

Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/24/2026

Status: CERTIFIED

Certified Date: 07/08/2025

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	https://otsegonow.com/about-the-ida-and-occrc/documents-and-reports/
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	https://otsegonow.com/about-the-ida-and-occrc/documents-and-reports/
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	https://otsegonow.com/about-the-ida-and-occrc/documents-and-reports/
6. Are any Authority staff also employed by another government agency?	No	
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	https://otsegonow.com/about-the-ida-and-occrc/documents-and-reports/
9. Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		https://otsegonow.com/about-the-ida-and-occrc/documents-and-reports/

Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

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Governance Information (Board-Related)

Question	Response	URL(If Applicable)
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 a 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):		https://otsegonow.com/about-the-ida-and-occr/m/committees/
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		https://otsegonow.com/about-the-ida-and-occr/m/
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	https://otsegonow.com/uploads/COIDA%20By-laws.pdf
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	https://otsegonow.com/uploads/COIDA%20Code%20of%20Ethics.pdf
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 CEO 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 874(4) of GML?	Yes	https://otsegonow.com/uploads/COIDA%20Uniform%20Tax%20Exempt%20Policy.pdf

Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

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Board of Directors Listing

Name	Armao, Thomas	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	9/21/2017	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Gelbsman, Craig	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	7/2/2014	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	No

Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/24/2026

Status: CERTIFIED

Certified Date: 07/08/2025

Name	Kennedy, Patricia	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	9/21/2017	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Lord, Jeffrey C	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	1/6/1999	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/24/2026

Status: CERTIFIED

Certified Date: 07/08/2025

Name	Marietta, Andrew	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	2/7/2018	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	

Name	Robinson, Cheryl	Nominated By	Local
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	Elected by Board	Confirmed by Senate?	N/A
Term Start Date	12/7/2016	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/24/2026

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Certified Date: 07/08/2025

Name	Rowley, David	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	2/7/2019	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Seward, James	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	2/2/2022	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	07/26/2024	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/24/2026

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Certified Date: 07/08/2025

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 payment made by state or local government
Allen, Jordan	Administrative Assistant	Administrative and Clerical				PT	No	\$22,000.00	\$12,290.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,290.00	No	
Graves, Tammy	Innovation and Marketing Coordinator	Professional				PT	No	\$44,000.00	\$1,548.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,548.00	No	
Marino, Meaghan	Director of Finance and Administration	Professional	COIDA			FT	Yes	\$55,341.00	\$58,341.00	\$0.00	\$0.00	\$0.00	\$0.00	\$58,341.00	No	
Vargha, Nasim	Administrative Assistant	Administrative and Clerical				PT	No	\$20,800.00	\$11,130.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,130.00	No	
Zakrevsky, Jody P	CEO	Executive	COIDA			FT	Yes	\$113,000.00	\$112,792.26	\$0.00	\$0.00	\$0.00	\$0.00	\$112,792.26	No	

Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/24/2026

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Benefit Information

During the fiscal year, did the authority continue to pay for any of the above mentioned benefits for former staff or individuals affiliated with the authority after those individuals left the authority?	No
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Board Members

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
Armao, Thomas	Board of Directors												X	
Gelbsman, Craig	Board of Directors												X	
Kennedy, Patricia	Board of Directors												X	
Lord, Jeffrey C	Board of Directors												X	
Marietta, Andrew	Board of Directors												X	
Robinson, Cheryl	Board of Directors												X	
Rowley, David	Board of Directors												X	
Seward, James	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
Zakrevsky, Jody P	CEO				X									

Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/24/2026

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Certified Date: 07/08/2025

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 Authority and not independently filing reports in PARIS?	No

Name of Subsidiary/Component Unit	Status
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Request Subsidiary/Component Unit Change

Name of Subsidiary/Component Unit	Status	Requested Changes
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Request Add Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Establishment Date	Purpose of Subsidiary/Component Unit
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Request Delete Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
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Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

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Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$292,698.00
	Investments		\$400,000.00
	Receivables, net		\$944,809.00
	Other assets		\$5,386.00
	Total current assets		\$1,642,893.00
Noncurrent Assets			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$0.00
	Other assets		\$0.00
Capital Assets			
		Land and other nondepreciable property	\$4,572,240.00
		Buildings and equipment	\$0.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$0.00
		Net Capital Assets	\$4,572,240.00
	Total noncurrent assets		\$4,572,240.00
Total assets			\$6,215,133.00
Liabilities			
Current Liabilities			
	Accounts payable		\$151,659.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$5,170.00
	Deferred revenues		\$1,845.00
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$15,035.00
	Total current liabilities		\$173,709.00
Noncurrent Liabilities			

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Fiscal Year Ending: 12/31/2024

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	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$0.00
	Long term leases		\$0.00
	Other long-term obligations		\$3,244.00
	Total noncurrent liabilities		\$3,244.00
Total liabilities			\$176,953.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$4,567,151.00
	Restricted		\$0.00
	Unrestricted		\$1,471,029.00
	Total net assets		\$6,038,180.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$135,959.00
	Rental and financing income		\$160,689.00
	Other operating revenues		\$966,500.00
	Total operating revenue		\$1,263,148.00
Operating Expenses			
	Salaries and wages		\$211,322.00
	Other employee benefits		\$0.00
	Professional services contracts		\$73,968.00
	Supplies and materials		\$16,849.00
	Depreciation and amortization		\$59,437.00
	Other operating expenses		\$137,852.00
	Total operating expenses		\$499,428.00
Operating income (loss)			\$763,720.00
Nonoperating Revenues			
	Investment earnings		\$0.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$107,237.00

Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/24/2026

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	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$27,048.00
	Total nonoperating revenue		\$134,285.00
Nonoperating Expenses			
	Interest and other financing charges		\$0.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$107,237.00
	Other nonoperating expenses		\$0.00
	Total nonoperating expenses		\$107,237.00
	Income (loss) before contributions		\$790,768.00
Capital contributions			\$0.00
Change in net assets			\$790,768.00
Net assets (deficit) beginning of year			\$5,247,412.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$6,038,180.00

Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/24/2026

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Certified Date: 07/08/2025

Current Debt

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

New Debt Issuances

Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/24/2026

Status: CERTIFIED

Certified Date: 07/08/2025

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 Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation						
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit		Conduit Debt					
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS							

Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/24/2026

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Certified Date: 07/08/2025

Real Property Acquisition/Disposal List

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

Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/24/2026

Status: CERTIFIED

Certified Date: 07/08/2025

Personal Property

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

Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/24/2026

Status: CERTIFIED

Certified Date: 07/08/2025

Property Documents

Question	Response	URL (If Applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	https://otsegonow.com/wp-content/uploads/2023/03/PROPERTIES-OWNED-BY-THE-OTSEGO-COUNTY-INDUSTRIAL-DEVELOPMENT-AGENCY.pdf
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	https://otsegonow.com/uploads/COIDA%20Property%20Disposal%20Company.pdf
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	N/A

Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/24/2026

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Certified Date: 07/08/2025

IDA Projects

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3601-10-02			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Brewery Ommegang Expansion	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$22,890.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$20,974.00	
Original Project Code		School Property Tax Exemption	\$131,996.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,650,000.00	Total Exemptions	\$175,860.00	
Benefited Project Amount	\$516,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$21,945.00	\$21,945.00
Not For Profit		Local PILOT	\$20,108.00	\$20,108.00
Date Project approved	12/3/2009	School District PILOT	\$126,551.00	\$126,551.00
Did IDA took Title to Property	Yes	Total PILOT	\$168,604.00	\$168,604.00
Date IDA Took Title to Property	2/26/2010	Net Exemptions	\$7,256.00	
Year Financial Assistance is Planned to End	2026	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	27.00	
Address Line1	656 County Highway 33	Original Estimate of Jobs to be Created	6.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	COOPERSTOWN	Annualized Salary Range of Jobs to be Created	132,000.00	To: 150,000.00
State	NY	Original Estimate of Jobs to be Retained	22.00	
Zip - Plus4	13326	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	22,000.00	
Province/Region		Current # of FTEs	47.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	20.00	
Applicant Name	Brouwerj Belame	Project Status		
Address Line1	656 County Highway 33			
Address Line2				
City	COOPERSTOWN	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13326	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/24/2026

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Certified Date: 07/08/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3601-21-02			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Centrome d/b/a Advanced Biotech	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$4,270.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$3,410.00	
Original Project Code		School Property Tax Exemption	\$23,049.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,000,000.00	Total Exemptions	\$30,729.00	
Benefited Project Amount	\$4,500,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$4,270.00	\$4,270.00
Not For Profit	No	Local PILOT	\$3,410.00	\$3,410.00
Date Project approved	9/1/2021	School District PILOT	\$23,049.00	\$23,049.00
Did IDA took Title to Property	Yes	Total PILOT	\$30,729.00	\$30,729.00
Date IDA Took Title to Property	9/22/2021	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2038	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	299 County Highway 58	Original Estimate of Jobs to be Created	6.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	45,000.00	
City	MILFORD	Annualized Salary Range of Jobs to be Created	40,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13807	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	CENTROME			
Address Line1	299 County Highway 58	Project Status		
Address Line2				
City	MILFORD	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13807	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/24/2026

Status: CERTIFIED

Certified Date: 07/08/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3601-22-01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Chestnut Crossings	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$3,841.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$7,291.00	
Original Project Code		School Property Tax Exemption	\$18,512.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,250,000.00	Total Exemptions	\$29,644.00	
Benefited Project Amount	\$286,560.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$1,043.00	\$1,043.00
Not For Profit	No	Local PILOT	\$1,981.00	\$1,981.00
Date Project approved	2/24/2022	School District PILOT	\$5,029.00	\$5,029.00
Did IDA took Title to Property	Yes	Total PILOT	\$8,053.00	\$8,053.00
Date IDA Took Title to Property	11/1/2022	Net Exemptions	\$21,591.00	
Year Financial Assistance is Planned to End	2038	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	10 Chestnut Street	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	COOPERSTOWN	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13326	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	ZAED Properties, LLC			
Address Line1	6106 State Highway 28	Project Status		
Address Line2				
City	FLY CREEK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13337	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/24/2026

Status: CERTIFIED

Certified Date: 07/08/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3601-28-02				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Corning Expansion	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$10,000.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$31,901.00		
Original Project Code		School Property Tax Exemption	\$62,857.00		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$11,000,000.00	Total Exemptions	\$104,758.00		
Benefited Project Amount	\$630,047.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$8,757.00	\$8,757.00	
Not For Profit		Local PILOT	\$27,937.00	\$27,937.00	
Date Project approved	7/2/2018	School District PILOT	\$57,651.00	\$57,651.00	
Did IDA took Title to Property	Yes	Total PILOT	\$94,345.00	\$94,345.00	
Date IDA Took Title to Property	7/2/2018	Net Exemptions	\$10,413.00		
Year Financial Assistance is Planned to End	2035	Project Employment Information			
Notes	Pilots Payments Begin in 2021				
Location of Project		# of FTEs before IDA Status	175.00		
Address Line1	275 River Street	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	ONEONTA	Annualized Salary Range of Jobs to be Created	0.00 To: 0.00		
State	NY	Original Estimate of Jobs to be Retained	175.00		
Zip - Plus4	13820	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	45,000.00		
Province/Region		Current # of FTEs	175.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Corning				
Address Line1	275 River Street	Project Status			
Address Line2					
City	ONEONTA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13820	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/24/2026

Status: CERTIFIED

Certified Date: 07/08/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3601-21-01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Corning Expansion II	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$14,703,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$837,570.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	4/22/2021	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	8/31/2021	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2026	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	184.00	
Address Line1	275 River Street	Original Estimate of Jobs to be Created	9.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	80,000.00	
City	ONEONTA	Annualized Salary Range of Jobs to be Created	50,000.00	To: 100,000.00
State	NY	Original Estimate of Jobs to be Retained	175.00	
Zip - Plus4	13820	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	54,500.00	
Province/Region		Current # of FTEs	215.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	31.00	
Applicant Name	Corning			
Address Line1	275 River Street	Project Status		
Address Line2				
City	ONEONTA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13820	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/24/2026

Status: CERTIFIED

Certified Date: 07/08/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3601-22-02				
Project Type	Lease	State Sales Tax Exemption		\$13,790.00	
Project Name	Ford Block Building Restoration	Local Sales Tax Exemption		\$13,790.00	
		County Real Property Tax Exemption		\$7,461.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$23,802.00	
Original Project Code		School Property Tax Exemption		\$46,899.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$8,892,320.00	Total Exemptions		\$105,742.00	
Benefited Project Amount	\$4,500,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$3,148.00
Not For Profit	No			Local PILOT	\$10,042.00
Date Project approved	7/29/2021			School District PILOT	\$19,786.00
Did IDA took Title to Property	Yes			Total PILOT	\$32,976.00
Date IDA Took Title to Property	6/1/2022			Net Exemptions	\$72,766.00
Year Financial Assistance is Planned to End	2048	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	186-212 Main Street	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	ONEONTA	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13820	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Springbrook on behalf of Ford Block, LLC	Project Status			
Address Line1	105 Campus Drive				
Address Line2					
City	ONEONTA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13820	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/24/2026

Status: CERTIFIED

Certified Date: 07/08/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3601-13-02			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Hillside Commons	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$59,639.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$190,262.00	
Original Project Code		School Property Tax Exemption	\$374,895.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$22,990,000.00	Total Exemptions	\$624,796.00	
Benefited Project Amount	\$19,481,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$26,499.00	\$26,499.00
Not For Profit	No	Local PILOT	\$77,089.00	\$77,089.00
Date Project approved	6/27/2013	School District PILOT	\$137,315.00	\$137,315.00
Did IDA took Title to Property	Yes	Total PILOT	\$240,903.00	\$240,903.00
Date IDA Took Title to Property	10/1/2013	Net Exemptions	\$383,893.00	
Year Financial Assistance is Planned to End	2029	Project Employment Information		
Notes	Student apartments; PILOT payments do not begin until 2015			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	150 Blodgett Drive	Original Estimate of Jobs to be Created	11.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	ONEONTA	Annualized Salary Range of Jobs to be Created	18,000.00	To: 60,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13820	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Hillside Commons Oneonta, LLC			
Address Line1	300 Plaza Drive	Project Status		
Address Line2				
City	VESTAL	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13850	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/24/2026

Status: CERTIFIED

Certified Date: 07/08/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3601-13-01				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Klugo Oneonta/Bresee's	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$3,313.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$11,664.00		
Original Project Code		School Property Tax Exemption	\$20,265.00		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$4,750,000.00	Total Exemptions	\$35,242.00		
Benefited Project Amount	\$3,436,832.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$3,313.00	\$3,313.00
Not For Profit	No		Local PILOT	\$11,664.00	\$11,664.00
Date Project approved	2/1/2013		School District PILOT	\$20,265.00	\$20,265.00
Did IDA took Title to Property	Yes		Total PILOT	\$35,242.00	\$35,242.00
Date IDA Took Title to Property	2/1/2013		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2024	Project Employment Information			
Notes	Restoration and adaptive reuse for commercial and residential space of historic Bresee's building on Main Street, Oneonta; approximately 21,000 SF of residential and 7,500 SF of commercial space to be reclaimed/created				
Location of Project		# of FTEs before IDA Status	2.50		
Address Line1	155-165 Main Street/One Dietz Street	Original Estimate of Jobs to be Created	1.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	ONEONTA	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	2.50		
Zip - Plus4	13820	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-2.50		
Applicant Name	Klugo Oneonta, LLC				
Address Line1	11849 East Corning Road	Project Status			
Address Line2					
City	CORNING	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14830	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/24/2026

Status: CERTIFIED

Certified Date: 07/08/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3601-15-01				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Northern Eagle	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$6,397.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$6,289.00		
Original Project Code		School Property Tax Exemption	\$45,965.00		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$5,500,000.00	Total Exemptions	\$58,651.00		
Benefited Project Amount	\$5,500,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$0.00	\$4,727.00	
Not For Profit	No	Local PILOT	\$4,402.00	\$4,402.00	
Date Project approved	9/4/2014	School District PILOT	\$33,969.00	\$33,969.00	
Did IDA took Title to Property	Yes	Total PILOT	\$38,371.00	\$43,098.00	
Date IDA Took Title to Property	12/1/2015	Net Exemptions	\$20,280.00		
Year Financial Assistance is Planned to End	2026	Project Employment Information			
Notes	Construction of a 64,000SF building on Browne Street in Oneonta for use as a commercial and manufacturing warehouse facility for warehousing, distribution, and office space				
Location of Project		# of FTEs before IDA Status	33.00		
Address Line1	41 Browne Street	Original Estimate of Jobs to be Created	7.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	28,850.00		
City	ONEONTA	Annualized Salary Range of Jobs to be Created	23,000.00	To: 38,000.00	
State	NY	Original Estimate of Jobs to be Retained	33.00		
Zip - Plus4	13820	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	28,850.00		
Province/Region		Current # of FTEs	12.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-21.00		
Applicant Name	Northern Eagle, LLC				
Address Line1	7 Railroad Avenue	Project Status			
Address Line2					
City	ONEONTA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13820	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/24/2026

Status: CERTIFIED

Certified Date: 07/08/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3601-14-02			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Otsego Manor/Focus Ventures	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$49,373.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$9,347.00	
Original Project Code		School Property Tax Exemption	\$233,163.00	
Project Purpose Category	Continuing Care Retirement Communities	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$18,000,000.00	Total Exemptions	\$291,883.00	
Benefited Project Amount	\$18,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$14,014.00
Not For Profit	No		Local PILOT	\$2,653.00
Date Project approved	7/2/2014		School District PILOT	\$66,180.00
Did IDA took Title to Property	Yes		Total PILOT	\$82,847.00
Date IDA Took Title to Property	9/1/2014		Net Exemptions	\$209,036.00
Year Financial Assistance is Planned to End	2040	Project Employment Information		
Notes	PILOT approval process began 2013 and finalized 2014 with purchase of Otsego Manor in September 2014; PILOT payments do not begin until September 2015			
Location of Project		# of FTEs before IDA Status	231.00	
Address Line1	128 Phoenix Mills Cross Road	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	COOPERSTOWN	Annualized Salary Range of Jobs to be Created	0.00 To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	231.00	
Zip - Plus4	13326	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00	
Province/Region		Current # of FTEs	105.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-126.00	
Applicant Name	Focus Ventures/Phoenix Mills Realty	Project Status		
Address Line1	386 Route 59			
Address Line2				
City	AIRMONT	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10952	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/24/2026

Status: CERTIFIED

Certified Date: 07/08/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3601-23-03				
Project Type	Lease	State Sales Tax Exemption	\$72,039.00		
Project Name	Skyliine Hospitality LLC	Local Sales Tax Exemption	\$72,039.00		
		County Real Property Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00		
Original Project Code		School Property Tax Exemption	\$0.00		
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$23,400,000.00	Total Exemptions	\$144,078.00		
Benefited Project Amount	\$8,125,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$0.00	\$0.00
Not For Profit	No		Local PILOT	\$0.00	\$0.00
Date Project approved	12/1/2023		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	12/1/2023		Net Exemptions	\$144,078.00	
Year Financial Assistance is Planned to End	2036	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	4882 State Highway 23	Original Estimate of Jobs to be Created	14.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00		
City	HARTWICK	Annualized Salary Range of Jobs to be Created	26,000.00	To: 40,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13348	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	22.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Skyline Hospitality LLC				
Address Line1	5206 State Highway 23	Project Status			
Address Line2					
City	ONEONTA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13820	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/24/2026

Status: CERTIFIED

Certified Date: 07/08/2025

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
11	\$1,601,383.00	\$732,070.00	\$869,313.00	-98

Annual Report for Otsego County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/24/2026

Status: CERTIFIED

Certified Date: 07/08/2025

Additional Comments

The Board of Directors approved on March 27, 2025