



DIVISION OF
LOCAL GOVERNMENT AND SCHOOL ACCOUNTABILITY

Annual Performance Report on New York State's Industrial Development Agencies

FISCAL YEAR ENDING 2010



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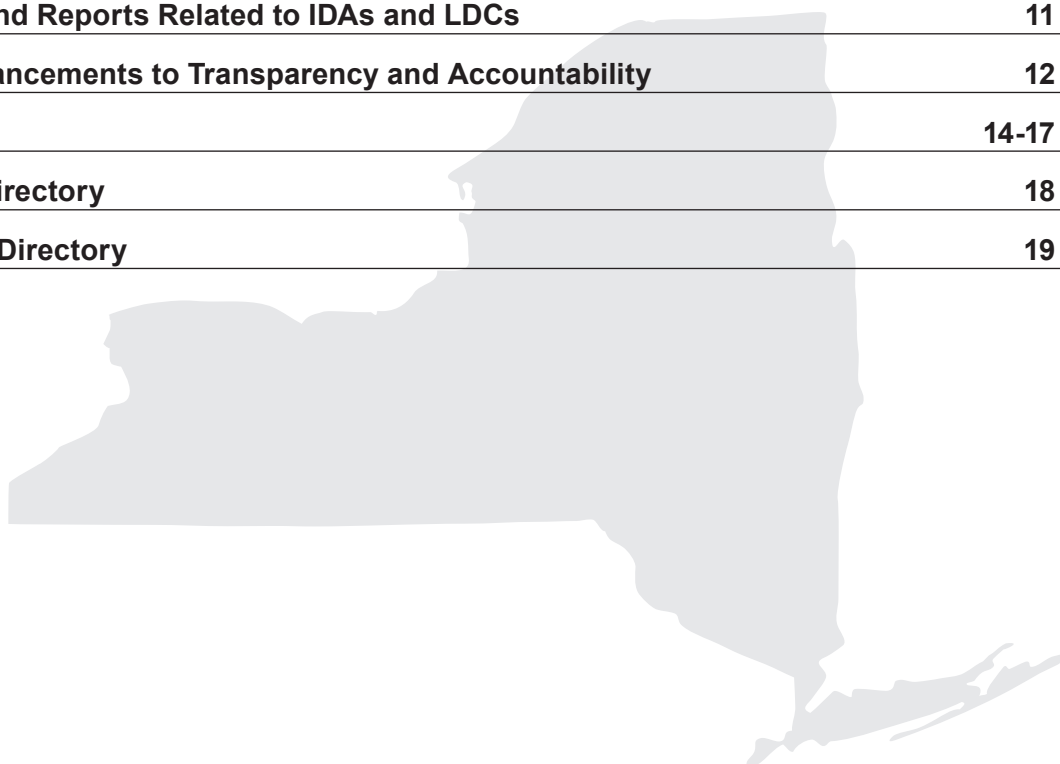
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Executive Summary

Industrial Development Agencies (IDAs) are public benefit corporations created to facilitate economic development in specific areas by attracting, retaining or expanding businesses. To accomplish this mission, IDAs can offer financial assistance in the form of tax-exempt debt financing and exemptions from property, sales and mortgage recording taxes. In return, many of the projects that benefit from IDA assistance include agreements to create new jobs or retain existing jobs in the community and make an annual payment-in-lieu-of-taxes (PILOT) to help offset the loss of revenues from the tax exemptions provided.

In 2010, the 114 active IDAs located throughout the State supported 4,444 projects and provided total tax exemptions of nearly \$1.3 billion. These tax exemptions were offset by PILOTs of \$785 million made on behalf of the assisted projects for total net exemptions of nearly \$500 million, over 90 percent of which represents exemptions from property taxes. When a property is exempt from paying taxes to the local governments in which it is located, the amount that would have been paid generally is shifted to the remaining property taxpayers. This translates to local taxpayers having to pay up to \$140 more per year, depending on where they live. On average, taxpayers downstate pay an average of \$71 more each year in taxes to compensate for the exemptions that were granted to IDA-assisted projects, while taxpayers upstate pay an average of \$82 more each year.

A new cap on the annual growth in property tax levies aimed at reducing the State's high tax burden, will also likely impact future negotiations among IDAs, local governments for whose benefit they are created and businesses, since PILOTs are factored into the formula used to calculate the annual limit on property taxes that can be raised. This is another impetus for IDAs to do a better job of highlighting the effectiveness of the projects that receive assistance. Once again, Comptroller DiNapoli is advancing legislation to enhance the transparency and accountability of IDA operations. One element of this legislation would require IDAs to conduct an evaluation of the economic impact of each completed project, including the total costs to taxpayers over the life of the project and the benefits received, as well as an assessment of whether the project met job creation and retention goals.

In addition, Comptroller DiNapoli is also advancing legislation related to local development corporations (LDCs), another economic development entity that local governments utilize. These entities can also have a bearing on the financial condition and operations of local governments, but currently cannot be directly audited by the Office of the State Comptroller (OSC). The reform proposed legislation will give OSC direct audit authority over LDCs and certain other similar types of private entities controlled by local governments, and would limit the authority of these entities to finance the operations or capital assets of local governments and thereby avoid certain laws that otherwise would be applicable to the local government.

Statewide Overview of IDA Activity in 2010

In general, IDAs are intended to promote, develop, encourage and assist in acquiring, constructing, maintaining and equipping various types of facilities, to advance the creation and retention of jobs within their jurisdictional area. In order to accomplish this goal, IDAs are authorized to offer “financial assistance” to attract, retain and expand businesses. This assistance includes exemptions from certain taxes and financing through the issuance of tax-exempt debt by the IDA.¹

Of the 114 IDAs operating in New York State in 2010, 111 filed required reports with the Office of the State Comptroller. Three IDAs – Town of Erwin IDA, City of Newburgh IDA, and City of Oneida IDA – have not filed reports from 2007 to 2010, and have subsequently had their power to grant exemptions from State taxes suspended, as required by law. Statewide, the IDAs that reported to OSC:

- Supported 4,444 projects valued at \$72.9 billion, reflecting a decline in the number of projects (133) and total project value (\$643 million) from the year before.
- Provided \$1.3 billion in total tax exemptions in 2010, which were offset by \$785 million in PILOTs, resulting in net tax exemptions of \$483 million. Between 2009 and 2010, net exemptions declined by \$13 million, or 2.6 percent.
- Employed 666,623 full-time equivalent workers in 2010, a cumulative net gain of 181,712 jobs over the life of these IDA projects.
- Had issued debt outstanding totaling \$21.2 billion, of which \$343 million represents new debt issued in 2010.

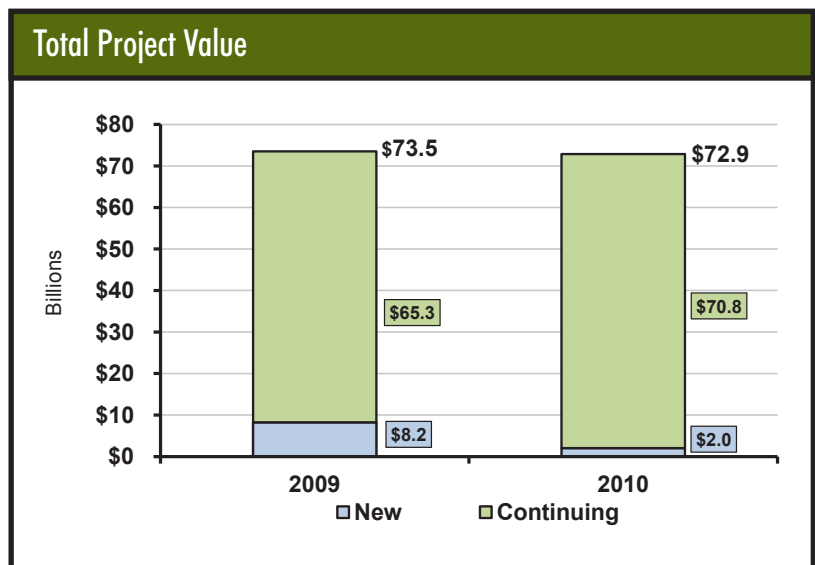
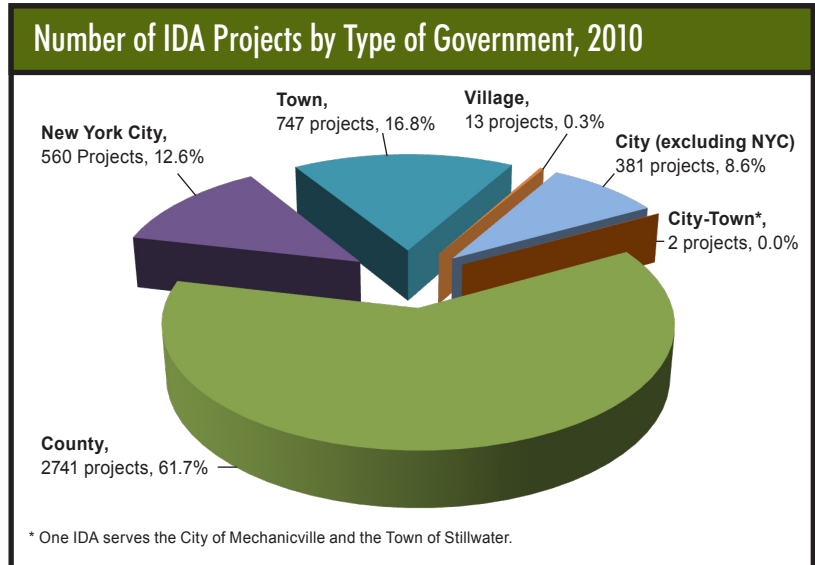
IDA Summary Statistics						
Year	IDAs	Projects	Total Project Amount	Net Tax Exemptions	Estimated Job Gain	Average Cost Per Job Gained
2010	114	4,444	\$72,861,995,669	\$483,121,013	181,712	\$2,659
2009	115	4,577	\$73,504,614,999	\$496,033,527	204,172	\$2,429
2008	115	4,471	\$65,621,175,274	\$644,955,386	195,466	\$3,300
2007	116	4,130	\$60,745,321,393	\$592,845,290	226,602	\$2,616
2006	116	3,813	\$41,020,744,110	\$455,493,469	228,925	\$1,990
Change 2009 to 2010	-1	-133	-\$642,619,330	-\$12,912,514	-22,460	\$229
Percentage Change	-0.9%	-2.9%	-0.9%	-2.6%	-11.0%	9.4%
Change 2006 to 2010	-2	631	\$31,841,251,559	\$27,627,544	-47,213	\$669
Percentage Change	-1.7%	16.5%	77.6%	6.1%	-20.6%	33.6%

¹ For more on the establishment and powers of IDAs, see *Industrial Development Agencies in New York*

IDA Projects and Project Values

IDAs have been established for every county outside of New York City, with two counties sharing one IDA – for a total of 56 county IDAs. There are also 26 city IDAs, including the New York City IDA, 27 town IDAs, 4 village IDAs, and one IDA that was jointly established for a city and a town. County IDAs sponsored the majority of all projects in 2010 (nearly 62 percent), followed by town IDAs (nearly 17 percent) and the New York City IDA (nearly 13 percent).

IDAs reported that the 4,444 projects active in 2010 were valued at \$72.9 billion. Total project value includes all aspects of the project, including those components that may not directly benefit from IDA assistance. The total value of projects declined by 0.9 percent from \$73.5 billion reported in 2009. This decrease is partially driven by the fact that no new large projects became active in 2010.² IDAs approved 209 new projects in 2010, valued at \$2.0 billion, compared to 208 new projects valued at \$8.2 billion in 2009.



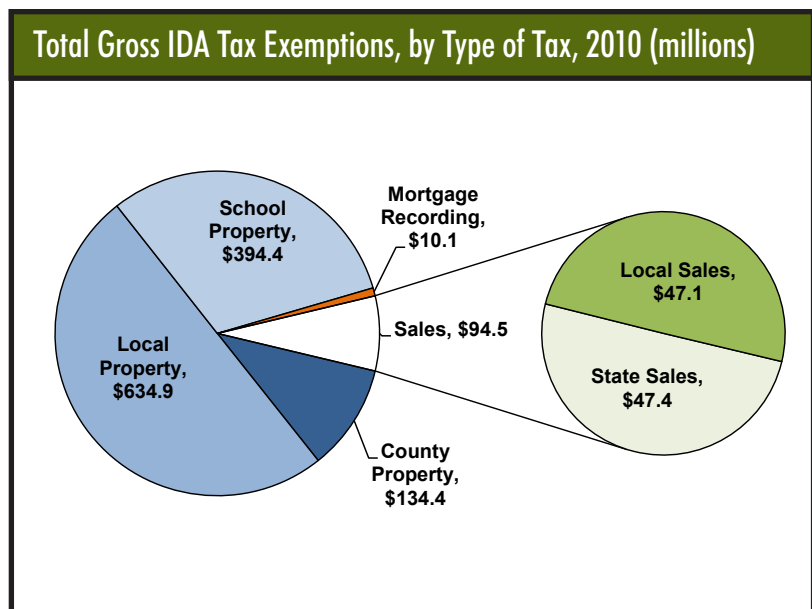
² New projects are all projects that IDAs approved during 2010, and were not included in their 2009 report.

The largest new project in 2010 was a refinancing of the debt of American Rock Salt, LLC, by the Livingston County IDA with a value of \$225 million, American Rock Salt also had another new project approved in 2010, for \$106 million.

Largest New IDA Projects in 2010 ³						
IDA	Project	Project Type	Total Project Amount (millions)	Net Exemptions (millions)	Estimated Jobs to be Created	Estimated Jobs to be Retained
Livingston County	American Rock Salt, LLC 2010 refinancing	Manufacturing	\$225	\$2.3	0	0
Herkimer County	Atlantic Wind, LLC	Other Categories	\$200	\$0.8	6	0
Livingston County	American Rock Salt Company LLC	Other Categories	\$106	\$0.0	0	0
City of Schenectady	GEMx Technologies LLC	Manufacturing	\$105	\$0.0	310	5
Steuben County	Howard Wind LLC	Transportation, Communication, Electric, Gas and Sanitary Services	\$90	\$0.5	5	0

Tax Exemptions and PILOTs

IDAs provided \$1.3 billion in gross tax exemptions in 2010. Property tax exemptions made up nearly 92 percent of the total, impacting local governments and school districts. Exemptions from school taxes accounted for 31 percent of total property tax exemptions, while exemptions from county property taxes made up 11 percent of the total and other local property taxes represented 50 percent. Sales tax exemptions made up about 7.5 percent of total exemptions, split evenly between local and State sales taxes. The remaining segment represented exemptions from mortgage recording taxes (1 percent).



³ Table includes project information (as reported by IDAs) as of December 2011. Modifications submitted after this date are not reflected.

The project which benefited from the largest tax exemption in 2010 – a \$51 million local property tax exemption – was a commercial real estate development project sponsored by the New York City IDA (One Bryant Park). Statewide, nearly 70 percent of projects benefited from tax exemptions in 2010.

Businesses receiving IDA assistance often enter into agreements to make PILOT payments to fully or partially offset the tax exemptions that are granted. For example, the One Bryant Park project mentioned above made PILOT payments that fully offset the tax exemptions provided in 2010. Sixty-two percent of tax exemptions were offset by PILOTs in 2010, ranging from PILOT payments made by the Clinton County IDA's projects that exceeded exemptions from taxes by 141 percent to no PILOTs paid by the projects of the Albany County IDA and the Town of Colonie IDA.⁴

Operating Expenses

IDAs reported operating expenses totaling \$54.3 million, or nearly \$500,000 on average, in 2010. The majority of these expenses reflect salaries and other benefits paid to IDA employees, and professional service contracts. These expenses are largely covered by revenue generated through charges for services and income from rents and financing. Total operating expenses equated to \$12,209 per project and about \$299 for each job gained by IDA projects. Notably, the five IDAs that reported no active projects did report expenses, the highest being for Village of Fairport IDA, which had almost \$482,000 in expenses despite having no active projects for at least the last five years. At the other extreme, two IDAs – City of Dunkirk and City of Port Jervis – reported no operating expenses even though they did have active projects.

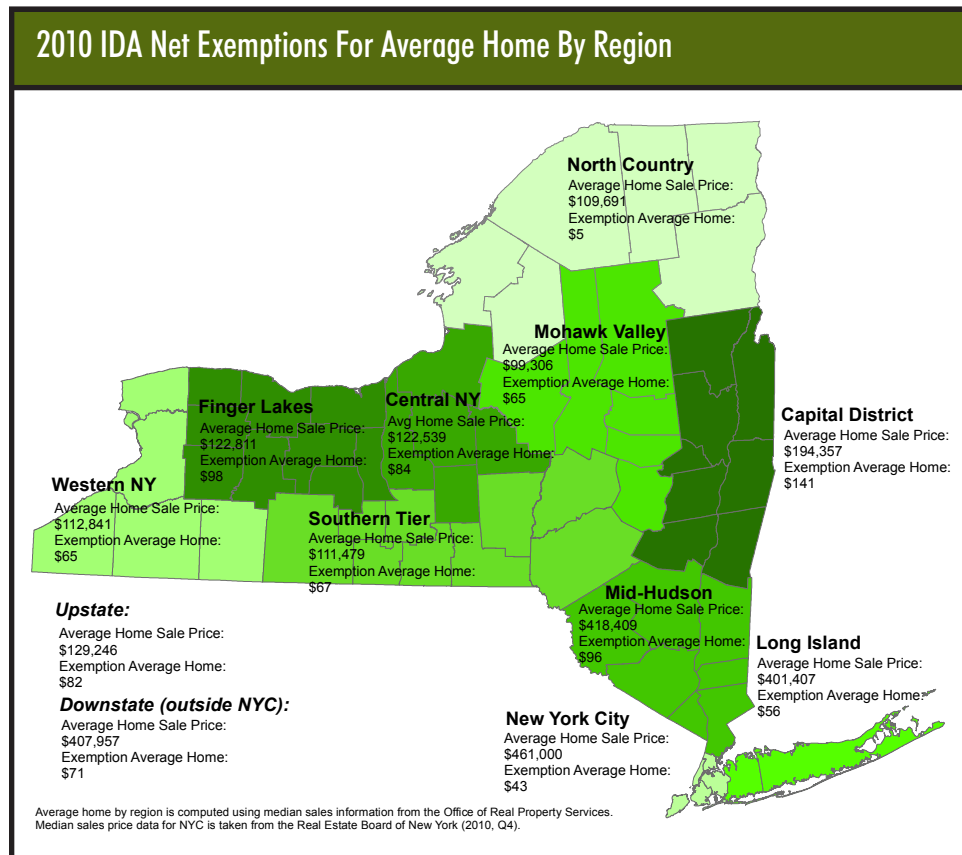
Salary Information

While IDAs are now required to collect information on salaries for all jobs supported by IDA projects, this requirement was not in place when many of the current project agreements were approved. For 2010, about 52 percent of all IDA projects reported some kind of salary data. These projects reported \$717 million in salaries for jobs created and \$946 million in salaries for jobs retained. The median range of salaries was from \$27,000 to \$40,000.

⁴ PILOTs are paid according to a negotiated agreement which may not be linked solely to the amount of real property taxes that would be levied if the project was not exempt by reason of IDA involvement; these PILOTs may also change over the life of the project.

IDA Activity by Region

When a property is exempt from paying taxes to the local governments in which it is located, the amount that would have been paid generally is shifted to the remaining taxpayers. Under this analysis, New York State taxpayers had to make up the \$483 million in net tax exemptions granted by IDAs. In order to compensate for these exemptions, an average home downstate, outside of New York City (i.e., the Long Island and Mid-Hudson regions) paid \$71 in additional taxes. An average home upstate (the rest of the State) paid \$82 in additional taxes. Taxpayers, particularly those in the higher cost regions, have every right to question whether these additional taxes are producing promised economic benefits, or conversely, if additional incentives are needed to bolster economic development.



Summary of Regional IDA Statistics

Region	Number of IDAs	Number of Projects	Total Project Value (TPV)	Net Exemptions (NE)	NE as % of TPV	Jobs Gained	Per 1,000 Population			Cost of Job Gained	NE per Average Home*	Total Debt	Total Debt Per Project
							Jobs To Be Created	Jobs To Be Retained	Jobs Gained				
Capital District	24	396	\$11,374,110,956	\$71,565,054	0.6%	26,279	22	25	24	\$2,723.23	\$140.79	\$1,481,680,254	\$3,741,617
Central NY	8	262	\$4,582,743,948	\$27,853,824	0.6%	10,425	17	37	13	\$2,671.76	\$84.30	\$1,286,992,082	\$4,912,184
Finger Lakes	11	748	\$5,567,028,534	\$50,791,966	0.9%	20,420	10	42	17	\$2,487.36	\$97.77	\$823,767,592	\$1,101,294
Mohawk Valley	8	196	\$1,619,793,350	\$17,292,375	1.1%	8,927	16	23	20	\$1,937.19	\$65.42	\$410,316,318	\$2,093,451
North Country	8	134	\$1,750,014,233	\$1,297,248	0.1%	1,652	7	19	4	\$785.50	\$4.85	\$312,386,877	\$2,331,245
Southern Tier	12	274	\$3,765,929,281	\$25,190,178	0.7%	10,828	21	31	15	\$2,326.31	\$67.08	\$724,319,500	\$2,643,502
Western NY	14	812	\$7,150,839,204	\$38,583,099	0.5%	19,847	21	26	14	\$1,944.03	\$64.54	\$1,922,941,472	\$2,368,155
Upstate	85	2,822	\$35,810,459,507	\$232,573,744	0.6%	98,378	17	30	16	\$2,364.08	\$81.68	\$6,962,404,094	\$2,467,188
Long Island	8	634	\$8,358,486,639	\$75,451,588	0.9%	40,339	12	17	14	\$1,870.46	\$55.69	\$2,321,006,290	\$3,660,893
Mid-Hudson	20	428	\$9,719,141,840	\$78,826,877	0.8%	20,910	13	14	9	\$3,769.78	\$96.14	\$1,828,967,755	\$4,273,289
Downstate	28	1,062	\$18,077,628,479	\$154,278,465	0.9%	61,249	12	16	12	\$2,518.89	\$70.96	\$4,149,974,046	\$3,907,697

* Average home by region is computed using the weighted average of median sales information from the Office of Real Property Services.

Capital District

A property taxpayer in the Capital District with a home of average value paid \$141 to compensate for the net tax exemptions offered by the 24 IDAs operating in the Capital District. The Capital District is home to the most IDAs, which assisted 396 projects in 2010. This region also had the highest job creation goal, with the projects planning to create 22 jobs per 1,000 residents, and it also had the highest job gain per capita. The Capital District also had a high total project value of any region – this was largely due to the presence of the State’s single largest IDA project in this region, the Global Foundries U.S., Inc. project worth nearly \$4.7 billion.

Central New York

The eight IDAs operating in the Central New York Region assisted 262 projects in 2010 and granted net exemptions that resulted in an additional cost of \$84 for a taxpayer with an average priced home. Two Carousel Center Facility/ DestiNY USA projects of the City of Syracuse IDA have a total value of \$1.1 billion, the highest value in the region. The debt per project of \$4.9 million is the highest in any region.

Finger Lakes

The 11 IDAs in the Finger Lakes region sponsored 748 projects, the second highest number of projects in 2010. The cost to the average homeowner of the net tax exemptions provided was \$98. The Finger Lakes region had the largest share of all new projects in the State in 2010, over one-third of the total. The highest value project in this region is Bersin Properties LLC’s \$260 million renovation and expansion of a mall supported by the Monroe County IDA. The IDA projects in the Finger Lakes focused on job retention, and reported the highest job retention goals, with 42 jobs to be retained per 1,000 residents. This outstanding debt for the IDAs in this region is \$1.1 million per project, the lowest in the State.

Long Island

A property taxpayer with an average priced home in Long Island would have paid \$56 to support the net exemptions provided by the region’s eight IDAs, which supported 634 projects. Although Long Island’s IDAs provided the second highest level of net exemptions of any region in the State, the effect per property taxpayer is diminished due to the region having the highest median home price in the State. Nassau County IDA supports the project with the highest value in the region, the \$601 million Neptune power transmission project. Long Island also had the largest share of jobs gained and the largest population among the regions.

Mid-Hudson

The Mid-Hudson Valley's 20 IDAs supported 428 projects in 2010 and offered the highest level of net tax exemptions of any region in the State. The highest value project in this region was Ridgehill Village, a \$900 million mixed-use development supported by the City of Yonkers IDA. A taxpayer with an average priced home, where median prices are second highest to Long Island, could expect to pay an additional \$96 annually to compensate for these exemptions. This region also had the highest cost per job gained, at \$3,770 per job.

Mohawk Valley

The eight IDAs in the Mohawk Valley region assisted 196 projects and granted the least amount in net tax exemptions in 2010, other than the North Country. The highest value project in this region was the \$200 million Atlantic Power wind turbine project supported by the Herkimer County IDA. A taxpayer with an average priced home could expect to pay \$65 for the exemptions granted. The Mohawk Valley has the highest proportion of manufacturing projects in the State at 41.8 percent.

North Country

The North Country's eight IDAs sponsored only 134 projects in 2010, the smallest number of any region. This probably accounts for the region also having the smallest total project value, net exemptions, and total debt. As a result, taxpayers would pay the least amount (\$5 for an average priced home) to compensate for the tax exemptions granted. The highest value project in the North Country was the \$233 million Fort Drum Mountain Community Homes project supported by the Jefferson County IDA. The projects supported by IDAs in the North Country reported nearly 1,700 jobs gained at a cost of \$786, the lowest cost per job gained.

Southern Tier

The 12 IDAs operating in the Southern Tier assisted 274 projects in 2010 and offered \$25 million in net tax exemptions which equated to \$67 per taxpayer with a home of average value in the region. The highest value project in this region was Corning Inc.'s \$275 million Sullivan Park research facility renovation and expansion supported by the Steuben County IDA. The IDAs in this region reported gaining 15 jobs per 1,000 residents at a cost of \$2,326 per job gained.

Western New York

Western New York's 14 IDAs assisted 812 projects, the largest number of any region. These projects benefited from net tax exemptions totaling \$38.6 million, which equated to a cost of nearly \$65 for taxpayers with an average priced home. The highest value project in Western New York was General Motors Corporation's \$501 million renovation and construction project supported by the Erie County IDA.

New York City

A single IDA with 560 projects serves the entire City of New York, and is unique in many ways. New York City has higher total project value, population, net exemptions, total debt, total debt per project, and cost per job gained than any region in the State. The highest value project in New York City was Chase Manhattan Bank’s \$2 billion acquisition and construction of a facility in Brooklyn.

Summary of New York City IDA Statistics													
Region	Number of IDAs	Number of Projects	Total Project Value (TPV)	Net Exemptions (NE)	NE as % of TPV	Jobs Gained	Per 1,000 Population			Cost of Job Gained	NE per Average Home*	Total Debt	Total Debt Per Project
							Jobs To Be Created	Jobs To Be Retained	Jobs Gained				
New York City	1	560	\$18,973,907,683	\$96,268,804	0.5%	22,085	11	20	3	\$4,359.01	\$43.25	\$10,042,667,300	\$17,933,334

* Average home by region is computed using median sales information from the Real Estate Board of New York (2010, Q4).

Implications of the New Property Tax Cap

Starting with fiscal years that begin in 2012, local governments and school districts are subject to a property tax levy limit, or “tax cap,” the basic principle of which is to limit the growth of property tax levies to the rate of inflation or 2 percent a year, whichever is less. This limit is adjusted for certain tax base growth and for PILOTs, so real property tax exemptions provided for IDA projects and PILOT agreement that often accompany those exemptions can affect local government and school district tax cap calculations from year to year. Procedures for overriding the tax levy limit are provided for under the law.

The local government tax cap is calculated, in part, according to the following basic formula:⁵

$$\left[\left(\text{Prior fiscal year tax levy} \times \text{Tax base growth factor} \right) + \text{PILOTs receivable in the prior fiscal year} \right] \times \text{Allowable levy growth factor (1.00 to 1.02)} - \text{PILOTs receivable in coming fiscal year} = \text{Tax Levy Limit}$$

In this calculation, the actions of IDAs can affect two elements. First, when tax exemptions are provided, that exemption could decrease the local government, or school district, Tax Base Growth Factor.⁶ Second, IDA-negotiated PILOTs for the prior fiscal year and those for the coming fiscal year must be estimated by the local government or school district when calculating the annual tax levy limit.

⁵ In addition to this basic formula, there are other elements in calculating the allowable tax levy limit for a local government, such as certain exclusions and adjustments for transfers of function. School districts have a slightly different formula. For details on the tax cap, visit: www.osc.state.ny.us/localgov/realprop/index.htm.

⁶ The tax base growth factor is derived from the quantity change factor, which, in turn, reflects the percentage by which the full value of taxable real property has changed due to a physical or quantity change. The tax base growth factor can never be less than 1.0000, regardless of the amount of property exempted. When a property’s exemption ends, it is not added to the tax base growth factor calculation.

When the total PILOTs increase from one year to the next, the formula could produce a levy limit that is actually less than what was levied the previous year. When total PILOTs decrease, the formula could result in an increase in the tax levy limit.

Since the PILOTs estimated in the tax cap calculation have a direct bearing on the total amount of taxes that can be levied without an override action, it is incumbent upon local officials at all levels to become more familiar with the various PILOT agreements under which their entities receive proceeds. The likely outcome of this new reality is that local government and school district officials may have to take greater notice of the policies of the IDAs that operate in their jurisdictions. They may also want to have more input into how tax exemptions and PILOT agreements are structured.

Local Development Corporations

Local Development Corporations (LDCs) are private, not-for-profit corporations often created by or for the benefit of local governments for economic development or other public purposes. In recent years, LDCs have increasingly been used to perform functions that are similar to what IDAs have traditionally done. In part, this is due to the 2008 expiration of the authority of IDAs to finance facilities owned or operated by not-for-profit corporations. Under current law, LDCs are not subject to many provisions of law applicable to local governments, and cannot be directly audited by OSC, though they may be audited as a part of an audit of a local government if they have a business or financial relationship with that government.

Although these entities can be useful tools, their role in certain local government transactions has become a growing concern. Recent audits of local governments have revealed that LDCs are being created and used for a range of activities beyond the fundamental purposes for which they were originally authorized. Specifically, some of these entities have been used to avoid State laws which govern local government finances, operations and the acquisition and improvement of local government assets. As a result, Comptroller DiNapoli has advanced legislation that would limit and regulate the use of LDCs so this practice will not continue unabated.⁷

⁷ See OSC's report: *Municipal Use of Local Development Corporations and Other Private Entities: Background, Issues and Recommendations*, Office of the State Comptroller, April 2011 at www.osc.state.ny.us/localgov/pubs/research/ldcreport.pdf

Recent Audits and Reports Related to IDAs and LDCs

In addition to reviewing the financial reports of IDAs, OSC also utilizes its audit authority to increase transparency and accountability for IDAs and LDCs. While OSC does not have direct authority to audit LDCs, OSC has initiated audits of local governments that have used LDCs to perform questionable functions.

An audit of the Town of Ramapo found that Town officials had inappropriately mingled the activities of the Town and the Ramapo LDC in the construction of a minor league baseball stadium. These actions allowed Town officials to avoid laws the Town is required to abide by for the approval and construction of such projects, and has resulted in the Town paying over \$35.4 million in improvement costs and being liable for at least \$25 million in bonds issued for debt on property that the Town no longer owns. In addition, there is little likelihood that the project will generate sufficient revenue to help the Town pay for this outstanding liability.⁸

An audit of the Village of Cornwall-on-Hudson found that the Village board used the Cornwall-on-Hudson LDC to circumvent State law in the construction of a department of public works building. In the end, the Village paid nearly \$1 million for a building that cannot be used due to building code violations.⁹

Also of interest is a report issued by the Authority Budget Office that found that 19 of 29 IDAs examined have been providing grants from their revenues, an action for which they would appear to have no statutory authority. Most of these grants were not intended to promote economic growth, the primary reason for the existence of IDAs, or provide any direct benefit to the IDAs. It was not clear that IDA boards were aware of any limitations on their disposal of IDA funds, and therefore the boards should better familiarize themselves with their statutory powers.¹⁰

On a more positive note, an audit of the Broome County IDA found that it had in place a policy that ensured that projects that received property tax exemptions were in the best interest of the community. Eleven projects that were approved in the audit period were given a total of \$101.4 million in tax exemptions over their terms. These projects increased the assessed values of the properties involved by \$106.1 million, and an additional \$38.1 million in revenue were generated by PILOT payments over what had been collected on the properties prior to the projects.¹¹

⁸ *Town of Ramapo: Internal Controls Over Selected Financial Activities*, Office of the State Comptroller, 2011M-143, www.osc.state.ny.us/localgov/audits/towns/2012/ramapo.pdf.

⁹ *Village of Cornwall-On-Hudson: Selected Financial Activities*, Office of the State Comptroller, 2011M-155, www.osc.state.ny.us/localgov/audits/villages/2012/cornwallonhudson.pdf.

¹⁰ *Special Report: Industrial Development Agency Grant Awards*, New York State Authorities Budget Office, October 17, 2011, <http://www.abo.ny.gov/reports/abospecialreportidagrants10.2011.pdf>.

¹¹ *Broome County Industrial Development Agency: Evaluation of Project Outcomes*, Office of the State Comptroller, 2011M-198, www.osc.state.ny.us/localgov/audits/ida/2012/broomecounty.pdf.

Continuing Enhancements to Transparency and Accountability

In a continuing effort to increase the accountability of IDA operations and to provide taxpayers with the ability to evaluate whether the IDAs operating within their communities are delivering promised economic benefits, Comptroller DiNapoli has advanced an IDA reform proposal that would:

- **Improve Transparency of IDA Operations.** Require IDAs to publish an annual report card, with detailed information on individual projects, such as job creation and retention data, tax exemptions provided and the amount of PILOTs actually paid. For every completed project, the report card would contain, if applicable, the actual project cost, total gross tax exemptions provided, total PILOTs paid over the life of the project, and an evaluation of whether job creation and retention goals were met.
- **Improve Accuracy of Jobs Data.** Ensure that IDAs require that project developers sign a uniform project agreement that contains provisions that compel the accurate disclosure of employment information. Failure to do so could result in a loss of benefits.
- **Ensure Projects Are Likely to Meet Economic Goals.** Require IDAs to utilize uniform applications for projects and adopt project evaluation and selection criteria. The standardization of the application and evaluation processes will require IDAs to conduct a cost-benefit analysis for each project application.
- **Require Repayment of Benefits if Economic Goals Are Not Met.** Require IDAs to include a “clawback” provision in project agreements that allow IDAs to recapture benefits if employment or other goals of the project are not met.

In addition, Comptroller DiNapoli has advanced legislation that would extend his audit authority to include certain organizations under the control of one or more local governments, including LDCs, and limit the authority of LDCs to engage in financing of local government operation and assets. Specific provisions would:

- **Restrict the Use of LDCs, Limited Liability Companies (LLCs) and certain other Private Entities for Local Government Finance.** As with LDCs, the use of LLCs to finance government operations or projects is subject to abuse. Under this legislation, these entities would be prohibited from financing local government operations and assets.
- **Restrict Most Contracts Between Local Governments and LDCs to Five Years.** The contract also must be for fair and adequate consideration. Contracts could be extended for five years periods with the consent of both parties.
- **Prohibit LDCs from Providing Compensation to Certain Officers or Employees of a Municipality.** Any LDC established by or at the behest of a municipality could not compensate any director, officer, or employee who also has a position with the municipality, or had served in such a position in the previous two years.
- **Require Public Notice of Sale or Lease of Municipal Property to an LDC.** This notice would include a description of the property, the consideration to be received, the estimated fair market value, and a statement of the intended use or disposition of the property by the LDC.
- **Expressly Prohibit the Assumption of LLC or Not-For-Profit Debt by a Municipality or School District.** This measure would clarify existing law.
- **Clarify that the Local Finance Law (LFL) is the Exclusive Law Governing Financing Over Time.** This is meant to avoid back-door financing schemes, such as using LDCs or any other entities, to circumvent the requirements of LFL for financing local government operations or assets over time. Any other means would have to be expressly provided by law.

2010 IDA Financial and Employment Statistics

IDA	Project Count	Sum of Total Project Amounts	Sum of Total Gross Tax Exemptions	Sum of Total PILOTs	Net Tax Exemptions *	Net Exemptions per Project	Sum of Estimated Jobs to Be Created	Sum of Estimated Jobs to Be Retained	Sum of Full Time Equivalents Before IDA	Sum of Current Full Time Equivalents	Estimated Net Job Change	Cost per Job Gained	Operating Expenses	Expenses per Job Gained	Expenses per Project
Albany County	17	\$54,613,447	\$440,000	\$0	\$440,000	\$25,882	115	2,517	2,517	2,584	67	\$6,567	\$92,785	\$1,385	\$5,458
Allegany County	6	\$57,715,000	\$0	\$380,449	-\$380,449	-\$63,408	105	850	850	1,088	238	NA	\$171,598	\$721	\$28,600
Broome County	42	\$453,191,707	\$6,913,322	\$3,811,052	\$3,102,270	\$73,864	1,659	3,679	3,680	5,451	1,771	\$1,752	\$1,092,554	\$617	\$26,013
Cattaraugus County	24	\$192,894,412	\$0	\$0	\$0	\$0	355	1,789	1,856	2,456	600	\$0	\$186,130	\$310	\$7,755
Cayuga County	10	\$40,121,450	\$627,557	\$235,196	\$392,361	\$39,236	499	546	546	1,100	554	\$708	\$212,768	\$384	\$21,277
Chautauqua County	37	\$398,313,871	\$11,673,444	\$11,225,514	\$447,930	\$12,106	608	4,012	4,076	4,533	457	\$980	\$1,521,120	\$3,328	\$41,111
Chemung County	56	\$787,747,764	\$9,537,816	\$3,904,280	\$5,633,536	\$100,599	4,528	6,133	6,133	5,484	-649	NA	\$823,447	NA	\$14,704
Chenango County	14	\$50,279,718	\$1,808,925	\$370,619	\$1,438,306	\$102,736	211	1,427	1,427	1,764	337	\$4,265	\$125,576	\$372	\$8,970
Clinton County	41	\$798,957,877	\$2,729,129	\$3,844,111	-\$1,114,982	-\$27,195	1,236	2,294	3,919	3,050	-869	NA	\$5,000	NA	\$122
Columbia County	13	\$39,298,761	\$824,049	\$349,911	\$474,138	\$36,472	205	2,006	2,028	2,108	80	\$5,964	\$42,259	\$532	\$3,251
Cortland County	18	\$143,932,317	\$1,003,714	\$538,129	\$465,585	\$25,866	761	1,339	1,339	1,587	248	\$1,877	\$41,034	\$165	\$2,280
Delaware County	12	\$61,463,000	\$925,804	\$322,908	\$602,896	\$50,241	165	287	287	358	71	\$8,491	\$106,008	\$1,493	\$8,834
Dutchess County	35	\$914,195,237	\$5,633,730	\$2,314,299	\$3,319,431	\$94,841	2,090	6,092	17,140	15,596	-1,544	NA	\$57,956	NA	\$1,656
Erie County	321	\$3,972,966,148	\$26,905,731	\$14,018,831	\$12,886,900	\$40,146	7,661	9,992	36,421	38,347	1,926	\$6,691	\$3,021,511	\$1,569	\$9,413
Essex County	21	\$96,624,700	\$126,811	\$34,954	\$91,857	\$4,374	118	1,001	1,001	1,074	73	\$1,258	\$357,092	\$4,892	\$17,004
Franklin County	11	\$61,307,437	\$370,055	\$331,600	\$38,455	\$3,496	214	1,223	1,223	1,588	365	\$106	\$1,187,559	\$3,258	\$107,960
Fulton County	19	\$40,302,663	\$1,087,434	\$800,178	\$287,257	\$15,119	754	822	1,397	1,189	-208	NA	\$38,651	NA	\$2,034
Genesee County	116	\$466,011,152	\$5,648,418	\$2,161,056	\$3,487,362	\$30,063	1,840	1,633	2,748	3,174	426	\$8,186	\$930,732	\$2,185	\$8,024
Greene County	12	\$846,810,383	\$34,288,443	\$5,584,489	\$28,703,954	\$2,391,996	943	583	583	1,222	639	\$44,955	\$1,281,237	\$2,007	\$106,770
Hamilton County	0	\$0	\$0	\$0	\$0	NA	0	0	0	0	0	NA	\$81,214	NA	NA
Herkimer County	35	\$307,203,101	\$2,634,355	\$1,512,375	\$1,121,980	\$32,057	939	570	570	1,299	729	\$1,539	\$331,528	\$455	\$9,472
Jefferson County	24	\$543,787,669	\$2,383,421	\$491,237	\$1,892,184	\$78,841	700	501	501	1,767	1,266	\$1,495	\$673,265	\$532	\$28,053
Lewis County	12	\$43,735,400	\$770,713	\$549,787	\$220,926	\$18,411	250	370	478	376	-102	NA	\$156,226	NA	\$13,019
Livingston County	26	\$687,916,196	\$5,408,266	\$1,635,097	\$3,773,168	\$145,122	868	1,032	1,066	1,853	787	\$4,794	\$1,363,508	\$1,733	\$52,443
Madison County	18	\$245,621,165	\$225,061	\$161,265	\$63,796	\$3,544	422	2,538	2,562	2,107	-455	NA	\$289,248	NA	\$16,069
Monroe County	381	\$2,648,695,773	\$27,965,030	\$10,810,395	\$17,154,635	\$45,025	2,166	37,010	37,353	51,335	13,982	\$1,227	\$890,926	\$64	\$2,338
Montgomery County	18	\$397,409,157	\$7,325,370	\$2,108,179	\$5,217,191	\$289,844	1,107	949	949	2,298	1,349	\$3,868	\$381,715	\$283	\$21,206
Nassau County	123	\$2,336,275,673	\$32,094,507	\$16,639,850	\$15,454,657	\$125,648	2,944	15,375	17,211	22,512	5,301	\$2,915	\$1,573,120	\$297	\$12,790
Niagara County	122	\$1,162,166,973	\$36,479,381	\$20,277,558	\$16,201,823	\$132,802	3,229	4,697	5,887	6,953	1,066	\$15,199	\$1,605,671	\$1,506	\$13,161

Appendix

2010 IDA Financial and Employment Statistics

IDA	Project Count	Sum of Total Project Amounts	Sum of Total Gross Tax Exemptions	Sum of Total PILOTs	Net Tax Exemptions *	Net Exemptions per Project	Sum of Estimated Jobs to Be Created	Sum of Estimated Jobs to Be Retained	Sum of Full Time Equivalents Before IDA	Sum of Current Full Time Equivalents	Estimated Net Job Change	Cost per Job Gained	Operating Expenses	Expenses per Job Gained	Expenses per Project
Oneida County	92	\$674,786,401	\$13,595,752	\$6,835,740	\$6,760,012	\$73,478	2,678	6,457	10,751	16,283	5,532	\$1,222	\$170,476	\$31	\$1,853
Onondaga County	112	\$941,993,724	\$16,086,203	\$11,964,391	\$4,121,812	\$36,802	5,343	10,624	10,894	15,197	4,303	\$958	\$501,652	\$117	\$4,479
Ontario County	53	\$292,659,743	\$7,845,768	\$2,582,717	\$5,263,051	\$99,303	1,134	4,073	4,073	6,205	2,132	\$2,469	\$788,124	\$370	\$14,870
Orange County	24	\$524,372,083	\$3,417,472	\$795,451	\$2,622,021	\$109,251	1,836	1,756	1,757	1,845	88	\$29,796	\$679,462	\$7,721	\$28,311
Orleans County	27	\$140,600,065	\$2,712,051	\$1,972,794	\$739,257	\$27,380	1,561	2,407	2,537	3,064	527	\$1,403	\$399,258	\$758	\$14,787
Oswego County	39	\$1,038,443,970	\$23,454,446	\$6,923,722	\$16,530,724	\$423,865	1,043	1,308	1,317	2,352	1,035	\$15,972	\$337,863	\$326	\$8,663
Otsego County	19	\$187,333,818	\$381,932	\$66,725	\$315,207	\$16,590	233	2,737	2,762	4,980	2,218	\$142	\$84,873	\$38	\$4,467
Putnam County	12	\$81,370,000	\$1,013,972	\$762,311	\$251,661	\$20,972	291	913	913	1,234	321	\$784	\$61,926	\$193	\$5,161
Rensselaer County	73	\$1,616,081,188	\$22,052,598	\$7,187,327	\$14,865,271	\$203,634	4,778	2,595	2,737	6,422	3,685	\$4,034	\$1,715,648	\$466	\$23,502
Rockland County	32	\$292,668,000	\$4,621,934	\$2,842,902	\$1,779,032	\$55,595	1,052	5,721	5,775	6,740	965	\$1,843	\$120,032	\$124	\$3,751
St. Lawrence County	20	\$202,851,150	\$822,146	\$653,337	\$168,809	\$8,440	275	2,546	3,182	4,105	923	\$183	\$891,665	\$966	\$44,583
Saratoga County	35	\$5,005,101,684	\$19,825,452	\$5,247,863	\$14,577,589	\$416,503	2,646	3,240	3,240	5,829	2,589	\$5,631	\$408,905	\$158	\$11,683
Schenectady County	26	\$246,672,500	\$3,477,967	\$1,893,016	\$1,584,951	\$80,960	4,419	5,725	5,725	8,295	2,570	\$617	\$63,576	\$25	\$2,445
Schoharie County	5	\$74,840,000	\$4,851,124	\$2,098,669	\$2,752,455	\$550,491	400	155	155	743	588	\$4,681	\$166,656	\$283	\$33,331
Schuyler County	11	\$73,691,920	\$1,648,984	\$938,874	\$710,120	\$64,556	404	296	296	766	470	\$1,511	\$30,440	\$65	\$2,767
Seneca County	32	\$304,199,821	\$4,740,924	\$1,405,613	\$3,335,311	\$104,228	923	1,928	2,048	2,514	466	\$7,165	\$594,578	\$1,277	\$18,581
Steuben County	43	\$1,386,474,155	\$13,584,568	\$5,016,232	\$8,568,336	\$199,264	4,068	1,280	1,452	3,997	2,545	\$3,367	\$431,239	\$169	\$10,029
Suffolk County	125	\$2,479,763,134	\$17,808,749	\$12,767,138	\$5,041,611	\$40,333	11,496	8,707	8,707	23,882	15,175	\$332	\$637,182	\$42	\$5,097
Sullivan County	68	\$793,890,500	\$6,939,823	\$3,859,085	\$3,080,738	\$45,305	2,771	577	577	3,901	3,324	\$927	\$495,893	\$149	\$7,293
Tioga County	8	\$232,426,500	\$7,394,565	\$4,561,492	\$2,833,073	\$354,134	1,065	3,135	3,135	3,601	466	\$6,080	\$407,516	\$874	\$50,940
Tompkins County	57	\$491,770,912	\$3,540,117	\$1,501,178	\$2,038,939	\$35,771	1,700	3,182	3,182	5,680	2,498	\$816	\$377,873	\$151	\$6,629
Ulster County	40	\$332,005,342	\$3,613,196	\$1,322,667	\$2,290,529	\$67,263	1,452	3,566	3,566	4,331	765	\$2,994	\$111,211	\$145	\$2,780
Warren & Washington Counties	19	\$285,147,869	\$2,129,766	\$1,008,693	\$1,121,072	\$59,004	453	3,042	3,052	4,232	1,180	\$950	\$277,359	\$235	\$14,598
Wayne County	47	\$154,100,510	\$2,655,691	\$1,250,850	\$1,404,841	\$29,890	1,303	548	2,186	2,642	456	\$3,081	\$702,713	\$1,541	\$14,951
Westchester County	85	\$3,075,891,105	\$32,236,510	\$19,154,989	\$13,081,522	\$153,900	8,702	7,865	8,440	17,064	8,624	\$1,517	\$834,170	\$97	\$9,814
Wyoming County	29	\$703,213,884	\$13,478,449	\$944,007	\$12,534,441	\$432,222	989	1,026	1,040	1,466	426	\$29,458	\$236,724	\$556	\$8,163
Yates County	24	\$118,854,390	\$2,524,930	\$1,480,610	\$1,044,320	\$43,513	199	975	975	1,772	797	\$1,311	\$576,348	\$724	\$24,015

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City of Albany	85	\$1,186,753,152	\$5,665,982	\$4,217,197	\$1,448,786	\$17,045	3,243	3,755	7,141	17,137	9,986	\$145	\$77,210	\$8	\$908
City of Amsterdam	8	\$5,860,944	\$64,481	\$29,855	\$34,626	\$4,328	48	270	270	216	-54	NA	\$462,393	NA	\$57,799
City of Auburn	8	\$170,119,842	\$1,148,396	\$920,855	\$227,541	\$28,443	627	787	787	1,313	526	\$433	\$950,648	\$1,807	\$118,831
City of Cohoes	9	\$104,480,000	\$2,200,644	\$1,631,376	\$569,268	\$63,252	133	436	436	340	-96	NA	\$14,692	NA	\$1,632
City of Dunkirk	2	\$3,700,000	\$82,490	\$4,466	\$78,024	\$39,012	1	27	27	35	8	\$9,753	\$0	\$0	\$0
City of Geneva	13	\$150,777,000	\$2,633,992	\$578,413	\$2,055,579	\$158,121	746	422	1,472	1,895	423	\$4,860	\$832,917	\$1,969	\$64,071
City of Glen Cove	5	\$104,734,051	\$4,541,022	\$2,197,911	\$2,343,111	\$468,622	226	40	42	231	189	\$12,397	\$244,248	\$1,292	\$48,850
City of Glens Falls	6	\$80,745,480	\$551,025	\$153,277	\$397,748	\$66,291	64	4	4	266	262	\$1,518	\$105,146	\$401	\$17,524
City of Hornell	12	\$41,549,787	\$1,170,166	\$1,222,670	-\$52,505	-\$4,375	1,075	15	15	1,117	1,102	NA	\$800,442	\$727	\$66,704
City of Hudson	2	\$2,899,600	\$150,832	\$78,573	\$72,259	\$36,129	0	100	100	146	46	\$1,571	\$16,484	\$358	\$8,242
City of Middletown	7	\$18,363,000	\$122,558	\$122,558	\$0	\$0	168	17	17	91	74	\$0	\$26,241	\$355	\$3,749
City of Mount Vernon	18	\$163,253,578	\$12,814,684	\$791,170	\$12,023,514	\$667,973	828	63	63	785	722	\$16,653	\$487,767	\$676	\$27,098
City of New Rochelle	13	\$575,058,530	\$16,117,380	\$2,016,411	\$14,100,969	\$1,084,690	618	562	564	1,027	463	\$30,456	\$115,281	\$249	\$8,868
New York City	560	\$18,973,907,683	\$533,112,226	\$436,843,423	\$96,268,804	\$171,909	88,551	159,494	159,542	181,627	22,085	\$4,359	\$6,302,359	\$285	\$11,254
City of Peekskill	8	\$90,318,584	\$2,326,123	\$780,453	\$1,545,669	\$193,209	51	425	425	544	119	\$12,989	\$86,014	\$723	\$10,752
City of Port Jervis	3	\$18,895,000	\$196,271	\$27,371	\$168,900	\$56,300	35	290	290	577	287	\$588	\$0	\$0	\$0
City of Poughkeepsie	5	\$49,652,702	\$1,428,649	\$553,016	\$875,633	\$175,127	0	0	0	388	388	\$2,257	\$9,327	\$24	\$1,865
City of Rensselaer	0	\$0	\$0	\$0	\$0	NA	0	0	0	0	0	NA	\$4,597	NA	NA
City of Salamanca	1	\$100,000	\$10,923	\$2,173	\$8,749	\$8,749	2	0	0	2	2	\$4,375	\$1,024,742	\$512,371	\$1,024,742
City of Schenectady	38	\$340,859,856	\$2,247,124	\$1,265,408	\$981,716	\$25,835	2,860	1,277	2,211	3,793	1,582	\$621	\$62,394	\$39	\$1,642
City of Syracuse	57	\$2,002,511,480	\$26,130,243	\$20,078,238	\$6,052,005	\$106,176	4,872	12,218	12,525	16,739	4,214	\$1,436	\$4,547,898	\$1,079	\$79,788
City of Troy	11	\$400,191,250	\$738,827	\$691,222	\$47,605	\$4,328	1,362	513	544	2,195	1,651	\$29	\$153,021	\$93	\$13,911
City of Utica	19	\$119,391,084	\$1,251,109	\$132,254	\$1,118,855	\$58,887	939	925	944	1,934	990	\$1,130	\$220,060	\$222	\$11,582
City of Yonkers	51	\$2,546,000,179	\$34,730,928	\$13,487,137	\$21,243,792	\$416,545	7,571	3,312	4,995	8,648	3,653	\$5,816	\$2,145,230	\$587	\$42,063
Mechanicville-Stillwater	2	\$6,650,000	\$181,826	\$180,409	\$1,417	\$709	99	104	104	309	205	\$7	\$4,630	\$23	\$2,315
Town of Amherst	141	\$713,190,461	\$11,065,337	\$6,828,097	\$4,237,240	\$30,051	11,063	8,081	8,774	20,610	11,836	\$358	\$704,887	\$60	\$4,999
Town of Babylon	126	\$872,783,096	\$22,060,508	\$14,400,273	\$7,660,235	\$60,796	6,664	4,858	5,277	9,525	4,248	\$1,803	\$730,662	\$172	\$5,799
Town of Bethlehem	10	\$854,051,000	\$12,856,067	\$8,453,536	\$4,402,531	\$440,253	863	156	156	589	433	\$10,168	\$51,599	\$119	\$5,160
Town of Brookhaven	74	\$293,359,186	\$11,402,669	\$8,620,755	\$2,781,914	\$37,593	3,938	2,304	2,570	8,275	5,705	\$488	\$328,726	\$58	\$4,442
Town of Champlain	5	\$2,750,000	\$62,499	\$62,499	\$0	\$0	29	47	47	43	-4	NA	\$4,353	NA	\$871
Town of Clarence	30	\$58,391,156	\$1,268,332	\$694,296	\$574,036	\$19,135	414	1,442	1,442	1,815	374	\$1,537	\$82,157	\$220	\$2,739
Town of Clifton Park	12	\$61,920,800	\$726,415	\$601,659	\$124,756	\$10,396	736	159	239	1,119	880	\$142	\$21,221	\$24	\$1,768
Town of Colonie	4	\$22,522,197	\$115,982	\$0	\$115,982	\$28,996	411	100	125	32	-93	NA	\$190,782	NA	\$47,696
Town of Concord	9	\$7,500,827	\$203,256	\$110,366	\$92,890	\$10,321	152	193	193	333	140	\$664	\$11,241	\$80	\$1,249
Town of Corinth	3	\$125,646,000	\$1,744,732	\$1,202,624	\$542,108	\$180,703	32	22	22	25	3	\$180,703	\$5,084	\$1,695	\$1,695

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Town of Guilderland	3	\$20,956,463	\$0	\$0	\$0	\$0	40	209	209	230	21	\$0	\$8,890	\$415	\$2,963
Town of Hamburg	27	\$63,794,812	\$1,656,621	\$837,875	\$818,746	\$30,324	564	621	661	1,351	690	\$1,187	\$204,831	\$297	\$7,586
Town of Hempstead	64	\$1,447,950,027	\$49,853,495	\$14,835,835	\$35,017,660	\$547,151	3,969	6,195	6,198	12,539	6,342	\$5,522	\$843,830	\$133	\$13,185
Town of Islip	90	\$673,768,472	\$16,197,431	\$10,860,388	\$5,337,043	\$59,300	4,053	8,283	8,465	11,472	3,007	\$1,775	\$309,594	\$103	\$3,440
Town of Lancaster	67	\$226,742,962	\$4,323,134	\$2,502,908	\$1,820,226	\$27,168	1,943	2,708	2,825	4,523	1,698	\$1,072	\$108,713	\$64	\$1,623
Town of Lockport	15	\$270,753,000	\$955,260	\$22,225	\$933,035	\$62,202	221	137	137	355	219	\$4,270	\$139,928	\$640	\$9,329
Town of Malone	0	\$0	\$0	\$0	\$0	NA	0	0	0	0	0	NA	\$16,058	NA	NA
Town of Montgomery	6	\$4,900,000	\$2,210,379	\$1,796,858	\$413,521	\$68,920	536	346	349	473	124	\$3,335	\$5,300	\$43	\$883
Town of Mount Pleasant	1	\$27,440,000	\$0	\$0	\$0	\$0	31	985	985	1,245	260	\$0	\$1,250	\$5	\$1,250
Town of Niagara	10	\$22,609,582	\$1,852,542	\$988,594	\$863,948	\$86,395	3,390	1,602	1,610	2,204	594	\$1,454	\$12,294	\$21	\$1,229
Town of North Greenbush	2	\$3,690,017	\$0	\$0	\$0	\$0	45	10	10	70	60	\$0	\$34,531	\$576	\$17,266
Town of Riverhead	27	\$149,853,000	\$3,137,379	\$1,322,022	\$1,815,357	\$87,235	894	1,534	1,534	1,906	372	\$4,880	\$171,246	\$460	\$6,342
Town of Rotterdam	8	\$39,529,309	\$2,204,829	\$1,539,975	\$664,854	\$83,107	301	194	242	366	124	\$5,362	\$54,400	\$439	\$6,800
Town of Southeast	5	\$20,400,000	\$586,501	\$586,501	\$0	\$0	77	76	76	178	102	\$0	\$3,470	\$34	\$694
Town of Walkill	5	\$2,672,000	\$7,059,554	\$6,766,794	\$292,760	\$58,552	20	0	0	1,277	1,277	\$229	\$4,584	\$4	\$917
Town of Waterford	3	\$7,040,000	\$544,899	\$415,709	\$129,190	\$43,063	237	26	26	261	235	\$550	\$121,070	\$515	\$40,357
Town of Fairport	0	\$0	\$0	\$0	\$0	NA	0	0	0	0	0	NA	\$481,786	NA	NA
Village of Green Island	3	\$22,450,000	\$743,303	\$443,444	\$299,859	\$99,953	74	0	0	162	162	\$1,851	\$139,350	\$860	\$46,450
Village of Groton	0	\$0	\$0	\$0	\$0	NA	0	0	0	0	0	NA	\$601	NA	NA
Village of Port Chester	10	\$187,796,000	\$3,516,410	\$1,779,223	\$1,737,187	\$173,719	1,204	2	2	901	899	\$1,932	\$27,709	\$31	\$2,771
Including New York City															
Total	4,444	\$72,861,995,669	\$1,268,251,019	\$785,130,006	\$483,121,013	\$108,713	255,910	422,994	484,911	666,623	181,712	\$2,659	\$54,258,688	\$299	\$12,209
Median IDA	19	\$187,564,909	\$2,579,461	\$1,258,129	\$1,119,964	\$52,918	757	1,014	1,270	1,849	498	\$1,661	\$186,130	\$318	\$8,851
Average per IDA	42	\$687,377,318	\$11,964,632	\$7,406,887	\$4,557,745	\$128,519	2,414	3,991	4,575	6,289	1,714	\$6,306	\$488,817	\$6,000	\$26,708
Excluding New York City															
Total	3,884	\$53,888,087,986	\$735,138,793	\$348,286,583	\$386,852,210	\$99,601	167,359	263,500	325,369	484,996	159,627	\$2,423	\$54,258,688	\$299	\$12,209
Median IDA	19	\$187,333,818	\$2,524,930	\$1,250,850	\$1,118,855	\$50,241	754	1,001	1,223	1,845	470	\$1,571	\$186,130	\$318	\$8,851
Average per IDA	37	\$513,219,886	\$7,001,322	\$3,317,015	\$3,684,307	\$128,106	1,594	2,510	3,099	4,619	1,520	\$6,327	\$488,817	\$6,000	\$26,708

* A negative net exemption reflects current PILOTs that exceed current gross tax exemptions.

NA - Not Applicable

Total Gross Tax Exemptions - Reflects the total amount of tax exemptions and may include real property tax, mortgage recording tax and sales tax exemptions received on an annual basis.

PILOTs - Payments in lieu of taxes.

Net Tax Exemptions - This is the amount of annual total tax exemptions less annual PILOTs.

Cost per Job Gained - These data capture the annual cost of the cumulative job gain.

Three IDAs did not report 2010 data in time for this report: Town of Erwin IDA, City of Newburgh IDA, and City of Oneida IDA.

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