



# Industrial Development Agencies in New York State

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BACKGROUND, ISSUES AND RECOMMENDATIONS

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## EXECUTIVE SUMMARY

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This report supplies context for the current policy discussion on Industrial Development Agencies (IDAs), details major process and accountability issues, describes efforts by the Office of the State Comptroller (OSC) to improve reporting quality and provides a summary of statistical and financial information from 2004 IDA annual reports.

In 1969, legislation was enacted providing for the creation of IDAs to facilitate economic development in specific localities, and delineating their powers and status as public benefit corporations. The number of IDAs has fluctuated over time, and presently there are 115 active IDAs, with one in each of the State's counties, as well as a number of cities, towns and villages.

To improve economic conditions in their respective areas, IDAs generally attempt to attract, retain and expand businesses within their jurisdictions through the provision of financial incentives to private entities. IDAs are legally empowered to buy, sell or lease property and to provide tax exempt financing for approved projects. Real property owned or controlled by IDAs is exempt from property and mortgage recording taxes, and the value of these exemptions can be passed through to assisted businesses. Moreover, purchases related to IDA projects can be exempt from State and local sales taxes.

While IDA properties are tax exempt, businesses occupying IDA-owned properties typically make payments-in-lieu-of-taxes (PILOTs) that are shared with the affected local tax jurisdictions (i.e., local governments) within their area.

Each IDA is legally required to annually submit a financial statement to OSC that includes data related to the number of jobs created or retained and amount of all tax exemptions provided. These reports must also be filed with the Department of Economic Development (DED) and the governing body of the sponsoring municipality.

Unfortunately, a number of studies have shown that inconsistent and inaccurate reporting has limited the utility of the data available through these annual reports. For example, nearly 3,500 projects receive IDA-related benefits, but unfortunately, many are not providing IDAs with the data they need to complete their State reporting requirements. To address this problem, OSC initiated several measures designed to improve the quality of the reports submitted by IDAs. Specifically, OSC sent out a description of common reporting errors, as well as a report to each IDA of where problems had been found in its previous year's submission. Additionally, OSC enhanced its review procedures, improved its audit presence and increased the amount of training it provided to IDAs.

As a result of these oversight and training efforts, the completeness and consistency of IDA reporting for 2004 showed a marked improvement over previous years. For example, for 2002, IDAs reported current job data for only 58 percent of their projects; this has been increased to 88 percent in reports for 2004. Nonetheless, of the 3,474 projects reported in 2004, 521 (15 percent) did not provide complete job data. Thus, there is still a need for more complete and accurate reporting.

The overall effectiveness of IDA programs has been the subject of a number of studies, reports and audits. Despite the enactment of reforms in the late 1980s and early 1990s, issues regarding IDA operations, accountability and transparency persist. In addition, a number of policy concerns have been raised. Following is a summary of these major issues:

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- **A lack of objective selection and evaluation data and criteria** – The criteria by which IDAs evaluate potential projects are not always clear and/or consistently used, and IDAs do not always seem to make an attempt to evaluate the potential success of proposed projects.
    - A 1999 OSC audit of IDAs in Erie County identified numerous discrepancies regarding project eligibility, reporting requirements and tax exemption requirements.<sup>1</sup>
    - A 2004 audit of the Niagara County IDA credited both its decision to devote a substantial amount of fiscal and staff resources to a project with an uncertain outcome and its poor financial management practices with the IDA's debilitated financial condition.<sup>2</sup>
    - A 2004 audit of five Capital Region IDAs noted inconsistencies in the type and amount of data required of applicants and found that four of the five IDAs did not develop formal project evaluation criteria (e.g., job targets, wage levels, etc.), and that none of the IDAs kept documentation that indicated how the claims of project applicants were verified.<sup>3</sup>
    - A 2006 audit of six IDAs found that all but one failed to develop and employ formal project evaluation criteria.<sup>4</sup>
  - **PILOTS** – Various studies and audits have recommended that IDAs consistently apply uniform tax exemption policies and maintain a schedule of all PILOT payments due, any late/unpaid amounts and the share going to each taxing jurisdiction.<sup>5</sup> A 2005 OSC audit of Yonkers found that considerable taxpayer revenue was likely lost as a result of the ineffective tracking of PILOT payments.<sup>6</sup> Another 2005 audit found that 30 percent of the PILOT bills examined were not prepared according to the terms of their respective PILOT agreements, with under-billings totaling over \$51,000 and over-billings more than \$38,000. If these errors had remained uncorrected for the life of the PILOT agreements, under-billings would have totaled \$520,000 and over-billings \$151,000. Causes for these errors included unclear terms in the PILOT agreements, poor communication with assessing bodies and lack of monitoring.<sup>7</sup>
  - **Types of projects** – IDAs have extensive latitude to determine the types of projects that are eligible for assistance. By either stated policy or practice, some IDAs favor industrial and manufacturing projects over commercial and service proposals, but others use a case-by-case approach, often placing a heavy emphasis on the perceived local advantage of the project. While originally conceived as agencies to spur industrial and manufacturing development, IDAs increasingly provide assistance to a wide variety of projects, including office buildings, retail, education facilities, transportation, sports arenas and assisted living centers. For example, while current statute generally prohibits IDAs from assisting retail projects, several broad exceptions severely dilute such prohibition.

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1 *A Report of Industrial Development Agency Activity in Erie County 99-P-1*, Office of the State Comptroller (March 1999).

2 *Niagara County Industrial Development Agency Financial Condition*, Office of the State Comptroller (2004-M-21).

3 *Industrial Development Agencies' Project Evaluation Criteria and Monitoring Efforts*, Office of the State Comptroller (2004-MR-3).

4 *Industrial Development Agencies' Project Approval, Evaluation and Monitoring Efforts*, Office of the State Comptroller (2005-MS-2).

5 Fiscal Policy Institute. June 15, 2005.

6 *City of Yonkers Financial Operations*, Office of the State Comptroller (2005M-35)

7 *Industrial Development Agency Payment in Lieu of Taxation Billing Accuracy*, Office of the State Comptroller (2005-MR-12).

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- **Pirating** – IDAs are statutorily prohibited from using financial assistance to lure companies from one area of the State to another (intrastate piracy). However, there are a number of exceptions that accompany this restriction, which can be applied in the first instance at the discretion of individual IDAs. The effectiveness of this prohibition is therefore limited at best – so much so that many observers find the prohibition to be virtually without effect.<sup>8</sup>
  - **Underperforming projects** – “Clawback” provisions in IDA contracts can allow an IDA to recapture previously granted benefits, end the granting of additional benefits and/or proportionally increase the amount of PILOTs due if the agreed upon job creation is not forthcoming or if the developer violates other parts of the project agreement. These provisions also provide pressure to project owners to meet performance measures and provide related information to their IDA. Many IDAs have adopted these provisions, but others have not. Moreover, even where they exist, these provisions are often not applied consistently. In several audits OSC has questioned why sanctions, such as clawbacks, were not applied to projects falling below performance standards.<sup>9</sup> A 2006 audit of six IDAs found that four of the six had recapture policies that were never utilized.<sup>10</sup>

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8 *A Kingdom All their Own: New York's Industrial Development Agencies*, State Senator Franz S. Leichter (1992).

9 Most recently, *Industrial Development Agencies' Project Evaluation Criteria and Monitoring Efforts*, Office of the State Comptroller (2004-MR-3).

10 *Industrial Development Agencies' Project Approval, Evaluation and Monitoring Efforts*, Office of the State Comptroller (2005-MS-2).

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## OSC REFORM PROPOSALS

Focusing on accountability and transparency, the Office of the State Comptroller has identified a number of steps that could advance the quality of IDA operations and accountability, and has prepared draft legislation that would implement them. Following are the major points of the Comptroller's IDA reform agenda:

- **Improve IDA reporting:** Require each IDA to publish a “report card” annually, in a format prescribed by OSC, with detailed information on individual projects, such as job performance data, tax expenditures granted and the amount of PILOTs actually paid compared to scheduled payments.
- **Require developers to furnish information to IDAs:** Require the State's Department of Economic Development (DED), in consultation with OSC, to develop a uniform project agreement to be used by all IDAs, which must contain provisions that compel project operators to provide job data or lose benefits.
- **Require the use of objective project evaluation and selection criteria:** Require IDAs to adopt policies with specific project selection criteria necessary to complete a cogent cost/benefit analysis of each project application (similar to the current requirement for a “uniform tax exemption policy”).
- **Standardize IDA project applications:** Require DED, in consultation with OSC, to develop a uniform application to be used by all IDAs for the purpose of receiving, reviewing and approving requests for financial assistance. Such application would require information thought necessary to make a sound decision regarding the award of benefits; IDAs would be empowered to require additional information from applicants.
- **Require “Clawback”/Recapture Provisions:** Require the inclusion of recapture provisions in project agreements to allow IDAs to recoup previously granted benefits if job creation/retention goals or other terms of the agreements are not met.
- **Revise Civic Facilities Provisions:** Increase the cap on three categories of civic facility projects: (i) dormitories for educational facilities; (ii) facilities defined in article 28 of the Public Health Law, relative to hospitals; and (iii) housing facilities for senior citizens. The current project cap of \$20 million would be increased to \$50 million, but there would be a provision added to prohibit splitting a project into smaller components or artificially dividing a project in avoidance of the cap. The section of law covering civic facilities would also be made permanent, rather than expiring after a specified term.

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## MISSION AND POWERS OF IDAs

Industrial Development Agencies (IDAs) are public benefit corporations originally authorized by the Industrial Development Agency Act of 1969<sup>11</sup> and governed by the provisions of Article 18-A of the General Municipal Law. Since that time, 177 IDAs have been legislatively authorized and 115 remain active today.<sup>12</sup>

The distribution of IDAs throughout the State is far from uniform. Although each county of the State is served by an IDA, some counties contain as many as seven IDAs, while Warren and Washington counties share a single one. A table and a map at the end of this report show all of the IDAs within each county as of March 2006.

According to the authorizing statute, the purpose of an IDA is to promote, develop, encourage and assist in acquiring, constructing, improving, maintaining or equipping certain facilities, thereby advancing the job opportunities, health, general prosperity and the economic welfare of the people of New York. Each IDA is an independent public benefit corporation established by a special act of the State Legislature at the request of a sponsoring municipality, and each is expected to act in the interest of that particular local government and its residents.

Although administrative arrangements vary considerably, an IDA is generally governed by a board consisting of three to seven members. The Industrial Development Agency Act stipulates that, except as may be provided by a special act, board members must be appointed by the governing board of each sponsoring municipality, and may include local government representatives, employees and officials, as well as members of school boards, organized labor, and business groups. There is, however, no requirement that such affected entities be proportionally represented on IDA boards.

IDAs are required to hold a public hearing before approving any project for which financial assistance of more than \$100,000 is proposed to be provided, but there is no requirement that IDA board members attend or respond to any questions or objections raised at such a hearing.

IDAs can offer several benefits to private companies as inducements for them to relocate to, expand in or remain in their jurisdictions. Statute provides the following:

- IDAs have been legally empowered to acquire, own and dispose of property.
- IDAs are able to directly issue debt.
- Real property owned by IDAs is exempt from property taxes and mortgage recording taxes.<sup>13</sup>
- Purchases made in support of approved projects are eligible for exemption from State and local sales taxes.

However, IDAs do not have taxation powers and thus typically maintain their operations by charging various fees to the businesses that participate in their projects.

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11 Two exceptions to this are the City of Troy and City of Auburn IDAs, which were created prior to the 1969 Act in the Public Authorities Law.

12 Occasionally, exact enumeration is problematic because of disputes over whether certain IDAs have met minimum activity requirements and therefore continue in existence. Statute specifies that an IDA shall cease to exist whenever all of the bonds or notes they have issued have been redeemed or cancelled.

13 More specifically, §874 of the General Municipal Law provides that property acquired by an IDA or under the supervision, control or jurisdiction of an IDA be exempt from taxation.



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## TAX EXEMPTIONS AND PILOTs

Real property owned by an IDA is entitled to an exemption from real property taxes. These exemptions are passed through to assisted businesses. In most cases, a portion of the property taxes forgone is recaptured via payments-in-lieu-of-taxes (PILOTs) made by recipients of IDA benefits to affected taxing jurisdictions (i.e. local governments). PILOT agreements are required to be in writing and to specify the amount due annually to each affected taxing jurisdiction, which are responsible for PILOT collection. Notably, however, because the revenue received through the use of PILOTs is typically less than the real property taxes abated, they represent only partial compensation to the local governments involved. Over 23,000 real property tax exemptions valued at \$47.5 billion were given for industrial, commercial and public service properties in 2003, and about 4,800 exemptions valued at \$18 billion (38 percent of the total) were granted in conjunction with IDA activities.<sup>14</sup>

IDAs have a substantial degree of discretion over how PILOT agreements are negotiated, and the criteria used to determine PILOTs differs among IDAs. Such inconsistencies, according to critics, can cause IDAs to compete against each other for business. In addition, due to unclear PILOT agreements negotiated by IDAs, poor communication with assessing bodies and a lack of monitoring, projects often fail to pay the full amount of PILOTs and thus deprive taxing jurisdictions of needed revenues.<sup>15</sup>

As a result of State legislation passed in 1993 amending section 874 of the General Municipal Law, each IDA is required to establish a “uniform tax exemption policy with input from affected tax jurisdictions . . . and shall provide guidelines for the claiming of real property, mortgage recording, and sales tax exemptions.” The guidelines must include: the period of exemptions; percentage of exemptions; types of projects for which exemptions can be claimed; procedures for payments-in-lieu-of-taxes and circumstances under which real property appraisals are required.

In adopting this policy, statute requires IDAs to “consider such issues as: the extent to which a project will create or retain permanent, private sector jobs; the estimated value of any tax exemptions to be provided; whether affected tax jurisdictions shall be reimbursed by the project occupant if a project does not fulfill the purposes for which an exemption was provided; the impact of a proposed project on existing and proposed businesses and economic development projects in the vicinity.”

Although they are required to adopt a uniform tax exemption policy, IDAs are allowed to deviate from that policy. In these cases, an IDA must explain in writing why there is a need for deviation and notify the affected taxing jurisdictions. While approval by these local governments is not required, the IDA is obliged to review and respond to any issues raised by them.

Despite these requirements, problems persist. For example, a 1999 OSC audit of IDA activities in Erie County found that one IDA had not adopted a uniform tax exemption policy, and that other IDAs had policies that either did not contain all of the required elements or did not address the circumstances under which the IDA could or should deviate from the policy.

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<sup>14</sup> *Summary of Exemptions by Property Group*, New York State Office of Real Property Services (2003 Assessment Rolls – Group F).

<sup>15</sup> *Industrial Development Agency Payment in Lieu of Taxation Billing Accuracy*, Office of the State Comptroller (2005-MR-12).

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## **BONDS**

IDA bonds are obligations of the IDAs themselves and not of any sponsoring municipality or the State. Typically, an IDA uses proceeds from bonds it issues to purchase land or make improvements to support a private developer's approved project. By separate agreement, the private developer subsequently leases the facilities from the IDA, who then conveys the property back to the developer at the end of the bond term for a nominal fee.

When IDAs were first created, subject to applicable standards, interest on all bonds they issued was exempt from both federal and State income taxes (allowing them to be sold at lower interest rates than taxable bonds). Federal tax changes enacted in the 1970s, 1980s and 1990s have further limited the interest exemption for IDA bonds. Additionally, the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA), intended to curb losses to federal revenues caused by the widespread use of tax-exempt borrowing, imposed a cap on the total amount of tax-free bonds that can be issued for private activities such as economic development.

Today, only certain types of bonds (not all of which can be issued by IDAs) are still permitted to be issued on a tax-exempt basis. These include borrowing for manufacturing, residential rental projects, solid waste and water projects, public utilities and others. The total amount of tax-exempt bonds issued by entities within the State for these purposes is subject to a cap annually imposed by the federal government. This "volume cap" is based on a per capita formula prescribed in the federal Internal Revenue Code; New York's 2006 cap is \$1.54 billion. The State Legislature allocates amounts under this cap each year by providing certain amounts for State agencies, local issuers and a statewide reserve, which may be used under certain circumstances by State and/or local issuers. The State Budget Director and the Commissioner of Economic Development both have roles in allocating this cap among specific projects. Of the \$1.54 billion in volume cap given to New York in 2006, approximately one-third, or \$513.5 million, has been allocated for use by IDAs.<sup>16</sup>

## **STRAIGHT LEASE PROJECTS**

In a "straight lease" transaction, an IDA takes title to the land, improvements or real property, thereby making it exempt from certain taxes, and then leases it back to a developer for a nominal fee. Bonding is unnecessary, either because no financing is needed or because the developer has secured financing elsewhere.

Although many IDA agreements still involve bonding to acquire or improve property, straight lease projects have come into more frequent use following the federal tax changes that curtailed the use of tax-exempt private activity bonds. In fact, 42 percent of the more than 3,400 IDA projects are currently classified as being straight lease, rather than bond projects, an increase of 76 percent from 2001.

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<sup>16</sup> Lately, the amount and utilization of the portion of the State's volume cap allocated for use by IDAs has ranged from about \$479 million (114 percent used) in 2003 to \$513 million (138 percent used) in 2005.

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## RETAIL PROJECTS

IDAs are also generally prohibited from providing financial assistance for retail projects (defined as projects where facilities or property that are primarily used in making retail sales to customers who personally visit such facilities constitute more than one-third of the total project cost). This definition covers retail stores, as well as other operations such as hotels, motels, legal and medical offices.

Retail ventures are treated differently because they usually do not increase the level of regional jobs or economic activity and can damage local competitors or put them out of business. For example, a chain store opening up in a community generally will not increase the overall demand for retail goods and may lure shoppers away from already established (often smaller and independently-owned) stores, potentially putting them out of business. Providing tax expenditure benefits for these “jobs-neutral” types of economic activity generally results in a net financial loss for the community.

Although assistance for retail projects is generally prohibited, statute allows for a number of exceptions to the rule. The exceptions include “tourism destination projects,”<sup>17</sup> projects operated by not-for-profit corporations, as well as other projects located in highly distressed areas. Moreover, financial assistance may also be provided to retail projects where “(i) the project occupant would, but for the assistance provided by the agency, locate the related jobs outside the state, or (ii) the predominant purpose of the project would be to make available goods or services which would not, but for the project, be reasonably accessible to the residents of the city, town or village within which the proposed project would be located because of a lack of reasonably accessible retail trade facilities offering such goods or services....” Thus, these exceptions, all of which are applied at the discretion of local IDA boards, can make the retail prohibition ineffective.

Since the application of these exceptions is determined at the discretion of each IDA, these criteria are sometimes subject to expansive interpretations. For example, OSC’s audit of IDAs in Erie County cited two instances in which motels were provided assistance under the IDA’s determination that they could be considered a “tourism destination” because of their proximity to an airport, local mall and Thruway exit.<sup>18</sup>

In another example, the Amherst IDA agreed to provide \$1 million in tax breaks to an orthopedics practice for a new office and surgery center in the Amherst area. The project came under scrutiny not only because it would relocate doctors and staff from Buffalo and Tonawanda, but also because critics charged that it violated statutory provisions that forbid the granting of IDA assistance to retail projects.

The current provisions governing IDA retail project assistance expires on July 1, 2006.

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17 “Tourism destination” is defined for this purpose as a location or facility that is likely to attract a significant number of visitors from outside the “economic development region,” as established by §230 of the Economic Development Law, in which the project is located.

18 *Industrial Development Agency Activity in Erie County*, Office of the State Comptroller (99-P-1).

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## **CIVIC FACILITIES**

In 1986, legislation intended to attract and retain nonprofit organizations authorized IDAs to provide financial assistance for the construction of “civic facilities” for not-for-profit corporations. A civic facility was then defined as “a facility owned or occupied by a not-for-profit corporation organized and existing under the laws of this State, but not including convention centers, housing facilities or medical facilities which are predominately used for the delivery of medical services.” Additionally, a cap on the amount of financing an IDA could provide to civic facility projects was set at 25 percent of the average of the IDA’s total bond issuances over the preceding three calendar years.

In 1988, the cap was removed entirely and in 1993 several other types of projects (e.g., dormitories for educational institutions, water/sewer systems, and public facilities for use by a municipality in the performance of its governmental functions) were specifically excluded from the definition of civic facilities. By 1997, some of these excluded project types, such as housing and medical facility projects, were reinserted in the definition of civic facilities but made subject to a static cap of \$15 million for the total cost of such project. In 1999, the cap was increased to the current amount of \$20 million.

The current provision that authorizes IDAs to finance civic facilities expires on July 1, 2006.

## **IDA REPORTING REQUIREMENTS**

Current IDA reporting requirements and oversight roles are a result of reforms in the late 1980s and early 1990s that were enacted to improve the accountability of IDAs. Legislation enacted in 1989 added section 859 of the General Municipal Law, which required every IDA to file an annual financial statement with each of the following: the State Comptroller, the Commissioner of Economic Development and the governing board of the municipality for whose benefit the IDA was created. It specifically required that these statements include data concerning assistance provided and jobs created/retained for each project and provided for the Comptroller to prescribe their format. Additionally, each IDA was required to have its annual financial statement independently audited within 90 days of the end of its fiscal year, and to file the audited statement within the subsequent 30 days.

Moreover, the Commissioner of Economic Development was required to annually issue a report that summarized IDA activities statewide over the preceding year and that included information regarding: significant trends in IDA operations and financing; departures from acceptable practices; compilations of the types of bonds and notes outstanding and straight lease transactions and an estimate of the total number of jobs created/retained by IDA projects. Unfortunately, the reports issued by the Commissioner typically summarized data from the annual financial reports at the highest aggregate level and included no substantive programmatic review of IDA activities.

Legislation enacted in 1993 (Chapter 356 of the Laws of 1993) was intended to make IDAs more accountable to sponsoring municipalities and the public and to address other concerns without unduly limiting IDA flexibility. In particular, this legislation required each IDA to adopt a uniform tax exemption policy and contains provisions for the State Comptroller to determine if each IDA has filed a substantially complete financial statement.

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As a matter of process, if an IDA does not file an audited statement, or if the Comptroller determines that it is not substantially complete, the Comptroller is required to send a series of up to four notifications to the IDA and/or sponsoring municipality. Ultimately, if the required statements are not filed or deemed substantially complete, the statute precludes the IDA from prospectively offering financial assistance that provides exemptions from State taxes until such time as the required statement is filed.

From 1995 to 2004, 11 IDAs had their ability to offer new State tax exemptions suspended as a result of this statute.<sup>19</sup> In most cases, the IDAs quickly came back into compliance and regained their authority to offer State tax exemptions.

While the number of IDAs actually losing their authority to provide State tax exemptions may appear low, many more IDAs have been notified by OSC about deficiencies in their reports. For example, initial reviews of reports for 2004 resulted in notifications to 23 IDAs regarding their failure to include CPA audits, bond schedules or other supplemental information (e.g., tax exemptions).

Notably, while 40 IDAs were late in submitting their 2004 annual financial reports, OSC was able to help many of these IDAs understand and meet the reporting requirements before any loss of their authority to provide exemptions was required.

## **OSC ACTIONS TO ADDRESS REPORTING ISSUES**

Due to deficiencies in IDA reporting, OSC has taken the following initiatives:

- Provided a supplemental information packet, which highlighted areas of past misreporting, to each IDA in 2004 to help them understand and correct common reporting errors;
- Applied additional resources to the review of annual reports, revamping procedures and increasing follow-up to resolve discrepancies;
- Increased training for IDA officials related to annual reporting requirements;
- Developed and distributed the *Accounting and Reporting Manual for IDAs* in 2005 to replace the *Uniform System of Accounts for IDAs* which had last been updated in 1991; and
- Increased the number and type of audits related to IDAs (from an annual average of one or less between 2000 and 2004 to five in 2005).

Despite reform legislation and the adoption of additional reporting guidelines, unreliable data is still included in annual reports – especially in the supplemental schedule containing data on tax exemptions and jobs. Although the completeness and consistency of IDA reports has improved, IDAs still need to increase their efforts to report complete and accurate data.

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<sup>19</sup> City of Watervliet; City of Dunkirk; Town of West Turin; Town of Yorktown; Town of East Greenbush; City of Oneida; Town of Riverhead; City of Cohoes; City of Albany. To date, the only IDA to have lost its ability to offer State tax exemptions in 2006 is that of the Town of North Greenbush.

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OSC's review of 2004 IDA reports identified a number of problem areas with respect to the quality and accuracy of the data IDAs report in their supplemental schedules, including: improper reporting of tax exemptions and PILOTs; improper reporting of new tax revenue (if no exemptions were granted); failure to report on all active projects each year; failure to provide required job data and new project information being submitted without the required project code assignment. Following are a number of issue areas:

- **Tax Exemptions** – With respect to the reporting of tax exemptions, it is clear that IDAs have different interpretations regarding the calculation of exemptions. Simple mathematical miscalculations or inattention may also be the cause of erroneous reporting of “total exemptions.” The amount reported in total exemptions should equal the sum of all sales tax, real property tax and mortgage recording tax exemptions.
- **PILOTs** – Similar problems exist with the reporting of PILOTs. Edit checks indicate that often the “total PILOTs” field does not add up to the sum of its parts (local PILOT, county PILOT, school PILOT, etc.). Again, this may be explained by simple mathematical miscalculation or inattention to detail.
- **Project Codes** – New projects are still being reported without the necessary project code assigned. IDAs have been given detailed instructions on the parameters for assigning project codes and yet in some cases they still fail to assign them. This is not conducive to tracking individual project-related activity across agencies.
- **Missing Data** – Some reports contain data categories without any information reported. This problem most often prevails in the reporting of current job data – a recurring problem. Obtaining this information is crucially important to evaluating the benefit of IDA activities in the State over time.

OSC has also developed additional tools to assist IDAs in meeting their reporting requirements, including:

- A list of common reporting errors (including issues specific to the individual IDA) with tips on how to avoid them. This document includes example calculations.
- A list of projects (specific to the individual IDA) for which no current exemption and/or job data exists. This provides the IDA with an opportunity to advise OSC if the projects in question no longer require reporting because project bonds or notes have been paid off or the straight lease has ended.
- An improved Schedule of Supplemental Information to ease and improve reporting.

As OSC devotes more resources to the review of IDA reports, it is likely that additional reporting discrepancies, and areas for improvement, will be identified.

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## EVALUATIONS OF IDA OPERATIONS

IDA proponents argue that the financing and tax incentives provided by IDAs encourage firms to relocate to, remain in or expand in New York State, and are therefore beneficial to employment, the economy and the tax base. Unfortunately, due to problems in the reliability of job and other reporting data, it is often difficult to assess the veracity of these assertions. Indeed, most studies have found that these claims simply cannot be independently evaluated. Overall, evidence about the success of IDA operations has been mixed.

A 1992 study by the Fiscal Policy Institute concluded that “the benefits of IDAs are questionable while the costs of IDAs, in terms of forgone tax revenue, are clear and substantial.”<sup>20</sup> Another 1992 examination of the State’s IDAs found that: IDAs routinely provide support to projects that would have been completed without such assistance; existing relationships between developers and IDAs often determine which projects are granted assistance; politically connected contractors, consultants, attorneys, and IDA board members similarly benefit from and determine which applications for IDA assistance are approved; piracy is commonplace; and IDAs, whose fees are based on a percentage of project-related bond issues, are induced to support large projects.<sup>21</sup>

Conversely, a 1993 study largely dismissed questions about the credibility of applicant’s threats to leave an area, posited that IDAs have mostly been successful and asserted that a comprehensive economic development strategy for NYS must emphasize both job creation and job retention.<sup>22</sup>

Similarly, in 1995 the NYS Economic Development Council (then representing 41 IDAs) used the amount of IDA activity (i.e. bonds issued) as an indication of the amount of economic development benefit created by IDAs. Moreover, the Council speculated that increased State oversight of IDAs could lead to centralized decision-making regarding potential projects, and thus make the project selection process more vulnerable to political manipulation.<sup>23</sup>

A 1996 analysis of all projects approved by IDAs in 1994 and 1995 found that while most of the projects approved involved the relocation, expansion or improvement of existing New York businesses, the cost of selective support of some businesses, who must be subsidized by others paying comparatively higher taxes, goes unconsidered. To help ameliorate this trend, this report recommended that new IDAs be created only at the county level and that IDAs be required to obtain permission from an applicant’s local IDA before offering assistance to a business in another area of the State.<sup>24</sup>

A 1997 State review of the annual financial reports of IDAs reasoned that shortcomings in the quality and reporting of IDA data is largely the result of differences in the amount of financial and administrative resources of IDAs; thus, larger and more active IDAs are more likely to be better able to collect and report comprehensive data.<sup>25</sup>

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20 *New York State’s Industrial Development Agencies: Boon or Boondoggle?* Fiscal Policy Institute (1992).

21 *A Kingdom All their Own: New York’s Industrial Development Agencies*, State Senator Franz S. Leichter (1992).

22 *Economic Development: How Industrial Development Agencies Have Helped Generate Jobs and Tax Revenues for New York State and its Localities*, Public Policy Institute of New York State, Inc. (April 1993).

23 *The Effect of 1993 Reforms on Industrial Development Agencies*, Testimony presented to the Assembly Standing Committee on Local Government by the New York State Economic Development Council (October 27, 1995).

24 *Working Toward Taxpayer-Friendly Industrial Development Agencies: A Report on IDA Activities 1994-1995*, Assembly Local Governments Committee (June 1996).

25 *Analysis of Industrial Development Agency Annual Financial Reports for 1996*, New York State Department of Economic Development (November 1997).

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A 1998 study by the Center for Governmental Research (CGR) set out to specifically measure the impact of IDAs on job creation and retention, the value of tax exemptions and the value of PILOT agreements.<sup>26</sup> CGR had been contracted by Empire State Development Corporation (ESDC) to conduct an evaluation mandated by the 1993 reform legislation. CGR was not able to fulfill its mandate regarding measuring job creation and retention because of missing or non-comparable data issues they identified with regard to the Department of Labor’s unemployment insurance records and IDA annual reports. Inconsistencies in sales tax data reported to Taxation and Finance (necessary to help estimate revenue forgone) were also cited. In its report, CGR stated that it was “unable to measure job creativity and retention because the data was gathered in such disparate ways that their numbers are ultimately unreliable when aggregated.”

Although the original IDA legislation included a provision that was intended to prevent the intrastate movement of jobs, many IDA projects have had the effect of luring businesses to move from one location within the State to another – a practice often referred to as job “pirating.” The problem is that when incentives are used in a manner that only produces relocation, there is no net benefit to the State in terms of job creation. This tension between a single local government’s perceived interests (as represented by an IDA) versus those of the region or the State as a whole poses a challenge in terms of the most effective allocation of tax expenditures, since “pirating” of jobs from one intrastate location to another could be ameliorated by a regional approach to economic development.

Under section 862 of the General Municipal Law, IDAs are generally prohibited from offering assistance to projects that would merely relocate businesses within the State. However, the law also allows for two exceptions, which apply if an IDA board determines that:

*“on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.”*

Unfortunately, a 1996 report from the Assembly’s Local Governments Committee found that, despite the anti-pirating provision, pirating still accounted for a significant part of IDA activity. The lack of a mechanism to enforce the law with regard to this restriction was cited as a contributing factor.<sup>27</sup> As a result, instances of alleged job pirating have given rise to several court cases. For example, the Court of Appeals, in a case involving a project moving jobs from the City of Buffalo to the Town of Amherst held that pirating had occurred.<sup>28</sup>

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<sup>26</sup> *Evaluation of New York State Industrial Development Agencies*, Center for Governmental Research, Inc. (April 1998).

<sup>27</sup> *Working Toward Taxpayer-Friendly Industrial Development Agencies: A Report on IDA Activities 1994-1995*, Assembly Local Government Committee (June 1996).

<sup>28</sup> *Main Seneca Corp., et al. v. Town of Amherst Indus. Dev. Agency*, 100 N.Y.2d 246. In this case, the Court of Appeals addressed the issue of whether the Amherst IDA had violated the anti-pirating provision by relocating an accounting firm from the City of Buffalo to the Town of Amherst. Ultimately, the Court concluded that the statute was violated. Central to the Court’s ruling was an analysis of the term “area” as used in the statute, concluding that, under the facts presented, the IDA’s actions resulted in the removal of the accounting firm from one “area” of the State to another. In reaching its conclusion, the Court expressly declined to define the term “area” to mean “municipality” or “area of economic impact” (such as western New York). It did note, however, that the overall purpose of the statute was to assist New York communities compete with communities outside of the State and the purpose of the anti-raiding provision was to “prevent economic raiding within the State.”



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## RECENT STATUTORY CHANGES

Recently, several legislative initiatives affecting IDAs have been enacted. The Public Authorities Accountability Act of 2005 (Chapter 766 of the Laws of 2005) will have an appreciable effect on local public authorities, including IDAs. The following are among the new requirements of this law:

- **Governance** – Board members of State and local authorities, including IDAs, must: directly oversee the board’s officers/senior management; review/monitor financial and management controls; establish compensation and attendance policies; adopt a code of ethics; establish personnel policies that include protection for “whistleblowers” and guidance regarding travel, procurement, the disposition of real and personal property; and adopt a defense/indemnification policy. Board members are also prohibited from serving as an authority’s chief executive officer (CEO), executive director, chief financial officer (CFO) or comptroller. In addition, except for board members who serve by virtue of holding a civil office of the State, starting with appointments made after January 13, 2006, the majority of remaining board members must be “independent” members as defined in the new law.<sup>29</sup> Board members, officers and employees of local public authorities must file annual financial disclosure statements with the county board of ethics in which the authority has its primary office. Board members must also participate in “State approved” training regarding their legal, fiduciary, financial and ethical responsibilities.
- **Reporting** – Existing annual reporting requirements that had previously applied only to public authorities created under the Public Authorities Law were expanded and made applicable generally to State and local authorities. The annual report must include, among other things, items related to: debt issued by the authority; compensation provided to officers, employees and directors; projects undertaken; disposal of real property; codes of ethics; internal controls and financial data. This information must be submitted to the chairperson of the legislative body of the municipality. To the extent practicable, the authority must make accessible to the public, via its official website, documentation concerning its mission, current activities, most recent annual financial reports, current year budget and most recent independent audit report. The Act creates an Authority Budget Office (ABO) and grants it a number of powers and duties relative to the oversight of IDAs such as: the review and analysis of their operations, practices and annual reports; the maintenance of a comprehensive inventory of authorities and their annual reports; assistance to public authorities to improve their management practices and the procedures by which their activities and financial practices are disclosed to the public; and the provision of additional information and analysis as may be reasonably requested by the Legislature and the State Comptroller. Beginning on July 1, 2007 and annually thereafter, the ABO must issue reports regarding its findings and analysis.

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<sup>29</sup> For this purpose, an independent member is one who (1) is not, and the past two years has not, been employed by the authority or an affiliate in an executive capacity, (2) is not and in past two years has not been employed by an entity that received remuneration valued at more than \$15,000 for goods or services provided to the authority or received any other form of financial assistance valued at more than \$15,000 from the authority, (3) is not a relative of an executive officer or employee in an executive position of the authority or an affiliate and (4) is not and in past two years has not been a registered lobbyist and paid by a client to influence the management decisions, contract awards, rate determinations or any other similar actions of the authority or an affiliate (Public Authorities Law §2825[2]).

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- **Audit Standards** – For fiscal years ending on or after December 31, 2007, local authorities will be required to submit independent audit reports to their respective local governments. There are also new provisions designed to ensure the independence of the audit services procured by local authorities.
  - **Disposition of Property** – Among a number of new provisions relating to the disposition of real and personal property, authorities are required to (1) annually publish lists of property disposed of during the report period; (2) establish and annually review and approve guidelines concerning the disposal of property, file these guidelines with the State Comptroller and post on their websites and (3) use public bidding to dispose of real property unless provisions allowing for an exception to that rule are met.

Chapter 1 of the Laws of 2005 makes lobbying on procurement contracts, including those of municipalities and IDAs located in local governments with populations in excess of 50,000, subject to regulation by and reporting to the State Lobbying Commission. Among other things, the new law requires IDAs to include certain provisions relative to the new lobbying restrictions in their bid specifications and to designate contact persons for each contract. It also defines a restricted period during which individuals or entities may only contact the designated IDA procurement official. Contacts within the restricted period must be recorded and included in a “procurement record” of the IDA for the contract.

Chapter 55 of the Laws of 2005 funded the Commission on Public Authority Reform as part of the 2005 enacted State budget. The Commission is expected to evaluate the operations of State and local authorities; develop principles and policies of effective governance and financial disclosure and recommend if certain authorities should be eliminated, dissolved or consolidated. The Commission’s report is expected to be released in 2006.

## **OSC RECOMMENDATIONS TO ADDRESS ACCOUNTABILITY ISSUES**

The State Comptroller is considering a number of proposals to address accountability and transparency issues in IDA operations:

- **Improve IDA reporting:** Require each IDA to publish a “report card” annually, in a format prescribed by OSC, with detailed information on individual projects, such as job performance data, tax expenditures granted and the amount of PILOTs actually paid compared to scheduled payments.
- **Require developers to furnish information to IDAs:** Require the State’s Department of Economic Development (DED), in consultation with OSC, to develop a uniform project agreement to be used by all IDAs which must contain provisions that compel project operators to provide job data or lose benefits.
- **Require the use of objective project evaluation and selection criteria:** Require IDAs to adopt policies with specific project selection criteria necessary to complete a cogent cost/benefit analysis of each project application (similar to the current requirement for a “uniform tax exemption policy”).

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- **Standardize IDA project applications:** Require the State's Department of Economic Development (DED), in consultation with OSC, to develop a uniform application to be used by all IDAs for the purpose of receiving, reviewing and approving requests for financial assistance. Such application would require information thought necessary to make a sound decision regarding the award of benefits; IDAs would be empowered to require additional information from applicants.
  - **Require "Clawback"/Recapture Provisions:** Require the inclusion of recapture provisions in project agreements to allow IDAs to recoup previously granted benefits if job creation/retention goals or other terms of the agreements are not met.
  - **Revise Civic Facilities Provisions:** Increase the cap on three categories of civic facility projects: (i) dormitories for educational facilities; (ii) facilities defined in article 28 of the Public Health Law, relative to hospitals; and (iii) housing facilities for senior citizens. The current project cap of \$20 million would be increased to \$50 million, but there would be a provision added to prohibit splitting a project into smaller components or artificially dividing a project in avoidance of the cap. The section of law covering civic facilities would also be made permanent, rather than expiring after a specified term.

## FINANCIAL AND STATISTICAL SUMMARY OF IDA ACTIVITIES FOR 2004

Historically, data from IDA annual financial reports have generally been unreliable due to inconsistent and inaccurate reporting. As summarized earlier in this report, OSC recently initiated or renewed efforts in several areas to improve the quality of IDA reporting to OSC. As a result of these efforts, the completeness and consistency of IDA reporting for 2004 showed a marked improvement over previous years.

For fiscal year 2002, IDAs reported current job data for only 58 percent of their projects; this increased to 88 percent in reports for 2004. Edit exceptions decreased from 2,038 (2002) to 0 (2004) for data related to tax exemptions, PILOTs and new taxes. Nonetheless, of the 3,474 projects reported in 2004, 521 (15 percent) did not provide complete job data. Thus, there is still a need for more complete and accurate reporting.

The most common area in need of improvement involves real property tax exemptions. Some IDAs are reporting net exemptions (after subtracting PILOT payments) instead of the required total exemptions, or the amount of taxes that a project would have been subject to if it existed *without* IDA involvement. This amount is determined by multiplying the assessed value of the project real property by the tax rate for each taxing entity (school district, county, town, etc.).

An appendix to this report provides a summary of statistical and financial information from the 2004 IDA annual reports that reflect improved reporting completeness and consistency. Multiple year analysis is not provided, however, as the data from previous years is not sufficiently reliable to show meaningful trends.

For 2004, IDAs reported a total of 3,474 projects. The following table shows the distribution of IDA projects by project purpose categories:

PROJECT PURPOSE	NUMBER OF PROJECTS	PERCENTAGE SHARE
Manufacturing	1,136	32.7%
Services	838	24.1%
Other*	371	10.7%
Wholesale Trade	241	6.9%
Construction	193	5.6%
Finance, Insurance, Real Estate	184	5.3%
Transportation, Communication, Electric, Gas, Sanitary Services	169	4.9%
“Blank”	142	4.1%
Retail Trade	98	2.8%
Multi-Purpose (>1 code noted)	90	2.6%
Agriculture	12	0.3%
TOTAL	3,474	100.0%
Note: “Other” – exempt facility, water/sewer facility, docks, wharves, public transit, solid waste and resource recovery, local furnishing gas and electric, exempt sports facility, pollution control and civic facility.		

Analysis of the 2004 data shows:

- IDAs reported total revenues of \$101.9 million. The majority of these revenues came from charges for services of \$52.6 million, or 52 percent of total revenues.
- Total expenditures were \$90.5 million. The most significant expenditure category was contractual expenditures, representing \$69.8 million or 77 percent of total expenditures.
- A total of \$1.74 billion in debt was issued for projects during the 2004 fiscal year with total debt of \$17.1 billion outstanding at the end of the fiscal year.
- A tally of all projects in which IDAs reported complete job data resulted in a combined total of 658,317 current full-time equivalent jobs, which represents a net gain of 167,441 jobs from the number of jobs reported as existing before projects received IDA-related benefits. However, the figures are often based upon IDA estimates as many IDAs indicated that they were unable to obtain or verify current job figures for individual projects and cannot be deemed reliable. Indeed, a 2006 audit of six Western NY IDAs found that none had a process in place for the verification of reported data.<sup>30</sup>

30 *Industrial Development Agencies' Project Approval, Evaluation and Monitoring Efforts*, Office of the State Comptroller (2005-MS-2).

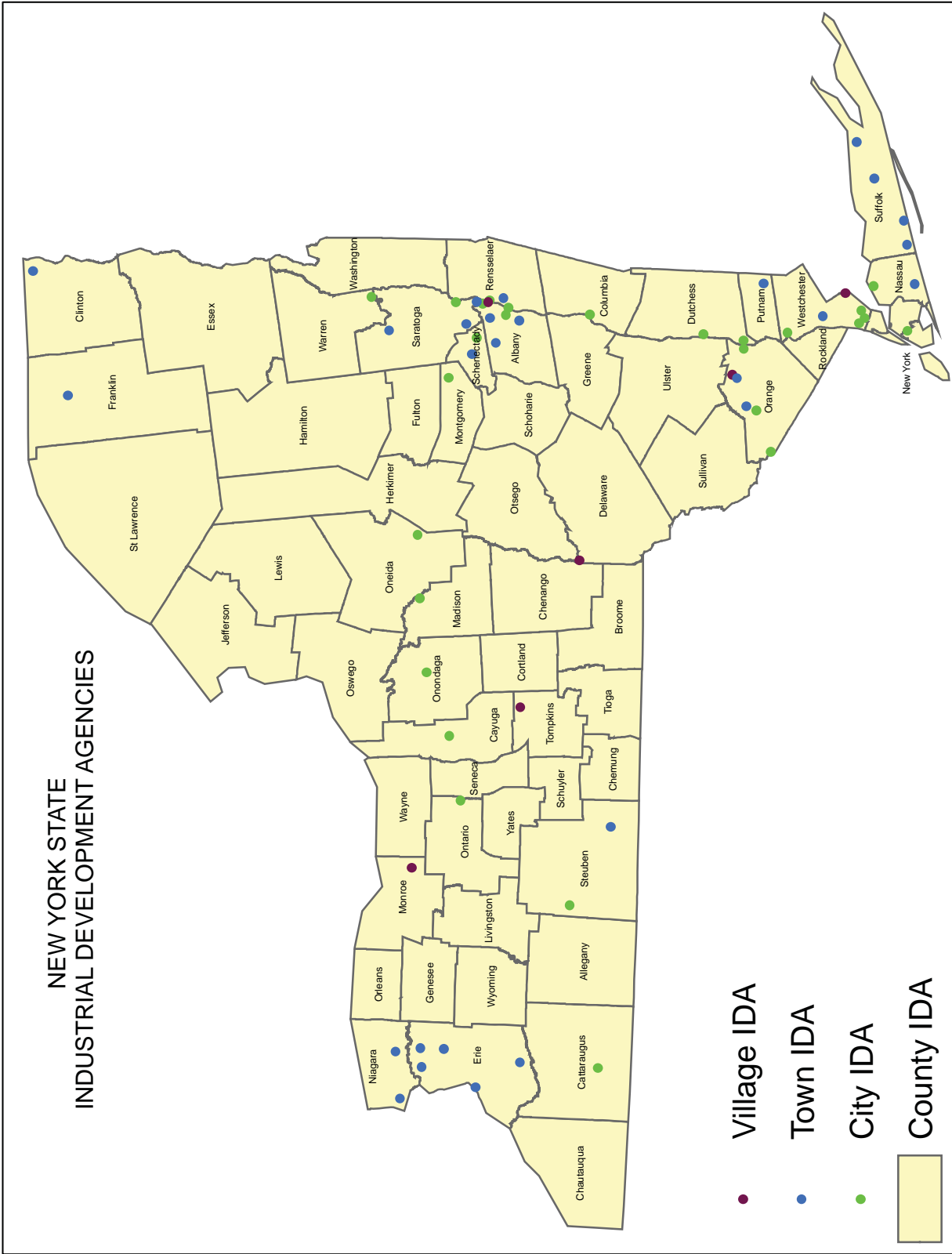
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- For 358 projects, or 10 percent of total projects, IDAs did not report any amount for *Number of FTE Jobs before IDA Involvement*. The most common reason IDAs indicated for not having this data is poor record-keeping and lack of documentation.
  - For 665 projects, or 19 percent of total projects, many IDAs either did not report any amount for *Current FTE Jobs*, or they reported an amount of “0.” Many IDA officials indicated that this information was not available. A 2004 OSC audit of five IDAs found that project performance is not adequately monitored. There was only limited evidence that steps were taken by IDA officials to ensure that sponsored projects reasonably meet their employment projections as indicated on their applications for IDA assistance, or that officials impose sanctions and/or penalties in cases where projects fail to fulfill their obligations.
  - Comparing the *Number of FTE Jobs before IDA Involvement* to *Current FTE Jobs* resulted in net job losses shown for 567 (19 percent) of the projects. This could be exaggerated by incomplete or inconsistent reporting – but it may also reflect failure of projects to create jobs.
  - 1,361 projects (39 percent) did not report any amount for *Total Project Amount*, which is the total cost of a project, including costs that do not receive IDA benefits (e.g. services such as legal, architectural, engineering, etc.). Some IDA officials indicated that this information was not available, especially for older projects, while others ignored this data field.
    - The amounts reported in the category *Total Project Amount* ranged from \$0 to \$1.6 billion.
    - The sum of the *Total Project Amounts* reported was \$33.3 billion.
  - The average number of jobs gained per project was 58, ranging from a loss of 9,924 to a gain of 5,265.
  - 2,083 projects (60 percent) showed a net gain of jobs ranging from a low of 1 net job creation to 5,265 net job creations.
  - The total tax exemptions reported for 2004 were \$653 million.
  - The total PILOTs reported for 2004 were \$265 million.
  - The net exemptions reported for 2004 (exemptions less PILOTs) were \$388 million.
  - Only 66 (57 percent) of all IDAs reported having 10 or more projects. Thus, 43 percent of IDAs reported less than 10 projects each.

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- Reports for seven IDAs (listed below) show a total net loss of jobs for their projects, ranging from a loss of 20 jobs to a loss of 8,253 jobs.

<u>IDA</u>	<u>County</u>	<u>Net Loss of Jobs</u>
o Nassau (county)	Nassau	8,253
o Corinth (town)	Saratoga	561
o Cortland (county)	Cortland	335
o Jefferson (county)	Jefferson	250
o Tioga (county)	Tioga	133
o Essex (county)	Essex	24
o Chenango (county)	Chenango	20

## Industrial Development Agencies in New York State

<b>Albany County</b> Albany (County) Albany (City) Bethlehem (Town) Cohoes (City) Colonie (Town) Green Island (Village) Guilderland (Town)	<b>Dutchess County</b> Dutchess (County) Poughkeepsie (City)	<b>Monroe County</b> Monroe (County) Fairport (Village)	<b>Otsego County</b> Otsego (County)	<b>Suffolk County</b> Suffolk (County) Babylon (Town) Brookhaven (Town) Islip (Town) Riverhead (Town)
<b>Allegany County</b> Allegany (County)	<b>Erie County</b> Erie (County) Amherst (Town) Clarence (Town) Concord (Town) Hamburg (Town) Lancaster (Town)	<b>Montgomery County</b> Montgomery (County) Amsterdam (City)	<b>Putnam County</b> Putnam (County) Southeast (Town)	<b>Rensselaer County</b> Rensselaer (County) Rensselaer (City) Troy (City) North Greenbush (Town)
<b>Broome County</b> Broome (County)	<b>Essex County</b> Essex (County)	<b>New York City</b> New York City	<b>Rockland County</b> Rockland (County)	<b>Sullivan County</b> Sullivan (County)
<b>Cattaraugus County</b> Cattaraugus (County) Salamanca (City)	<b>Franklin County</b> Franklin (County) Malone (Town)	<b>Nassau County</b> Nassau (County) Glen Cove (City) Hempstead (Town)	<b>St. Lawrence County</b> St. Lawrence (County)	<b>Tioga County</b> Tioga (County)
<b>Cayuga County</b> Cayuga (County) Auburn (City)	<b>Fulton County</b> Fulton (County)	<b>Niagara County</b> Niagara (County) Lockport (Town) Niagara (Town)	<b>Tompkins County</b> Tompkins (County) Groton (Village)	<b>Ulster County</b> Ulster (County)
<b>Chautauqua County</b> Chautauqua (County)	<b>Genesee County</b> Genesee (County)	<b>Oneida County</b> Oneida (County) Utica (City)	<b>Saratoga County</b> Saratoga (County) Clifton Park (Town) Corinth (Town) Mechanicville- Stillwater (City/Town) Waterford (Town)	<b>Warren County</b> Warren and Washington (County) Glens Falls (City)
<b>Chemung County</b> Chemung (County)	<b>Greene County</b> Greene (County)	<b>Onondaga County</b> Onondaga (County) Syracuse (City)	<b>Schenectady County</b> Schenectady (County) Schenectady (City) Rotterdam (Town)	<b>Wayne County</b> Wayne (County)
<b>Chenango County</b> Chenango (County)	<b>Hamilton County</b> Hamilton (County)	<b>Ontario County</b> Ontario (County) Geneva (City)	<b>Schoharie County</b> Schoharie (County)	<b>Westchester County</b> Westchester (County) Mount Vernon (City) New Rochelle (City) Peekskill (City) Mount Pleasant (Town) Yonkers (City) Port Chester (Village)
<b>Clinton County</b> Clinton (County) Champlain (Town)	<b>Herkimer County</b> Herkimer (County)	<b>Orange County</b> Orange (County) Middletown (City) Newburgh (City) Port Jervis (City) Montgomery (Town) Walden (Village) Wallkill (Town)	<b>Schuyler County</b> Schuyler (County)	<b>Wyoming County</b> Wyoming (County)
<b>Columbia County</b> Columbia (County) Hudson (City)	<b>Jefferson County</b> Jefferson (County)	<b>Orleans County</b> Orleans (County)	<b>Seneca County</b> Seneca (County)	<b>Yates County</b> Yates (County)
<b>Cortland County</b> Cortland (County)	<b>Lewis County</b> Lewis (County)	<b>Oswego County</b> Oswego (County)	<b>Steuben County</b> Steuben (County) Hornell (City) Erwin (Town)	
<b>Delaware County</b> Delaware (County) Sidney (Village)	<b>Livingston County</b> Livingston (County)			
	<b>Madison County</b> Madison (County) Oneida (City)			





# 2004 Tax Exemptions and PILOTs

Name	County	# of Projects	Amounts of Tax Exemptions Provided to Project Operators					Payments in Lieu of Taxes (PILOTs) Made by Project Operators				
			Sales Tax	Real Property Tax	Mortgage Recording Tax	Total Exemptions	To County	To Other Local Governments	To School Districts	Total PILOTs		
Albany (City)		55	\$0	\$3,463,684	\$0	\$3,463,684	\$216,532	\$944,668	\$1,719,519	\$2,880,719		
Albany (County)		11	160,000	0	0	160,000	0	0	0	0		
Bethlehem (Town)		9	824,401	7,823,214	132,500	8,780,116	287,385	2,034,339	4,593,117	6,914,841		
Cohoes (City)	Albany	4	0	66,521	0	66,521	4,386	15,568	28,243	48,197		
Colonie (Town)		21	3,425,810	3,090,249	1,129,954	7,646,013	350,806	288,405	2,482,387	3,121,599		
Green Island (Village)		5	145,288	1,293,384	0	1,438,672	52,787	280,028	603,993	936,808		
Guilford (Town)		3	0	0	0	0	0	0	0	0		
Allegany (County)	Allegany	10	0	1,360,343	0	1,360,343	137,012	141,013	154,480	432,505		
Broome (County)	Broome	38	19,738,284	9,738,338	37,000	29,513,623	1,236,240	2,595,827	4,476,197	8,308,265		
Cattaraugus (County)	Cattaraugus	22	793,796	3,618,582	117,494	4,529,872	312,921	240,280	448,187	1,001,388		
Salamanca (City)		0	--	--	--	--	--	--	--	--		
Auburn (City)	Cayuga	10	0	2,663,525	0	2,663,525	393,427	623,797	825,955	1,843,180		
Cayuga (County)	Cayuga	5	3,328,000	500,180	184,768	4,012,948	0	0	0	0		
Chautauqua (County)	Chautauqua	36	0	9,786,858	0	9,786,858	1,447,918	2,995,576	3,927,134	8,370,628		
Chemung (County)	Chemung	42	40,425	2,008,535	13,900	2,062,859	208,185	197,145	442,122	847,452		
Chenango (County)	Chenango	13	216,000	5,974,929	0	6,190,929	112,090	34,225	158,013	304,326		
Champlain (Town)		6	0	188,745	0	188,745	25,999	17,189	120,312	163,500		
Clinton (County)	Clinton	34	0	7,814,367	0	7,814,367	836,727	1,455,209	1,699,356	3,991,292		
Columbia (County)	Columbia	11	0	458,267	0	458,267	138,570	70,231	161,506	370,307		
Hudson (City)		8	71,249	496,002	21,187	588,438	20,409	138,820	133,901	293,130		
Cortland (County)	Cortland	12	599,351	1,007,270	0	1,606,621	58,273	44,738	134,471	237,482		
Delaware (County)	Delaware	9	33,542	99,257	0	132,799	12,732	10,340	41,200	64,272		
Sidney (Village)		1	7,796	8,066	0	15,862	563	378	1,600	2,541		
Dutchess (County)	Dutchess	21	5,354,593	3,578,679	450,350	9,383,622	2,979,302	306,281	922,114	4,207,697		
Poughkeepsie (City)		4	0	2,628,428	0	2,628,428	37,264	131,836	182,461	351,563		
Amherst (Town)		131	692,494	9,418,974	246,275	10,357,743	774,044	924,275	3,824,536	5,522,855		
Clarence (Town)		16	0	317,297	0	317,297	32,515	13,130	121,586	167,231		
Concord (Town)		7	10,296	55,299	0	65,595	3,600	1,290	25,661	30,551		
Eric (County)	Eric	302	1,919,401	35,726,811	3,412,400	41,058,611	3,308,670	8,144,204	11,195,396	22,648,268		
Hamburg (Town)		24	0	1,230,217	0	1,230,217	65,097	180,957	342,802	588,856		
Lancaster (Town)		58	0	5,222,022	0	5,222,022	359,997	399,082	1,464,495	2,223,574		
Essex (County)	Essex	20	0	139,381	0	139,382	9,786	34,304	31,958	76,048		

Note – The following IDAs reported no new projects after 1990: Erwin, Fairport, Grotton, Malone, Mount Pleasant and Salamanca.

# 2004 Tax Exemptions and PILOTs

Name	County	# of Projects	Amounts of Tax Exemptions Provided to Project Operators					Payments in Lieu of Taxes (PILOTs) Made by Project Operators				
			Sales Tax	Real Property Tax	Mortgage Recording Tax	Total Exemptions	To County	To Other Local Governments	To School Districts	Total PILOTs		
Franklin (County)	Franklin	7	\$0	\$0	\$0	\$0	\$0	\$0	\$5,750	\$4,500	\$10,250	
Malone (Town)		--	--	--	--	--	--	--	--	--	--	
Fulton (County)	Fulton	15	5,892	1,601,414	0	1,607,306	102,007	121,169	145,008	368,184		
Genesee (County)	Genesee	69	405,358	3,414,979	43,750	3,864,088	360,942	179,696	877,595	1,418,235		
Greene (County)	Greene	7	0	21,210,594	0	21,210,594	611,711	398,872	2,339,707	3,350,290		
Hamilton (County)	Hamilton	1	0	7,688	0	7,688	0	2,584	0	2,584		
Herkimer (County)	Herkimer	33	383,708	1,943,510	37,837	2,365,055	227,076	649,651	730,582	1,607,300		
Jefferson (County)	Jefferson	5	0	245,642	0	245,642	51,359	12,780	102,601	166,740		
Lewis (County)	Lewis	15	102,148	947,129	17,256	1,066,528	167,531	167,082	248,888	583,501		
Livingston (County)	Livingston	23	121,561	1,894,053	0	2,015,614	148,683	116,378	451,059	716,120		
Madison (County)	Madison	18	0	644,365	344,288	988,653	103,112	74,681	250,487	428,280		
Oneida (City)	Oneida	1	0	0	0	0	0	0	0	0		
Monroe (County)	Monroe	324	0	27,596,472	0	27,596,475	4,587,875	1,954,245	15,394,482	21,936,614		
Fairport (Village)		--	--	--	--	--	--	--	--	--		
Amsterdam (City)	Montgomery	4	0	68,188	0	68,188	4,984	3,710	7,234	15,928		
Montgomery (County)		12	569,200	4,535,081	26,250	5,130,531	744,888	83,094	554,663	1,382,646		
Glen Cove (City)		4	1,144,978	1,528,393	0	2,673,371	49,530	82,550	198,120	330,200		
Hempstead (Town)	Nassau	46	2,937,254	14,275,121	366,550	17,578,925	2,778,626	258,222	4,201,381	7,238,229		
Nassau (County)		67	872,616	9,321,006	732,200	10,925,822	22,168	100,991	195,098	318,257		
Lockport (Town)		3	0	106,261	0	106,261	0	0	0	0		
Niagara (Town)	Niagara	2	54,735	9,504	0	64,239	0	0	8,595	8,595		
Niagara (County)		71	889,735	11,463,183	359,213	12,712,131	738,539	1,318,565	1,740,274	3,797,378		
New York City (City)	NYC	487	37,543,183	57,252,084	4,835,711	99,631,018	0	31,394,688	0	31,394,688		
Oneida (County)	Oneida	60	248,888	7,156,587	33,225	7,438,721	1,694,267	219,331	980,885	2,894,500		
Utica (City)		15	0	2,050,845	0	2,050,845	58,469	119,410	169,022	346,900		
Onondaga (County)	Onondaga	78	0	14,237,827	0	14,237,837	2,143,081	1,208,866	6,372,481	9,724,429		
Syracuse (City)		30	188,647	21,691,237	6,994,350	28,874,234	263,392	11,997,530	310,098	12,571,020		

Note – The following IDAs reported no new projects after 1990: Erwin, Fairport, Groton, Malone, Mount Pleasant and Salamanca.

# 2004 Tax Exemptions and PILOTs

Name	County	# of Projects	Amounts of Tax Exemptions Provided to Project Operators					Payments in Lieu of Taxes (PILOTs) Made by Project Operators				
			Sales Tax	Real Property Tax	Mortgage Recording Tax	Total Exemptions	To County	To Other Local Governments	To School Districts	Total PILOTs		
Geneva (City)	Ontario	8	13,067	2,295,364	0	2,308,431	64,877	193,491	194,525	452,893		
Ontario (County)	Ontario	68	1,379,806	4,455,017	7,110	5,841,940	322,652	162,867	833,971	1,319,490		
Middletown (City)		5	0	33,581	0	33,581	5,640	12,125	23,802	41,567		
Montgomery (Town)		2	98,660	0	0	98,660	17,453	0	27,283	44,736		
Newburgh (City)		5	0	1,056,592	18,375	1,074,972	19,516	193,404	85,531	298,456		
Orange (County)	Orange	14	2,818,555	1,799,857	0	4,618,412	355,966	322,416	1,048,837	1,727,219		
Port Jervis (City)		2	0	98,556	0	98,556	10,936	19,676	32,500	63,112		
Walden (Village)		1	0	331,384	0	331,384	0	0	0	0		
Walkkill (Town)		4	0	5,490,342	0	5,490,343	608,335	898,857	3,140,385	4,647,579		
Orleans (County)	Orleans	22	9,663	898,933	270,800	1,179,396	76,226	127,473	241,803	445,502		
Oswego (County)	Oswego	31	24,418	31,656,734	12,600	31,693,752	2,342,613	1,984,455	4,447,442	8,774,510		
Otsego (County)	Otsego	19	17,624	468,323	0	485,947	26,582	57,166	134,841	218,588		
Putnam (County)	Putnam	7	140,000	599,585	124,425	864,010	35,830	18,600	214,825	269,255		
Southeast (Town)		3	0	540,611	0	540,611	28,780	44,965	434,770	508,515		
North Greenbush (Town)		3	0	31,545	0	31,545	0	0	0	0		
Rensselaer (City)	Rensselaer	1	0	0	0	0	196,044	555,458	555,458	1,306,960		
Rensselaer (County)		36	0	4,339,142	0	4,339,142	907,670	504,754	2,106,478	3,518,902		
Troy (City)		5	0	299,993	0	299,993	81,204	112,661	218,613	412,478		
Rockland (County)	Rockland	23	2,059,534	3,143,607	0	5,203,144	158,216	557,103	1,937,963	2,653,282		
Clifton Park (Town)		10	0	820,940	0	820,940	23,262	1,141	172,887	197,290		
Corinth (Town)		5	14,000	2,216,090	0	2,230,090	59,784	220,250	341,470	621,504		
Mechanicville-Stillwater (City/Town)	Saratoga	4	0	349,186	0	349,186	35,790	46,638	199,353	281,781		
Saratoga (County)		43	37,492	8,147,480	0	8,184,963	400,285	516,267	2,742,511	3,659,063		
Waterford (Town)		7	0	2,075,226	0	2,075,226	92,635	130,591	831,128	1,054,354		
Rotterdam (Town)		2	130,607	696	1,942	133,245	0	0	0	0		
Schenectady (City)	Schenectady	18	3,313,371	1,373,160	47,300	4,733,828	131,478	291,949	405,968	829,390		
Schenectady (County)		24	2,850,000	5,785,632	0	8,635,632	427,485	298,969	1,112,858	1,839,312		
Schoharie (County)	Schoharie	6	0	2,501,731	0	2,501,731	23,713	82,508	36,400	142,621		
Schuyler (County)	Schuyler	8	32,000	551,593	0	583,594	123,385	142,953	183,509	449,847		
Seneca (County)	Seneca	14	0	2,168,634	0	2,168,634	143,306	128,690	271,153	543,149		
St. Lawrence (County)	St. Lawrence	32	0	6,939,848	0	6,939,848	703,775	598,700	1,076,205	2,378,680		

Note – The following IDAs reported no new projects after 1990: Erwin, Fairport, Groton, Malone, Mount Pleasant and Salamanca.

# 2004 Tax Exemptions and PILOTs

Name	County	# of Projects	Amounts of Tax Exemptions Provided to Project Operators				Payments in Lieu of Taxes (PILOTs) Made by Project Operators						
			Sales Tax	Real Property Tax	Mortgage Recording Tax	Total Exemptions	To County	To Other Local Governments	To School Districts	Total PILOTs			
Erwin (Town)		--	--	--	--	--	--	--	--	--	--	--	--
Hornell (City)	Steuben	5	152,000	604,749	0	756,749	96,807	345,115	162,827	604,749			
Steuben (County)		3	116,500	0	0	116,500	0	0	0	0			
Babylon (Town)		71	698,263	7,958,554	0	8,656,868	804,012	826,692	3,785,956	5,416,705			
Brookhaven (Town)		63	746,535	3,913,056	134,997	4,794,588	197,993	183,000	901,838	1,282,831			
Islip (Town)	Suffolk	64	225,958	12,460,851	0	12,686,809	885,362	828,352	5,120,550	6,834,264			
Riverhead (Town)		19	92,076	1,857,543	49,000	1,998,619	25,155	251,347	545,037	821,539			
Suffolk (County)		115	2,687,580	16,656,583	757,980	20,102,143	1,912,127	2,272,966	9,764,802	13,949,895			
Sullivan (County)	Sullivan	35	3,666,962	1,823,357	2,474,433	7,964,752	257,772	180,946	976,888	1,415,606			
Tioga (County)	Tioga	13	0	1,300,460	0	1,300,460	113,784	91,081	258,756	463,621			
Groton (Village)		--	--	--	--	--	--	--	--	--			
Tompkins (County)	Tompkins	36	124,631	1,449,005	54,801	1,628,437	215,132	102,638	564,062	881,830			
Ulster (County)	Ulster	30	0	2,917,252	0	2,917,252	71,684	225,087	504,521	801,292			
Glens Falls (City)		3	0	71,294	0	71,294	6,992	16,997	29,224	53,213			
Warren And Washington (County)	Warren	21	49,941	1,975,937	27,380	2,053,258	190,208	363,945	301,810	855,964			
Wayne (County)	Wayne	36	305,771	1,942,722	0	2,248,493	203,628	197,030	685,008	1,085,666			
Mount Pleasant (Village)		--	--	--	--	--	--	--	--	--			
Mount Vernon (City)		15	843,589	1,810,345	76,000	2,729,933	99,781	232,700	460,865	793,347			
New Rochelle (City)		12	602,270	3,524,339	0	4,126,609	135,483	178,964	549,076	863,523			
Peekskill (City)	Westchester	1	0	89,481	0	89,481	11,212	24,873	51,242	87,327			
Port Chester (Village)		2	0	144,366	0	144,366	40,114	42,805	86,447	169,366			
Westchester (County)		94	18,119,997	17,658,123	972,251	36,750,370	1,491,120	2,272,862	6,538,659	10,302,640			
Yonkers (City)		28	578,000	9,985,795	196,000	10,759,794	251,564	2,488,682	40,684	2,780,930			
Wyoming (County)	Wyoming	18	214,278	1,687,034	2,100	1,903,410	137,664	283,578	327,618	748,861			
Yates (County)	Yates	13	179,404	188,396	20,927	388,728	16,577	9,740	29,710	56,027			
<b>Total</b>		<b>3,474</b>	<b>\$125,171,181</b>	<b>\$503,467,211</b>	<b>\$24,784,879</b>	<b>\$653,423,396</b>	<b>\$42,869,086</b>	<b>\$92,376,507</b>	<b>\$130,283,511</b>	<b>\$265,529,174</b>			

Note – The following IDAs reported no new projects after 1990: Erwin, Fairport, Groton, Malone, Mount Pleasant and Salamanca.

# 2004 Jobs Created/Retained

Name	County	Number Of Projects	Number Of Jobs Before Projects	Original Estimate Of Jobs To Be Created	Original Estimate Of Jobs To Be Retained	Current Number Of Jobs
Albany (City)		55	10,174	3,020	9,507	14,259
Albany (County)		11	1,440	98	1,440	1,541
Bethlehem (Town)		9	64	768	64	237
Cohoes (City)	Albany	4	545	670	545	704
Colonie (Town)		21	810	4,387	484	3,791
Green Island (Village)		5	0	415	0	689
Guilderland (Town)		3	17	72	17	110
Allegany (County)	Allegany	10	1,075	405	1,075	1,439
Broome (County)	Broome	38	7,159	1,598	7,159	8,498
Cattaraugus (County)	Cattaraugus	22	4,261	368	4,194	2,640
Salamanca (City)		1				
Auburn (City)		10	301	697	438	1,161
Cayuga (County)	Cayuga	5	0	450	0	492
Chautauqua (County)	Chautauqua	36	6,371	858	6,309	8,413
Chemung (County)	Chemung	42	4,941	1,650	4,941	5,660
Chenango (County)	Chenango	13	1,278	117	708	1,258
Champlain (Town)		6	40	0	40	4
Clinton (County)	Clinton	34	777	2,179	178	4,242
Columbia (County)	Columbia	11	735	393	713	1,898
Hudson (City)		8	808	402	754	627
Cortland (County)	Cortland	12	1,399	645	1,399	1,064
Delaware (City)		9	219	241	219	241
Sidney (Village)	Delaware	1	0	4	0	3
Dutchess (County)	Dutchess	21	9,236	2,464	9,798	22,067
Poughkeepsie (City)		4				184
Amherst (Town)		131	3,804	8,071	3,834	17,952
Clarence (Town)		16	816	203	821	933
Concord (Town)		7	147	60	147	84
Erie (County)	Erie	302	22,984	14,699	6,856	39,436
Hamburg (Town)		24	0	456	0	1,034
Lancaster (Town)		58	2,725	1,815	2,723	4,380
Essex (County)	Essex	20	1,160	108	1,160	1,183
Franklin (County)	Franklin	7	1,257	245	875	1,452
Malone (Town)		--	--	--	--	--
Fulton (County)	Fulton	15	266	86	229	820
Genesee (County)	Genesee	69	3,383	1,443	1,806	3,761
Greene (County)	Greene	7	604	238	275	1,102
Hamilton (County)	Hamilton	1		46	0	
Herkimer (County)	Herkimer	33	674	1,395	559	1,941
Jefferson (County)	Jefferson	5	404	370	259	154
Lewis (County)	Lewis	15	829	424	883	1,318
Livingston (County)	Livingston	23	1,081	551	1,081	1,705
Madison (County)	Madison	18	3,472	517	1,118	3,739
Oneida (City)		1	35	25	0	35

Note – The following IDAs reported no new projects after 1990: Erwin, Fairport, Groton, Malone, Mount Pleasant and Salamanca.

# 2004 Jobs Created/Retained

Name	County	Number Of Projects	Number Of Jobs Before Projects	Original Estimate Of Jobs To Be Created	Original Estimate Of Jobs To Be Retained	Current Number Of Jobs
Fairport (Village)	Monroe	--	--	--	--	--
Monroe (County)	Monroe	324	36,287	19,767	34,357	35,048
Amsterdam (City)	Montgomery	4		15		89
Montgomery (County)	Montgomery	12	0	810	0	176
Glen Cove (City)		4	42	325	42	244
Hempstead (Town)	Nassau	46	7,764	2,179	7,834	10,590
Nassau (County)	Nassau	67	23,487	3,131	16,361	14,809
Lockport (Town)		3	55	28	55	115
Niagara (Town)	Niagara	2	8	8	0	14
Niagara (County)	Niagara	71	4,892	2,333	3,997	5,868
New York City (City)	New York	487	197,375	88,579	194,626	211,449
Oneida (County)	Oneida	60	10,303	1,798	3,103	13,389
Utica (City)	Oneida	15	787	1,653	130	3,495
Onondaga (County)	Onondaga	78	16,970	6,405	17,110	23,189
Syracuse (City)	Onondaga	30	11,532	4,339	11,212	15,109
Geneva (City)	Ontario	8	0	386	0	1,882
Ontario (County)	Ontario	68	6,998	2,381	6,928	7,224
Middletown (City)		5	60	40		306
Montgomery (Town)		2	0	208	0	26
Newburgh (City)		5	269	323	269	379
Orange (County)	Orange	14	550	387	530	3,382
Port Jervis (City)		2	250	35	250	285
Walden (Village)		1				131
Wallkill (Town)		4		0	0	1,194
Orleans (County)	Orleans	22		461	775	1,669
Oswego (County)	Oswego	31	1,481	1,253	1,119	2,416
Otsego (County)	Otsego	19	3,428	225	3,428	4,235
Putnam (County)	Putnam	7	120	177	118	385
Southeast (Town)	Putnam	3	76	66	76	200
North Greenbush (Town)		3	0	38	0	58
Rensselaer (City)	Rensselaer	1	0	0	0	0
Rensselaer (County)	Rensselaer	36	1,507	3,174	1,071	3,410
Troy (City)		5				199
Rockland (County)	Rockland	23	907	1,844	906	2,242
Clifton Park (Town)		10	362	821	362	1,632
Corinth (Town)		5	1,178	27	1,178	28
Mechanicville-Stillwater (City/Town)	Saratoga	4	104	110	104	469
Saratoga (County)	Saratoga	43	5,838	1,972	5,838	6,078
Waterford (Town)		7	92	344	92	126
Rotterdam (Town)		2	194	1	6	207
Schenectady (City)	Schenectady	18	2,443	1,334	2,466	2,671
Schenectady (County)	Schenectady	24	5,769	2,285	5,769	9,065
Schoharie (County)	Schoharie	6	150	450	276	1,090
Schuyler (County)	Schuyler	8	97	166	6	275
Seneca (County)	Seneca	14	260	1,322	260	2,452
St. Lawrence (County)	St. Lawrence	32	2,849	508	2,856	3,510

Note – The following IDAs reported no new projects after 1990: Erwin, Fairport, Groton, Malone, Mount Pleasant and Salamanca.

# 2004 Jobs Created/Retained

Name	County	Number Of Projects	Number Of Jobs Before Projects	Original Estimate Of Jobs To Be Created	Original Estimate Of Jobs To Be Retained	Current Number Of Jobs
Erwin (Town)		--	--	--	--	--
Hornell (City)	Steuben	5	552	351	652	1,421
Steuben (County)		3	29	20	29	49
Babylon (Town)		71	2,806	1,981	2,575	5,023
Brookhaven (Town)		63	2,806	4,994	2,806	8,885
Islip (Town)	Suffolk	64	6,973	2,355	6,973	9,591
Riverhead (Town)		19	502	955	94	1,267
Suffolk (County)		115	8,664	11,184	8,664	27,360
Sullivan (County)	Sullivan	35	959	1,745	818	2,372
Tioga (County)	Tioga	13	1,346	1,241	1,324	1,213
Groton (Village)		--	--	--	--	--
Tompkins (County)	Tompkins	36	2,695	2,454	2,695	6,297
Ulster (County)	Ulster	30	2,331	1,307	2,331	3,987
Glens Falls (City)		3	0	39	0	27
Warren and Washington (County)	Warren	21	3,537	594	3,537	5,239
Wayne (County)	Wayne	36	1,563	1,251	955	2,648
Mount Pleasant (Village)		--	--	--	--	--
Mount Vernon (City)		15	198	785	170	765
New Rochelle (City)		12	734	1,221	662	1,345
Peekskill (City)	Westchester	1	0	0	0	0
Port Chester (Village)		2	0	202	0	202
Westchester (County)		94	10,350	8,764	7,853	18,450
Yonkers (City)		28	2,961	4,668	2,967	5,677
Wyoming (County)	Wyoming	18	1,148	1,183	1,203	2,212
Yates (County)	Yates	13	947	88	947	1,226
<b>Total</b>		<b>3,474</b>	<b>490,876</b>	<b>251,743</b>	<b>443,373</b>	<b>658,317</b>

Note – The following IDAs reported no new projects after 1990 and are not included in this table: Beacon, Erwin, Fairport, Groton, Malone, Mount Pleasant and Salamanca.

# 2004 Revenues

## (\$000)

Name	County	Charges For Services	Use Of Money and Property	Grants From Local Gov't	State Development Grants	Federal Development Grants	Other Revenues	Total Revenues
Albany (City)		\$417.0	\$115.6	\$0.0	\$0.0	\$0.0	\$0.0	\$532.7
Albany (County)		17.8	111.2	0.0	0.0	0.0	0.7	129.7
Bethlehem (Town)		22.9	4.7	0.0	0.0	0.0	0.0	27.6
Cohoes (City)	Albany	1.5	0.0	0.0	0.0	0.0	0.0	1.5
Colonie (Town)		279.3	36.7	0.0	0.0	0.0	0.0	316.0
Green Island (Village)		29.5	7.5	0.0	0.0	0.0	307.0	343.9
Guilderland (Town)		0.0	0.7	0.0	0.0	0.0	0.0	0.7
Allegany (County)	Allegany	90.4	2.1	0.0	0.0	0.0	0.0	92.5
Broome (County)	Broome	3,152.8	52.7	0.0	0.0	0.0	42.9	3,248.4
Cattaraugus (County)	Cattaraugus	266.4	36.2	0.0	83.3	0.0	20.0	405.9
Salamanca (City)		59.4	18.7	0.0	0.0	0.0	(3.5)	74.6
Auburn (City)	Cayuga	7.8	0.9	0.0	0.0	0.0	1,843.2	1,851.9
Cayuga (County)		27.7	4.5	0.0	0.0	0.0	0.5	32.7
Chautauqua (County)	Chautauqua	114.3	40.6	0.0	0.0	0.0	610.7	765.5
Chemung (County)	Chemung	257.6	74.6	0.0	0.0	0.0	688.7	1,020.9
Chenango (County)	Chenango	109.0	4.8	0.0	0.0	0.0	0.0	113.9
Champlain (Town)		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Clinton (County)	Clinton	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Columbia (County)	Columbia	6.3	2.7	0.0	0.0	0.0	369.8	378.7
Hudson (City)		17.0	4.3	0.0	0.0	0.0	463.1	484.4
Cortland (County)	Cortland	11.6	5.6	0.0	63.7	439.7	0.0	520.5
Delaware (County)	Delaware	13.9	21.2	0.0	0.0	0.0	286.3	321.4
Sidney (Village)		0.0	6.2	0.0	0.0	0.0	0.0	6.2
Dutchess (County)	Dutchess	336.4	57.5	0.0	0.0	0.0	0.0	393.9
Poughkeepsie (City)		575.8	2.3	0.0	0.0	0.0	0.0	578.2
Amherst (Town)		746.8	4.9	0.0	0.0	0.0	0.0	751.7
Clarence (Town)		93.0	2.0	0.0	0.0	0.0	0.0	95.0
Concord (Town)		9.3	0.3	0.0	0.0	0.0	0.0	9.6
Erie (County)	Erie	2,952.5	165.8	0.0	0.0	0.0	10,060.2	13,178.5
Hamburg (Town)		117.0	0.8	0.0	0.0	0.0	0.0	117.8
Lancaster (Town)		55.2	14.7	0.0	0.0	0.0	0.0	69.9
Essex (County)	Essex	566.5	47.6	0.0	0.0	0.0	(124.8)	489.3
Franklin (County)	Franklin	41.7	267.4	0.0	0.0	0.0	611.7	920.8
Malone (Town)		17.7	2.0	0.0	0.0	0.0	0.0	19.7
Fulton (County)	Fulton	0.0	12.8	0.0	0.0	0.0	0.0	12.8
Genesee (County)	Genesee	907.6	0.0	0.0	0.0	0.0	47.1	954.7
Greene (County)	Greene	408.8	16.2	0.0	0.0	0.0	34.0	458.9
Hamilton (County)	Hamilton	0.0	19.6	0.0	0.0	0.0	0.0	19.6
Herkimer (County)	Herkimer	95.3	138.6	0.0	0.0	0.0	798.1	1,032.0
Jefferson (County)	Jefferson	129.2	272.8	1,117.1	0.0	0.0	33.7	1,552.8
Lewis (County)	Lewis	642.5	66.5	867.6	0.0	0.0	0.0	1,576.6
Livingston (County)	Livingston	9.3	3.2	0.0	51.9	0.0	33.2	97.5
Madison (County)	Madison	241.5	6.5	0.0	0.0	0.0	0.0	247.9
Oneida (City)		0.0	0.4	0.0	0.0	0.0	0.0	0.4



# 2004 Revenues (\$000)

Name	County	Charges For Services	Use Of Money and Property	Grants From Local Gov't	State Development Grants	Federal Development Grants	Other Revenues	Total Revenues
Fairport (Village)	Monroe	391.8	62.1	0.0	0.0	0.0	80.3	534.2
Monroe (County)		1,737.6	30.9	0.0	0.0	0.0	0.0	1,768.4
Amsterdam (City)	Montgomery	\$273.3	\$8.1	\$0.0	\$0.0	\$0.0	\$(82.7)	\$198.7
Montgomery (County)		48.5	30.2	0.0	0.0	0.0	3,973.1	4,051.8
Glen Cove (City)	Nassau	75.6	0.0	0.0	0.0	0.0	0.0	75.6
Hempstead (Town)		434.6	15.7	0.0	0.0	0.0	0.0	450.3
Nassau (County)		940.7	9.1	0.0	0.0	0.0	0.0	949.8
New York City (City)	New York	10,940.2	289.1	0.0	0.0	0.0	0.0	11,229.2
Lockport (Town)	Niagara	3.5	2.7	0.0	0.0	0.0	0.0	6.2
Niagara (County)		457.3	734.1	0.0	0.0	75.7	0.0	1,267.1
Niagara (Town)		24.1	0.0	0.0	0.0	0.0	0.0	24.1
Oneida (County)	Oneida	94.8	7.6	0.0	0.0	0.0	175.0	277.5
Utica (City)		166.8	0.9	0.0	0.0	0.0	0.0	167.6
Onondaga (County)	Onondaga	721.6	0.0	0.0	0.0	0.0	0.0	721.6
Syracuse (City)		6,143.9	576.9	0.0	0.0	0.0	341.5	7,062.3
Geneva (City)	Ontario	110.2	189.2	0.0	0.0	0.0	0.0	299.5
Ontario (County)		59.6	2.5	0.0	0.0	0.0	311.7	373.7
Middletown (City)	Orange	318.9	0.0	0.0	0.0	0.0	182.8	501.8
Montgomery (Town)		25.0	0.6	0.0	0.0	0.0	0.0	25.6
Newburgh (City)		267.4	32.9	0.0	0.0	0.0	8.6	308.9
Orange (County)		598.5	135.3	0.0	0.0	0.0	0.0	733.8
Port Jervis (City)		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Walden (Village)		0.0	0.5	0.0	0.0	0.0	0.0	0.5
Wallkill (Town)		0.0	1.3	0.0	0.0	0.0	0.0	1.3
Orleans (County)	Orleans	315.3	4.6	0.0	35.2	90.1	221.5	666.6
Oswego (County)	Oswego	1,034.3	313.5	0.0	0.0	231.0	0.0	1,578.8
Otsego (County)	Otsego	184.7	231.9	0.0	0.0	0.0	(30.4)	386.1
Putnam (County)	Putnam	117.8	0.2	0.0	0.0	0.0	0.0	118.0
Southeast (Town)		0.0	0.0	0.0	0.0	0.0	0.0	0.0
North Greenbush (Town)		0.0	10.8	0.0	0.0	0.0	4.0	14.8
Rensselaer (City)	Rensselaer	25.4	1,810.9	0.0	0.0	0.0	0.0	1,836.3
Rensselaer (County)		4,338.3	12.5	0.0	0.0	0.0	0.0	4,350.8
Troy (City)	Rockland	0.5	0.0	0.0	0.0	0.0	9.3	9.8
Rockland (County)		174.7	1.5	0.0	0.0	0.0	0.0	176.2
Clifton Park (Town)		441.7	3.9	0.0	0.0	0.0	0.0	445.6
Corinth (Town)		24.0	0.4	0.0	0.0	0.0	0.0	24.4
Mechanicville-Stillwater (City/Town)		0.0	0.3	0.0	0.0	0.0	0.0	0.3
Saratoga (County)	Saratoga	51.0	13.7	0.0	0.0	0.0	0.0	64.7
Waterford (Town)		65.8	3.2	0.0	0.0	0.0	5.4	74.4
Rotterdam (Town)		8.5	1.0	0.0	0.0	0.0	0.0	9.4
Schenectady (City)	Schenectady	36.2	3.7	0.0	0.0	0.0	175.2	215.1
Schenectady (County)		60.5	0.0	0.0	0.0	0.0	13.3	73.8

## 2004 Revenues (\$000)

Name	County	Charges For Services	Use Of Money and Property	Grants From Local Gov't	State Development Grants	Federal Development Grants	Other Revenues	Total Revenues
Schoharie (County)	Schoharie	291.2	0.0	0.0	0.0	0.0	0.0	291.2
Schuyler (County)	Schuyler	7.0	16.9	0.0	0.0	0.0	0.3	24.1
Seneca (County)	Seneca	202.0	10.1	0.0	0.0	0.0	2,456.2	2,668.4
St Lawrence (County)	St Lawrence	327.5	115.1	0.0	0.0	0.0	0.0	442.7
Erwin (Town)		\$16.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$16.4
Hornell (City)	Steuben	66.8	826.0	182.1	0.0	0.0	0.0	1,074.9
Steuben (County)		59.7	14.9	0.0	0.0	0.0	738.6	813.3
Babylon (Town)		1,274.5	0.0	0.0	0.0	0.0	1,095.6	2,370.1
Brookhaven (Town)		57.6	9.8	0.0	0.0	0.0	2,371.6	2,439.0
Islip (Town)	Suffolk	200.3	28.2	0.0	0.0	0.0	0.0	228.5
Riverhead (Town)		127.3	0.4	0.0	1,115.0	0.0	0.0	1,242.7
Suffolk (County)		731.6	58.3	0.0	0.0	0.0	6,515.8	7,305.6
Sullivan (County)	Sullivan	356.2	56.4	0.0	0.0	0.0	116.4	529.0
Tioga (County)	Tioga	626.8	398.7	0.0	0.0	0.0	(0.9)	1,024.5
Groton (Village)		0.0	0.2	0.0	177.8	0.0	0.0	178.1
Tompkins (County)	Tompkins	356.3	6.9	0.0	0.0	0.0	0.0	363.3
Ulster (County)	Ulster	265.4	4.7	0.0	0.0	0.0	0.0	270.1
Glens Falls (City)		59.1	0.0	0.0	0.0	0.0	0.0	59.1
Warren And Washington (County)	Warren	982.3	7.1	0.0	0.0	0.0	54.6	1,044.0
Wayne (County)	Wayne	20.1	121.2	0.0	0.0	0.0	932.2	1,073.5
Mount Pleasant (Town)		0.5	0.1	0.0	0.0	0.0	0.0	0.6
Mount Vernon		268.7	321.7	0.0	0.0	0.0	0.0	590.4
New Rochelle (City)		162.4	1.0	0.0	0.0	0.0	0.0	163.4
Peekskill (City)	Westchester	72.9	0.0	0.0	0.0	0.0	0.0	72.9
Port Chester (Village)		0.0	0.4	0.0	0.0	0.0	0.0	0.4
Westchester (County)		671.1	142.3	0.0	0.0	0.0	0.0	813.4
Yonkers		1272.6	4.1	0.0	0.0	0.0	8.3	1,284.9
Wyoming (County)	Wyoming	70.2	255.9	0.0	0.0	0.0	0.0	326.1
Yates (County)	Yates	474.3	6.5	0.0	0.0	306.1	112.3	899.2
<b>Total</b>		<b>\$52,581.5</b>	<b>\$8,601.7</b>	<b>\$2,166.8</b>	<b>\$1,527.0</b>	<b>\$1,142.7</b>	<b>\$35,912.0</b>	<b>\$101,931.6</b>

# 2004 Expenditures

(\$000)

Name	County	Personal Services	Employee Benefits	Contractual Expenditures	Interest Payments	Depreciation	Total Expenditures
Albany (City)		\$0.0	\$0.0	\$378.0	\$47.2	\$10.3	\$435.5
Albany (County)		26.8	0.0	31.5	0.0	0.0	58.3
Bethlehem (Town)		85.3	25.1	97.4	0.0	0.0	207.8
Cohoes (City)	Albany	0.0	0.0	57.6	0.0	0.0	57.6
Colonie (Town)		0.0	6.6	109.9	0.0	0.0	116.6
Green Island (Village)		152.3	0.0	1,265.2	0.0	0.0	1,417.4
Guilderland (Town)		0.0	0.0	4.8	0.0	0.0	4.8
Allegany (County)	Allegany	0.0	0.0	85.3	3.2	1.0	89.6
Broome (County)	Broome	0.0	0.0	2,065.1	0.0	268.3	2,333.3
Cattaraugus (County)	Cattaraugus	137.9	23.6	39.7	0.2	4.8	206.1
Salamanca (City)		10.7	2.3	50.1	5.8	59.8	128.7
Auburn (City)	Cayuga	5.1	0.0	1,862.1	0.0	2.0	1,869.2
Cayuga (County)		0.0	0.0	84.7	0.0	0.0	84.7
Chautauqua (County)	Chautauqua	0.0	0.0	824.3	0.0	183.2	1,007.5
Chemung (County)	Chemung	0.0	0.0	891.9	56.9	44.1	992.9
Chenango (County)	Chenango	0.0	0.0	65.2	0.0	18.8	84.0
Champlain (Town)	Clinton	0.0	0.0	4.1	0.0	0.0	4.1
Clinton (County)		0.0	0.0	0.0	0.0	0.0	0.0
Columbia (County)	Columbia	0.0	0.0	398.8	0.0	0.0	398.8
Hudson (City)		0.0	0.0	472.7	0.0	8.4	481.2
Cortland (County)	Cortland	0.0	0.0	563.3	0.0	4.1	567.3
Delaware (County)	Delaware	0.0	0.0	161.5	0.0	0.0	161.5
Sidney (Village)		0.0	0.0	3.2	2.1	2.3	7.6
Dutchess (County)	Dutchess	0.0	0.0	637.7	0.0	1.9	639.6
Poughkeepsie (City)		0.0	0.0	769.3	0.0	0.0	769.3
Amherst (Town)		396.6	94.2	313.0	0.0	13.1	816.9
Clarence (Town)		0.0	0.0	56.4	0.0	0.0	56.4
Concord (Town)		0.0	0.0	4.9	0.0	0.0	4.9
Erie (County)	Erie	1903.8	525.0	10,707.6	26.3	54.3	13,217.0
Hamburg (Town)		76.7	0.0	1.2	0.0	0.0	77.9
Lancaster (Town)		0.0	0.0	86.0	0.0	0.0	86.0
Essex (County)	Essex	118.4	17.6	203.4	0.0	29.3	368.8
Franklin (County)	Franklin	320.8	77.5	480.2	0.0	35.5	914.1
Malone (Town)		1.2	0.0	14.3	0.0	0.0	15.5
Fulton (County)	Fulton	0.0	0.0	58.2	28.0	0.0	86.2
Genesee (County)	Genesee	362.7	76.5	491.0	0.0	101.0	1,031.3
Greene (County)	Greene	154.2	45.7	211.7	0.0	2.7	414.2
Hamilton (County)	Hamilton	0.0	0.0	52.9	0.0	0.0	52.9
Herkimer (County)	Herkimer	159.2	86.0	132.7	0.0	41.5	419.5
Jefferson (County)	Jefferson	0.0	0.0	307.7	363.7	49.3	720.8
Lewis (County)	Lewis	69.6	8.9	1,488.3	0.0	1.2	1,568.0
Livingston (County)	Livingston	0.0	0.0	157.8	0.0	1.8	159.7
Madison (County)	Madison	81.7	21.4	45.8	0.0	1.6	150.5
Oneida (City)		0.0	0.0	0.0	0.0	0.0	0.0

# 2004 Expenditures

(\$000)

Name	County	Personal Services	Employee Benefits	Contractual Expenditures	Interest Payments	Depreciation	Total Expenditures
Fairport (Village)	Monroe	127.4	34.5	318.4	0.0	0.0	480.3
Monroe (County)		130.6	62.2	1,530.1	0.0	4.5	1,727.4
Amsterdam (City)	Montgomery	\$21.7	\$4.1	\$203.1	\$0.0	\$64.0	\$292.9
Montgomery (County)		0.0	0.0	4,003.3	0.0	4.0	4,007.3
Glen Cove (City)	Nassau	0.0	0.0	499.1	0.0	0.0	499.1
Hempstead (Town)		278.5	38.1	189.7	0.0	1.4	507.8
Nassau (County)		292.3	32.6	269.5	0.0	4.6	599.0
New York City (City)	New York	0.0	0.0	10,158.1	0.0	0.0	10,158.1
Lockport (Town)	Niagara	0.0	0.0	66.3	0.0	0.0	66.3
Niagara (County)		363.8	91.9	521.4	218.7	224.2	1,420.1
Niagara (Town)		0.0	0.0	5.7	0.0	0.0	5.7
Oneida (County)	Oneida	0.0	0.0	262.3	0.0	0.0	262.3
Utica (City)		0.0	0.0	165.3	0.0	171.0	336.3
Onondaga (County)	Onondaga	0.0	0.0	949.4	0.0	40.6	990.0
Syracuse (City)		0.0	0.0	1,935.5	0.0	112.6	2,048.1
Geneva (City)	Ontario	178.1	0.0	231.7	0.0	103.1	512.9
Ontario (County)		0.0	0.0	99.0	0.0	321.2	420.2
Middletown (City)	Orange	84.5	0.0	280.6	0.0	4.5	369.5
Montgomery (Town)		0.0	0.0	2.4	0.0	0.0	2.4
Newburgh (City)		74.3	21.5	348.3	0.0	13.1	457.2
Orange (County)		0.0	0.0	600.6	0.0	0.0	600.6
Port Jervis (City)		0.0	0.0	0.0	0.0	0.0	0.0
Walden (Village)		0.0	0.0	2.8	0.0	0.0	2.8
Wallkill (Town)	Orleans	0.0	0.0	10.0	0.0	0.0	10.0
Orleans (County)		212.6	71.8	625.0	40.4	21.7	971.6
Oswego (County)		0.0	0.0	755.9	0.0	0.0	755.9
Otsego (County)	Otsego	0.0	0.0	99.4	0.0	18.0	117.4
Putnam (County)	Putnam	0.0	0.0	14.2	0.0	0.0	14.2
Southeast (Town)		0.0	0.0	2.5	0.0	0.0	2.5
North Greenbush (Town)	Rensselaer	0.0	0.0	306.1	0.0	0.0	306.1
Rensselaer (City)		0.0	0.0	1,831.9	0.0	0.0	1,831.9
Rensselaer (County)		273.3	17.3	4,372.0	0.0	78.4	4,741.0
Troy (City)	Rockland	55.2	4.2	146.0	0.0	0.0	205.4
Rockland (County)		28.2	9.5	73.4	0.0	0.0	111.1
Clifton Park (Town)		0.0	0.0	425.0	0.0	0.0	425.0
Corinth (Town)		0.0	0.0	75.8	0.0	0.0	75.8
Mechanicville-Stillwater (City/Town)		0.0	0.0	8.3	0.0	0.0	8.3
Saratoga (County)		0.0	0.0	109.3	0.0	0.0	109.3
Waterford (Town)	Saratoga	0.0	0.0	33.4	0.0	0.0	33.4
Rotterdam (Town)		0.0	0.0	11.4	0.0	0.0	11.4
Schenectady (City)		Schenectady	0.0	0.0	120.6	0.0	0.0
Schenectady (County)	Schenectady	17.0	0.0	25.0	0.0	0.0	42.0

# 2004 Expenditures

(\$000)

Name	County	Personal Services	Employee Benefits	Contractual Expenditures	Interest Payments	Depreciation	Total Expenditures
Schoharie (County)	Schoharie	24.2	37.7	0.4	0.0	4.5	66.8
Schuyler (County)	Schuyler	0.0	0.0	12.6	0.0	0.0	12.6
Seneca (County)	Seneca	142.6	2.8	1,191.5	0.0	36.6	1,373.5
St Lawrence (County)	St Lawrence	0.0	0.0	67.2	0.0	114.2	181.5
Erwin (Town)		\$0.0	\$0.0	\$62.9	\$0.0	\$0.0	\$62.9
Hornell (City)	Steuben	175.6	51.3	1,463.1	117.5	117.8	1,925.3
Steuben (County)		257.6	0.0	49.2	0.0	6.7	313.5
Babylon (Town)		240.7	94.5	557.2	0.0	0.0	892.4
Brookhaven (Town)		15.0	3.7	2,530.3	0.0	0.0	2,549.0
Islip (Town)	Suffolk	0.0	0.0	165.1	0.0	0.0	165.1
Riverhead (Town)		91.5	15.8	1,511.2	0.0	0.1	1,618.6
Suffolk (County)		295.5	68.5	215.2	6,515.8	7.7	7,102.6
Sullivan (County)	Sullivan	129.7	27.9	318.0	0.0	1.5	477.2
Tioga (County)	Tioga	48.1	6.4	108.0	0.0	51.5	214.0
Groton (Village)	Tompkins	0.0	0.0	177.9	0.0	0.0	177.9
Tompkins (County)		0.0	0.0	213.7	0.0	0.0	213.7
Ulster (County)	Ulster	0.0	0.0	140.4	0.0	0.0	140.4
Glens Falls (City)		0.0	0.0	70.6	0.0	0.0	70.6
Warren And Washington (County)	Warren	16.3	2.9	721.1	0.0	0.9	741.3
Wayne (County)	Wayne	165.8	68.9	300.9	17.1	6.4	559.0
Mount Pleasant (Town)		0.0	0.0	1.1	0.0	0.0	1.1
Mount Vernon (City)		0.0	0.0	442.1	0.0	50.9	493.0
New Rochelle (City)		0.0	0.0	122.3	0.0	0.0	122.3
Peekskill (City)	Westchester	13.2	1.0	17.0	0.0	0.0	31.1
Port Chester (Village)		0.0	0.0	0.1	0.0	0.0	0.1
Westchester (County)		333.5	131.4	544.2	0.0	0.0	1,009.1
Yonkers (City)		278.8	25.0	658.7	0.0	1.2	963.7
Wyoming (County)	Wyoming	53.4	0.0	194.6	0.0	0.0	247.9
Yates (County)	Yates	83.7	27.6	571.7	2.9	138.0	823.9
<b>Total</b>		<b>\$8,565.7</b>	<b>\$1,963.7</b>	<b>\$69,852.7</b>	<b>\$7,445.8</b>	<b>\$2,665.4</b>	<b>\$90,493.5</b>

# 2004 Outstanding Obligations and Conduit Debt (\$000)

Name	County	Issued During Fiscal Year		Paid During Fiscal Year		Outstanding End Fiscal Year		Total Outstanding
		Bonds	Notes	Bonds	Notes	Bonds	Notes	
Albany (City)		\$36,925.0	\$0.0	\$15,881.8	\$0.0	\$361,070.4	\$0.0	\$361,070.4
Albany (County)		3,366.6	0.0	6,059.3	0.0	22,701.6	0.0	22,701.6
Bethlehem (Town)		0.0	0.0	19,631.8	0.0	329,793.2	0.0	329,793.2
Cohoes (City)	Albany	0.0	0.0	1,215.8	0.0	13,028.2	0.0	13,028.2
Colonie (Town)		0.0	0.0	3,025.9	0.0	18,801.0	0.0	18,801.0
Green Island (Village)		0.0	0.0	67.4	0.0	14,927.2	0.0	14,927.2
Guilderland (Town)		0.0	0.0	3,704.6	0.0	11,705.8	0.0	11,705.8
Allegany (County)	Allegany	12,995.0	0.0	21,821.1	0.0	44,847.1	0.0	44,847.1
Broome (County)	Broome	45,550.0	8,600.0	840.0	8,558.4	68,780.2	9,757.0	78,537.1
Cattaraugus (County)	Cattaraugus	0.0	0.0	3,913.7	0.0	59,626.3	0.0	59,626.3
Salamanca (City)		0.0	0.0	0.0	33.3	0.0	521.6	521.6
Auburn (City)	Cayuga	0.0	0.0	5,365.6	0.0	6,561.5	125.3	6,686.8
Cayuga (County)		0.0	0.0	21.5	0.0	149.7	0.0	149.7
Chautauqua (County)	Chautauqua	7,710.0	0.0	8,019.2	0.0	89,447.0	0.0	89,447.0
Chemung (County)	Chemung	40,710.0	0.0	8,599.2	0.0	91,826.1	0.0	91,826.1
Chenango (County)	Chenango	0.0	0.0	967.6	0.0	11,476.3	53.7	11,530.0
Champlain (Town)	Clinton	0.0	0.0	129.1	0.0	364.0	0.0	364.0
Clinton (County)		0.0	0.0	25,704.5	0.0	162,280.4	0.0	162,280.4
Columbia (County)	Columbia	0.0	0.0	561.1	0.0	7,855.2	0.0	7,855.2
Hudson (City)		1,695.0	0.0	50.0	0.0	2,865.0	0.0	2,865.0
Cortland (County)	Cortland	0.0	0.0	330.0	0.0	19,475.0	48.0	19,523.0
Delaware (County)	Delaware	0.0	0.0	0.0	0.0	4,629.2	0.0	4,629.2
Sidney (Village)		0.0	0.0	0.0	1.8	0.0	40.3	40.3
Dutchess (County)	Dutchess	45,035.0	0.0	20,924.5	0.0	363,600.0	0.0	363,600.0
Poughkeepsie (City)		0.0	0.0	2,089.8	0.0	20,734.9	0.0	20,734.9
Amherst (Town)		0.0	0.0	7,693.4	0.0	264,640.7	0.0	264,640.7
Clarence (Town)		908.5	0.0	370.8	0.0	7,460.8	0.0	7,460.8
Concord (Town)	Erie	90.1	0.0	32.3	0.0	1,924.7	0.0	1,924.7
Erie (County)		323,925.8	0.0	14,720.8	0.0	834,704.6	0.0	834,704.6
Hamburg (Town)		204.6	0.0	930.4	0.0	14,700.8	0.0	14,700.8
Lancaster (Town)		0.0	0.0	3,524.7	0.0	111,445.1	0.0	111,445.1
Essex (County)	Essex	5,500.0	0.0	2,033.3	0.0	62,887.1	0.0	62,887.1
Franklin (County)	Franklin	0.0	0.0	3,581.4	0.0	42,948.7	0.0	42,948.7
Malone (Town)		0.0	0.0	0.0	20.0	0.0	58.0	58.0
Fulton (County)	Fulton	0.0	0.0	1,326.4	0.0	8,954.1	0.0	8,954.1
Genesee (County)	Genesee	0.0	0.0	418.4	0.0	3,617.3	0.0	3,617.3
Greene (County)	Greene	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Hamilton (County)	Hamilton	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Herkimer (County)	Herkimer	0.0	0.0	3,090.0	0.0	35,480.0	0.0	35,480.0
Jefferson (County)	Jefferson	0.0	0.0	18,687.0	0.0	17,643.7	0.0	17,643.7
Lewis (County)	Lewis	0.0	0.0	662.1	0.0	7,413.2	0.0	7,413.2
Livingston (County)	Livingston	0.0	0.0	747.6	0.0	9,855.7	0.0	9,855.7
Madison (County)	Madison	45,905.0	0.0	1,655.0	0.0	118,641.9	0.0	118,641.9
Oneida (City)		0.0	0.0	0.0	0.0	0.0	0.0	0.0

# 2004 Outstanding Obligations and Conduit Debt (\$000)

Name	County	Issued During Fiscal Year		Paid During Fiscal Year		Outstanding End Fiscal Year		Total Outstanding
		Bonds	Notes	Bonds	Notes	Bonds	Notes	
Fairport (Village)	Monroe	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Monroe (County)		66,172.7	0.0	14,997.1	0.0	468,860.1	0.0	468,860.1
Amsterdam (City)	Montgomery	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Montgomery (County)		0.0	0.0	4,942.7	0.0	12,294.8	0.0	12,294.8
Glen Cove (City)	Nassau	0.0	0.0	540.0	0.0	28,465.3	0.0	28,465.3
Hempstead (Town)		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Nassau (County)		58,870.6	0.0	12,216.9	0.0	653,999.7	0.0	653,999.7
New York City (City)	New York	683,292.5	0.0	931,319.7	0.0	7,332,640.8	0.0	7,332,640.8
Lockport (Town)	Niagara	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Niagara (County)		14,000.0	0.0	9,731.9	105.7	285,426.4	4,432.0	289,858.4
Niagara (Town)		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Oneida (County)	Oneida	8,565.0	0.0	8,407.9	0.0	178,176.4	0.0	178,176.4
Utica (City)		0.0	0.0	658.4	0.0	77,405.0	0.0	77,405.0
Onondaga (County)	Onondaga	21,590.4	0.0	9,883.6	0.0	324,949.3	0.0	324,949.3
Syracuse (City)		0.0	0.0	16,800.2	0.0	249,226.8	0.0	249,226.8
Geneva (City)	Ontario	0.0	0.0	2,114.1	0.0	39,093.1	0.0	39,093.1
Ontario (County)		0.0	0.0	380.0	0.0	28,008.5	0.0	28,008.5
Middletown (City)	Orange	0.0	0.0	1,620.0	0.0	10,565.0	0.0	10,565.0
Montgomery (Town)		0.0	0.0	60.0	0.0	635.0	0.0	635.0
Newburgh (City)		17,500.0	0.0	396.4	0.0	39,288.2	0.0	39,288.2
Orange (County)	Orange	0.0	0.0	3,140.6	0.0	135,935.9	0.0	135,935.9
Port Jervis (City)		0.0	0.0	860.0	0.0	11,215.0	0.0	11,215.0
Walden (Village)	Orleans	0.0	0.0	0.0	0.0	7,500.0	0.0	7,500.0
Wallkill (Town)		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Orleans (County)		0.0	0.0	0.0	48.9	0.0	851.6	851.6
Oswego (County)	Oswego	7,450.3	0.0	34,830.8	0.0	74,659.1	0.0	74,659.1
Otsego (County)	Otsego	9,900.0	0.0	3,079.0	0.0	83,889.8	0.0	83,889.8
Putnam (County)	Putnam	9,990.0	0.0	370.0	0.0	16,410.0	0.0	16,410.0
Southeast (Town)		0.0	0.0	1,020.0	0.0	11,540.0	0.0	11,540.0
North Greenbush (Town)	Rensselaer	0.0	0.0	107.0	0.0	2,659.1	0.0	2,659.1
Rensselaer (City)		0.0	0.0	340.0	0.0	5,415.0	0.0	5,415.0
Rensselaer (County)		13,495.0	0.0	7,118.5	0.0	153,526.5	0.0	153,526.5
Troy (City)	Rockland	0.0	0.0	1,812.3	0.0	223,743.7	0.0	223,743.7
Rockland (County)		19,915.0	0.0	2,119.1	0.0	83,220.5	0.0	83,220.5
Clifton Park (Town)		0.0	0.0	1,059.8	0.0	29,015.5	0.0	29,015.5
Corinth (Town)	Saratoga	0.0	0.0	5,454.9	0.0	70,854.6	0.0	70,854.6
Mechanicville-Stillwater (City/Town)		0.0	0.0	338.0	0.0	10,167.7	0.0	10,167.7
Saratoga (County)		11,915.0	0.0	3,321.9	0.0	105,989.7	0.0	105,989.7
Waterford (Town)	Schenectady	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rotterdam (Town)		0.0	0.0	400.0	0.0	5,200.0	0.0	5,200.0
Schenectady (City)		0.0	0.0	10,052.2	0.0	53,032.2	0.0	53,032.2
Schenectady (County)	Schoharie	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Schoharie (County)		0.0	0.0	0.0	0.0	0.0	0.0	0.0

# 2004 Outstanding Obligations and Conduit Debt (\$000)

Name	County	Issued During Fiscal Year		Paid During Fiscal Year		Outstanding End Fiscal Year		Total Outstanding
		Bonds	Notes	Bonds	Notes	Bonds	Notes	
Schuyler (County)	Schuyler	0.0	0.0	4,424.8	79.7	2,209.1	471.1	2,680.2
Seneca (County)	Seneca	0.0	0.0	1,000.0	0.0	9,647.0	0.0	9,647.0
St Lawrence (County)	St Lawrence	236.0	0.0	5,523.3	0.0	140,763.9	0.0	140,763.9
Erwin (Town)		\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Hornell (City)	Steuben	0.0	0.0	1,250.0	157.3	7,735.0	1,616.9	9,351.9
Steuben (County)		0.0	0.0	751.3	0.0	6,547.6	0.0	6,547.6
Babylon (Town)		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Brookhaven (Town)		157.0	0.0	8,321.7	0.0	110,125.2	0.0	110,125.2
Islip (Town)	Suffolk	0.0	0.0	1,450.2	0.0	46,444.8	0.0	46,444.8
Riverhead (Town)		4,900.0	0.0	1,392.2	0.0	51,189.7	0.0	51,189.7
Suffolk (County)		39,887.0	0.0	113,573.3	0.0	954,583.8	0.0	954,583.8
Sullivan (County)	Sullivan	0.0	0.0	1,889.8	0.0	70,957.5	0.0	70,957.5
Tioga (County)	Tioga	0.0	0.0	690.1	0.0	6,280.4	0.0	6,280.4
Groton (Village)		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tompkins (County)	Tompkins	31,250.0	0.0	36,155.6	0.0	178,726.0	0.0	178,726.0
Ulster (County)	Ulster	6,000.0	0.0	42,806.3	0.0	54,685.2	0.0	54,685.2
Glens Falls (City)		0.0	0.0	5,212.9	0.0	8,795.1	0.0	8,795.1
Warren and Washington (County)	Warren	48,145.0	0.0	65,982.0	0.0	140,465.4	0.0	140,465.4
Wayne (County)	Wayne	0.0	0.0	485.0	0.0	9,980.0	0.0	9,980.0
Mount Pleasant (Town)		0.0	0.0	7,290.2	0.0	80,191.8	0.0	80,191.8
Mount Vernon (City)		0.0	0.0	915.0	0.0	33,885.8	0.0	33,885.8
New Rochelle (City)		0.0	0.0	950.0	0.0	51,245.0	0.0	51,245.0
Peekskill (City)	Westchester	0.0	0.0	975.0	0.0	13,392.7	0.0	13,392.7
Port Chester (Village)		0.0	0.0	495.0	0.0	13,225.0	0.0	13,225.0
Westchester (County)		58,930.0	0.0	32,634.8	0.0	720,861.1	0.0	720,861.1
Yonkers (City)		31,500.0	0.0	5,990.0	0.0	240,435.0	0.0	240,435.0
Wyoming (County)	Wyoming	0.0	0.0	825.1	0.0	7,225.4	0.0	7,225.4
Yates (County)	Yates	1,200.0	0.0	1,104.8	0.0	25,355.1	0.0	25,355.1
<b>TOTAL</b>		<b>\$1,735,382.0</b>	<b>\$8,600.0</b>	<b>\$1,639,978.2</b>	<b>\$9,005.1</b>	<b>\$17,066,824.6</b>	<b>\$17,975.6</b>	<b>\$17,084,800.2</b>



# New York State Office of the State Comptroller

Alan G. Hevesi, State Comptroller



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