

County of Oswego Industrial Development Agency



HealthWay Products



43 North Marina



Northland Filter



Universal Properties



East Lake Commons



Nine Mile Point Nuclear Station



Annual Report
FY 8/1/19-7/31/20

Enabling Legislation

In accordance with New York State General Municipal Law article 18-A, the County of Oswego Industrial Development Agency was formed on April 25, 1973. Section 911-b constitutes the enabling legislation for the County of Oswego Industrial Development Agency.

Section 911-b: County of Oswego Industrial Development Agency

For the benefit of the County of Oswego and the inhabitants thereof, an industrial development agency, to be known as the COUNTY OF OSWEGO INDUSTRIAL DEVELOPMENT AGENCY, is hereby established for the accomplishment of any or all of the purposes specified in title one of article eighteen-A of the General Municipal Law. It shall constitute a body corporate and politic, and be perpetual in duration. It shall have the powers and duties now or hereafter conferred by title one of article eighteen-A of the General Municipal Law upon industrial development agencies and provided that the exercise of the powers by such agency with respect to the acquisition of real property whether by purchase, condemnation or otherwise, shall be limited to the corporate limits of the county of Oswego, and such agency shall take into consideration the local zoning and planning regulations as well as the regional and local comprehensive land use plans. It shall be organized in a manner prescribed by and be subject to the provisions of title one of article eighteen-A of the General Municipal Law. Its members shall be appointed by the governing body of the county of Oswego. The agency, its members and officers and its operations and activities shall in all respects be governed by the provisions of title one of article eighteen-A of the General Municipal Law.

Board of Directors

Gary T. Toth
Chair

Nicholas M. Canale
Vice Chair

H. Leonard Schick
Secretary/Treasurer

Thomas Kells

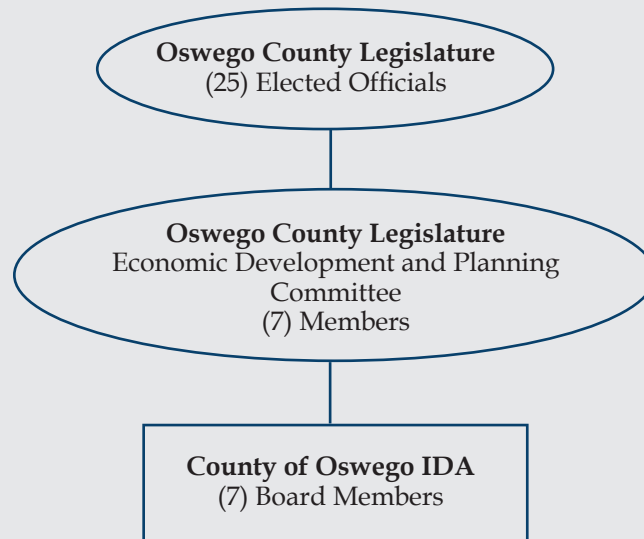
Morris Sorbello

Tim Stahl

Barry Trimble

L. Michael Treadwell, CEcD*
Chief Executive Officer

Kevin LaMontagne*
Chief Financial Officer



* Contracted administrative agreement with Operation Oswego County, Inc. for professional services.

Mission Statement

The County of Oswego Industrial Development Agency’s mission is to establish and implement sound economic development strategies in order to enhance the economic vitality of Oswego County’s businesses, industries, communities, and citizens, leading to an overall better quality of life. Key to the Agency’s mission is the creation and retention of job opportunities, diversification and strengthening of Oswego County’s economic base, and developing the local economy in a planned, organized, and environmentally compatible manner.

Goals

- To create new employment opportunities through the attraction of or the creation of new businesses;
- To create new employment opportunities through the expansion of existing businesses;
- To retain existing employment opportunities;
- To enhance and encourage capital investment by new and expanding businesses;
- To increase the County's tax base;
- To help stabilize and diversify the County's local economy;
- To help facilitate the development of essential services or businesses generally lacking in the County;
- To recognize the importance of the overall multiplier economic impacts of projects;
- To target financial assistance to key industrial clusters critical to the County's economy, including manufacturing, healthcare, education, tourism, energy, and agribusiness;
- To support the nuclear industry in Upstate New York through the Upstate Energy Jobs Coalition;
- To leverage the greatest level of private and non-IDA financial assistance as possible;
- To coordinate efforts to help improve the competitive position of businesses and spur initiatives that help to improve the overall business climate;
- To work cooperatively with local governments, economic development partners, and school districts to further economic development progress;
- To advance Oswego County's economy through regional cooperation and collaboration;
- To enhance media and educational outreach initiatives;
- To cooperate with the Oswego County Legislature to support the goals and objectives of the Economic Advancement Plan.
- To improve the quality of life in Oswego County.

Objectives

- The issuance of Private Activity Bonds (tax-exempt or taxable bonds) to finance eligible manufacturing and commercial projects. The issuance of Civic Facility Revenue Bonds (tax-exempt or taxable bonds) to finance eligible not-for-profit 501(c)(3) organizations' projects (subject to authorizing NYS legislation).
- To help support and work cooperatively with the Oswego County Civic Facilities Corporation to help finance eligible not-for-profit 501(c)(3) organizations' projects with Civic Facility Revenue Bonds.
- The issuance of tax-exempt bonds for pollution control facilities.
- The issuance of tax-exempt bonds for other projects that are eligible for financing in compliance with Federal and NYS legislation.

Objectives, cont.

- Providing to eligible and qualified businesses exemptions from real property taxes, sales and use taxes, and mortgage recording taxes consistent with the County of Oswego IDA's Uniform Tax Exemption Policy and in compliance with NYS legislation.
- Providing financial assistance to micro-enterprise businesses utilizing the County of Oswego IDA's Micro-Enterprise Economic Development Fund.
- Partnering with IDAs and EDOs in CNY to support the CNY REDC's efforts to secure CFA funding and utilize URI funding.
- Providing financial assistance to eligible and qualified businesses utilizing the County of Oswego IDA's PILOT Economic Development Fund and HUD Economic Development Fund.
- Utilizing the County of Oswego IDA's General Economic Development Fund and PILOT Economic Development Fund to enhance economic development initiatives and strategies.
- Providing financial assistance to eligible and qualified businesses utilizing the USDA Intermediary Relending Program (IRP).
- Serving as a conduit, as appropriate, to apply for and secure Federal and State government grants and/or loans for economic development projects.
- Working in collaboration with banks to support interim financing for eligible and qualified businesses that will be receiving permanent financing through the SBA 504 loan program in cooperation with Operation Oswego County, Inc.
- Assisting in acquiring, constructing, and renovating necessary and appropriate real estate, working in cooperation with Operation Oswego County, Inc., to enhance and further economic development, including industrial park properties, incubator facilities, speculative buildings, and sites, etc.
- Collecting and distributing PILOT payments to taxing authorities in accordance with the General Municipal Law of the State of New York.
- Complying with the State Environmental Quality Review Act (SEQRA) on all projects assisted by the County of Oswego IDA.
- Working in partnership with government, education, labor, business and economic development agencies to maximize development potential and sustainability of the economy in Oswego County.
- To be in compliance with all reporting and policy requirements specified by the NYS GML, NYS Office of the State Comptroller, NYS ABO and the NYS PAL.

Meetings Held

8/28/19 1/17/20
 9/26/19 2/27/20
 10/29/19 3/21/20
 11/20/19 3/25/20
 12/20/19 4/28/20
 5/19/20
 6/8/20
 6/23/20
 6/29/20
 7/28/20

Public Hearings Held

11/15/19 Strategic Domains, LLC
 11/15/19 Champlain Valley Specialty of NY, Inc.
 11/18/19 43 North Marina, LLC
 12/19/19 Bullrock Solar (Salmon River Solar)
 1/15/20 Abundant Solar Power (R1), LLC
 2/20/20 SSC Oswego, LLC
 2/21/20 ASA Volney NY Solar I, LLC
 2/24/20 SSC Scriba, LLC
 3/20/20 The Maples Assisted Living Facility, LLC
 6/4/20 DePaul Properties, Inc.
 6/4/20 GSPP 1616 County Route 12, LLC
 6/8/20 HealthWay Home Products, Inc.
 6/19/20 Nine Mile Point Nuclear Station, LLC
 6/19/20 SSC Oswego, LLC

Compliance & Reporting/Other Activities

- The ESDC Notification of Initial Allocation for the issuance of Private Activity Bonds for 2020 was \$4,126,430.
- IDA annual employment survey completed.
- Member of the Council of Development Finance Agencies.
- Returned \$8,379 to HUD as required for earned interest in 2019.
- Annual Financial Report and Audit Report filed with the NYS Office of the State Comptroller, County of Oswego and ESDC for FY ended 7/31/19.
- Maintained IDA website to comply with the Public Authorities Accountability Act (PAAA) (www.oswegocountyida.org).
- Continued an administrative agreement for professional services with Operation Oswego County, Inc. through 2020.
- Implemented “live streaming” of public hearings and board meetings subject to Open Meeting regulations. Modifications to the Open Meeting regulations, due to COVID-19, allowed the use of alternative methods.
- UTEP deviation notifications were filed with the taxing authorities for the following 11 projects:
 - Salmon River Solar, LLC - Village of Sandy Creek
 - Universal Properties of NY, LLC - Town of Mexico
 - Abundant Solar Power (R1), LLC - Town of Albion

Compliance & Reporting/Other Activities, cont.

- Strategic Domains, LLC - City of Oswego
- 43 North Marina, LLC - Town of West Monroe
- SSC Oswego, LLC - Town of Oswego
- Nine Mile Point Nuclear Station, LLC - Town of Scriba
- DePaul Properties, Inc. - City of Oswego
- GSPP 1616 County Route 12, LLC - Town of Hastings
- SSC Scriba, LLC - Town of Scriba
- ASA Volney NY Solar I, LLC - Town of Volney

- 35 Appointments of Project Operator or Agent (ST-60) filed with the NYS Department of Taxation and Finance for 12 projects:
 - East Lake Commons, LLC - City of Oswego
 - Universal Properties of NY, LLC - Town of Mexico
 - Salmon River Solar, LLC - Village of Sandy Creek
 - 43 North Marina, LLC - Town of West Monroe
 - Champlain Valley Specialty of NY, Inc. - Town of Oswego
 - Filtration Lab USA/Northland Filter - City of Oswego
 - 22 Crossroads, LLC - City of Oswego
 - LeRoi, Inc. - City of Oswego
 - Allen Chase Enterprises - Town of Scriba
 - Harbor View Square - City of Oswego
 - Atlas Fence (Harbor View Square) - City of Oswego
 - Arctic Enterprises, Inc. (Harbor View Square) - City of Oswego
 - C&D LaFace Construction (Harbor View Square) - City of Oswego
 - Demco New York Corp. (Harbor View Square) - City of Oswego
 - Division 8 Glazing, Inc. (Harbor View Square) - City of Oswego
 - Double Eight Fire Protection (Harbor View Square) - City of Oswego
 - Fleetwood Drywall (Harbor View Square) - City of Oswego
 - G.P. Land and Carpet Corp. (Harbor View Square) - City of Oswego
 - Henry E. Isaacs Quality Home Remodeling (Harbor View Square) - City of Oswego
 - Interstate Reinforcing (Harbor View Square) - City of Oswego
 - J&A Mechanical Contractors (Harbor View Square) - City of Oswego
 - J&A Plastering & Stucco Contractors (Harbor View Square) - City of Oswego
 - Margo L. Denny d/b/a Margo's Oasis (Harbor View Square) - City of Oswego
 - Otis Elevator (Harbor View Square) - City of Oswego
 - Paragon Environmental Construction (Harbor View Square) - City of Oswego
 - Pro-Temp Mechanical (Harbor View Square) - City of Oswego
 - Ramar Steel Sales (Harbor View Square) - City of Oswego
 - Spoleta Construction (Harbor View Square) - City of Oswego
 - All Wall Builders (Harbor View Square) - City of Oswego
 - Geo Hotel Co. (Water Park) - City of Oswego
 - Broadwell Construction (Geo Hotel-Water Park) - City of Oswego

Compliance & Reporting/Other Activities, cont.

- Home Leasing Construction (East Lake Commons) - City of Oswego
- Z&C Holdings of NY (43 North Marina) Town of West Monroe
- Bullrock Solar (Salmon River Solar) - Village of Sandy Creek
- Camelot Lodge, LLC (YMCA Project) - City of Oswego

- Filed RP-412-a applications to all taxing authorities in accordance with Real Property Tax Law and General Municipal Law, Section 874, for the following 9 projects:
 - Nine Mile Point Nuclear Station - Town of Scriba
 - East Lake Commons, LLC - City of Oswego
 - Salmon River Solar, LLC - Village of Sandy Creek
 - Universal Properties of NY, LLC- Town of Mexico
 - Champlain Valley Specialty of NY, Inc. - Town of Oswego
 - 22 Crossroads, LLC - City of Oswego
 - Filtration L.A.B. USA, Inc. - City of Oswego
 - Huhtamaki - City of Fulton
 - LeRoi, Inc. - City of Oswego

- Officers were: Gary T. Toth (chair), Nicholas M. Canale (vice chair), and H. Leonard Schick (secretary/treasurer).

- L. Michael Treadwell served as CEO and Kevin LaMontagne served as CFO.

- Reviewed monthly loan and lease delinquent reports.

- Continued to follow NYSEDC Best Practice Recommendations.

- Six current IDA Directors, Counsel and the CEO have completed PAAA Training sponsored by the NYSEDC, NYS ABO, or other State approved training.

- In compliance with the Public Authorities Law, filed Budget Reports for FY ending 7/31/19, 7/31/20 and 7/31/21 with the NYS ABO and County.

- Reviewed and reaffirmed the following Agency's policies:
 - Annual Assessment Policy
 - Code of Ethics
 - Conflict of Interest
 - Cyber Security Citizens' Notification Policy
 - Delinquent Loan Policy
 - Disposition of Property Guidelines
 - FOIL Policy
 - Investment Policy
 - Loan Program - Interest Rate Policy
 - Minority and Women-Owned Business Enterprise Policy
 - Mission Statement and Performance Measures
 - Project Approval Policy

Compliance & Reporting/Other Activities, cont.

- Procurement Policy
 - Recapture Policy
 - Tax-Exempt Bond Post-Issuance Compliance Policy
 - Uniform Tax-Exempt Policy
 - Use of Discretionary Funds Policy
 - Sexual Harassment Policy
 - Whistleblower Policy and Procedures
-
- Complied with the filing of the Annual Certification of Code of Ethics and Annual Financial Disclosure Statement to the County of Oswego Board of Ethics.
 - Goals of the Agency were not amended.
 - CEO continued to be authorized to be the primary Authorizer Designation for PARIS.
 - Continued the Disposition of Property Guidelines, no changes made, CEO continued to serve as the Contracting Officer as filed with the NYS OSC.
 - Annual Report for FY ended 7/31/19 was approved and posted on the Agency's website.
 - The Investment Policy was in compliance with the collateral requirements for FY ended 7/31/19.
 - Conflict of Interest Policy Annual Affirmation Statements were completed.
 - Retained, in partnership with the County of Oswego, CenterState CEO for consulting services related to reviewing the County approved Economic Advancement Plan and developing a system of tracking and monitoring progress that was completed.
 - Grossman St. Amour CPAs, PLLC conducted the audit for FY ended 7/31/19.
 - PARIS reporting for FY ended 7/31/19 was successfully completed.
 - The Agency's approval to participate in the USDA Business & Industry Guarantee Programs as a "Non-Traditional Lender" was continued to be evaluated for projects.
 - At the request of the Agency, the Oswego County Legislature has created a development corporation under 1411 of the NYS Not-for-Profit Law for the sole purpose of issuing Civic Facility Bonds for eligible 501 (c)(3) organizations. The Oswego County Civic Facilities Corporation was not active during the FY.
 - Annual Board of Directors Evaluation of Board Performance was completed in accordance to the NYS ABO Policy Guidance for 2019.
 - The Agency continued to operate the USDA Intermediary Relending Program for working capital and equipment. The Agency's application to expand the program, seeking an additional \$500,000 loan from USDA, was approved and implemented.
 - In compliance with Section 2824-a and Section 2800 of the PAL, the Agency's Mission Statement and Performance Measurements that were submitted to the NYS ABO remained unchanged.

Compliance & Reporting/Other Activities, cont.

- Continued the designation of the Secretary of State as an Agent for Service of a Notice of Claim pursuant to GML.
- The COIDA sold the 43,000 SF former Price Chopper building in the City of Oswego for the Oswego Health Behavioral Health Services project.
- Pursuant to Section 103 and Sections 142 and 144 of the Internal Revenue Code, a Tax-Exempt Bond Post-Issuance Compliance Policy was unchanged.
- The Upstate Energy Jobs Coalition was focused on supporting ongoing efforts to support the ZECs and constraints in the delivery system.
- COIDA's Authority Performance Measures Report for FY Ended 7/31/19 is in the process of being finalized.
- Supported the City of Fulton's winning application for the Central NY Downtown Revitalization Initiative \$10 million competition in Round 4 of the DRI in conjunction with OOC.
- \$100,000 in funding to support the Advanced Manufacturing Institute associated with Cayuga Community College's Fulton Campus was completed.
- An application to the Northern Border Regional Commission by the County and Town of Volney was approved for \$500,000 and approval by the COIDA to commit \$250,000 for the Oswego County Airport and Airport Industrial Park sewer extension project in cooperation with the County, City of Fulton and Town of Volney remained in place. Construction is in process.
- A comprehensive presentation on COIDA and OOC activities was made to the Oswego County Legislature's Republican caucus, as requested.
- Acknowledgment of Fiduciary Duty are on file for all COIDA Directors.
- Approved a Sexual Harassment Policy.
- With the adoption of County Resolution 098, the 10% share to support and recapitalize the Agency's PILOT EDF was suspended and all 2020 County PILOTs collected are to be returned to the County.
- The COIDA retained the C&S Companies to conduct an I&I Study associated with the OCIP in the Town of Schroepffel and the Village of Phoenix WWTP at a cost of \$15,250 and a Fulton Sewer Capacity and Sewer Flow Monitoring Study in the amount of \$36,500 to address anticipated capacity to handle increased demand associated with the Attis Industries "Green Energy Campus" project.
- The COIDA is planning to develop a 30,000 sf Manufacturing Start-up Facility on a 3-acre site in the City of Fulton at the former Nestle site. The Agency has retained C&S Companies to develop plans for the project. The Agency was awarded an \$850,000 CFA grant from ESDC in Round 9 (2019). The project is included in the Fulton DRI for funding consideration. The Agency is in the process of acquiring the site from the City of Fulton. Site Plan Review approval has been achieved from the City.
- The COIDA supported the development of a COVID-19 Emergency Relief Program working in

Compliance & Reporting/Other Activities, cont.

cooperation with OOC which administered the \$500,000 loan program to assist small businesses by providing loans up to \$10,000 for 6 months, no interest with an option to extend for 2 additional years at 3%. There were 40 businesses that participated in this program.

- The COIDA provided a 6-month deferment on all outstanding loans/leases, to businesses that requested the assistance, as another means to help due to COVID-19. There were 23 companies that participated.
- COIDA has options on property adjacent to the OCIP in the Town of Schroepfel that could add approximately 200 acres to the successful industrial park.
- The Agency adopted a Solar Projects PILOT Deviation Policy.

Project Assistance

Project	Location	Type	Projected Jobs		Financial Assistance		Total Project Cost \$	Status
			New	Ret.	Type	Amount \$		
Universal Properties	Mexico	Education/Service	10	—	S/L	196,245	638,838	Leased
					PILOT EDF	150,000		Funded
Salmon River Solar	Sandy Creek	Energy	—	—	S/L	51,250	2,635,000	Leased
43 North Marina	West Monroe	Service/Tourism	13	4	S/L	374,630	2,339,000	Leased
Champlain Valley Specialty	Oswego	Mfg	15	145	S/L	1,141,540	2,525,000	Leased
Brown Dog Wood Products	Palermo	Mfg	2	—	IRP EDF	65,000	156,631	Funded
CME Electrical Supply	Hannibal	Retail/Service	2	—	MEP EDF	25,000	128,000	Funded
Maple Hollow Farm	Hannibal	Agribusiness	2	—	MEP EDF	25,000	159,532	Funded
Huhtamaki	Fulton City	Mfg	7	—	S/L	440,026	1,030,000	Leased
Richland Solar I	Richland	Energy	3	—	S/L	683,375	2,600,000	Approved
Filtration Lab USA/Northland Filter	Oswego City	Mfg	40	26	S/L	983,050	4,200,000	Leased
22 Crossroads	Oswego City	Mixed-use	30	—	S/L	3,186,589	8,536,525	Leased
LeRoi, Inc.	Oswego City	Mfg	8	35	S/L	239,780	530,000	Leased
Camelot Lodge (Cahill Landing)	Oswego City	Housing	1	—	S/L	183,430	1,210,500	Approved
East Lake Commons	Oswego City	Mixed-use	22	—	S/L	12,041,282	26,348,869	Leased
Abundant Solar	Albion	Energy	—	—	S/L	195,760	8,204,000	Approved
ASA Volney NY Solar	Volney	Energy	—	—	S/L	310,000	9,059,207	Approved
The Maples Assisted Living Facility	Fulton City	Healthcare	38	—	HUD EDF	300,000	4,375,000	Funded
SSC Scriba	Scriba	Energy	—	—	S/L	160,000	4,030,000	Approved
HealthWay	Richland	Mfg	40	—	PILOT EDF	250,000	2,795,000	Funded
					IRP EDF	99,500		Funded
GSP	Hastings	Energy	—	—	S/L	338,600	8,465,000	Approved
DePaul Properties	Oswego City	Housing	5	—	S/L	—	19,545,000	Approved
SSC Oswego	Oswego	Energy	—	—	S/L	68,880	1,722,500	Approved
Nine Mile Point Nuclear Station	Scriba	Energy	—	858	S/L	—	—	Leased
Total			238	1,068		21,508,937	111,233,602	

Definitions for Types of Financial Assistance

- **MEP EDF--** Micro Enterprise Program Economic Development Fund
- **PILOT EDF--** Payment in Lieu of Taxes Economic Development Fund
- **General EDF--** General Economic Development Fund
- **IRP EDF--** Intermediary Relending Program Economic Development Fund
- **S/L--** Straight Lease Transaction
- **HUD EDF--** Housing and Urban Development Economic Development Fund
- **CFRB--** Civic Facility Revenue Bonds
- **PAB--** Private Activity Bonds
- **TB--** Taxable Bonds

Financing Programs

Loans/Leases Paid in Full

Project	Location	Type	Original Fin. Date	Fin. Type	Amount \$
Huhtamaki	Fulton City	Mfg.	9/99	HUD EDF	250,000
McIntosh Box & Pallet	Constantia	Mfg.	10/12	PILOT EDF	200,000
United Wire Technologies	Constantia	Mfg.	9/12	PILOT EDF	280,000
Oswego County Opportunities Senior Kitchen	Mexico	Service	2/10	PILOT EDF	348,000
OOC Spec Building	Oswego City	Mfg.	1/01	HUD EDF	400,000
OOC Spec Building	Oswego City	Mfg.	11/01	HUD EDF	375,000
Winter Harbor	Hastings	Service	7/13	PILOT EDF	79,000

Bad Debt Loans/Leases

Project	Location	Type	Original Fin Date	Fin Type	Amount \$	Bad Debt \$
The Wall Climbing Center	Oswego City	Recreation	5/11	PILOT EDF	25,000	11,747

Distribution of PILOT Payments - FY Ended 7/31/20*

	<u>Amount</u>	<u>%</u>
School Districts	\$22,460,610	65.5
City/Town/Village	\$ 2,285,710	6.7
County	<u>\$ 9,527,343</u>	<u>27.8</u>
Total:	\$34,273,663	100.0

*Inclusive of all PILOTs (RP-412-a). PILOT payments represented 67.3% of normal tax constituting a net exemption of 32.7%

Statement of Revenues and Expenditures and Changes in Net Position - FY Ended 7/31/20

Revenues	
Charges for services	\$ 424,228
Interest income	148,306
Payments in lieu of taxes	6,967
Rental income	14,428
Grant revenue	25,786
Federal Funds – loan repayments	167,856
Other revenues	30,902
Total revenues	818,473
Expenditures	
Administration	375,129
Professional fees	230,721
Grants and development	331,334
Loan issuance/Bad debt/Loss on sale of asset	600,340
Other expenses	32,549
Total expenditures	1,570,073
Change in net position	(751,600)
Net position – beginning of year	18,473,753
Net position – end of year	\$ 17,722,153

Note: Audit Report is available at www.oswegocountyida.org.

Statement of Net Position - FY Ended 7/31/20

Assets

Cash	\$ 11,009,391
Loans/lease receivable	8,036,072
Accounts Receivable	-
Project Assets, net	741,563
Total Assets	\$ 19,787,026

Liabilities

Accounts Payable	\$ 25,483
Loan Payable	570,736
Mortgage Payable	-
Deferred inflows of resources	1,468,654
Total Liabilities	\$ 2,064,873

Net Position

Net Investment in Capital Assets	\$ 741,563
Restricted Cash	8,033,522
Restricted Loans Receivable	5,582,539
Unrestricted	3,364,529
Total Net Position	\$ 17,722,153

Note: Audit Report is available at www.oswegocountyida.org.

Schedule of Bonds/Notes - FY Ended 7/31/20

Details are provided in the Audit Report which is available at www.oswegocountyida.org.

Internal Control Structure and Procedure - FY Ended 7/31/20

Details are provided in the Audit Report which is available at www.oswegocountyida.org.

Compensation Schedule - FY Ended 7/31/20

Not applicable; IDA had no employees.

Real Property Owned - FY Ended 7/31/20

Property	Address	Tax Map ID	Size (Acres)
Lake Ontario Industrial Park	249A Mitchell St., Oswego	110.68-01-01.01	49.4
Peck Road Site	Peck Road, Richland T.	071.00-02-28.01	14.25
Columbia Mills	St. Rt. 48, Minetto T.	183.02-02-04.02	89.4
Huhtamaki Site	411-419 First St., Fulton	253.24-01-02	1.66
Former Miller	Owens Road, Volney T.	254.00-05-04.05	73.0
Former Miller WWTP	Owens Road, Volney T.	254.00-05-04.09	142.74
Northstar Blvd. Site	11 Northstar Blvd., Oswego T.	163.0-01-20.05	8.34

Real Property Disposed of During FY Ended 7/31/20

One property was sold that was located at 29 E. Cayuga St. in the City of Oswego. The Tax Map ID was 128.39-04-01. The property was 4.88 acres and had a vacant 43,000 sf building. The property was sold on 8/22/19 to Oswego Hospital for \$650,000 for the purpose of establishing a Behavioral Health Services Center. The COIDA had acquired the property on 4/11/17 from the Port of Oswego Authority to develop a business incubator project. The Agency acquired the property for \$650,000. Due to delays associated with securing funding for the incubator development and the importance and critical nature of the Behavioral Health Services Center project, the Agency decided to sell the property. According to the Oswego County Real Property Tax Service, the "Full Market Value" of the property was \$650,000.

Code of Ethics

See Code of Ethics Policy listed on website at www.oswegocountyida.org.

Approval and Certification for FY Ended 7/31/20

The Annual Report of the County of Oswego IDA was approved by the Board of the Agency on October 27, 2020.

The information contained in the Annual Report for the County of Oswego IDA for FY ended 7/31/20 represents an accurate, complete and fair presentation of the Agency's activities and financial position. In compliance with the PAAA, this report will be provided to the Chair of the Oswego County Legislature, to the NYS Authority Budget Office, and be posted on the Agency's website www.oswegocountyida.org.

Certified by:  10/27/20
Gary T. Toth, Chair

 10/27/20
H. Leonard Schick, Secretary/Treasurer

 10/27/20
L. Michael Treadwell, CEO

This institution is an equal opportunity provider, and employer. To file a complaint of discrimination, write:
USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W.
Washington, D.C. 20250-9410, or call (800) 795-3272 (voice) or (202) 720-6382 (TDD).