

Annual Report for Fairport Industrial Development Agency
Fiscal Year Ending:09/30/2013

Run Date: 03/06/2014
Status: CERTIFIED

Governance Information (Authority-Related)

Question	Response	URL (if applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	http://fairportced.org/industrial-development-agency/ida-projects.htm
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	http://fairportced.org/industrial-development-agency/financials.htm
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	http://fairportced.org/industrial-development-agency/board-of-directors.htm
6. Are any Authority staff also employed by another government agency?	Yes	Fairport Urban Renewal Agency
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	http://fairportced.org/industrial-development-agency/policies.htm
9. Has the Authority's mission statement been revised and adopted during the reporting period?	Yes	N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		http://fairportced.org/industrial-development-agency/ida-projects.htm

Governance Information (Board-Related)

Question	Response	URL
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):	Yes	http://fairportced.org/industrial-development-agency/committees.htm
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year	Yes	http://fairportced.org/industrial-development-agency/board-of-directors.htm
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	http://fairportced.org/industrial-development-agency/policies.htm
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	http://fairportced.org/industrial-development-agency/policies.htm
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CFO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL? Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	Yes	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	No	
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section	Yes	

	Response	URL
874(4) of GML?		

Board of Directors Listing

Name	Yaman, Donna	Name	Clark, Kevin
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	10/15/2012	Term Start Date	10/15/2012
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senator?		Confirmed by Senator?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	Yes

Board of Directors Listing

Name	Morin, Lucien	Name	Rohr, Ken
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	10/15/2012	Term Start Date	10/15/2012
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Other	Nominated By	Local
Appointed By	Other	Appointed By	Local
Confirmed by Senator?		Confirmed by Senator?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	No	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	Yes

Board of Directors Listing

Name	Unckless, Jim	Name	Mazola, Frederica
Chair of the Board	Yes	Chair of the Board	No
If yes, Chairman Designated by.	Local	If yes, Chairman Designated by.	
Term Start Date	10/15/2012	Term Start Date	10/15/2012
Term Expiration Date	09/30/2013	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senator?		Confirmed by Senator?	No
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/Allowances/Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the Authority	If Yes, Is the payment made by State or local government

Benefit Information

During the fiscal year, did the Authority continue to pay for any of the above mentioned benefits for

No

Board Members

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	Use of Corporate Cards	Personal Loans	Auto	Transpo-ration	Housing Allow-ance	Spousal / Dependent Life Insurance	Tuition Assis-tance	Multi-Year Employ-ment	None of These Benefits	Other
Unckless, Jim	Board of Directors												X	
Rohr, Ken	Board of Directors												X	
Tawman, Donna	Board of Directors												X	
Clark, Kevin	Board of Directors												X	
Morin, Lucien	Board of Directors												X	
Mazzola, Frederica	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	Use of Corporate Cards	Personal Loans	Auto	Transpo-ration	Housing Allow-ance	Spousal / Dependent Life Insurance	Tuition Assis-tance	Multi-Year Employ-ment	None of These Benefits	Other
No Data has been entered by the Authority for this section in PARIS														

Subsidiary/Component Unit Verification

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

Name of Subsidiary/Component Unit	Status	Requested Changes
Subsidiary/Component Unit Creation		
Name of Subsidiary/Component Unit		Establishment Date
Subsidiary/Component Unit Termination		
Name of Subsidiary/Component Unit	Termination Date	Termination Reason
		Proof of Termination

No Data has been entered by the Authority for this section in PARIS

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Assets

Current Assets

Cash and cash equivalents	\$1,017,007
Investments	\$1,475,927
Receivables, net	\$375,359
Other assets	\$41,670
Total Current Assets	\$2,909,963

Noncurrent Assets

Restricted cash and investments	\$0
Long-term receivables, net	\$314,784
Other assets	\$0

Capital Assets

Land and other nondepreciable property	\$128,198
Buildings and equipment	\$418,909
Infrastructure	\$0
Accumulated depreciation	\$7,628
Net Capital Assets	\$539,479
Total Noncurrent Assets	\$854,263

Total Assets	\$3,764,226
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Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

<u>Liabilities</u>	
<u>Current Liabilities</u>	
Accounts payable	\$0
Pension contribution payable	\$25,914
Other post-employment benefits	\$0
Accrued liabilities	\$202,413
Deferred revenues	\$27,186
Bonds and notes payable	\$302,717
Other long-term obligations due within one year	\$17,000
Total Current Liabilities	\$575,230
<u>Noncurrent Liabilities</u>	
Pension contribution payable	\$0
Other post-employment benefits	\$22,955
Bonds and notes payable	\$0
Long Term Leases	\$0
Other long-term obligations	\$0
Total Noncurrent Liabilities	\$22,955
Total Liabilities	\$598,185
<u>Net Asset (Deficit)</u>	
Net Asset	
Invested in capital assets, net of related debt	\$539,479
Restricted	\$250,000
Unrestricted	\$2,376,562
Total Net Assets	\$3,166,041

Annual Report for Fairport Industrial Development Agency
Fiscal Year Ending:09/30/2013

Run Date: 03/06/2014
Status: CERTIFIED

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

<u>Operating Revenues</u>	
Charges for services	\$0
Rental & financing income	\$367,316
Other operating revenues	\$29,168
Total Operating Revenue	\$396,484
<u>Operating Expenses</u>	
Salaries and wages	\$105,863
Other employee benefits	\$35,270
Professional services contracts	\$58,583
Supplies and materials	\$0
Depreciation & amortization	\$0
Other operating expenses	\$166,747
Total Operating Expenses	\$366,463
Operating Income (Loss)	\$30,021
<u>Nonoperating Revenues</u>	
Investment earnings	(\$51,619)
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	(\$1,174,002)
Total Nonoperating Revenue	(\$1,225,621)

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

<u>Nonoperating Expenses</u>	
Interest and other financing charges	\$0
Subsidies to other public authorities	\$0
Grants and donations	\$0
Other nonoperating expenses	\$0
Total Nonoperating Expenses	\$0
Income (Loss) Before Contributions	(\$1,195,600)
Capital Contributions	\$0
Change in net assets	(\$1,195,600)
Net assets (deficit) beginning of year	\$4,353,363
Other net assets changes	\$8,278
Net assets (deficit) at end of year	\$3,166,041

Current Debt

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

New Debt Issuances List by Type of Debt and Program

No Data has been entered by the Authority for this section in PARIS

Schedule of Authority Debt

Type of Debt	Statutory Authorization (\$)	Outstanding Start of Fiscal Year (\$)	New Debt Issuances (\$)	Debt Retired (\$)	Outstanding End of Fiscal Year (\$)
State Obligation					
State Guaranteed					
State Supported					
State Contingent Obligation					
State Moral Obligation					
Other State Funded					
Authority Obligation					
General Obligation					
Revenue					
Other Non-State Funded	0.00	302,717.00	0.00	0.00	302,717.00
Conduit					
Conduit Debt					
Conduit Debt - Pilot Increment Financing					

Real Property Acquisition/Disposal List

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

Personal Property

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

Property Documents

Question	Response	URL (if applicable)
1. In accordance with Section 2896(3) of PAR, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	http://fairportced.org/industrial-development-agency/ida-projects.htm
2. Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	http://fairportced.org/industrial-development-agency/policies.htm
3. In accordance with Section 2896(1) of PAR, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	

IDA Projects

General Project Information

Project Code: 004
Project Type: Straight Lease
Project Name: Box Factory

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

Total Project Amount: \$108,650.00
Benefited Project Amount: \$15,555.00

Bond/Note Amount:
Annual Lease Payment: \$108,650

Federal Tax Status of Bonds: Not For Profit: No

Date Project Approved: 05/04/1987

IDA Took Title Yes

Date IDA Took Title to Property: 05/04/1987

or Leasehold Interest:

Year Financial Assistance is Planned to End: 2045

Notes: Land lease w/PILOT, which is now equal to 100 taxes

Location of Project

Address Line1: 6 North Main Street

Address Line2: City: FAIRPORT

State: NY

Zip - Plus4: 14450

Province/Region: Country: USA

Applicant Information

Applicant Name: Frank and Frances Casa

Address Line1: 1266 west Lobster Trap Drive

Address Line2: City: GILBERT

State: AZ

Zip - Plus4: 85233

Province/Region: Country: USA

Project Tax Exemptions & PILOT Payment Information

1.

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$44,307
Local Property Tax Exemption: \$20,434
School Property Tax Exemption: \$88,360
Mortgage Recording Tax Exemption: \$0

Total Exemptions Net of RPTL Section 485-b: \$0.00
Total Exemptions: \$153,101.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$0	\$0
Local PILOT: \$0	\$0
School District PILOT: \$165,000	\$165,000
Total PILOTS: \$165,000	\$165,000

Net Exemptions: -\$11,899

Project Employment Information

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

Project Status

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

IDA Projects

General Project Information

Project Code: 002.1
Project Type: Straight Lease
Project Name: Canal East Company Inc

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

Total Project Amount: \$113,152.00
Benefited Project Amount: \$10,336.00

Bond/Note Amount:
Annual Lease Payment: \$102,816

Federal Tax Status of Bonds:
Not For Profit:

Date Project Approved: 01/01/1982
IDA Took Title Yes

Date IDA Took Title
to Property: 01/01/1982
or Leasehold Interest:

Year Financial Assistance is
Planned to End: 2045

Notes: Additional Rent/PILOT

Location of Project

Address Line1: 210 Packett's Landing

Address Line2:

City: FAIRPORT

State: NY

Zip - Plus4: 14450

Province/Region:

Country: USA

Applicant Information

Applicant Name: Mark Welker

Address Line1: 210 Packett's Landing

Address Line2:

City: FAIRPORT

State: NY

Zip - Plus4: 14450

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

2.

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$25,836
Local Property Tax Exemption: \$11,916
School Property Tax Exemption: \$51,523
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$89,275.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$0	\$0
Local PILOT: \$0	\$0
School District PILOT: \$102,816	\$102,816
Total PILOTS: \$102,816	\$102,816

Net Exemptions: -\$13,541

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be Created: 0
Average estimated annual salary of jobs to be Created: (at Current market rates): 0 To: 0
Annualized salary Range of Jobs to be Created: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained: (at Current Market rates): 0
Current # of FTEs: 165
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 165

Project Status

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

IDA Projects

General Project Information

Project Code: 002
Project Type: Straight Lease
Project Name: Canal East Company Inc

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

Total Project Amount: \$50,000.00
Benefited Project Amount: \$42,118.00

Bond/Note Amount:
Annual Lease Payment: \$50,000

Federal Tax Status of Bonds:
Not For Profit: No

Date Project Approved: 01/01/1982
IDA Took Title Yes

Date IDA Took Title: 01/01/1982
or Leasehold Interest:

Year Financial Assistance is Planned to End: 2045

Notes: Long term land lease

Location of Project

Address Line1: 11, 21, 16, 20 Parker Street

Address Line2:
City: FAIRPORT

State: NY

Zip - Plus4: 14450

Province/Region:

Country: USA

Applicant Information

Applicant Name: Mark Welker

Address Line1: Packett's Landing

Address Line2:
City: FAIRPORT

State: NY

Zip - Plus4: 14450

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

3.

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$14,532
Local Property Tax Exemption: \$6,702
School Property Tax Exemption: \$28,981
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$50,215.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$0	\$0
Local PILOT: \$0	\$0
School District PILOT: \$50,000	\$50,000
Total PILOTS: \$50,000	\$50,000

Net Exemptions: \$215

Project Employment Information

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

Project Status

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

IDA Projects

General Project Information

Project Code: 001
Project Type: Straight Lease
Project Name: Corning Tropel

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

Total Project Amount: \$47,625.00
Benefited Project Amount: \$33,793.00

Bond/Note Amount:
Annual Lease Payment: \$47,625

Federal Tax Status of Bonds: Not For Profit: No

Date Project Approved: 12/01/2001

IDA Took Title Yes

Date IDA Took Title: 12/01/2001

or Leasehold Interest:

Year Financial Assistance is: 2031

planned to End:

Notes: Long term lease. Renegotiated another
20 year term in 2011

Location of Project

Address Line1: 60 O'Connor Road

Address Line2:
City: FAIRPORT

State: NY

Zip - Plus4: 14450

Province/Region:

Country: USA

Applicant Information

Applicant Name: Corning Tropel Corporation, LLC

Address Line1: CP-AP-01-9

Address Line2:
City: CORNING

State: NY

Zip - Plus4: 14831

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

4.

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

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$60,232	\$60,323
Local PILOT: \$25,677	\$25,677
School District PILOT: \$91,047	\$91,047
Total PILOTS: \$176,956	\$177,047

Net Exemptions: -\$176,956

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of jobs to be created: 0
Average estimated annual salary of jobs to be created: 0
Created (at Current Market Rates): 0
Annualized salary Range of jobs to be Created: 0
Original Estimate of jobs to be Retained: 0
Estimated average annual salary of jobs to be retained (at Current Market Rates): 0
Current # of FTEs: 147
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 147

Project Status

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

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
4	\$292,591.0	\$494,772.0	(\$202,181)	337

Additional Comments:

The Fairport IDA debt is a note payable to the Fairport Urban Renewal Agency. The IDA's Corning Tropel project is a land lease. Corning Tropel pays all village, town, county and school taxes and has a negative benefitted amount. The land lease extends through 2021.