

Annual Report for Hornell Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/25/2026

Status: CERTIFIED

Certified Date: 03/25/2026

Governance Information (Authority-Related)

Question	Response	URL(If Applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	https://www.hornellny.com/
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	https://www.hornellny.com/
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	https://www.hornellny.com/
6. Are any Authority staff also employed by another government agency?	No	
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	https://www.hornellny.com/
9. Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		https://www.hornellny.com/

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Governance Information (Board-Related)

Question	Response	URL(If Applicable)
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established a Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		https://www.hornellny.com/
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		https://www.hornellny.com/
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	https://www.hornellny.com/
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	https://www.hornellny.com/
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	Yes	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	No	
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	https://www.hornellny.com/

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Board of Directors Listing

Name	Andolina, Richard F	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	1/1/2025	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2028	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Buckley, John	Nominated By	Ex-Officio
Chair of the Board	No	Appointed By	Ex-Officio
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	1/1/2018	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Ex-Officio	Complied with Training Requirement of Section 2824?	Yes
Title	Mayor	Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?	No	Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	Yes

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Name	Carbone, John	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	1/1/2023	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2026	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	

Name	Flaitz, Edward	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	1/1/2024	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2027	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

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Name	Parmley, David	Nominated By	Local
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	By Virtue of Position	Confirmed by Senate?	N/A
Term Start Date	1/1/2023	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2026	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	

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Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/ Allowances/ Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the authority	If yes Is payment made by state or local government
Ferris, Erin	Administrative Assistant	Administrative and Clerical				FT	No	\$52,000.00	\$14,875.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14,875.00	No	
Frungillo, Margaret	Administrative Assistant	Administrative and Clerical				FT	No	\$52,500.00	\$32,582.78	\$0.00	\$0.00	\$0.00	\$0.00	\$32,582.78	No	
Nisbet, Michael L	Executive Director	Executive				FT	No	\$141,749.92	\$141,749.92	\$0.00	\$0.00	\$0.00	\$0.00	\$141,749.92	No	

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Benefit Information

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

Board Members

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
Andolina, Richard F	Board of Directors												X	
Buckley, John	Board of Directors												X	
Carbone, John	Board of Directors												X	
Flaitz, Edward	Board of Directors												X	
Parmley, David	Board of Directors												X	

Staff

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

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Subsidiary/Component Unit Verification

Is the list of subsidiaries, as assembled by the Office of the State Comptroller, correct?	Yes
Are there other subsidiaries or component units of the Authority that are active, not included in the PARIS reports submitted by this Authority and not independently filing reports in PARIS?	No

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

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

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

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
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Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$3,277,701.00
	Investments		\$0.00
	Receivables, net		\$1,233,013.00
	Other assets		\$29,671.00
	Total current assets		\$4,540,385.00
Noncurrent Assets			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$3,173,795.00
	Other assets		\$14,007.00
	Capital Assets		
		Land and other nondepreciable property	\$7,919,091.00
		Buildings and equipment	\$0.00
		Infrastructure	\$239,638.00
		Accumulated depreciation	\$160,977.00
		Net Capital Assets	\$7,997,752.00
	Total noncurrent assets		\$11,185,554.00
Total assets			\$15,725,939.00
Liabilities			
Current Liabilities			
	Accounts payable		\$6,457.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$1,482.00
	Deferred revenues		\$3,955,010.00
	Bonds and notes payable		\$17,465.00
	Other long-term obligations due within one year		\$162,167.00
	Total current liabilities		\$4,142,581.00
Noncurrent Liabilities			

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	Pension contribution payable		\$4,719.00
	Other post-employment benefits		\$138,581.00
	Bonds and notes payable		\$39,935.00
	Long term leases		\$48,357.00
	Other long-term obligations		\$147,320.00
	Total noncurrent liabilities		\$378,912.00
Total liabilities			\$4,521,493.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$7,683,675.00
	Restricted		\$0.00
	Unrestricted		\$3,520,771.00
	Total net assets		\$11,204,446.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$873,003.00
	Rental and financing income		\$0.00
	Other operating revenues		\$125,986.00
	Total operating revenue		\$998,989.00
Operating Expenses			
	Salaries and wages		\$208,361.00
	Other employee benefits		\$0.00
	Professional services contracts		\$39,026.00
	Supplies and materials		\$11,137.00
	Depreciation and amortization		\$477,552.00
	Other operating expenses		\$425,522.00
	Total operating expenses		\$1,161,598.00
Operating income (loss)			(\$162,609.00)
Nonoperating Revenues			
	Investment earnings		\$144,939.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

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	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$0.00
	Total nonoperating revenue		\$144,939.00
Nonoperating Expenses			
	Interest and other financing charges		\$0.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$0.00
	Total nonoperating expenses		\$0.00
	Income (loss) before contributions		(\$17,670.00)
Capital contributions			\$395,000.00
Change in net assets			\$377,330.00
Net assets (deficit) beginning of year			\$10,827,116.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$11,204,446.00

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Current Debt

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

New Debt Issuances

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Schedule of Authority Debt

Type of Debt			Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation	State Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation						
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other		0.00	74,704.15	0.00	17,291.00	57,413.15
Conduit		Conduit Debt					
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS			0.00	74,704.15	0.00	17,291.00	57,413.15

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Real Property Acquisition/Disposal List

1.Address Line1	Airport Road
Address Line2	
City	HORNELL
State	NY
Postal Code	14843
Property Description	Vacant Lot/Undeveloped Land
Fair Market Description	Other
Transaction Date	1/14/2025
Purchaser Organization	City of Hornell IDA
Market Rate(\$/square foot)	
Lease Rate(\$/square foot)	
Seller/Purchaser/Tenant Data	
Address Line1 Seller	40 Main Street
State Seller	NY
Plus4 Seller	
Property Type Code	REAL
Address Line2:	
State	NY
Country	United States
Estimated Fair Market Value	258000
Transaction Type	ACQUISITION
Purchase Sale Price	\$1.00
Relation with Authority Ind	No
City Seller	HORNELL
Postal code seller	14843
Country Seller	USA

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2.Address Line1	430 Canisteo Street
Address Line2	
City	HORNELL
State	NY
Postal Code	14843
Property Description	Office Building
Fair Market Description	Other
Transaction Date	11/3/2025
Purchaser Organization	St. James Hospital
Market Rate(\$/square foot)	
Lease Rate(\$/square foot)	
Seller/Purchaser/Tenant Data	
Address Line1 Seller	7329 Seneca Road North
State Seller	NY
Plus4 Seller	
Property Type Code	REAL
Address Line2:	
State	NY
Country	United States
Estimated Fair Market Value	450000
Transaction Type	ACQUISITION
Purchase Sale Price	\$0.00
Relation with Authority Ind	No
City Seller	HORNELL
Postal code seller	14843
Country Seller	USA

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Personal Property

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

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Property Documents

Question	Response	URL (If Applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	https://www.hornellny.com/
2. Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	https://www.hornellny.com/
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	N/A

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IDA Projects

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	4602 17 03A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Alstom Transportation Inc.	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$56,263.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$103,238.00	
Original Project Code	4602 00 01A	School Property Tax Exemption	\$126,034.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$16,687,500.00	Total Exemptions	\$285,535.00	
Benefited Project Amount	\$16,687,500.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$618,000.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$104,548.00
Not For Profit	No		Local PILOT	\$188,186.00
Date Project approved	1/1/2018		School District PILOT	\$230,005.00
Did IDA took Title to Property	Yes		Total PILOT	\$522,739.00
Date IDA Took Title to Property	12/9/2002		Net Exemptions	-\$237,204.00
Year Financial Assistance is Planned to End	2030	Project Employment Information		
Notes	The project consists of the development of infrastructure and demolition and subsequent construction, reconstruction, reconfiguration and expansion of existing buildings and improvements for use as a facility to design, manufacture and renovate rail passenger rolling stock and propulsion systems. 2025 - PILOT payments are greater than RPTL. 2025 lease payments = \$636,963.10			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	1 Transit Drive	Original Estimate of Jobs to be Created	500.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	61,742.00	
City	HORNELL	Annualized Salary Range of Jobs to be Created	28,000.00	To: 202,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	14843	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	64,964.00	
Province/Region		Current # of FTEs	613.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	613.00	
Applicant Name	Alstom Transportation Inc.			
Address Line1	1 Transit Drive	Project Status		
Address Line2				
City	HORNELL	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14843	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		

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Country	USA		
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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4602-21-01A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Alstom Transportation Inc. Shawmut Park Project	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$101,887.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$186,955.00	
Original Project Code		School Property Tax Exemption		\$228,238.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$34,562,000.00	Total Exemptions		\$517,080.00	
Benefited Project Amount	\$34,562,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$50,000.00
Not For Profit	No			Local PILOT	\$100,000.00
Date Project approved	7/1/2021			School District PILOT	\$100,000.00
Did IDA took Title to Property	Yes			Total PILOT	\$250,000.00
Date IDA Took Title to Property	1/1/2002			Net Exemptions	\$267,080.00
Year Financial Assistance is Planned to End	2042	Project Employment Information			
Notes	The project consists of the acquisition, construction and equipping of an approximately 135,000 square foot manufacturing facility that will include an approximately 18,000 square foot warehouse building, an approximately 12,000 square foot office building and approximately 105,000 square feet of manufacturing space, along with a parking area to accommodate approximately 140 parking stalls. PILOT Agreement ends 2043.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	3 Shawmut Drive	Original Estimate of Jobs to be Created		258.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		69,500.00	
City	HORNELL	Annualized Salary Range of Jobs to be Created		29,000.00	To: 130,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	14843	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		41,600.00	
Province/Region		Current # of FTEs		613.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		613.00	
Applicant Name	Erin Pforter, Industrial Controller				
Address Line1	1 Transit Drive	Project Status			
Address Line2					
City	HORNELL	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14843	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4602 14 01A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Amexstra Inc.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$3,812.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$6,994.00	
Original Project Code		School Property Tax Exemption		\$8,538.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$150,000.00	Total Exemptions		\$19,344.00	
Benefited Project Amount	\$150,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$10,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$2,438.00
Not For Profit	No			Local PILOT	\$4,388.00
Date Project approved	7/1/2014			School District PILOT	\$5,364.00
Did IDA took Title to Property	Yes			Total PILOT	\$12,190.00
Date IDA Took Title to Property	8/13/2014			Net Exemptions	\$7,154.00
Year Financial Assistance is Planned to End	2024	Project Employment Information			
Notes	PILOT Agreement extended to 2035. No lease payments.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	27 Bank Street	Original Estimate of Jobs to be Created		10.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		36,000.00	
City	HORNELL	Annualized Salary Range of Jobs to be Created		25,000.00	To: 36,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	14843	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		31,000.00	
Province/Region		Current # of FTEs		2.50	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		2.50	
Applicant Name	Jaso Rodd	Project Status			
Address Line1	37 Hillcrest Drive				
Address Line2					
City	ALFRED	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14802	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4602-24-01A				
Project Type	Tax Exemptions	State Sales Tax Exemption		\$0.00	
Project Name	CDT Enterprises	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption			
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption			
Original Project Code		School Property Tax Exemption			
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$2,280,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$2,180,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT			
Not For Profit		Local PILOT			
Date Project approved	7/11/2024	School District PILOT			
Did IDA took Title to Property	No	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2025	Project Employment Information			
Notes	Sales tax exemption only.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	111 Seneca Street	Original Estimate of Jobs to be Created		15.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		35,000.00	
City	HORNELL	Annualized Salary Range of Jobs to be Created		32,000.00	To: 65,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	14843	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	CDT Enterprises, Inc.	Project Status			
Address Line1	115 McDaniel Avenue				
Address Line2					
City	JAMESTOWN	Current Year Is Last Year for Reporting		Yes	
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	14701	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions		Yes	
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4602 11 13A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Federation Lofts	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$2,639.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$4,842.00	
Original Project Code		School Property Tax Exemption		\$5,911.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$3,500,000.00	Total Exemptions		\$13,392.00	
Benefited Project Amount	\$3,500,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,642.00	\$2,642.00	
Not For Profit		Local PILOT	\$4,867.00	\$4,867.00	
Date Project approved	11/18/2010	School District PILOT	\$5,922.00	\$5,922.00	
Did IDA took Title to Property	No	Total PILOT	\$13,431.00	\$13,431.00	
Date IDA Took Title to Property		Net Exemptions	-\$39.00		
Year Financial Assistance is Planned to End	2011	Project Employment Information			
Notes	Financial Assistance ends in 2027.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	40 Broadway	Original Estimate of Jobs to be Created	1.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00		
City	HORNELL	Annualized Salary Range of Jobs to be Created	35,000.00	To: 45,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	14843	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Federation Lofts				
Address Line1	4 Centre Drive	Project Status			
Address Line2					
City	ORCHARD PARK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14127	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4602-09-02A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Gray Manufacturing	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$13,341.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$24,479.00		
Original Project Code		School Property Tax Exemption	\$29,884.00		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$0.00	Total Exemptions	\$67,704.00		
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$2,636.00	\$2,636.00
Not For Profit	No		Local PILOT	\$4,745.00	\$4,745.00
Date Project approved	1/6/2023		School District PILOT	\$5,799.00	\$5,799.00
Did IDA took Title to Property	Yes		Total PILOT	\$13,180.00	\$13,180.00
Date IDA Took Title to Property	1/6/2023		Net Exemptions	\$54,524.00	
Year Financial Assistance is Planned to End	2025	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	6270 Ice House Road	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	HORNELL	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	14843	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Gray Manufacturing Industries,L.L.C.				
Address Line1	6270 Ice House Road	Project Status			
Address Line2					
City	HORNELL	Current Year Is Last Year for Reporting	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	14843	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	4602 07 01A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Gray's Manufacturing Industries LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$7,916.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$14,526.00	
Original Project Code		School Property Tax Exemption	\$17,734.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,080,000.00	Total Exemptions	\$40,176.00	
Benefited Project Amount	\$1,080,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$32,490.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,670.00	\$3,670.00
Not For Profit	No	Local PILOT	\$6,760.00	\$6,760.00
Date Project approved	4/1/2007	School District PILOT	\$8,225.00	\$8,225.00
Did IDA took Title to Property	Yes	Total PILOT	\$18,655.00	\$18,655.00
Date IDA Took Title to Property	4/1/2007	Net Exemptions	\$21,521.00	
Year Financial Assistance is Planned to End	2012	Project Employment Information		
Notes	Construction of a 19000 sq.ft. facility which includes 4,000 sq.ft. of office space. The project makes \$0 Lease Payment. The PILOT Agreement has has been amended and end in 2028.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	6258 Ice hOuse Road	Original Estimate of Jobs to be Created	25.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	45,695.00	
City	HORNELL	Annualized Salary Range of Jobs to be Created	45,695.00	To: 55,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	14843	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	14.50	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	14.50	
Applicant Name	Dave Gray/Rich Head			
Address Line1	PO Box 126	Project Status		
Address Line2				
City	HORNELL	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14843	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4602-21-02A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Indus 36 LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$32,985.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$60,525.00		
Original Project Code		School Property Tax Exemption	\$73,890.00		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$12,000,000.00	Total Exemptions	\$167,400.00		
Benefited Project Amount	\$12,000,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$200.00	\$200.00
Not For Profit	No		Local PILOT	\$360.00	\$360.00
Date Project approved	12/1/2021		School District PILOT	\$440.00	\$440.00
Did IDA took Title to Property	Yes		Total PILOT	\$1,000.00	\$1,000.00
Date IDA Took Title to Property	12/1/2021		Net Exemptions	\$166,400.00	
Year Financial Assistance is Planned to End	2041	Project Employment Information			
Notes	Project located at 1050 State Route 36 the construction on the land of an approximately 80-room square foot business class hotel under the national brand Hampton by Hilton with amenities including a cocktail lounge, outdoor seating, a fitness center and pool.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	1050 State Route 36	Original Estimate of Jobs to be Created	35.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	28,000.00		
City	HORNELL	Annualized Salary Range of Jobs to be Created	25,000.00	To: 60,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	14843	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,000.00		
Province/Region		Current # of FTEs	13.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	13.00		
Applicant Name	Jett Mehta				
Address Line1	950 Panorama Trail S.	Project Status			
Address Line2					
City	ROCHESTER	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14625	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4602 2013-02A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Iron Horse Depot	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$9,895.50		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$18,157.50		
Original Project Code		School Property Tax Exemption	\$22,167.00		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$1,850,000.00	Total Exemptions	\$50,220.00		
Benefited Project Amount	\$1,850,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$0.00	\$5,073.00	
Not For Profit	No	Local PILOT	\$0.00	\$9,131.00	
Date Project approved	3/14/2013	School District PILOT	\$0.00	\$11,161.00	
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$25,365.00	
Date IDA Took Title to Property	3/14/2013	Net Exemptions	\$50,220.00		
Year Financial Assistance is Planned to End	2014	Project Employment Information			
Notes	Financial Assistance ends in 2033. 2025 lease payment = \$92,955.				
Location of Project		# of FTEs before IDA Status	30.00		
Address Line1	111 Loder Street	Original Estimate of Jobs to be Created	60.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00		
City	HORNELL	Annualized Salary Range of Jobs to be Created	25,000.00	To: 30,000.00	
State	NY	Original Estimate of Jobs to be Retained	30.00		
Zip - Plus4	14843	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	25,000.00		
Province/Region		Current # of FTEs	30.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Peter Wall				
Address Line1	Iron Horse Depot LLC	Project Status			
Address Line2					
City	HORNELL	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14843	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4602 19 04A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Iron Shore Properties LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$1,467.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$2,691.00	
Original Project Code		School Property Tax Exemption		\$3,286.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$650,000.00	Total Exemptions		\$7,444.00	
Benefited Project Amount	\$650,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$1,469.00
Not For Profit	No			Local PILOT	\$2,705.00
Date Project approved	12/2/2019			School District PILOT	\$3,291.00
Did IDA took Title to Property	Yes			Total PILOT	\$7,465.00
Date IDA Took Title to Property	12/2/2019			Net Exemptions	-\$21.00
Year Financial Assistance is Planned to End	2036	Project Employment Information			
Notes	Renovation and reconstruction of existing building to accommodate a twelve unit apartment complex consisting of six two-bedroom units and related common area, parking and infrastructure. PILOT Agreement ends 2035.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	1,3,5 and 9 Prindle Ave.	Original Estimate of Jobs to be Created		1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		15,000.00	
City	HORNELL	Annualized Salary Range of Jobs to be Created		15,000.00	To: 15,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	14843	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		4.50	
Country	United States	# of FTE Construction Jobs during Fiscal Year		25.00	
Applicant Information		Net Employment Change		4.50	
Applicant Name	Hewan Fraser, GM/Owner				
Address Line1	120 DeKruif Place	Project Status			
Address Line2					
City	BRONX	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10475	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4602-22-01A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	PG Bryant LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$11,326.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$20,783.00		
Original Project Code		School Property Tax Exemption	\$25,372.00		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$9,925,000.00	Total Exemptions	\$57,481.00		
Benefited Project Amount	\$8,350,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$2,121.00	\$2,121.00	
Not For Profit	No	Local PILOT	\$3,819.00	\$3,819.00	
Date Project approved	6/1/2022	School District PILOT	\$4,667.00	\$4,667.00	
Did IDA took Title to Property	Yes	Total PILOT	\$10,607.00	\$10,607.00	
Date IDA Took Title to Property	6/1/2022	Net Exemptions	\$46,874.00		
Year Financial Assistance is Planned to End	2043	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	107 East Ave.	Original Estimate of Jobs to be Created	1.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,250.00		
City	HORNELL	Annualized Salary Range of Jobs to be Created	25,000.00	To: 30,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	14843	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.00		
Applicant Name	Andrew V. Bodewes				
Address Line1	46 Prince Street	Project Status			
Address Line2					
City	ROCHESTER	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14607	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4602-19-02A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	PG Rockland Silk Mill LLC Project	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$2,430.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$4,459.00		
Original Project Code		School Property Tax Exemption	\$5,443.00		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$5,525,000.00	Total Exemptions	\$12,332.00		
Benefited Project Amount	\$5,485,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$300.00	\$300.00
Not For Profit	No		Local PILOT	\$540.00	\$540.00
Date Project approved	2/19/2020		School District PILOT	\$660.00	\$660.00
Did IDA took Title to Property	Yes		Total PILOT	\$1,500.00	\$1,500.00
Date IDA Took Title to Property	2/19/2020		Net Exemptions	\$10,832.00	
Year Financial Assistance is Planned to End	2041	Project Employment Information			
Notes	The project was delayed due to COVID-19 but completed in 2021. The project consist of the reconstruction, renovation, refurbishment and equipping the existing Marion Rohr manufacturing building. The project will consist of approximately 22 state of the art residential apartments. PILOT begins with 2025 taxing year.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	18 North Main Street	Original Estimate of Jobs to be Created	2.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,300.00		
City	HORNELL	Annualized Salary Range of Jobs to be Created	31,200.00	To: 41,600.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	14843	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	41,600.00		
Province/Region		Current # of FTEs	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.00		
Applicant Name	Andrew V. Bodewes				
Address Line1	46 Prince Street	Project Status			
Address Line2					
City	ROCHESTER	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14607	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	4602-18-03			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Railhead Brewing Company L.L.C.	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$1,173.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$2,152.00	
Original Project Code		School Property Tax Exemption	\$2,627.00	
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$130,000.00	Total Exemptions	\$5,952.00	
Benefited Project Amount	\$130,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$8,658.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$1,165.00	\$1,165.00
Not For Profit	No	Local PILOT	\$2,097.00	\$2,097.00
Date Project approved	11/8/2018	School District PILOT	\$2,563.00	\$2,563.00
Did IDA took Title to Property	Yes	Total PILOT	\$5,825.00	\$5,825.00
Date IDA Took Title to Property	10/17/2018	Net Exemptions	\$127.00	
Year Financial Assistance is Planned to End	2038	Project Employment Information		
Notes	The company is expanding has a business located at 40 Park Drive and requires additional space.			
Location of Project		# of FTEs before IDA Status	2.00	
Address Line1	30 Park Drive	Original Estimate of Jobs to be Created	2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	28,000.00	
City	HORNELL	Annualized Salary Range of Jobs to be Created	20,540.00	To: 28,000.00
State	NY	Original Estimate of Jobs to be Retained	2.00	
Zip - Plus4	14843	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	28,000.00	
Province/Region		Current # of FTEs	4.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	2.00	
Applicant Name	David Woolever/ Mike McCumiskey			
Address Line1	40 Park Drive	Project Status		
Address Line2				
City	HORNELL	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14843	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	4602-25-01			
Project Type	Tax Exemptions	State Sales Tax Exemption	\$77,232.00	
Project Name	Real Clean Car Wash	Local Sales Tax Exemption	\$77,232.00	
		County Real Property Tax Exemption		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		
Original Project Code		School Property Tax Exemption		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$39,125.00	
Total Project Amount	\$3,969,340.00	Total Exemptions	\$193,589.00	
Benefited Project Amount	\$3,944,340.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		
Not For Profit		Local PILOT		
Date Project approved	4/4/2025	School District PILOT		
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	7/1/2025	Net Exemptions	\$193,589.00	
Year Financial Assistance is Planned to End	2026	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	0 Hornell Street Extension	Original Estimate of Jobs to be Created	5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	45,240.00	
City	HORNELL	Annualized Salary Range of Jobs to be Created	38,480.00	To: 52,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	14843	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1.00	
Applicant Name	RC Car Wash, LLC			
Address Line1	6259 Rossier Road	Project Status		
Address Line2				
City	CANANDAIGUA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14424	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4602-17-02A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Riedman Hornell LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$17,592.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$32,280.00		
Original Project Code		School Property Tax Exemption	\$39,408.00		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$9,610,000.00	Total Exemptions	\$89,280.00		
Benefited Project Amount	\$9,610,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$7,392.00	\$7,392.00
Not For Profit	No		Local PILOT	\$10,752.00	\$10,752.00
Date Project approved	7/13/2017		School District PILOT	\$15,456.00	\$15,456.00
Did IDA took Title to Property	Yes		Total PILOT	\$33,600.00	\$33,600.00
Date IDA Took Title to Property	8/31/2017		Net Exemptions	\$55,680.00	
Year Financial Assistance is Planned to End	2038	Project Employment Information			
Notes	PILOT will end in 2038.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Fairlawn Avenue	Original Estimate of Jobs to be Created	2.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00		
City	HORNELL	Annualized Salary Range of Jobs to be Created	30,000.00	To: 40,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	14843	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	2.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	2.00		
Applicant Name	Riedman Hornell LLC	Project Status			
Address Line1	45 East Avenue				
Address Line2					
City	ROCHESTER	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14604	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4602 2014 02A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Specialty Retailers, Inc.	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$11,324.12		
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$20,778.91		
Original Project Code	4602-2013-01A	School Property Tax Exemption	\$25,367.26		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$1,135,000.00	Total Exemptions	\$57,470.29		
Benefited Project Amount	\$1,135,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$0.00	\$3,326.03	
Not For Profit	No	Local PILOT	\$0.00	\$5,986.85	
Date Project approved	3/14/2013	School District PILOT	\$0.00	\$7,317.26	
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$16,630.14	
Date IDA Took Title to Property	1/1/2014	Net Exemptions	\$57,470.29		
Year Financial Assistance is Planned to End	2034	Project Employment Information			
Notes	This business closed in May 2020 and filed Chapter 11 Bankruptcy due to COVID-19. The owner of the building is currently looking for a new business to occupy the building. PILOT Agreement ends 2033.				
Location of Project		# of FTEs before IDA Status	8.00		
Address Line1	33 Broadway	Original Estimate of Jobs to be Created	13.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00		
City	HORNELL	Annualized Salary Range of Jobs to be Created	14,000.00	To: 36,000.00	
State	NY	Original Estimate of Jobs to be Retained	8.00		
Zip - Plus4	14843	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	25,000.00		
Province/Region		Current # of FTEs	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-7.00		
Applicant Name	Specialty Retailers, Inc.	Project Status			
Address Line1	10201 S. Main Street				
Address Line2					
City	HOUSTON	Current Year Is Last Year for Reporting			
State	TX	There is no Debt Outstanding for this Project			
Zip - Plus4	77025	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4602 19 01A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Strobels Supply Inc.	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$11,215.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$20,579.00		
Original Project Code		School Property Tax Exemption	\$25,123.00		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$700,000.00	Total Exemptions	\$56,917.00		
Benefited Project Amount	\$700,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$60,000.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$6,600.00	\$6,600.00	
Not For Profit	No	Local PILOT	\$11,880.00	\$11,880.00	
Date Project approved	2/14/2019	School District PILOT	\$14,520.00	\$14,520.00	
Did IDA took Title to Property	Yes	Total PILOT	\$33,000.00	\$33,000.00	
Date IDA Took Title to Property	2/14/2019	Net Exemptions	\$23,917.00		
Year Financial Assistance is Planned to End	2029	Project Employment Information			
Notes	Company expanded requiring additional space and employment. Renovating existing building to meet their needs.				
Location of Project		# of FTEs before IDA Status	19.00		
Address Line1	40 Shawmut Park	Original Estimate of Jobs to be Created	10.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	31,000.00		
City	HORNELL	Annualized Salary Range of Jobs to be Created	26,000.00	To: 40,000.00	
State	NY	Original Estimate of Jobs to be Retained	19.00		
Zip - Plus4	14843	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	45,845.00		
Province/Region		Current # of FTEs	37.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	18.00		
Applicant Name	Michael Fortuna				
Address Line1	1162 Airport Road	Project Status			
Address Line2					
City	HORNELL	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14843	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4602-18-02A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	TTA Systems, LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$25,190.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$46,221.00		
Original Project Code		School Property Tax Exemption	\$56,427.00		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$1,900,000.00	Total Exemptions	\$127,838.00		
Benefited Project Amount	\$1,900,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$17,239.00	\$17,239.00	
Not For Profit	No	Local PILOT	\$31,031.00	\$31,031.00	
Date Project approved	2/15/2018	School District PILOT	\$37,926.00	\$37,926.00	
Did IDA took Title to Property	Yes	Total PILOT	\$86,196.00	\$86,196.00	
Date IDA Took Title to Property	12/1/2018	Net Exemptions	\$41,642.00		
Year Financial Assistance is Planned to End	2028	Project Employment Information			
Notes	The Company requires financial assistance to make improvements to the existing facility to be used for manufacturing and overhauling of railcar products, including, but not limited to, trucks, HVAC units and electrical components, for mass transit and railcar builder.				
Location of Project		# of FTEs before IDA Status	46.00		
Address Line1	One William K. Jackson Lane	Original Estimate of Jobs to be Created	30.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	39,478.00		
City	HORNELL	Annualized Salary Range of Jobs to be Created	26,000.00	To: 55,000.00	
State	NY	Original Estimate of Jobs to be Retained	46.00		
Zip - Plus4	14843	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	43,222.00		
Province/Region		Current # of FTEs	53.50		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	7.50		
Applicant Name	Michael L Nisbet, Managing Director and CFO				
Address Line1	One William K. Jackson Lane	Project Status			
Address Line2					
City	HORNELL	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14843	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4602-19-05A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	The Residences Of Hornell 11 LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$24,629.00		
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$45,192.00		
Original Project Code	4602 17 01 A	School Property Tax Exemption	\$60,614.00		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$6,601,000.00	Total Exemptions	\$130,435.00		
Benefited Project Amount	\$6,601,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$2,331.72	\$2,331.72
Not For Profit	No		Local PILOT	\$3,730.75	\$3,730.75
Date Project approved	12/2/2019		School District PILOT	\$5,596.13	\$5,596.13
Did IDA took Title to Property	Yes		Total PILOT	\$11,658.60	\$11,658.60
Date IDA Took Title to Property	12/2/2019		Net Exemptions	\$118,776.40	
Year Financial Assistance is Planned to End	2038	Project Employment Information			
Notes	Company is beginning Phase 11 of building residential housing units. Construction was delayed until summer of 2021 due to COVID- 19.The PILOT has been revised and the PILOT will began in 2023. PILOT Agreement end in 2042.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Airport Road	Original Estimate of Jobs to be Created	3.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00		
City	HORNELL	Annualized Salary Range of Jobs to be Created	26,000.00	To: 35,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	14843	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Patrick Basset				
Address Line1	2680 Ridge Road West	Project Status			
Address Line2					
City	ROCHESTER	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14626	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	4602 17 01 A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	The Residences Of Hornell LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$18,472.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$33,894.00	
Original Project Code		School Property Tax Exemption	\$45,461.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$6,001,000.00	Total Exemptions	\$97,827.00	
Benefited Project Amount	\$6,601,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$6,120.17	\$6,120.17
Not For Profit	No	Local PILOT	\$9,792.27	\$9,792.27
Date Project approved	4/27/2017	School District PILOT	\$14,688.41	\$14,688.41
Did IDA took Title to Property	Yes	Total PILOT	\$30,600.85	\$30,600.85
Date IDA Took Title to Property	9/1/2017	Net Exemptions	\$67,226.15	
Year Financial Assistance is Planned to End	2038	Project Employment Information		
Notes	Company is developing 60 townhouses and are still in the completion phase.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Airport Road	Original Estimate of Jobs to be Created	2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	HORNELL	Annualized Salary Range of Jobs to be Created	35,000.00	To: 45,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	14843	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Patrick Basset			
Address Line1	2680 Ridge Road West	Project Status		
Address Line2				
City	ROCHESTER	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14626	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
20	\$1,997,416.29	\$1,051,647.45	\$945,768.84	1286

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Additional Comments