

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

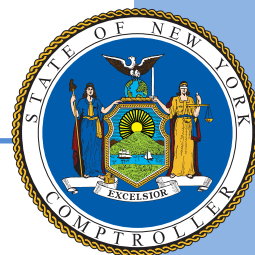
---

**Fiscal Year Ending 2017**

**OFFICE OF THE NEW YORK STATE COMPTROLLER**

---

**Thomas P. DiNapoli, State Comptroller**



**MAY 2019**

# Table of Contents

Annual Performance Report on New York State's  
Industrial Development Agencies, Fiscal Year Ending 2017

<b>Executive Summary</b>	<b>1</b>
<b>Projects</b>	<b>2</b>
<b>Tax Exemptions</b>	<b>3</b>
<b>Conduit Debt</b>	<b>4</b>
<b>Employment</b>	<b>5</b>
<b>IDA Finances</b>	<b>6</b>
<b>IDA Reporting</b>	<b>7</b>
<b>Appendix A – Analysis of 2017 IDA Data by Region</b>	<b>8</b>
<b>Appendix B – Selected 2017 Statistics by IDA</b>	<b>9</b>
<b>Office Directory</b>	<b>11</b>

Industrial Development Agencies (IDAs) are public benefit corporations established by special acts of the State Legislature to advance the job opportunities, economic welfare, health and general prosperity of the people of New York State through the performance of their functions. In order to achieve these things, IDAs provide financial assistance to businesses to encourage various types of economic development projects. In 2017, there were 109 active IDAs in New York State, including 56 county IDAs, one IDA for all of New York City, and 52 IDAs based in other cities, towns or villages that overlap jurisdiction with their county IDAs.

A business may apply to any IDA that has jurisdiction where the business operates or plans to operate for support for construction, expansion or renovation. If the IDA approves the application, the property and improvements become an IDA project, and the business typically becomes the project operator. The project then becomes eligible for exemption from various taxes (including property, mortgage recording and sales taxes for some purchases) and may be eligible for tax-exempt financing through the IDA.

IDAs do not impose taxes. They generally fund their operations by charging fees to businesses that receive their financial assistance. Nonetheless, their activities can affect taxpayers in their communities. In particular, as long as an IDA project is receiving property tax exemptions, it can reduce a local government's or school district's property tax base, which may then increase other residents' property tax bills. It is therefore important for New Yorkers to be aware of and understand the financial activities associated with IDAs and their projects.

IDAs are required to submit an annual report to the State on every project receiving financial assistance showing the estimated value of any tax exemptions realized by the project operators and the projects' total amount of outstanding debt. IDAs also report on an estimate of the number of projected jobs each project would create or retain at the start of the project and the net number of job gains or losses to date. This report summarizes the aforementioned information through dashboards. However, more detailed data may be found on the Office of the New York State Comptroller's website at: [wwe1.osc.state.ny.us/localgov/ida/2019/ida-data-by-region.htm](http://wwe1.osc.state.ny.us/localgov/ida/2019/ida-data-by-region.htm).

**Source:** Office of the State Comptroller (OSC), Public Authorities Reporting Information System (PARIS). Data for fiscal year 2017 was the most recent available data for this report.

**Notes:** PILOTs are payments in lieu of taxes. The actual amount of total tax exemptions in 2017 was \$1,392,598,182.

## IDAs by the Numbers – 2017

### IDA Basics:

- **109** Active IDAs
- **157** Full-Time Employees

### Projects:

- **4,385** Projects
- **\$98.1 billion** – Project Value
- **198,522** – Net Jobs Gained by Existing Projects Through 2017

### Tax Exemptions:

- **\$1.4 billion** – Total Tax Exemptions
- **\$642 million** – Total PILOTs
- **\$751 million** – Net Tax Exemptions

### Conduit Debt:

- **\$8.0 billion** Outstanding

### Employment:

- **225,886** – Jobs to be Created (**\$37,439** – Median Salary)
- **295,791** – Jobs to be Retained (**\$41,500** – Median Salary)

### IDA Finances:

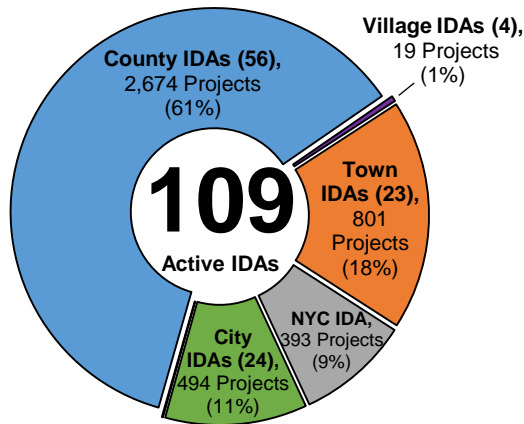
- **\$96 million** – Revenues
- **\$102 million** – Expenses

IDA projects commonly receive property tax exemptions through a type of lease agreement. The project operator transfers the property title to the IDA, which then leases the property back to the project operator. This allows the IDA to confer its tax exempt status on the project. Upon project completion or termination, the title reverts to the project operator.

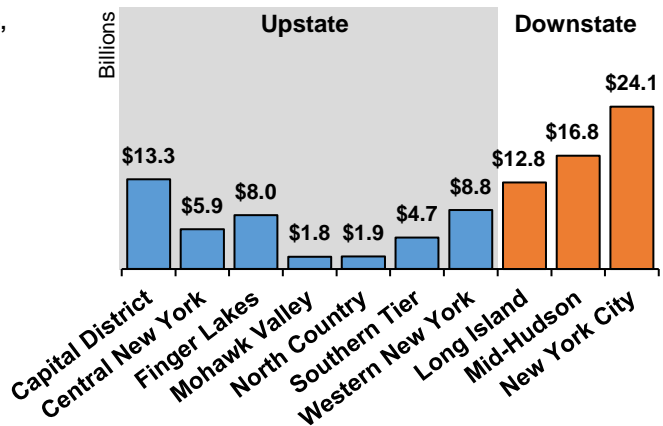
In 2017, IDAs reported 4,385 active projects with a total project value of \$98.1 billion, an increase of \$2.5 billion, or 2.6 percent, from 2016. Manufacturing projects accounted for 1,160, or 26 percent, of all active projects. There were 11 projects each valued at \$1.0 billion or more, \$25 billion collectively, which was nearly 26 percent of the total value of all projects. The Saratoga County IDA had two of these projects, Dutchess County had one, and the rest were New York City IDA projects.

The majority of projects (62 percent) were located in New York State's seven upstate regions and accounted for 45 percent of the total value of all projects. All projects in the three downstate regions accounted for nearly 55 percent of the total value. The Capital District region had the highest total project value of all upstate regions with \$13.3 billion, while New York City had the highest downstate: \$24.1 billion.

### Projects by Local Government Class



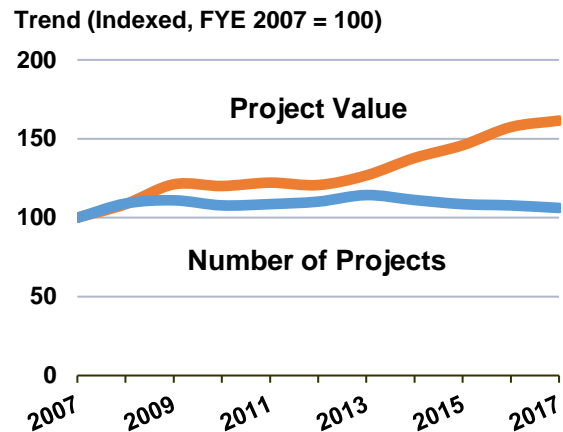
### Project Value by Region



### Projects by Purpose

Purpose	Number of Projects	Project Value (billions)
Manufacturing	1,160	\$18,984
Services	861	\$11,816
Finance & Real Estate	491	\$26,304
Other Categories	454	\$12,046
Construction	434	\$9,467
Wholesale Trade	285	\$3,923
Civic Facility	264	\$4,155
Transportation & Utilities	199	\$8,907
Retail Trade	185	\$1,775
Agriculture	31	\$185
Continuing Care	21	\$564
<b>Total</b>	<b>4,385</b>	<b>\$98,126</b>

### Number of Projects vs. Project Value



Source: OSC, PARIS.

Notes: The one City-Town IDA reported a total of four active projects in 2017 and is not shown on the chart above. City IDAs do not include New York City.

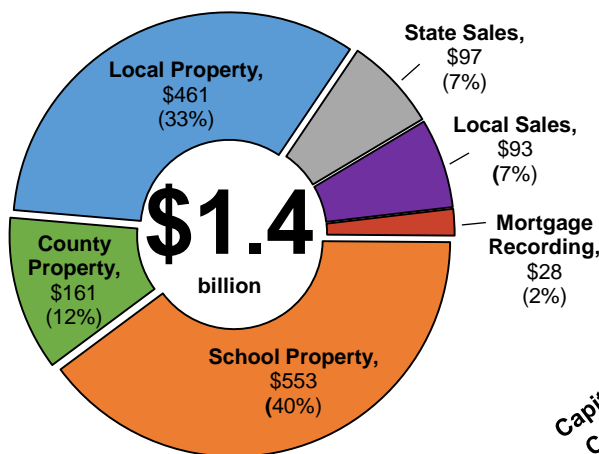
# Tax Exemptions

Although projects are generally exempt from property taxes while under IDA ownership, project operators typically make payments in lieu of taxes (PILOTs) to the taxing jurisdictions (municipalities or school districts) in which the projects are located, thereby offsetting the loss of revenues from those exemptions, at least partially. IDAs must establish a uniform tax exemption policy, with input from affected tax jurisdictions, that provides guidelines for claiming certain exemptions.

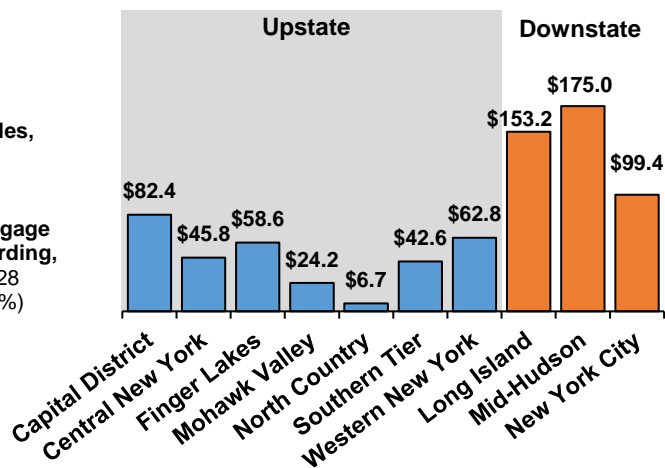
In 2017, tax exemptions totaled \$1.4 billion, with property tax exemptions (\$1.2 billion) accounting for 84 percent. Overall net tax exemptions (total tax exemptions minus PILOTs) were valued at \$751 million, up \$36 million, or 5.1 percent, from the previous year.

IDAs from downstate regions granted over \$858 million in total tax exemptions, nearly 62 percent of the exemptions issued in the State, while upstate IDAs granted almost \$534 million. However, downstate IDAs had significantly lower net tax exemptions on a per capita basis (\$31), compared to upstate (\$54).

**Total Tax Exemptions** (millions)



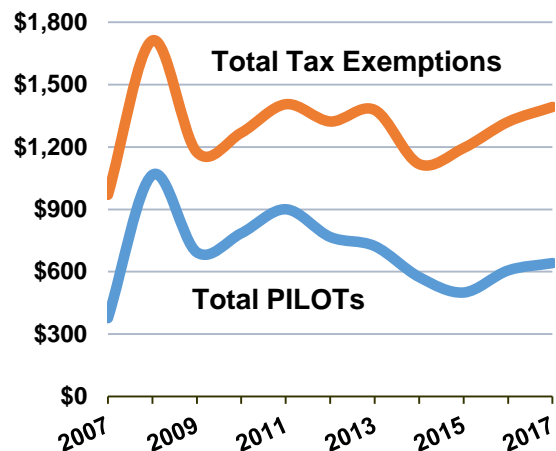
**Net Tax Exemptions by Region**



**Net Tax Exemptions by Purpose** (millions)

Purpose	Total Tax Exemptions	Total PILOTs	Net Tax Exemptions
Transportation & Utilities	\$206	\$73	\$134
Finance & Real Estate	\$184	\$67	\$116
Services	\$316	\$206	\$111
Other Categories	\$182	\$81	\$101
Manufacturing	\$199	\$100	\$98
Construction	\$137	\$39	\$98
Wholesale Trade	\$74	\$31	\$43
Retail Trade	\$74	\$37	\$37
Civic Facility	\$11	\$5	\$7
Continuing Care	\$8	\$3	\$5
Agriculture	\$2	\$1	\$1
<b>Total</b>	<b>\$1,393</b>	<b>\$642</b>	<b>\$751</b>

**Total Tax Exemptions vs. Total PILOTs**



Sources: OSC, PARIS; U.S. Census Bureau, 2017 Population Estimates.

Notes: Net tax exemptions is the amount of total tax exemptions less the amount of total PILOT payments made.

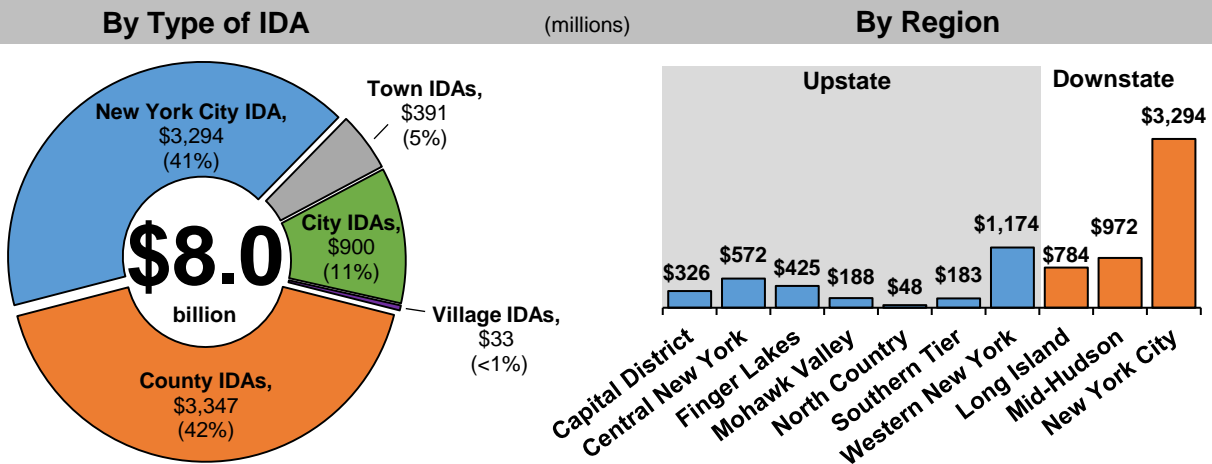
# Conduit Debt

Conduit debt consists of bonds issued by IDAs to finance projects. This debt is secured by the project operators; the IDA merely provides the project with access to the municipal bond market and the use of its bond rating. In recent years, outstanding conduit debt has declined for IDAs. One of the contributing factors may be that overall interest rates are low and some businesses may find it cost-effective to borrow on their own. IDAs' statutory authority to fund civic facilities lapsed in 2008. Since then, Local Development Corporations (LDCs) – which are established by many of the same jurisdictions to support some development projects, including public facilities – have increased their debt issuance. LDC debt exceeded IDA debt for the first time in 2016.

In 2017, IDAs issued \$392 million in new conduit debt, contributing to a total amount outstanding of \$8.0 billion. Since 2011, conduit debt outstanding has declined 59 percent, or \$11.2 billion.

Downstate IDAs accounted for nearly \$5.1 billion, or 63 percent, of the outstanding conduit debt, with New York City accounting for approximately 65 percent of that amount. Upstate regions had over \$2.9 billion in outstanding conduit debt, with nearly 40 percent issued by IDAs in the Western New York region.

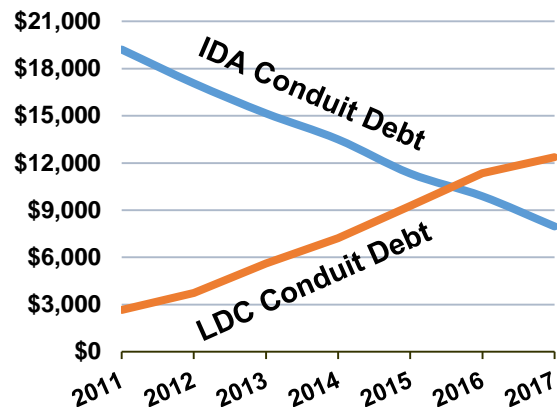
## CONDUIT DEBT OUTSTANDING



### Highest by IDA

Authority Name	Region	Total Conduit Debt
New York City IDA	New York City	\$3,294
Erie County IDA	Western NY	\$1,013
City of Syracuse IDA	Central NY	\$417
Nassau County IDA	Long Island	\$389
Monroe County IDA	Finger Lakes	\$357
Westchester County IDA	Mid-Hudson	\$315
City of Yonkers IDA	Mid-Hudson	\$189
Dutchess County IDA	Mid-Hudson	\$180
Tompkins County IDA	Southern Tier	\$168
Oneida County IDA	Mohawk Valley	\$166

### IDAs vs. LDCs



Source: OSC, PARIS.

Notes: Starting in 2011, LDCs were required to submit annual reports to the Authorities Budget Office. In 2017, IDAs also issued \$271.8 million in non-conduit debt for their own capital needs.

# Employment

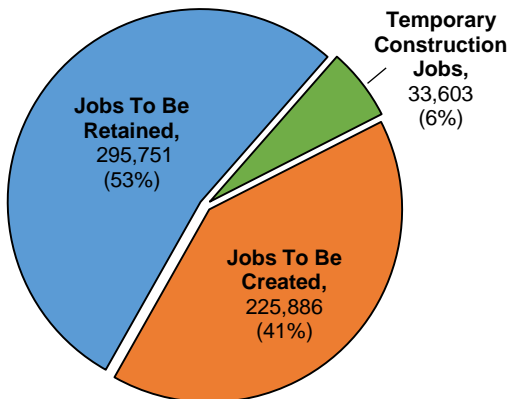
Employment is an important indicator used to determine the impact of an IDA project. Project applicants must estimate the number of full-time equivalent jobs that their projects will retain or create. These are referred to below as "estimated jobs." In 2017, project operators reported 225,886 jobs to be created and 295,751 jobs to be retained. The median salary of jobs to be created was \$37,439 for full-time employees.

In order to track the fulfillment of job creation and retention goals, project operators are required to report the total number of employees at the start of the project and for every year thereafter until the project's end, thus allowing for the tracking of the gain in the number of jobs, referred to as "net jobs gained" in this report.

Nearly two-thirds (or 2,912) of all projects resulted in net jobs gains in 2017. All IDA projects together produced a net total of 198,522 jobs gained. Services accounted for 50,435, or 25 percent, closely followed by manufacturing (21 percent), and finance, insurance and real estate (20 percent).

Downstate project operators accounted for 51 percent of the total net jobs gained statewide, compared to 49 percent for upstate project operators. The Long Island region accounted for nearly 24 percent of the statewide total.

## Estimated Jobs

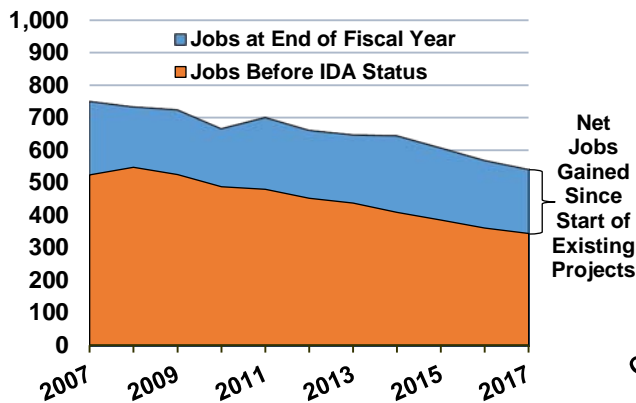


## Estimated Jobs by Purpose

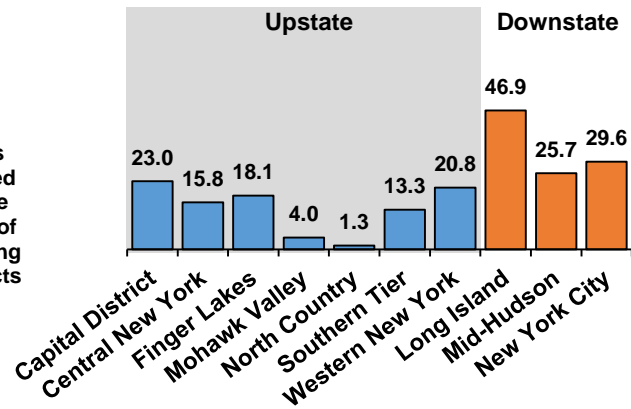
Purpose	Jobs to be Retained	Jobs to be Created	Temporary Construction
Agriculture	420	436	271
Civic Facility	31,947	4,617	129
Construction	15,120	13,611	6,128
Continuing Care	910	824	725
Finance & Real Estate	34,050	71,646	7,626
Manufacturing	84,247	39,044	5,827
Other Categories	24,059	25,502	4,814
Retail Trade	6,767	8,612	940
Services	54,391	35,050	4,833
Transportation & Utilities	26,326	13,134	1,324
Wholesale Trade	17,516	13,411	987
<b>Total</b>	<b>295,751</b>	<b>225,886</b>	<b>33,603</b>

## Net Jobs Gained Over Time

(Thousands)



## Net Jobs Gained by Region



Source: OSC, PARIS.

Notes: Net jobs gained is the change in the total number of full-time equivalent jobs from the commencement of each project to the end of the relevant fiscal year.

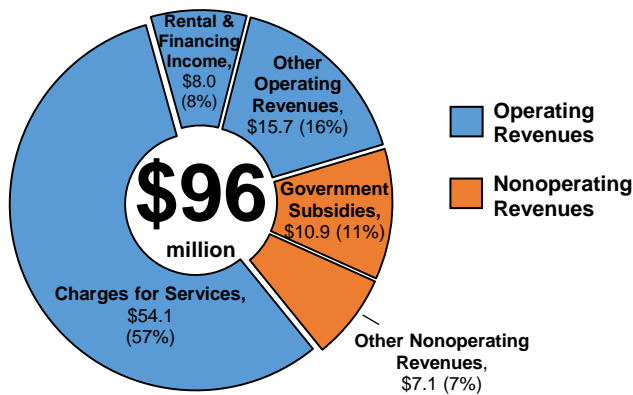


In addition to providing financial assistance for their projects, IDAs need to pay for their own administrative expenses, including personnel and overhead costs. These are largely funded with project fees. IDAs may also collect rent on properties they own. IDA financial data filed with OSC includes revenues, expenditures, liabilities, net assets and a list of the full-time and part-time staff, along with salaries, benefits and other compensation.

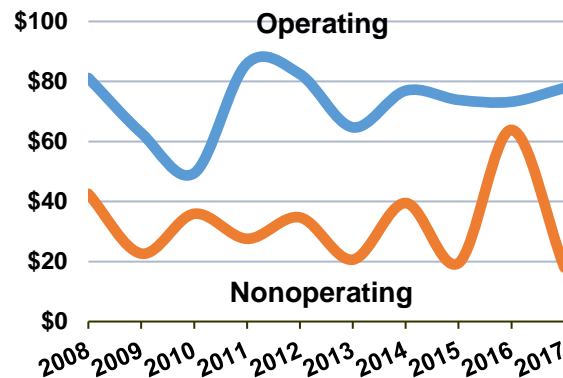
In 2017, total IDA revenues (\$96 million) and expenditures (\$102 million) decreased by 30 percent and 19 percent, respectively, from the previous year. A \$31 million sale of land by the Westchester County IDA contributed to a large increase in revenues and expenditures for 2016, which accounts for the decline in 2017. The Broome County IDA took in the most revenue (\$8.5 million) of all IDAs in 2017, while the Erie County IDA had the most expenditures (\$11 million).

Charges for services was the largest source of revenues, amounting to 57 percent of the total. Nonoperating expenditures (consisting mostly of PILOT payments remitted by IDAs to affected taxing jurisdictions) was the largest spending category, accounting for 37 percent of the total. Downstate IDAs received \$32 million in total revenues, while upstate IDAs collected twice as much with \$64 million. Expenses downstate, at \$33 million, were also significantly lower than upstate (\$69 million). Statewide, IDAs employed 157 full-time staff at a median salary of \$56,975.

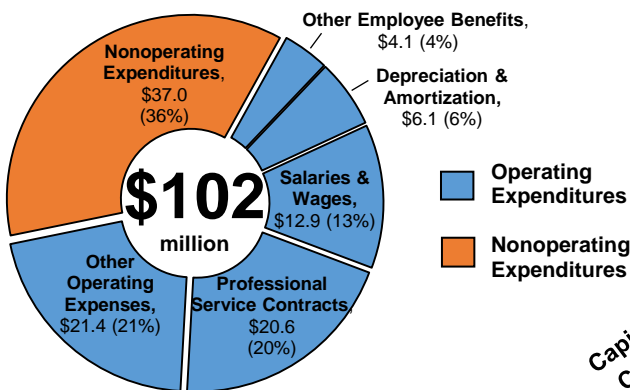
**Revenues by Source** (millions)



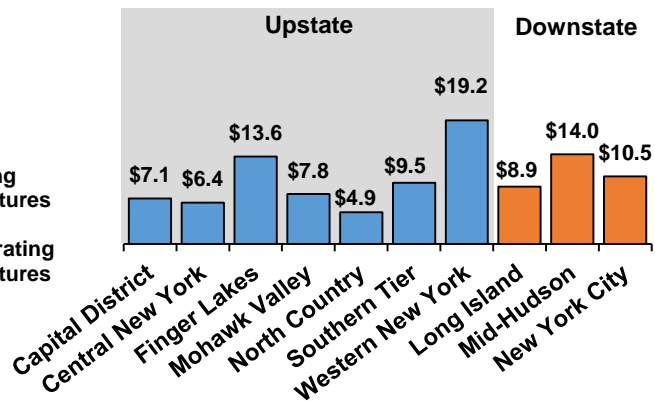
**Operating and Nonoperating Revenues**



**Expenditures by Item** (millions)



**Total Expenditures by Region**




Source: OSC, PARIS.

Notes: Nonoperating revenues generally include government subsidies (federal, State, municipal and public authority), investment earnings, PILOT payments and sales of land. Nonoperating expenditures generally include interest and other financing charges, subsidies to other public authorities and PILOT payments remitted to affected taxing jurisdictions. Prior to 2008, IDA finances were not separated into operating and nonoperating revenues and expenditures.



## Timeline of Laws and Policies

- 
- Origin: 1969** - The enactment of the Industrial Development Agency Act allows for the creation of IDAs by special act of the Legislature, with the goal of encouraging economic development and job opportunities. The legislation does not include any express financial reporting requirements.
- 1989** - Legislation is enacted requiring IDAs to submit audited annual financial statements to OSC that include information on bonds and notes for each project and the amount of tax exemptions for each project.
- 1993** - Enacted legislation requires IDAs to have a uniform tax exemption policy (UTEP) providing guidelines for projects to qualify for tax exemption benefits. The UTEP must include procedures for PILOTs and may include provisions to recapture the amount of tax exemptions if projects do not fulfill their purposes. Financial reporting requirements are expanded to include straight-lease transactions and an estimate of the number of jobs created or retained by each project.
- 2007** - The Public Authorities Reporting Information System (PARIS), an online interactive reporting tool, is fully implemented by OSC to provide greater accountability and transparency through more timely data collection and analysis. PARIS is jointly managed by OSC and the Authorities Budget Office.
- 2015** - OSC-sponsored legislation is enacted, with support from the New York State Economic Development Council, to improve the accountability and efficiency of IDAs. The reforms require each IDA to develop standard application forms, execute uniform project agreements, and establish uniform evaluation and selection criteria for projects that receive financial assistance.
- Additionally, the law requires each IDA to assess annually the progress of each project, including job creation and retention, as well as to develop policies for the suspension, discontinuation, modification and recapture of all or part of any financial assistance in specified circumstances, such as material shortfalls in a project agreement.
- 2019** - As of April, two bills had passed both houses of the State Legislature, but were not yet delivered to the Governor. One bill would require IDAs to stream all open meetings and public hearings to the extent practicable, and to post video recordings on their websites. The other bill would authorize the Authorities Budget Office to suspend board members and executive staff of IDAs and other local authorities for failure to submit certain reports.

**Sources:** OSC; General Municipal Law (GML) Article 18-A added by Chapter 1030 of the Laws of 1969; GML Section 859(1)(c) added by Chapter 692 of the Laws of 1989; GML Section 874(4)-(6) amended by Chapter 356 of the Laws of 1993; GML Section 859-a amended by Chapter 563 of the Laws of 2015; Bills A.3002/S.88 and A.220/S.1872 have passed both houses of the State Legislature, but have not been delivered to the Governor, and propose to amend GML Section 857, and Public Authorities Law 6-a, 1952-a and 2305.

# Analysis of 2017 IDA Data by Region

## Appendix A

Region	Project Count	Total Net Tax Exemptions (millions)	Net Tax Exemptions Per Capita*	Net Jobs Gained	Net Tax Exemptions Per Job Gained*	IDA Expenses (millions)	Expenses Per Project*	Conduit Debt Outstanding (millions)	Debt Outstanding Per Project*
Capital District	421	\$82.4	\$75.71	22,987	\$3,587	\$7.1	\$16,828	\$325.8	\$0.8
Central New York	279	\$45.8	\$58.75	15,832	\$2,895	\$6.4	\$23,021	\$571.6	\$2.0
Finger Lakes	742	\$58.6	\$48.43	18,149	\$3,231	\$13.6	\$18,376	\$424.9	\$0.6
Long Island	809	\$153.2	\$53.51	46,859	\$3,269	\$8.9	\$11,025	\$784.1	\$1.0
Mid-Hudson	468	\$175.0	\$74.75	25,666	\$6,819	\$14.0	\$29,809	\$972.2	\$2.1
Mohawk Valley	185	\$24.2	\$56.04	3,997	\$6,065	\$7.8	\$42,152	\$187.6	\$1.0
New York City	393	\$99.4	\$11.53	29,582	\$3,362	\$10.5	\$26,839	\$3,294.4	\$8.4
North Country	102	\$6.7	\$15.85	1,319	\$5,054	\$4.9	\$48,448	\$48.0	\$0.5
Southern Tier	266	\$42.6	\$60.92	13,341	\$3,196	\$9.5	\$35,775	\$183.1	\$0.7
Western New York	720	\$62.8	\$45.16	20,790	\$3,020	\$19.2	\$26,707	\$1,173.6	\$1.6
<b>New York State</b>	<b>4,385</b>	<b>\$750.9</b>	<b>\$37.83</b>	<b>198,522</b>	<b>\$3,782</b>	<b>\$102.0</b>	<b>\$23,271</b>	<b>\$7,965.3</b>	<b>\$1.8</b>

**Sources:** Office of the State Comptroller, Public Authorities Reporting Information System; U.S. Census Bureau, 2017 Population Estimates.

\* Numbers in the New York State row in these columns are calculated based on aggregate data.

# Selected 2017 Statistics by IDA

## Appendix B

IDA	Project Count	Total Project Values (millions)	Total Tax Exemptions (millions)	Total PILOTs (millions)	Total Net Tax Exemptions (millions)	Estimated Jobs Created	Estimated Jobs Retained	Full-Time Equivalents Before IDA	Current Full-Time Equivalents	Net Jobs Gained	IDA Expenses (millions)
Albany County	15	\$270.3	\$3.5	\$2.7	\$0.7	140	984	984	1,748	764	\$0.1
Allegany County	9	\$33.9	\$0.5	\$0.1	\$0.4	121	138	138	98	-40	\$0.4
Broome County	37	\$715.3	\$15.5	\$5.0	\$10.5	1,488	1,122	1,187	2,619	1,432	\$2.7
Cattaraugus County	40	\$138.3	\$1.6	\$0.6	\$1.0	430	2,465	2,963	3,938	975	\$0.3
Cayuga County	13	\$124.7	\$2.4	\$0.4	\$2.0	216	375	382	797	415	\$0.04
Chautauqua County	46	\$879.6	\$13.6	\$1.5	\$12.1	576	3,591	3,592	3,766	174	\$3.6
Chemung County	46	\$466.0	\$8.3	\$3.5	\$4.8	3,308	1,820	2,082	5,205	3,123	\$1.8
Chenango County	8	\$146.9	\$1.4	\$0.7	\$0.8	313	554	554	1,481	927	\$0.2
Clinton County	14	\$1,012.1	\$1.3	\$3.6	(\$2.3)	161	4	39	246	207	\$0.2
Columbia County	8	\$31.3	\$0.5	\$0.1	\$0.4	135	1,145	1,145	1,325	180	\$0.04
Cortland County	13	\$86.9	\$1.1	\$0.4	\$0.7	306	682	682	1,001	319	\$0.04
Delaware County	11	\$93.8	\$1.2	\$0.8	\$0.4	168	208	208	382	174	\$1.2
Dutchess County	25	\$1,763.0	\$49.7	\$10.0	\$39.7	1,451	3,320	6,823	9,590	2,767	\$0.6
Erie County	230	\$4,917.1	\$30.2	\$13.3	\$16.9	6,139	15,307	38,372	45,808	7,436	\$11.0
Essex County	13	\$61.7	\$0.3	\$0.05	\$0.3	68	751	751	762	11	\$0.9
Franklin County	10	\$216.5	\$4.3	\$0.6	\$3.7	135	314	363	356	-7	\$0.3
Fulton County	5	\$47.3	\$1.2	\$0.2	\$1.0	127	37	37	163	127	\$0.1
Genesee County	76	\$637.3	\$4.6	\$2.1	\$2.6	1,440	782	1,290	2,479	1,189	\$5.6
Greene County	11	\$907.7	\$33.9	\$7.4	\$26.4	782	544	544	1,525	981	\$2.2
Hamilton County	0	\$0	\$0	\$0	\$0	0	0	0	0	0	\$0.004
Herkimer County	23	\$356.0	\$2.5	\$1.3	\$1.3	754	972	989	1,259	271	\$6.1
Jefferson County	26	\$432.0	\$4.9	\$1.0	\$3.9	322	853	867	1,241	374	\$0.4
Lewis County	10	\$27.8	\$0.6	\$0.2	\$0.4	98	219	219	279	60	\$0.6
Livingston County	31	\$353.1	\$4.2	\$2.0	\$2.2	666	1,284	1,330	2,183	853	\$0.1
Madison County	13	\$56.4	\$0.5	\$0.1	\$0.4	172	337	361	653	292	\$0.4
Monroe County	408	\$4,323.8	\$39.9	\$18.6	\$21.4	2,774	26,445	32,492	41,454	8,962	\$2.0
Montgomery County	9	\$433.7	\$11.5	\$5.0	\$6.5	1,337	679	679	1,519	840	\$0.7
Nassau County	170	\$3,487.1	\$92.8	\$43.6	\$49.2	5,216	14,306	14,394	26,222	11,828	\$1.7
Niagara County	137	\$1,374.3	\$25.6	\$9.3	\$16.3	2,799	3,429	4,476	7,240	2,765	\$2.2
Oneida County	98	\$672.8	\$13.7	\$5.7	\$8.1	1,266	7,047	9,413	10,687	1,274	\$0.3
Onondaga County	83	\$1,230.2	\$20.4	\$9.0	\$11.4	3,096	8,034	8,207	12,731	4,524	\$0.7
Ontario County	56	\$458.3	\$9.5	\$4.9	\$4.6	868	3,124	3,124	5,505	2,381	\$1.0
Orange County	50	\$1,996.0	\$21.5	\$7.8	\$13.7	4,819	7,713	7,716	10,155	2,439	\$2.5
Orleans County	24	\$257.3	\$3.1	\$1.3	\$1.8	1,075	408	823	2,044	1,221	\$0.5
Oswego County	62	\$1,568.0	\$14.9	\$8.4	\$6.5	1,441	2,166	2,191	3,955	1,764	\$0.5
Otsego County	10	\$84.9	\$1.4	\$0.6	\$0.8	157	298	323	356	34	\$0.7
Putnam County	11	\$71.3	\$0.9	\$0.3	\$0.6	358	231	246	678	432	\$0.05
Rensselaer County	75	\$1,702.3	\$36.3	\$9.4	\$26.8	3,462	3,927	4,163	10,214	6,051	\$2.1
Rockland County	40	\$1,874.7	\$23.3	\$11.5	\$11.9	1,196	1,911	2,041	3,333	1,291	\$0.3
Saratoga County	40	\$7,115.8	\$13.9	\$12.7	\$1.2	2,553	1,714	1,727	5,974	4,248	\$0.1
Schenectady County	27	\$176.8	\$11.7	\$8.9	\$2.7	1,270	5,647	5,647	6,790	1,143	\$0.1
Schoharie County	7	\$69.9	\$8.6	\$4.9	\$3.7	91	371	373	695	322	\$0.1
Schuyler County	28	\$135.0	\$1.7	\$1.2	\$0.5	459	236	236	388	152	\$0.1
Seneca County	27	\$673.5	\$6.8	\$1.9	\$4.9	1,755	734	1,665	3,210	1,545	\$1.0
St. Lawrence County	29	\$139.6	\$0.9	\$0.2	\$0.7	328	1,409	2,133	2,807	674	\$2.6
Steuben County	52	\$1,616.4	\$21.5	\$9.4	\$12.1	4,488	5,236	5,239	9,658	4,419	\$0.6
Suffolk County	132	\$2,081.0	\$31.3	\$19.4	\$12.0	10,506	7,925	7,925	23,761	15,836	\$1.3
Sullivan County	66	\$1,559.8	\$16.7	\$4.8	\$11.9	5,454	440	440	4,936	4,496	\$0.5
Tioga County	15	\$622.0	\$14.7	\$5.6	\$9.1	1,143	3,670	3,670	4,011	341	\$0.7
Tompkins County	48	\$750.9	\$6.9	\$3.7	\$3.3	1,172	3,766	3,766	5,557	1,791	\$0.4
Ulster County	31	\$344.6	\$6.1	\$2.7	\$3.4	1,046	1,886	1,886	3,072	1,187	\$0.2
Warren & Washington Counties	26	\$210.6	\$2.6	\$1.1	\$1.5	414	884	886	1,403	517	\$0.2
Wayne County	42	\$164.9	\$2.7	\$1.5	\$1.2	609	688	2,051	2,588	537	\$0.6
Westchester County	69	\$3,041.6	\$40.4	\$24.6	\$15.8	3,196	6,960	7,261	10,397	3,136	\$2.9
Wyoming County	36	\$898.4	\$17.4	\$1.6	\$15.8	575	1,004	1,018	1,226	208	\$1.4
Yates County	33	\$133.5	\$2.9	\$0.9	\$2.0	207	513	515	931	417	\$0.7

# Selected 2017 Statistics by IDA

## Appendix B

IDA	Project Count	Total Project Values (millions)	Total Tax Exemptions (millions)	Total PILOTs (millions)	Total Net Tax Exemptions (millions)	Estimated Jobs Created	Estimated Jobs Retained	Full-Time Equivalents Before IDA	Current Full-Time Equivalents	Net Jobs Gained	IDA Expenses (millions)
City of Albany	85	\$875.1	\$15.9	\$5.3	\$10.6	2,241	3,024	3,666	7,896	4,230	\$0.7
City of Amsterdam	7	\$33.3	\$0.2	\$0.05	\$0.2	106	185	185	226	41	\$0.5
City of Auburn	19	\$238.8	\$3.7	\$1.0	\$2.7	320	1,315	1,316	1,089	-227	\$0.04
City of Cohoes	12	\$207.5	\$4.4	\$2.1	\$2.3	45	21	22	46	24	\$0.3
City of Dunkirk	2	\$3.7	\$0.2	\$0.2	\$0.02	1	27	27	28	1	\$0.001
City of Geneva	5	\$90.8	\$3.3	\$1.6	\$1.7	401	347	347	642	295	\$0.4
City of Glen Cove	9	\$1,106.6	\$8.4	\$3.6	\$4.7	608	14	14	211	197	\$1.7
City of Glens Falls	11	\$51.1	\$0.8	\$0.4	\$0.4	127	30	30	271	241	\$0.05
City of Hornell	11	\$31.6	\$0.8	\$0.4	\$0.5	648	38	38	986	948	\$1.1
City of Hudson	1	\$5.0	\$0.2	\$0.2	\$0.003	5	5	5	6	1	\$0.02
City of Middletown	6	\$74.7	\$0.9	\$0.2	\$0.8	181	4	9	173	165	\$0.01
City of Mount Vernon	16	\$284.6	\$4.2	\$1.2	\$3.0	1,191	35	35	507	472	\$3.2
City of New Rochelle	21	\$734.6	\$17.5	\$1.0	\$16.5	232	566	648	809	161	\$0.3
New York City	393	\$24,090.4	\$284.6	\$185.2	\$99.4	81,025	69,953	70,115	99,697	29,582	\$10.5
City of Newburgh	6	\$62.7	\$2.0	\$0.3	\$1.6	23	0	0	22	22	\$0.1
City of Peekskill	10	\$162.2	\$3.7	\$1.0	\$2.7	154	411	411	727	316	\$0.1
City of Port Jervis	2	\$6.5	\$0.1	\$0.1	(\$0.02)	40	80	80	24	-56	\$0.0003
City of Poughkeepsie	6	\$142.2	\$3.9	\$0.5	\$3.4	6	0	0	202	202	\$0.1
City of Rensselaer	1	\$2.3	\$0.01	\$0.02	(\$0.004)	59	0	0	0	0	\$0.03
City of Salamanca	1	\$0.1	\$0.01	\$0.002	\$0.01	2	0	0	5	5	\$0.8
City of Schenectady	36	\$537.8	\$9.7	\$5.2	\$4.5	1,911	1,006	1,177	3,899	2,722	\$0.5
City of Syracuse	76	\$2,609.3	\$24.6	\$2.5	\$22.1	4,917	7,309	7,676	16,420	8,744	\$4.7
City of Troy	34	\$495.8	\$4.7	\$1.6	\$3.2	731	1,195	1,270	1,868	599	\$0.2
City of Utica	36	\$210.8	\$4.7	\$1.1	\$3.5	740	745	852	1,976	1,124	\$0.1
City of Yonkers	81	\$3,424.0	\$57.6	\$23.8	\$33.9	8,323	3,383	5,074	11,786	6,712	\$3.0
Mechanicville-Stillwater	4	\$19.0	\$0.3	\$0.2	\$0.1	161	1,024	1,024	1,314	290	\$0.004
Town of Amherst	73	\$611.7	\$8.3	\$3.7	\$4.6	6,780	4,937	5,359	13,725	8,366	\$0.5
Town of Babylon	185	\$1,424.1	\$28.5	\$16.6	\$11.9	6,692	7,630	8,095	14,105	6,010	\$1.5
Town of Bethlehem	12	\$458.9	\$3.7	\$4.4	(\$0.7)	666	118	118	427	309	\$0.1
Town of Brookhaven	79	\$1,480.2	\$27.0	\$14.6	\$12.4	2,997	2,094	2,227	7,119	4,892	\$0.7
Town of Clarence	43	\$95.5	\$1.3	\$0.9	\$0.4	630	1,733	1,733	1,694	-39	\$0.04
Town of Clifton Park	9	\$44.5	\$0.5	\$0.1	\$0.4	246	267	267	632	364	\$0.02
Town of Colonie	5	\$85.7	\$0.8	\$0.04	\$0.8	87	275	275	483	208	\$0.2
Town of Concord	4	\$3.5	\$0.1	\$0.1	\$0.01	47	95	95	240	145	\$0.01
Town of Erwin	0	\$0	\$0	\$0	\$0	0	0	0	0	0	\$0.03
Town of Guilderland	5	\$97.2	\$1.0	\$0	\$1.0	164	164	164	212	48	\$0.01
Town of Hamburg	52	\$173.2	\$4.3	\$1.6	\$2.6	848	678	1,850	2,790	940	\$0.2
Town of Hempstead	79	\$1,959.6	\$79.0	\$35.3	\$43.8	4,597	7,794	7,794	11,523	3,729	\$1.2
Town of Islip	120	\$1,018.2	\$33.1	\$16.8	\$16.3	5,048	9,953	10,053	13,168	3,115	\$0.5
Town of Lancaster	53	\$157.3	\$3.7	\$2.1	\$1.6	786	2,693	2,727	3,039	312	\$0.1
Town of Lockport	16	\$336.7	\$6.1	\$0.1	\$5.9	317	296	296	696	400	\$0.1
Town of Malone	0	\$0	\$0	\$0	\$0	0	0	0	0	0	\$0.02
Town of Montgomery	6	\$71.6	\$2.6	\$0.9	\$1.7	507	186	186	581	395	\$0.01
Town of Mount Pleasant	7	\$949.7	\$13.6	\$1.0	\$12.6	762	2,674	2,674	3,461	787	\$0.1
Town of Niagara	14	\$32.1	\$2.8	\$1.7	\$1.1	3,463	1,619	1,619	971	-648	\$0.03
Town of North Greenbush	2	\$3.7	\$0	\$0	\$0	45	10	10	74	64	\$0.02
Town of Riverhead	35	\$288.6	\$4.1	\$1.2	\$2.9	931	1,150	1,150	2,403	1,253	\$0.2
Town of Walkill	2	\$2.7	\$0.3	\$0.1	\$0.2	0	0	0	112	112	\$0.1
Village of Fairport	4	\$20.1	\$0.7	\$0.2	\$0.5	2	0	0	542	542	\$0.3
Village of Green Island	2	\$19.1	\$0.5	\$0.5	\$0.02	24	0	0	5	5	\$0.1
Village of Port Chester	13	\$247.7	\$4.6	\$3.0	\$1.6	1,412	64	313	945	632	\$0.1

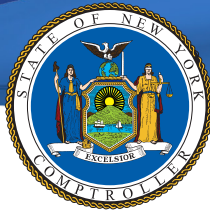
**Source:** Office of the State Comptroller, Public Authorities Reporting Information System.

**Total Tax Exemptions** - Reflects the gross amount of tax exemptions and includes real property tax, mortgage recording tax, and State and local 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. A negative net tax exemption reflects current PILOTs that exceed current total tax exemptions.

The Town of Cornith and the Village of Groton IDAs did not have certified 2017 data in time for this report.



# Office of the NEW YORK STATE COMPTROLLER

New York State Comptroller  
**THOMAS P. DiNAPOLI**

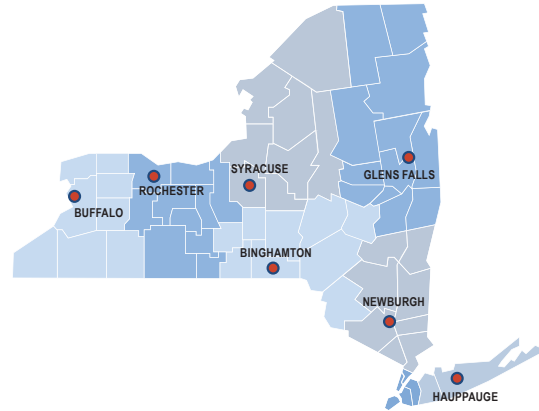
## Division of Local Government and School Accountability

110 State Street, 12th floor, Albany, NY 12236

Tel: 518.474.4037 • Fax: 518.486.6479

Email: [localgov@osc.ny.gov](mailto:localgov@osc.ny.gov)

[www.osc.state.ny.us/localgov](http://www.osc.state.ny.us/localgov)



**Andrew A. SanFilippo,**  
Executive Deputy Comptroller

**Executive** • 518.474.4037  
Elliott Auerbach, Deputy Comptroller  
Tracey Hitchen Boyd, Assistant Comptroller

**Audits, Local Government Services and  
Professional Standards** • 518.474.5404  
(Audits, Technical Assistance, Accounting and Audit Standards)

**Local Government and School Accountability  
Help Line** • 866.321.8503 or 518.408.4934  
(Electronic Filing, Financial Reporting, Justice Courts, Training)

**Division of Legal Services**  
Municipal Law Section • 518.474.5586

**New York State & Local Retirement System  
Retirement Information Services**  
Inquiries on Employee Benefits and Programs  
518.474.7736

Technical Assistance is available at any of our Regional Offices

### BINGHAMTON REGIONAL OFFICE

Tel 607.721.8306 • Fax 607.721.8313 • Email [Muni-Binghamton@osc.ny.gov](mailto:Muni-Binghamton@osc.ny.gov)  
Counties: Broome, Chenango, Cortland, Delaware, Otsego, Schoharie, Sullivan, Tioga, Tompkins

### BUFFALO REGIONAL OFFICE

Tel 716.847.3647 • Fax 716.847.3643 • Email [Muni-Bufferlo@osc.ny.gov](mailto:Muni-Bufferlo@osc.ny.gov)  
Counties: Allegany, Cattaraugus, Chautauqua, Erie, Genesee, Niagara, Orleans, Wyoming

### GLENS FALLS REGIONAL OFFICE

Tel 518.793.0057 • Fax 518.793.5797 • Email [Muni-GlensFalls@osc.ny.gov](mailto:Muni-GlensFalls@osc.ny.gov)  
Counties: Albany, Clinton, Essex, Franklin, Fulton, Hamilton, Montgomery, Rensselaer, Saratoga, Schenectady, Warren, Washington

### HAUPPAUGE REGIONAL OFFICE

Tel 631.952.6534 • Fax 631.952.6530 • Email [Muni-Hauppauge@osc.ny.gov](mailto:Muni-Hauppauge@osc.ny.gov)  
Counties: Nassau, Suffolk

### NEWBURGH REGIONAL OFFICE

Tel 845.567.0858 • Fax 845.567.0080 • Email [Muni-Newburgh@osc.ny.gov](mailto:Muni-Newburgh@osc.ny.gov)  
Counties: Columbia, Dutchess, Greene, Orange, Putnam, Rockland, Ulster, Westchester

### ROCHESTER REGIONAL OFFICE

Tel 585.454.2460 • Fax 585.454.3545 • Email [Muni-Rochester@osc.ny.gov](mailto:Muni-Rochester@osc.ny.gov)  
Counties: Cayuga, Chemung, Livingston, Monroe, Ontario, Schuyler, Seneca, Steuben, Wayne, Yates

### SYRACUSE REGIONAL OFFICE

Tel 315.428.4192 • Fax 315.426.2119 • Email [Muni-Syracuse@osc.ny.gov](mailto:Muni-Syracuse@osc.ny.gov)  
Counties: Herkimer, Jefferson, Lewis, Madison, Oneida, Onondaga, Oswego, St. Lawrence

### STATEWIDE AUDIT

Tel 607.721.8306

## Contact

Office of the New York State Comptroller  
Division of Local Government and School Accountability

110 State Street, 12th floor  
Albany, NY 12236  
Tel: (518) 474-4037  
Fax: (518) 486-6479  
or email us: [localgov@osc.ny.gov](mailto:localgov@osc.ny.gov)

[www.osc.state.ny.us/localgov/index.htm](http://www.osc.state.ny.us/localgov/index.htm)



Like us on Facebook at [facebook.com/nyscomptroller](https://facebook.com/nyscomptroller)  
Follow us on Twitter @[@nyscomptroller](https://twitter.com/nyscomptroller)

