing Date: 12/01/2008

Purpose: Reconstruction/equipping of restaurant damaged by fire. Project qualifies for assistance under "unique facilities" designation.

Estimated project amount: \$490,000

Amount of tax exemptions: Sales Tax: \$58,800  
Mortgage Tax: \$9,000  
Property Tax: \$24,421  
PILOT applicable to pre-project value of land and/or buildings, plus added value of land and/or buildings that results from project improvements (total taxable value)  
Year 1 - 4 – Pays full taxes  
Years 5 – 6 Pays 0% of full taxes  
Year 7 - Pays 50% of full taxes  
Year 8 - Pays 60% of full taxes  
Year 9 - Pays 65% of full taxes  
Year 10 - Pays 70% of full taxes  
Year 11 - Pays 75% of full taxes  
Year 12 - Pays 80% of full taxes  
Year 13 - Pays 85% of full taxes  
Year 14 - Pays 90% of full taxes

Estimated jobs: New – 14  
Retained – 0

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Name of Project: **PARC Darien Lake, LLC (Darien Lake Theme Park) – For Profit Corporation**

Project number: 1801 08 10 A

Project owner and address: 9993 Alleghany Rd, Darien Center, NY 14040

Project Closing Date: 06/13/2008

Purpose: Installation of new roller coaster and related site work

Estimated project amount: \$3,420,000

Amount of tax exemptions: Sales Tax: \$256,800  
Property Tax: \$84,183  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 2  
Retained - 0

Name of Project: **Crocker, LLC – For Profit Corporation**

Project number: 1801 08 13 A

Project owner and address: 8610 Route 237, Stafford, NY 14143

Project Closing Date: 07/01/2008

Purpose: Construction and equipping of 9,000 sq. ft. warehouse to connect to existing warehouse to be used to store inventory consisting of palletized bags of agricultural crop seeds

Estimated project amount: \$165,000

Amount of tax exemptions: Sales Tax: \$56,000  
Mortgage Tax: \$1,650  
Property Tax: \$34,057  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 14  
Retained - 10



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**Name of project:** **Harris Mill Street Properties – For Profit Company**

Project number: 1801 08 20 A

Project owner and address: One Mill Street, Batavia, NY 14020

Project Closing Date: 10/01/2009

Purpose: Purchase of 110,000 sq. ft. multi-tenant facility.

Estimated project amount: \$775,000

Amount of Tax exemptions: Sales Tax: \$4,000  
Mortgage Tax: \$6,750  
Property Tax: \$180,995  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated Jobs: New – 3  
Retained – 10

  

**Name of Project:** **Manor House, LLC – For Profit Corporation**

Project number: 1801 09 02 A

Project owner and address: 427 East Main Street, Batavia, NY 14020

Project Closing Date: 06/29/2009

Purpose: Purchase of existing 40 unit senior living facility from insolvent company and completion of 50 unit expansion

Estimated project amount: \$4,100,000

Amount of tax exemptions: Sales Tax: \$185,603  
Mortgage Tax: \$106,406  
Property Tax: Assignment of remaining portions of 1999 and 2006 projects  
Projects #1801 99 05 A and 1801 06 03 A  
Estimated value: \$821,179

Estimated jobs: New – 0  
Retained – 0

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Name of Project: **Smile Development, LLC – For Profit Corporation**

Project number: 1801 09 03 A

Project owner and address: 37 Batavia City Centre, Batavia, NY 14020

Project Closing Date: 03/01/2009

Purpose: Renovation of adjoining office to expand existing dental facility - Qualifies as unique facility

Estimated project amount: \$300,000

Amount of tax exemptions: Sales Tax: \$13,600  
Mortgage Tax: \$0  
Property Tax: \$13,905  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated Jobs: Created - 8  
Retained – 14

Name of Project: **Sanzo & Sons, Inc. – For Profit Corporation**

Project number: 1801 09 06 A

Project owner and address: 11 Apollo Drive., Batavia, NY 14020

Project Closing Date: 12/04/2009

Purpose: Expansion of existing beverage distributor facility

Estimated project amount: \$250,000

Amount of tax exemptions: Sales Tax: \$16,000  
Mortgage Tax: \$3,125  
Property Tax: \$11,191  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 3  
Retained – 17

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Name of Project: **BGW Properties – For Profit Corporation**

Project number: 1801 09 07 A

Project owner and address: 413 Garden Dr., Batavia, NY 14020

Project Closing Date: 12/03/2009

Purpose: Construction of 4,000 square foot facility that will be leased to a wholesale distribution company that outgrew its space at former facility.

Estimated project amount: \$110,000

Amount of tax exemptions: Sales Tax: \$5,600  
Mortgage Tax: \$1,375  
Property Tax: \$29,862  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated Jobs: Created - 1  
Retained – 3

Name of Project: **Vanderhoof Electric Supply – For Profit Corporation**

Project number: 1801 09 08 A

Project owner and address: 385 West Main Street., Batavia, NY 14020

Project Closing Date: 12/01/2009

Purpose: Asset purchase of wholesale electric supply company and purchase of computer warehouse management system and upgrade to building facade

Estimated project amount: \$1,370,000

Amount of tax exemptions: Sales Tax: \$6000  
Mortgage Tax: \$3,750  
Property Tax: \$6,542  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 1  
Retained – 8

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Name of Project: **Jeffres Ag Service – For Profit Corporation**

Project number: 1801 09 09 A

Project owner and address: Jeffres Ag Service, LLC  
6905 Ellicott Street Road, Pavilion, NY 14525

Project Closing Date: 01/01/2010

Purpose: Relocation of exterior tanks to make room for 2,500 square foot addition connecting two existing storage buildings and renovation of storage building into a 600 square foot office.

Estimated project amount: \$250,000

Amount of tax exemptions: Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax: \$5,158.00  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated Jobs:  
Created - 0  
Retained – 5

Name of Project: **PARC Darien Lake, LLC.**

Project number: 1801 10 02 A

Project owner and address: Route 77 / Alleghany Rd. Darien Center, NY 14040

Project Closing Date: 03/11/2010

Purpose: Darien Lake \$7M capital investment in a water park expansion at the site.

Estimated project amount: \$8,400,000

Amount of tax exemptions: Sales Tax: \$383,200  
Mortgage Tax: 0  
Property Tax: \$48,746  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs:  
New – 0  
Retained – 0

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Name of Project: **Pineyard Acres, LLC (Odyssey Controls) – For Profit Company**

Project number: 1801 10 06A

Project owner and address: 6256 Clinton Street, Stafford, NY 14143

Project Closing Date: 02/01/2011

Purpose: Construction of a 4,200 sq. ft. addition to engineering consulting firm.

Estimated Project Amount: \$355,000

Amount of Tax Exemptions: Sales Tax: \$14,600  
Mortgage Tax: \$4,063  
Property Tax: \$29,512  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation plus 80% of added value

Estimated Jobs: New – 4  
Retained – 8

Name of Project: **Rochester Gas & Electric Corp. – For Profit Company**

Project number: 1801 10 07A

Project owner and address: 6917 West Bergen Rd., Bergen, NY 14146

Project Closing Date: 02/01/2011

Purpose: Construction of 2,600 ft. of gas main and 1,800 ft. of gas service facilities for the benefit of the Byron Bergen Central School District's capital and school renovation project.

Estimated Project Amount: \$646,000

Amount of Tax exemptions: Sales Tax: \$25,840  
Property Tax: \$450,650  
Years 1 Pays full taxes  
Years 3 – 21: 100% exempt from ad valorem taxation

Estimated Jobs: Not applicable: infrastructure only project

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Name of Project: **Darien Lake Hospitality, LLC**

Project number: 1801 10 08 A

Project owner and address: 8250 Park Rd. Batavia, NY 14020

Project Closing Date: 02/01/2011

Purpose: The company is planning an indoor waterpark in the existing footprint of the hotel and indoor pool area. GCEDC is assisting the project with a sales and mortgage tax exemption and a PILOT on the incremental increase in assessed value.

Estimated project amount: \$1,500,000

Amount of tax exemptions: Sales Tax: \$60,000  
Mortgage Tax: \$12,813  
Property Tax: \$18,810  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Name of Project: **Call Farms, Inc. (Monroe Tractor) – For Profit Corporation**

Project number: 1801 11 02 A

Project owner and address: Call Farms, Inc.  
7941 Oak Orchard Road, Batavia, NY 14020

Project Closing Date: 03/01/2011

Purpose: 6,000 sq. ft. expansion of facility leased to Monroe Tractor. Includes interior and exterior improvements.

Estimated project amount: \$514,000

Amount of tax exemptions: Sales Tax: \$20,560  
Property Tax: \$39,287  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 4  
Retained – 20

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Name of Project: **Graham Corporation – For Profit Corporation**

Project number: 1801 11 03 A

Project owner and address: 20 Florence Avenue, Batavia, NY 14020

Project Closing Date: 08/01/2011

Purpose: 10,000 square foot expansion

Estimated project amount: \$1,870,455

Amount of tax exemptions: Sales Tax: \$36,818  
Property Tax: \$89,088  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 30  
Retained –278

Name of Project: **Alpina Foods, LLC (Project NY Dairy) – For Profit Corporation**

Project number: 1801 11 07 A

Project owner and address: 5011 AgPark Drive, Batavia, NY 14020

Project Closing Date: 01/01/2012

Purpose: Construction of a 28,000 sq. ft. yogurt manufacturing facility on 10 acres of land in the Genesee Valley Agri-Business Park.

Estimated project amount: \$17,800,000

Amount of tax exemptions: Sales Tax: \$260,000  
Mortgage Tax: \$48,750  
Property Tax: \$458,346  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 50  
Retained –0

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Name of Project: **Berkshire Hospitality, LLC (Project Motel 2010) – For Profit Corporation**

Project number: 1801 11 08A

Project owner and address: Commerce Drive, Batavia, NY 14020

Project Closing Date: 10/01/2011

Purpose: Construction of a 41,000 sq. ft. 4-story Holiday Inn Hotel consisting of approximately 80 rooms, a fitness room, and an indoor pool.

Estimated project amount: \$3,500,000

Amount of tax exemptions: Sales Tax: \$112,000  
Mortgage Tax: \$37,500  
Property Tax: \$400,316  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 19  
Retained – 0

Name of Project: **Marktec Products, Inc. – For Profit Corporation**

Project number: 1801 11 09 A

Project owner and address: 8785 AgPark Dr., Batavia, NY 14020

Project Closing Date: 11/01/2011

Purpose: A food processing supplier of marking and labeling products, the company is constructing a 5,000 sq.ft. building on 2 acres of land in the Genesee Valley Agri-Business park.

Estimated project amount: \$557,000

Amount of tax exemptions: Sales Tax: \$18,800  
Mortgage Tax: \$5,570  
Property Tax: \$32,739  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 2  
Retained – 4



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Name of Project: **Adams Welding and Fabrication - For Profit Corporation**

Project number: 1801 11 10 A

Project owner and address: 5782 Main Road, Stafford, NY 14143

Project Closing Date: 12/01/2011

Purpose: Construction of a 5,616 sq. ft. building. The company is a welder and fabricator mainly to the agriculture industry.

Estimated project amount: \$175,000

Amount of tax exemptions: Sales Tax: \$5,200  
Mortgage Tax: \$1,625  
Property Tax: \$39,131  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 0  
Retained –1

Name of Project: **Tri County Welding – For Profit Corporation**

Project number: 1801 12 01 A

Project owner and address: 649 East Main Street, Batavia, NY 14020

Project Closing Date: 01/19/2012

Purpose: Construction of a 2,975 sq.ft. addition to support an increase in business.

Estimated project amount: \$111,000.00

Amount of tax exemptions: Sales Tax: \$4,440  
Mortgage Tax: \$938  
Property Tax: \$24,945  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 3  
Retained –5

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Name of Project: **Lassiter/University Eye – For Profit Corporation**

Project number: 1801 12 04 A

Project owner and address: 217 Summit Street, Batavia, NY 14020

Project Closing Date: 09/01/2012

Purpose: Construction of a 1,961 sq. ft. addition

Estimated project amount: \$755,000

Amount of tax exemptions: Sales Tax: \$26,000  
Mortgage Tax: \$0  
Property Tax: \$52,547  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 6  
Retained – 7

Name of Project: **R and D Electronics – For Profit Corporation**

Project number: 1801 12 05 A

Project owner and address: 5272 Clinton Street Road, Batavia, NY 14020

Project Closing Date: 07/01/2012

Purpose: Construction of a 10,800 sq. ft. warehouse addition that will house their electronic refurbishment business.  
The company will use the existing space to expand their EBay business.

Estimated project amount: \$312,000

Amount of tax exemptions: Sales Tax: \$10,800  
Mortgage Tax: \$2,500  
Property Tax: \$76,794  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 6  
Retained – 6

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Name of Project: **Perry Vet – For Profit Corporation**

Project number: 1801 12 07 A

Project owner and address: 3699 West Main Street Road, Batavia, NY 14020

Project Closing Date: 06/12/2012

Purpose: Purchase of the former Batavia Animal Hospital and construction of a new 6,300 sq. ft. hospital behind the existing facility which will be demolished

Estimated project amount: \$1,733,000

Amount of tax exemptions: Sales Tax: \$76,960  
Mortgage Tax: \$16,250  
Property Tax: \$80,994  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 5  
Retained – 11

Name of Project: **Steval LLC LeRoy Motors – For Profit Corporation**

Project number: 1801 12 11 A

Project owner and address: 7000 West Main Road, LeRoy, NY 14482

Project Closing Date: 08/01/2012

Purpose: Construction of a 2,400 ft. facility including an interior renovation project of current facility.

Estimated project amount: \$785,000

Amount of tax exemptions: Sales Tax: \$33,600  
Mortgage Tax: \$9,375  
Property Tax: \$72,606  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 3  
Retained – 35

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Name of Project: **CLP Darien Lake, LLC - For Profit Corporation**

Project number: 1801 13 01 A

Project owner and address: 9993 Alleghany Rd, Darien Ctr, NY 14020

Project Closing Date: 07/11/2013

Purpose: New park attractions and construction of new accommodations.

Estimated project amount: \$5,200,000

Amount of tax exemptions: Sales Tax: \$181,600  
Mortgage Tax: \$0  
Property Tax: \$147,939  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 6  
Retained – 422

Name of Project: **Batavia Hospitality, Inc. - For Profit Corporation**

Project number: 1801 13 02 A

Project owner and address: 202 Oak Street, Batavia, NY 14020

Project Closing Date: 03/26/2013

Purpose: Improvements to the Super 8 hotel in the City of Batavia.

Estimated project amount: \$530,000

Amount of tax exemptions: Sales Tax: \$28,000  
Mortgage Tax: \$0  
Property Tax: \$54,198  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 5  
Retained – 16

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Name of Project: **Reed Batavia Properties, LLC - For Profit Corporation**

Project number: 1801 13 03 A

Project owner and address: 39 Washington Ave, Batavia, NY 14020

Project Closing Date: 03/26/2013

Purpose: Purchase and renovate the former Batavia School Admin Building into a medical/office building.

Estimated project amount: \$1,525,000

Amount of tax exemptions: Sales Tax: \$52,000  
Mortgage Tax: \$12,500  
Property Tax: \$76,361  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 6  
Retained – 0

Name of Project: **COR Veterans Memorial Drive Company, LLC - For Profit Corporation**

Project number: 1801 13 05 A

Project owner and address: 4180 Veterans Memorial Drive, Batavia, NY 14020

Project Closing Date: 07/31/2013

Purpose: "Umbrella" application for incentives for an adaptive re-use project at the Batavia Towne Center. Adapting the former Lowes building and add additional sq. ft. to attract three new national retailers to the space.

Estimated project amount: \$7,000,000

Amount of tax exemptions: Sales Tax: \$336,000  
Mortgage Tax: \$56,250  
Property Tax: \$622,833  
Year 1 - Pays full taxes on base valuation plus 40% of added value  
Year 2 -3 - Pays full taxes on base valuation plus 50% of added value  
Year 4 - 5 - Pays full taxes on base valuation plus 60% of added value  
Year 6 - 7 - Pays full taxes on base valuation plus 70% of added value  
Year 8 - 9 - Pays full taxes on base valuation plus 80% of added value  
Year 10 - Pays full taxes on base valuation plus 90% of added value

Estimated jobs: New – 120  
Retained – 0

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Name of Project: **Imagination Industries, LLC - For Profit Corporation**

Project number: 1801 13 07 A

Project owner and address: 8240 Buffalo Road, Bergen, NY 14416

Project Closing Date: 07/19/2013

Purpose: Build and outfit a 7015 square foot building to house an indoor firing range, gunsmith shop and training facility to teach the proper use and safe operation of firearms.

Estimated project amount: \$398,812

Amount of tax exemptions: Sales Tax: \$19,970  
Mortgage Tax: \$3,750  
Property Tax: \$63,195  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 10  
Retained – 0

Name of Project: **Yancey Fancy**

Project number: 1801 13 14A

Project owner and address: 857 Main Road, Corfu, NY 14036

Project Closing Date: 10/03/2013

Purpose: The Company plans to build a new facility within the BETP located in Pembroke, NY. They would like to purchase approx. 12 acres within the BETP. And build a 112,000 sq. ft. facility.

Estimated project amount: \$20,671,000

Amount of tax exemptions: Sales Tax: \$638,608  
Mortgage Tax: \$233,388  
Property Tax: \$735,336  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 50  
Retained – 108

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Name of Project: **Graham Corporation - For Profit Corporation**

Project number: 1801 13 17 A

Project owner and address: 20 Florence Street, Batavia, NY 14020

Project Closing Date: 08/01/2013

Purpose: Renovation of old plant areas, a new bay will be constructed and renovate more office and manufacturing areas. In addition, a new building will be constructed on the site.

Estimated project amount: \$5,500,000

Amount of tax exemptions: Sales Tax: \$240,000  
Mortgage Tax: \$0  
Property Tax: \$337,658  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 30  
Retained – 311

Name of Project: **Tompkins Insurance Agencies, Inc.**

Project number: 1801 14 01A

Project owner and address: 90 Main Street, Batavia, NY 14020

Project Closing Date: 04/07/2014

Purpose: Purchase of 113-119 Main Street with renovations of 10,000 sq. ft. to house a dept.. Of Tompkins Insurance and a dept. of the Bank of Castile.

Estimated project amount: \$1,550,000

Amount of tax exemptions: Sales Tax: \$53,600  
Mortgage Tax: \$0  
Property Tax: \$27,891  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 2  
Retained – 10

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Name of Project: **Mega Properties, Inc.**

Project number: 1801 14 03A

Project owner and address: 4330 Commerce Drive, Batavia, NY 14020

Project Closing Date: 06/16/2014

Purpose: 20,000 sq.ft. expansion

Estimated project amount: \$775,000

Amount of tax exemptions: Sales Tax: \$39,200  
Mortgage Tax: \$6,250  
Property Tax: \$144,648  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 6  
Retained – 11

Name of Project: **RJ Properties, LLC**

Project number: 1801 14 06A

Project owner and address: 7000 Apple Tree Ave, Bergen, NY 14416

Project Closing Date: 08/01/2014

Purpose: Building an addition consisting of: Approx. 81,400 sq.ft. of production and warehouse space; approx. 7,600 sq.ft. of research, development and test facilities; approx. 11,000 sq.ft. of office, display, auditorium and training space; production and test equipment - CNC machining center, powder coat system

Estimated project amount: \$9,835,000

Amount of tax exemptions: Sales Tax: \$377,600  
Mortgage Tax: \$93,750  
Property Tax: \$863,577  
Years 1 - Pays full taxes on base valuation  
Years 2– 5 Pays full taxes on base valuation, plus 10% of added value  
Years 6 – 7 Pays full taxes on base valuation, plus 40% of added value  
Years 8 – 9 Pays full taxes on base valuation, plus 60% of added value  
Years 10 – 11 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 27  
Retained – 140



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Name of Project: **U.S. Gypsum Company**

Project number: 1801 14 08A

Project owner and address: 2750 Maple Avenue

Project Closing Date: 11/01/2014

Purpose: The company will be upgrading its Oakfield, NY paper mill. The project includes replacing and relocating the hydropulper and retrashing equipment, stock cleaning, and manila production.

Estimated project amount: \$23,650,000

Amount of tax exemptions: Sales Tax: \$132,960  
Mortgage Tax: \$0  
Property Tax: \$242,788  
Years 1 – 10 Pays full taxes on fixed \$1.8M

Estimated jobs: New – 12  
Retained – 98

Name of Project: **Manning Squires Hennig Co. Inc. (Phase 1)**

Project number: 1801 15 04A

Project owner and address: 8426 Seven Springs Road, Batavia, NY 14020

Project Closing Date: 06/25/2015

Purpose: The company is planning to expend their corporate office and maintenance facilities in the Town of Batavia. A new 5,000 sq. ft. shop will be constructed. Two additions will be constructed on the main building addition 4,500 sq. ft. of office space. The existing shop and office space will be renovated as part of this project as well.

Estimated project amount: \$2,200,000

Amount of tax exemptions: Sales Tax: \$107,200  
Mortgage Tax: \$21,875  
Property Tax: \$86,454  
Years 1 - 2 Pays full taxes on base valuation  
Years 3- 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New - 5  
Retained - 88

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Name of Project: **ADK Hospitality, LLC**

Project number: 1801 15 05A

Project owner and address: 8315 Park Road, Batavia, NY 14020

Project Closing Date: 09/01/2015

Purpose: The company plans to build an 82 room hotel in a 4 story art deco structure to be constructed on property to be conveyed to applicant by Western Region Off Track Betting. The hotel will be connected by an enclosed passage way to Batavia Downs Gaming's facility and will serve as an important amenity to the gaming, restaurant, banquet and racing activities at Batavia Downs.

Estimated project amount: 5,489,000

Amount of tax exemptions: Sales Tax: \$262,720  
Mortgage Tax: \$46,113  
Property Tax: \$329,358  
Years 1 - 6 Pays full taxes on base valuation, plus 50% of added value  
Years 7 Pays full taxes on base valuation, plus 60% of added value  
Years 8 Pays full taxes on base valuation, plus 70% of added value  
Years 9 Pays full taxes on base valuation, plus 80% of added value  
Years 10 Pays full taxes on base valuation, plus 90% of added value

Estimated jobs: New - 25  
Retained - 0

Name of Project: **O-AT-KA Milk Products Cooperative, Inc.**

Project number: 1801 15 06A

Project owner and address: 700 Ellicott Street, Batavia, NY 14020

Project Closing Date: 10/01/2015

Purpose: The company plans to build warehousing buildings consisting of approx 205,000 sq. ft. of new space combined between 2 new buildings adjacent and contiguous with the existing plant/warehouse structure.

Estimated project amount: \$20,990,000

Amount of tax exemptions: Sales Tax: \$718,561  
Mortgage Tax: \$0  
Property Tax: \$1,548,050  
Years 1 - 2 Pays full taxes on base valuation  
Years 3- 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 - 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 - 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 - 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New - 21  
Retained - 334

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Name of Project: **Reinhart Enterprises, Inc.**

Project number: 1801 15 07A

Project owner and address: 36 Swan Street, Batavia, NY 14020

Project Closing Date: 10/01/2015

Purpose: The company is adding 16,000 sq. ft. of additional warehousing space at their 36 Swan St. facility for their growing distribution center customer.

Estimated project amount: \$600,000

Amount of tax exemptions: Sales Tax: \$28,800  
Mortgage Tax: \$7,500  
Property Tax: \$146,160  
Years 1-2 Pays full taxes on base valuation, plus 0% of added value  
Years 3-4 Pays full taxes on base valuation, plus 20% of added value  
Years 5-6 Pays full taxes on base valuation, plus 40% of added value  
Years 7-8 Pays full taxes on base valuation, plus 60% of added value  
Years 9-10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New - 6  
Retained - 14

Name of Project: **Genesee County Chamber of Commerce**

Project number: 1801 16 01A

Project owner and address: 8276 Park Rd., Batavia, NY 14020

Project Closing Date: 01/29/2016

Purpose: The company would like to purchase an existing building and renovate it for use of its offices as well as the County's tourism office.

Estimated project amount: \$930,000

Amount of tax exemptions: Sales Tax: \$40,000  
Mortgage Tax: \$4,875  
Property Tax: \$26,660  
Years 1-2 Pays full taxes on base valuation, plus 0% of added value  
Years 3-4 Pays full taxes on base valuation, plus 20% of added value  
Years 5-6 Pays full taxes on base valuation, plus 40% of added value  
Years 7-8 Pays full taxes on base valuation, plus 60% of added value  
Years 9-10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New - .5  
Retained - 6

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Name of Project: **Alpina Foods, Inc.**  
Project number: 1801 16 03A  
Project owner and address: 5011 Ag Park Drive W, Batavia, NY 14020  
Project Closing Date: 05/05/2016  
Purpose: The company is putting on a 3,200 sq. ft. addition to add a new bottle filling machine.  
Estimated project amount: \$1,090,383  
Amount of tax exemptions: Sales Tax: \$15,408  
Property Tax: \$59,154  
Years 1-2 Pays full taxes on base valuation, plus 0% of added value  
Years 3-4 Pays full taxes on base valuation, plus 20% of added value  
Years 5-6 Pays full taxes on base valuation, plus 40% of added value  
Years 7-8 Pays full taxes on base valuation, plus 60% of added value  
Years 9-10 Pays full taxes on base valuation, plus 80% of added value  
Estimated jobs: New - 0  
Retained - 23

Name of Project: **Mega Properties, Inc.**  
Project number: 1801 16 04A  
Project owner and address: 4330 Commerce Drive, Batavia, NY 14020  
Project Closing Date: 12/01/2016  
Purpose: The company is planning on adding an additional 25,000 sq. ft. that will maximize their footprint on the 3 acre parcel.  
Estimated project amount: \$1,150,000  
Amount of tax exemptions: Sales Tax: \$54,800  
Mortgage Tax: \$10,650  
Property Tax: \$159,666  
Estimated jobs: New - 0  
Retained - 11

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Name of Project: **HP Hood, LLC**

Project number: 1801 17 01A

Project owner and address: 5140 Ag Park Drive, Batavia, NY 14020

Project Closing Date: 06/30/2017

Purpose: The company is planning on acquiring, refurbishing and restarting the current idle Muller Quaker Dairy processing plant.

Estimated project amount: \$205,662,500

Amount of tax exemptions: Sales Tax: \$4,728,416  
Mortgage Tax: \$0  
Property Tax: \$4,374,074

Estimated jobs: New - 230  
Retained - 0

Name of Project: **Genesee & Mohawk Valley Railroad Co., Inc**

Project number: 1801 17 04A

Project owner and address: One Mill Street, Suite 101, Batavia, NY 14020

Project Closing Date: 08/15/2017

Purpose: Expansion of their cross dock facility.

Estimated project amount: \$1,011,000

Amount of tax exemptions: Sales Tax: \$42,912  
Mortgage Tax: \$0  
Property Tax: \$99,226

Estimated jobs: New - 0  
Retained - 10

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Name of Project: **212 West Main Street, Inc. (Arby's)**  
Project number: 1801 17 09A  
Project owner and address: 212 West Main Street, Batavia, NY 14020  
Project Closing Date: 11/01/2017  
Purpose: Interior and exterior renovations and equipment purchases (Batavia Pathway to Prosperity Program BP2).  
Estimated project amount: \$895,000  
Amount of tax exemptions: Sales Tax: \$50,000  
Mortgage Tax: \$4,950  
Property Tax: \$11,631  
Estimated jobs: New - 5  
Retained - 8

Name of Project: **Darien Lake Holdings, LLC (d/b/a Darien Lake Theme Park Resort)**  
Project number: 1801 17 10A  
Project owner and address: 9993 Alleghany Road, Darien Center, NY 14040  
Project Closing Date: 10/26/2017  
Purpose: New rides for 2018.  
Estimated project amount: \$4,500,000  
Amount of tax exemptions: Sales Tax: \$360,000  
Mortgage Tax: \$0  
Property Tax: \$0  
Estimated jobs: New - 0  
Retained - 398

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Name of Project: **OATKA Milk Products Cooperative, LLC**  
Project number: 1801 17 11A  
Project owner and address: 700 Ellicott Street, Batavia, NY 14020  
Project Closing Date: 10/26/2017  
Purpose: Expansion to their current facility.  
Estimated project amount: \$4,300,000  
Amount of tax exemptions: Sales Tax: \$206,400  
Mortgage Tax: \$0  
Property Tax: \$163,813  
Estimated jobs: New - 0  
Retained - 308

Name of Project: **Manning Squires Hennig, Co. Inc (Phase II)**  
Project number: 1801 17 12A  
Project owner and address: 8426 Seven Springs Road, Batavia, NY 14020  
Project Closing Date: 10/26/2017  
Purpose: Purchase of equipment.  
Estimated project amount: \$600,000  
Amount of tax exemptions: Sales Tax: \$48,000  
Estimated jobs: New - 0  
Retained - 88

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**Name of Project:** **Six Flags Darien Lake – For Profit Corporation**

Project number: 1801 04 16 A

Project owner and address: Six Flags Darien Lake  
9993 Alleghany Road, Darien Center, NY 14040

Project Closing Date: 11/24/2004

Purpose: Construction and equipping of Tornado Water Slide for use by visitors to Six Flags Amusement Park.

Estimated project amount: \$1,315,000

Amount of tax exemptions: Sales Tax: \$53,625  
Mortgage Tax: \$10,520  
Property Tax: \$ 88,625  
Years 1–2 Pays 0% of Normal Tax  
Years 3–4 Pays 20% of Normal Tax  
Years 5–6 Pays 40% of Normal Tax  
Years 7- 8 Pays 60% of Normal Tax  
Years 9–10 Pays 80% of Normal Tax

Estimated jobs: New – 0

**Name of Project:** **Yancey’s Fancy, Inc. – For Profit Corporation**

Project number: 1801 04 18 A

Project owner and address: Yancey’s Fancy, Inc.  
857 Main Road, Corfu, NY 14036

Project Closing Date: 12/22/2004

Purpose: Purchase of goods & services used to construct and equip an expansion to existing facility for the manufacture, packaging and distribution of cheese products.

Estimated project amount: \$2,478,000

Amount of tax exemptions: Sales Tax: \$40,219  
Mortgage Tax: \$10,033  
Property Tax: \$ 154,330  
Years 1–2 Pays 0% of Normal Tax  
Years 3–4 Pays 20% of Normal Tax  
Years 5–6 Pays 40% of Normal Tax  
Years 7- 8 Pays 60% of Normal Tax  
Years 9–10 Pays 80% of Normal Tax

Estimated jobs: New – 25  
Retained – 58



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**Name of Project:** **Vantage Equipment, LLC – For Profit Corporation**

Project number: 1801 05 02 A

Project owner and address: 5985 Court Street Road, Syracuse, NY 13206

Project Closing Date: 11/01/2005

Purpose: Construction and equipping of approx. 14,000 sq. ft. construction equipment, sales, service and rental business

Estimated project amount: \$1,320,000

Amount of tax exemptions: Sales Tax: \$66,825  
Mortgage Tax: \$16,500  
Property Tax: \$274,111  
Years 1–2 Pays 0% of Normal Tax  
Years 3–4 Pays 20% of Normal Tax  
Years 5–6 Pays 40% of Normal Tax  
Years 7– 8 Pays 60% of Normal Tax  
Years 9–10 Pays 80% of Normal Tax

Estimated jobs: New – 16.5  
Retained – 0

**Name of Project:** **Crocker, LLC 2005 Project – For Profit Corporation**

Project number: 1801 05 04 A

Project owner and address: Crocker, LLC, 8160 Route 237, Stafford, NY 14143

Project Closing Date: 02/01/2005

Purpose: Acquisition & renovation of facility for fertilizer/seed/chemical sales business

Estimated project amount: \$170,000

Amount of tax exemptions: Sales Tax: \$5,000  
Mortgage Tax: \$2,125  
Property Tax: \$17,045 (Based on 485b schedule)  
Years 1 Pays 50% of Normal Tax  
Years 2 – 10 Increases by increments of 5% per year

Estimated jobs: New – 3  
Retained – 4

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**Name of Project:** **Stephen M. Hawley & Associates, LLC Project – For Profit Corporation**

Project number: 1801 05 05 A

Project owner and address: Stephen M. Hawley & Associates, LLC  
50 Main Street, Batavia, NY 14020

Project Closing Date: 05/01/2005

Purpose: Renovations and build-out of 4,200 sq. ft. insurance/financial services offices

Estimated project amount: \$207,000

Amount of tax exemptions: Sales Tax: 5,528  
Mortgage Tax: \$1,875  
Property Tax: \$50,328  
Year 1-2 Pays Base Valuation plus (Added Value x .00)  
Year 3-4 Pays Base Valuation plus (Added Value x .20)  
Year 5-6 Pays Base Valuation plus (Added Value x .40)  
Year 7-8 Pays Base Valuation plus (Added Value x .60)  
Year 9-10 Pays Base Valuation plus (Added Value x .80)

Estimated jobs: New – 0  
Retained – 7.5

**Name of Project:** **MEO Realty, LLC – For Profit Corporation**

Project number: 1801 05 12 A

Project owner and address: Mary O’Bear, MD, PLLC  
860 Main Road, Corfu, NY 14036

Project Closing Date: 10/01/2005

Purpose: Construct, occupy and rent an approximately 7,320 sq. ft. medical facility

Estimated project amount: \$1,040,000

Amount of tax exemptions: Sales Tax: \$40,000  
Mortgage Tax: \$12,500  
Property Tax: \$32,020  
Years 1-2 Pays Base Valuation plus (Added Value x .00)  
Years 3-4 Pays Base Valuation plus (Added Value x .20)  
Years 5-6 Pays Base Valuation plus (Added Value x .40)  
Years 7-8 Pays Base Valuation plus (Added Value x .60)  
Year 9-10 Pays Base Valuation plus (Added Value x .80)

Estimated jobs: New – 9  
Retained – 9

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**Name of Project:** **Brachefeller, LLC – For Profit Corporation**  
**Office Opened:** **11/2017**

Project number: 1801 05 14 A

Project owner and address: Brach Machine, Inc.  
4814 Ellicott Street Road, Batavia, NY 14020

Project Closing Date: 11/01/2005

Purpose: Construction and equipping of an approx. 5,000 sq. ft. addition to existing machine and tool shop

Estimated project amount: \$200,000

Amount of tax exemptions:

Sales Tax: \$8,000  
Property Tax: \$35,302  
Years 1-2 Pays Base Valuation plus (Added Value x .00)  
Years 3-4 Pays Base Valuation plus (Added Value x .20)  
Years 5-6 Pays Base Valuation plus (Added Value x .40)  
Years 7-8 Pays Base Valuation plus (Added Value x .60)  
Year 9-10 Pays Base Valuation plus (Added Value x .80)

Estimated jobs:

New – 3  
Retained – 11.5

**Name of Project:** **Provident Development Group, LLC Project – For Profit Company**

Project number: 1801 05 15 A

Project owner and address: Provident Development Group  
4430 Saile Dr. Batavia, NY 14020

Project Closing Date: 02/01/2006

Purpose: Construction of 28,000 sq. ft. office/warehouse/distribution facility

Estimated project amount: \$1,185,000

Amount of tax exemptions:

Sales Tax: \$45,600  
Property Tax: \$209,737  
Years 1-2 Pays Base Valuation plus (Added Value x .00)  
Years 3-4 Pays Base Valuation plus (Added Value x .20)  
Years 5-6 Pays Base Valuation plus (Added Value x .40)  
Years 7-8 Pays Base Valuation plus (Added Value x .60)  
Year 9-10 Pays Base Valuation plus (Added Value x .80)

Estimated jobs:

New – 12  
Retained – 12

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**Name of Project:** **S&S Limousines, Inc. – For Profit Corporation**

Project number: 1801 05 19 A

Project owner and address: Mr. Joseph Spadaro  
S&S Limousines, Inc., 7164 West Main Road, LeRoy, NY 14482

Project Closing Date: 11/01/2005

Purpose: Construction of 5,500 sq. ft. building and the purchase of equipment used in the company’s existing limousine manufacturing business

Estimated project amount: \$225,000

Amount of tax exemptions: Sales Tax: \$15,000  
Property Tax: \$15,876  
Years 1-2 Pays Base Valuation plus (Added Value x .00)  
Years 3-4 Pays Base Valuation plus (Added Value x .20)  
Years 5-6 Pays Base Valuation plus (Added Value x .40)  
Years 7-8 Pays Base Valuation plus (Added Value x .60)  
Year 9-10 Pays Base Valuation plus (Added Value x .80)

Estimated jobs: New – 13.5  
Retained – 32

**Name of Project:** **Stafford Industrial Center, LLC- For Profit Corporation**

Project number: 1801 05 20 A

Project owner and address: Stafford Industrial Center, LLC  
8000 Route 237, Stafford, NY 14143

Project Closing Date: 10/01/2005

Purpose: Purchase of machinery & equipment for use in connection with construction and equipping of approximately 40’ x 60’ pole barn for sublease as a company headquarters and equipment storage and maintenance facility.

Estimated project amount: \$140,000

Amount of tax exemptions: Sales Tax: \$5,840  
Mortgage Tax: \$1,313  
Property Tax: \$30,626  
Years 1-2 Pays Base Valuation plus (Added Value x .00)  
Years 3-4 Pays Base Valuation plus (Added Value x .20)  
Years 5-6 Pays Base Valuation plus (Added Value x .40)  
Years 7-8 Pays Base Valuation plus (Added Value x .60)  
Year 9-10 Pays Base Valuation plus (Added Value x .80)

Estimated jobs: New – 5  
Retained – 0

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**Name of Project:** **The Market (J and L Feed) – For Profit Corporation**

Project number: 1801 11 06 A

Project owner and address: 47 West Main Street, Corfu, NY 14036

Project Closing Date: 12/01/2011

Purpose: Demolition of existing glass greenhouse buildings and construction of a 3,400 sq. ft. building for use as a floral shop, fresh meat and deli market and a general store.

Estimated project amount: \$200,000

Amount of tax exemptions: Sales Tax: \$4,800  
Mortgage Tax: \$1,250  
Property Tax: \$22,011  
Years 1 – 2 Pays full taxes on base valuation plus 0% of added value  
Years 3 – 4 Pays full taxes on base valuation, plus 20% of added value  
Years 5 – 6 Pays full taxes on base valuation, plus 40% of added value  
Years 7 – 8 Pays full taxes on base valuation, plus 60% of added value  
Years 9 – 10 Pays full taxes on base valuation, plus 80% of added value

Estimated jobs: New – 3  
Retained – 0

**Name of Project:** **CLP Darien Lake, LLC**

Project number: 1801 16 02A

Project owner and address: 9993 Allegheny Rd, Darien Center, NY 14040

Project Closing Date: 03/03/2016

Purpose: The company plans to construct a Six Flume Water slide and purchase a new roller coaster train.

Estimated project amount: \$2,880,000

Amount of tax exemptions: Sales Tax: \$208,000

Estimated jobs: New - 0  
Retained - 409

Genesee County Industrial Development Agency  
D/B/A Genesee County Economic Development Center  
(a Component Unit of Genesee County)  
Schedule of Bonds and Leases Terminating During the Year  
December 31, 2017

**Name of Project:** **TJ Sheehan Distributing**

Project number: 1801 16 05A

Project owner and address: 3540 Railroad Ave., Alexander, NY 14055

Project Closing Date: 12/01/2016

Purpose: The company is planning on converting the former Cargill 37,491 sq. ft. facility in Alexander, NY to a refrigerated beverage distribution center.

Estimated project amount: \$1,678,020

Amount of tax exemptions: Sales Tax: \$69,086  
Property Tax: \$161,760

Estimated jobs: New - 9

**Name of Project:** **Muller Quaker Dairy, LLC – For Profit Corporation**

Project number: 1801 12 06 A

Project owner and address: 5140 Ag Park Drive West, Batavia, NY 14020

Project Closing Date: 08/01/2012

Purpose: Construction of a 363,000 sq. ft. food processing facility on 81 acres at the Genesee Valley Agri-Business Park.

Estimated project amount: \$206,250,000

Amount of tax exemptions: Sales Tax: \$15,436,000  
Mortgage Tax: \$0  
Property Tax: \$5,672,559  
Years 1 – 6 Pays 0% of taxes  
Years 7 – 10 Pays 50% of taxes

Estimated jobs: New – 186  
Retained – 0

**Genesee County Industrial Development Agency  
D/B/A Genesee County Economic Development Center  
(a component unit of Genesee County)  
Schedule of Land Development Agreements Outstanding  
December 31, 2017**

None