

**CITY OF SYRACUSE
INDUSTRIAL DEVELOPMENT AGENCY**

(A component unit of the City of Syracuse, New York)

FINANCIAL STATEMENTS

December 31, 2022 and 2021

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of the
City of Syracuse Industrial Development Agency

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of City of Syracuse Industrial Development Agency, a component unit of the City of Syracuse, New York as of and for the years ended December 31, 2022 and 2021, and the related notes to the financial statements, which collectively comprise the City of Syracuse Industrial Development Agency's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the City of Syracuse Industrial Development Agency as of December 31, 2022 and 2021, and the changes in its financial position and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Syracuse Industrial Development Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

The City of Syracuse Industrial Development Agency's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Syracuse Industrial Development Agency's ability to continue as a going concern for one year beyond the financial statement date.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Syracuse Industrial Development Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Syracuse Industrial Development Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles general accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for purpose of forming an opinion on the financial statements that collectively comprise the City of Syracuse Industrial Development Agency's basic financial statements. The supplemental schedule of revenue bonds and other bonds (conduit debt) is presented for the purpose of additional analysis and are not a required part of the basic financial statements.

The supplemental schedule of revenue bonds and other bonds (conduit debt) is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplemental schedule of revenue bonds and other bonds (conduit debt) is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have issued our report dated March 21, 2023 on our consideration of the City of Syracuse Industrial Development Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is to solely describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Syracuse Industrial Development Agency's internal control over financial reporting and compliance.



Syracuse, New York
March 21, 2023

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY

Management's Discussion and Analysis (unaudited) For the Year Ended December 31, 2022

As management of the City of Syracuse Industrial Development Agency ("SIDA"), we offer readers of this Agency's financial statements this narrative overview and analysis of the financial activities of the Agency for the fiscal year ended December 31, 2022. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in the financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the City of Syracuse Industrial Development Agency exceeded its liabilities at the close of its most recent fiscal year by \$4,120,335 (net position). This amount may be used to meet the Agency's ongoing obligations to constituents and creditors in accordance with the Agency's fund designation and fiscal policies.
- The Agency's total net position increased by \$257,001 for the 2022 fiscal year.
- During 2022, the Agency received \$431,679 for its role in various development projects. Significant project fees received were from: a) \$173,883 – Symphony Tower, LLC, b) \$160,502 – Jemal's Gridley, and c) \$55,500 – JMA Tech Properties.
- During 2022, the Agency recognized grant revenue of \$735,368, as the BEDI grants requirements have been met as of December 31, 2022.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Agency's basic financial statements. The Agency's basic financial statements are comprised of two components: 1) agency-wide financial statements and 2) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY

Management's Discussion and Analysis (unaudited) For the Year Ended December 31, 2022

Agency-wide financial statements – The agency-wide financial statements are designed to provide readers with a broad overview of the Agency's finances, in a manner similar to a private-sector business. The Statement of Net Position presents information on all of the Agency's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Agency is improving or deteriorating.

The Statement of Activities presents information showing how the Agency's net position changed during the fiscal year. All changes in net position are reported when the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in the future fiscal periods (e.g., accrued interest).

Both of the agency-wide financial statements report only business-type (proprietary) activities, since none of the Agency's activities are considered to be governmental activities supported primarily by taxes.

The agency-wide financial statements can be found on pages 9 through 11 of this report.

Notes to the Financial Statements – The notes provide additional information that is essential to a full understanding of the data provided in the agency-wide and fund financial statements. The notes to the financial statements can be found on pages 12 through 19 of this report.

Other information – In addition to the basic financial statements and accompanying notes, this report also includes certain supplemental information, which includes information concerning revenue bonds and other bonds (conduit debt). This supplementary information can be found on page 20 of this report.

AGENCY-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of the Agency's financial position. In the case of the City of Syracuse Industrial Development Agency, assets exceeded liabilities by \$4,120,335 as of December 31, 2022.

Cash and cash equivalents constitute the largest portion of the Agency's net position, totaling \$3,618,647. This net position is available for future repayment of outstanding liabilities and for future economic development projects, including those for which the Agency has already committed funding towards. These committed funds are described in Note 4 and Note 8 to these financial statements. The estimated committed funding, through commitments, agreements and contracts in place, total approximately \$1,619,000.

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY

**Management's Discussion and Analysis (unaudited)
For the Year Ended December 31, 2022**

The following are summarized versions of the agency-wide financial statements:

Statements of Net Position			
	2022	2021	2020
Cash and cash equivalents	\$ 3,618,647	\$ 4,006,875	\$ 3,809,658
Receivables	-	25,000	-
Other assets	565,609	578,223	578,223
Total assets	<u>\$ 4,184,256</u>	<u>\$ 4,610,098</u>	<u>\$ 4,387,881</u>
All other liabilities	63,921	746,764	979,319
Total liabilities	<u>63,921</u>	<u>746,764</u>	<u>979,319</u>
Net position	<u>4,120,335</u>	<u>3,863,334</u>	<u>3,408,562</u>
Total liabilities and net position	<u>\$ 4,184,256</u>	<u>\$ 4,610,098</u>	<u>\$ 4,387,881</u>

ASSETS

Cash used in operations was \$388,228 compared to cash provided by operations of \$213,217 in the previous year.

LIABILITIES

Liabilities decreased \$682,843, primarily as a result of the recognition of grant revenue of \$735,368 related to the Agency's former participation in the BEDI grant program administered by HUD. Ordinary accounts payable increased \$52,525 for routine Agency transactions.

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY

**Management's Discussion and Analysis (unaudited)
For the Year Ended December 31, 2022**

Statements of Revenues, Expenses and Changes in Net Position

	2022	2021	2020
Financing fees	\$ 431,679	\$ 1,127,709	\$ 1,103,697
All other income	763,338	43,086	896,044
Total income	<u>1,195,017</u>	<u>1,170,795</u>	<u>1,999,741</u>
Interest expense	-	971	1,931
Public and infrastructure improvements	300,972	12,396	546,223
Legal fees	29,514	78,428	112,053
Professional fees	418,743	419,064	325,605
Professional fees - SURA	141,538	117,779	206,479
COVID-19 Emergency Grants	-	35,785	216,515
Loss on disposal of property	-	-	85,180
All other expenses	47,249	35,600	138,107
Total expenses	<u>938,016</u>	<u>700,023</u>	<u>1,632,093</u>
Increase in net position	257,001	470,772	367,648
Net position – beginning of year	<u>3,863,334</u>	<u>3,392,562</u>	<u>3,024,914</u>
Net position – end of year	<u>\$ 4,120,335</u>	<u>\$ 3,863,334</u>	<u>\$ 3,392,562</u>

FINANCING FEES

SIDA received monies for financing fees totaling \$431,679 from developers and other projects undertaken by the Agency. During 2022, the Agency received \$431,679 for its role in various development projects. Significant project fees received were from: a) \$173,883 – Symphony Tower, LLC, b) \$160,502 – Jemal's Gridley, and c) \$55,500 – JMA Tech Properties.

PUBIC IMPROVEMENTS & PROFESSIONAL FEES

Public improvements include \$57,362 related to SIDA's portion of the Choice Neighborhood Initiative project, \$230,000 for the Infrastructure Project and \$5,831 for SIDA's portion of the NY Choice Application. Professional fees include economic development activities of the Agency and other activities to benefit the City of Syracuse. Significant professional fees included the following: a) \$75,442 for the Syracuse Build Project; b) \$89,100 for the National Development Council ("NDC") contract; and c) \$119,076 for the Downtown Committee of Syracuse related to the security and environmental maintenance contract. Professional fees - SURA or \$141,538, relate to salaries and benefits (allocated from the City of Syracuse).

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY

**Management's Discussion and Analysis (unaudited)
For the Year Ended December 31, 2022**

REQUEST FOR INFORMATION

This financial report is designed to provide readers with a general overview of the Agency's finances. If you have questions about this report or need additional information, contact the Agency's board at the City of Syracuse Industrial Development Agency, 201 East Washington Street, Room 605, Syracuse, NY 13202-1432. You may also visit their website at www.syr.gov.net, and navigate to the Neighborhood and Business Development department for more information.

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY
Statements of Net Position

		December 31,	
		2022	2021
ASSETS			
Current Assets			
Cash and cash equivalents	\$	3,618,647	\$ 4,006,875
Other loan receivables		-	25,000
Total current assets		3,618,647	4,031,875
Long-term Assets			
Investment in properties, at cost		515,609	528,223
Land and building, at cost, net of depreciation		50,000	50,000
Total long-term assets		565,609	578,223
Total assets	\$	4,184,256	\$ 4,610,098
LIABILITIES AND NET POSITION			
Current Liabilities			
Accounts payable	\$	63,921	\$ 11,396
Grant payable		-	735,368
Total current liabilities		63,921	746,764
Net Position			
Net investment in capital assets		50,000	50,000
Unrestricted		4,070,335	3,813,334
Total net position		4,120,335	3,863,334
Total liabilities and net position	\$	4,184,256	\$ 4,610,098

The accompanying notes are an integral part of these financial statements

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY
Statements of Revenues, Expenses and Changes in Net Position

	Year Ended December 31,	
	2022	2021
Revenue		
Financing fees	\$ 431,679	\$ 1,127,709
Grant income	735,368	-
Interest income	6,807	338
Rental and other income	21,163	42,748
Total revenue	<u>1,195,017</u>	<u>1,170,795</u>
Expenses		
Development costs -		
Lakefront projects	3,323	4,118
Public and infrastructure improvements	297,649	8,278
Interest	-	971
Legal fees	29,514	78,428
Professional fees	418,743	419,064
Professional fees - SURA	141,538	117,779
Insurance	16,556	15,367
Taxes - nonexempt	9,571	8,179
Office and other	21,122	12,054
COVID-19 Emergency Grants	-	35,785
Total expenses	<u>938,016</u>	<u>700,023</u>
Change in net position	257,001	470,772
Net position - beginning of year	<u>3,863,334</u>	<u>3,392,562</u>
Net position - end of year	<u>\$ 4,120,335</u>	<u>\$ 3,863,334</u>

The accompanying notes are an integral part of these financial statements

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY
Statements of Cash Flows

	Years Ended December 31,	
	2022	2021
Cash flows from operating activities:		
Inflows -		
Interest received	\$ 6,807	\$ 338
Loan fees and grants	431,679	1,127,709
COVID loan	25,000	-
Rents, contributions and miscellaneous fees received	21,163	42,748
Outflows -		
Public improvements	(298,010)	(143,498)
Professional fees	(507,395)	(616,494)
COVID-19 emergency grants	-	(50,416)
Interest payments	-	(971)
Legal fees	(29,514)	(81,001)
Supplies and services	(37,958)	(40,198)
Disbursement of funds - COVID Loans	-	(25,000)
Net cash provided by (used in) operating activities	<u>(388,228)</u>	<u>213,217</u>
Cash flows from noncapital financing activities:		
Payments on bonds payable	-	(16,000)
Net cash used in financing activities:	<u>-</u>	<u>(16,000)</u>
Net increase (decrease) in cash and cash equivalents	(388,228)	197,217
Cash and cash equivalents - beginning of year	<u>4,006,875</u>	<u>3,809,658</u>
Cash and cash equivalents - end of year	<u><u>\$ 3,618,647</u></u>	<u><u>\$ 4,006,875</u></u>
Reconciliation of change in net position to cash provided by operating activities:		
Change in net position	\$ 257,001	\$ 470,772
Loss on disposal of property	12,614	-
Changes in assets and liabilities:		
Other loans receivables	25,000	(25,000)
Grant payable	(735,368)	-
Accounts payable	52,525	(232,555)
Net cash provided by (used in) operating activities	<u><u>\$ (388,228)</u></u>	<u><u>\$ 213,217</u></u>

The accompanying notes are an integral part of these financial statements

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY
Notes to Financial Statements

1. Nature of the Organization and Significant Accounting Policies

Nature of the Organization

The City of Syracuse Industrial Development Agency (SIDA) is a public benefit corporation established in 1979 to enhance economic development activities in the city of Syracuse, NY (the "City"). SIDA was established by New York State General Municipal Law (GMU), Article 18-A, Title 2, paragraph 926, also known as the "New York State Industrial Development Agency Act." SIDA's programs include the issuing of revenue bonds for qualified projects and the provision of financial assistance in the form of exemptions from State and local sales and use tax, mortgage recording tax and real property taxes for qualified projects. SIDA is treated by the City as a component unit and is integral to the overall economic development plans of the City.

The basic financial statements of the Agency have been prepared in accordance with accounting principles generally accepted in the United States of America as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. All of the Agency's funds are proprietary funds, and, therefore, include only business-type activities. There are no material differences between a) net position and fund balances, and b) changes in net position and changes in fund balances, and, therefore, no reconciliation schedules of these items are included in this report.

Basis of Presentation

Agency-wide financial statements – The agency-wide financial statements include the Statement of Net Position and the Statement of Activities. These statements report financial information for the Agency as a whole. Individual funds are not presented in the agency-wide financial statements. The Agency has determined that all of its activities are business-type, which are predominantly or entirely financed with fees and loan repayments from external parties.

Net Position Classifications

Net Investment in Capital Assets - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted - Consists of net position with constraints placed on the use either by 1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or 2) law through constitutional provisions or enabling legislation.

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY
Notes to Financial Statements

1. Nature of the Organization and Significant Accounting Policies (continued)

Net Position Classification (continued)

Unrestricted - Consists of all other net position that do not meet the definition of "restricted" or "net investment in capital assets."

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The agency-wide statements use the economic resources measurement focus and the accrual basis of accounting generally including the reclassification or elimination of internal activity. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. PILOT revenues are recognized in the year for which they are due while grants are recognized when grantor eligibility requirements are met.

Order of Use of Resources

When both restricted and unrestricted resources are available for use, it is the Agency's policy to use restricted resources first, and then use unrestricted resources as they are needed.

Fixed Assets

Depreciation is calculated on a straight-line basis over the estimated useful lives of the assets.

Allowance for Doubtful Accounts

SIDA uses the allowance method to report loans of doubtful collectability. There is no allowance as of December 31, 2022 and 2021.

Statement of Cash Flows

For the statement of cash flows, SIDA considers cash and cash equivalents to be all monies in banks and highly liquid investments with maturity dates of less than three months.

Investment Policy

SIDA's investment policy conforms to the requirements of the New York State General Municipal Law §858-a(3), §10 and §11. The objectives of SIDA's investment activities are to conform to all applicable federal state and other legal requirements, to adequately safeguard principal, to provide sufficient liquidity to meet all operating requirements and to obtain a reasonable rate of return.

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY
Notes to Financial Statements

1. Nature of the Organization and Significant Accounting Policies (continued)

Concentrations of Credit Risk

At various times during the year, SIDA's cash and cash equivalents balances exceeded the insured limits of the Federal Deposit Insurance Corporation. However, SIDA's accounts were fully collateralized by securities pledged by the depository bank.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Taxes

Generally, SIDA is exempt from taxes. Section 874 of the New York State General Municipal Law authorized an exemption from real property taxation for any property acquired by an industrial development agency (IDA) or under its jurisdiction or control. To obtain such an exemption, section 412-a of the Real Property Tax law requires the IDA to file an exemption form with the tax assessor. Qualified IDA property is entitled to an exemption from all general taxes imposed by or on behalf of a county, city, town, village or school district, but not from special ad valorem (property) levies or special assessments.

2. Revenue Bonds/Other Financing

SIDA is empowered to finance the acquisition, construction or reconstruction of manufacturing, warehousing, research, commercial, industrial and pollution control projects. SIDA raises funds to accomplish these purposes by issuing negotiable tax-exempt or taxable revenue bonds and by participating in other financing arranged by/for the developers of the projects.

SIDA can provide up to 100% financing for an approved project including the cost of land, construction, equipment, planning and fees. Financing is generally provided at interest rates 1½ to 2% lower than conventional rates. SIDA finances individual projects by issuing revenue bonds in its own name. These bonds are secured by a mortgage on the property and a subsequent lease to the company. The company sells the bonds to banks at a rate lower than the conventional interest rate.

The bonds become an obligation of the company and are amortized by the revenue from the project. Typically, upon completion of a project, the facilities, improvements or equipment are leased to the company for a term equal to the term of the bond issue, which usually ranges from 10 to 25 years.

The annual lease payments equal the annual principal and interest due on the bonds. The assets and liabilities of these projects are not reflected in the attached financial statements, since SIDA treats the projects and bonds as assets and liabilities of the individual developers.

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY
Notes to Financial Statements

3. Tax Abatement Programs

The Industrial Development Agency Act (the "Act") of New York State sets forth the powers that SIDA can carry out. In accordance with the Act, SIDA was created to promote, develop, encourage and assist industrial, manufacturing, warehousing, commercial, research and recreation facilities to advance job opportunities, health, and economic welfare of the people of the State of New York. SIDA carries out its mandate by offering financial incentives to attract, retain, and expand businesses within the City of Syracuse. SIDA's financial incentive assistance can include the issuance of low interest revenue bonds and exemptions from real property tax (through the use of payment in lieu of tax (PILOT) agreements), mortgage recording tax, and sales and use tax.

SIDA has instituted a Uniform Tax Exemption Policy ("UTEP") (last revised 6/21/16) which provides guidelines for the granting of real property, mortgage recording, and sales and use tax exemptions. To be eligible for financial assistance, the recipient of the financial assistance must abide by the requirements of this policy and complete an application process as instituted by SIDA. The governing board of SIDA is required to approve all financial incentive assistance requests by recipients in accordance with the UTEP.

In accordance with New York State General Municipal Law, SIDA has instituted a Recapture Policy (last revised 6/21/16) which allows for the recapture of financial incentive assistance provided to recipients for failure to comply with such Recapture Policy. New York State requires a mandatory recapture of the New York State portion of sales and use taxes for recipients for which the recipient was a) not entitled to; b) in excess of the amounts authorized by SIDA; c) for property or services not authorized by SIDA; and/or d) for a recipient that has failed to comply with material term or condition to use of the property or services in the manner required by any of the project documents between the recipient and SIDA. With respect to all other financial assistance provided to the recipient, SIDA shall have the right to suspend, discontinue, recapture or terminate financial assistance to any recipient to the extent that: a) for projects that utilized local sales and use tax exemptions, the project was not entitled to such exemptions, such exemptions were in excess of the amounts authorized by SIDA, and/or such exemptions were for property or services not authorized by SIDA; b) the recipient, upon completion of their project, fails to reach and maintain at least 85% of its employment requirements for job creation and/or retention; c) the total investment actually made with respect to the project at the project's completion date is less than 85% of its investment requirement; d) the recipient fails to provide annually to SIDA certain information to confirm that the project is achieving the investment, job retention, job creation, and other objectives of the project; or e) there otherwise occurs any event of default under any project document or material violation of the terms and conditions of any project document.

SIDA has not made any commitments as part of the agreements other than to reduce taxes. SIDA has chosen to disclose information about some of its tax abatement agreements individually. It established a quantitative threshold of 10% of the total dollar amount of taxes abated during the year.

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY
Notes to Financial Statements

3. Tax Abatement Programs (continued)

Information relevant to the disclosure of tax abatement programs induced and in effect for the fiscal year ended December 31, 2022 is estimated as follows:

Tax abatement program	12/31/2022
Mortgage recording tax exemption	\$ 591,427
Sale and use tax exemption	3,219,012
Payment in lieu of tax (PILOT)	16,311,500
Total taxes abated	\$ 20,121,939

The most significant PILOT pertains to Pyramid Companies, related to the Carousel Mall (now Destiny USA) dated December 31, 2005, whereby taxes abated during the current year approximated \$11,506,000. This PILOT expires on December 31, 2035.

4. Investment in Properties

SIDA from time to time will purchase and hold title to properties for future sale and development by a third party. The investment in properties represents capital assets of SIDA, which are reported at historical cost. SIDA periodically reviews its capital assets for impairments. Impairment is indicated when events or changes in circumstances suggest that the service utility of the capital asset may have significantly and unexpectedly declined.

Investment in properties is as follows:

Properties:	
309-311, 315-321 S. Warren Street	\$ 323,100
341 Peat Street	176,044
Others	16,465
	\$ 515,609

In addition, the property at Peat Street (also known as the City Crossroads project) has identified pollution concerns as identified in the record of decision by the New York State Department of Environmental Conservation (NYSDEC) dated March 2012. The NYSDEC recommends a remedy that includes excavation, petroleum recovery and site cover to remedy this property. The estimated cost of this pollution remediation was approximately \$1,668,000 in 2018 at the time of the agreement. Any sales of this property to a third party would need to implement this pollution remediation remedy prior to the property being used by the third party. The Agency has not been compelled by the NYSDEC to take remediation action at this time, as such; no pollution remediation liability has been recognized in these financial statements. In July 2019, the Agency and the NYSDEC entered into the 2018 Environmental Restoration Program Agreement for the property, whereby the NYSDEC will begin to implement the pollution remedy in late fiscal year 2020. The Agency is required to contribute 10% of the costs to remedy the pollution in accordance with the agreement. As of December 31, 2022, the estimated costs are \$2,116,000; therefore, SIDA's required contribution is approximately \$211,600. As of December 31, 2022 and 2021, SIDA has expended approximately \$46,500 and \$15,900, respectively; therefore, SIDA's remaining contribution is approximately \$149,200.

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY
Notes to Financial Statements

5. Land and Building

SIDA owns the Center Armory Garage Facility (the "Facility") which consists of a parcel of land and the parking garage facility. The Facility was being depreciated on a straight-line basis over an estimated useful life of twenty-five years. The following is a summary of the cost and accumulated depreciation of the facility for the years ended December 31, 2022 and 2021:

	<u>Balance at</u> <u>12/31/2021</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance at</u> <u>12/31/2022</u>
Capital assets at cost:				
Land	\$ 50,000	\$ -	\$ -	\$ 50,000
Buildings	<u>2,815,320</u>	<u>-</u>	<u>-</u>	<u>2,815,320</u>
Total	<u>2,865,320</u>	<u>-</u>	<u>-</u>	<u>2,865,320</u>
Accumulated depreciation:				
Accumulated depreciation	<u>(2,815,320)</u>	<u>-</u>	<u>-</u>	<u>(2,815,320)</u>
Capital assets, net	<u>\$ 50,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 50,000</u>

SIDA and the City of Syracuse (the "City") have entered into a one dollar lease agreement for the Facility whereby the City will operate, maintain, manage and utilize the property as a public parking facility. The City, since 1992, assumes all responsibility for the operation and maintenance of the Facility and the lease agreement further extends is responsibility through December 31, 2024.

6. Brownsfields Economic Development Incentive (BEDI) Grants

In 1998 and 1999, SIDA received approval for (2) Brownfields Economic Development Incentive (BEDI) grants in the amounts of \$1,000,000 and \$875,000, respectively, for the City Crossroads project. SIDA believes it has met the requirements of the grant and as such, has recorded the \$735,368 as grant revenue at December 31, 2022.

7. Conduit Debt Obligations

SIDA has the ability to provide financial assistance to businesses through the issuance of low interest Industrial Development Revenue Bonds and tax exemptions from real property tax, mortgage recording tax, and sales and use tax. Proceeds of the obligations as well as debt service payments are administered by the business through a trustee bank. The obligations are not obligations of SIDA; the primary function of SIDA is to arrange financing between the business and the bond holders. This is a financing arrangement and SIDA merely acts as the financing conduit. These transactions are considered conduit debt obligations. SIDA does not have any obligation to repay the principal and interest of such bonds; as such, the bonds are not reflected as long-term obligations. As of December 31, 2022 and 2021, SIDA has issued bonds with an aggregate principal amount outstanding of \$546,565,000 and \$575,335,000, respectively.

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY
Notes to Financial Statements

8. Commitments, Agreements and Contracts

SIDA has various commitments, agreements and contracts in place as of December 31, 2022. The total future committed resources for these arrangements totals \$1,469,748 as of December 31, 2022. A summary of the most significant arrangements are as follows:

- A) SIDA has contracted with the National Development Council ("NDC") to provide certain support services, including but not limited to, assistance with board and staff training and project review. NDC has provided these contract services for the past several years. During June 2022, a contract extension with the NDC is in effect for the term July 1, 2022 through June 30, 2024 and is for an amount not to exceed \$94,200 per year. Costs for the NDC contract were \$47,100, for the year ended December 31, 2022; therefore, SIDA's remaining contribution is approximately \$141,300. These costs are included in professional fees in these financial statements.
- B) SIDA has contracted the Downtown Committee of Syracuse ("DCS") to provide funding for security patrols and for performance of environmental maintenance and improvements within the downtown metropolitan area of the City of Syracuse for a period January 1, 2020 through December 31, 2021. The total 2-year cost of the contract was \$292,920. The contract was extended in January 2022, through June 30, 2022 at a cost not to exceed \$42,511, as this represented unused funds by DCS under the original contract. In June 2022 the contract was further extended, through June 30, 2024 at a cost of \$148,800 in the first year, and \$151,700 in the second year for an aggregate spent of \$300,500. Costs for the DCS contract were \$74,400 and \$209,513, for the years ended December 31, 2022 and 2021, respectively; therefore, SIDA's remaining contribution is approximately \$226,100. These costs are included in professional fees in these financial statements.
- C) SIDA has contracted with CenterState CEO Foundation, Inc. ("CenterState") for the expansion of the Syracuse Tech Garden project to provide funding not to exceed \$1,000,000 over a three year period. The Tech Garden Project is designed to facilitate the expansion of programs and resources for the start up community. No requisitions have been submitted by CenterState as of December 31, 2022.
- D) SIDA contracted with Clarion Associates for an amount not to exceed \$80,000 to work with the City of Syracuse to create an administrative manual, prepare new development applications and provide service to evaluate the new zoning ordinance's performance over a period of time. As of December 31, 2022, \$40,908 has been expended for this contract by SIDA. The contract was extended in December 2022, through December 31, 2023 to use the remaining contract balance of \$39,092.
- E) In June 2022, SIDA contracted with the City of Syracuse to provide up to \$75,500 for the development and design of a new Heritage Park. The City's Heritage Park project is a project in the area of Montgomery Street and East Onondaga Street which will transform a vacant property into a heritage and education site to celebrate the contributions of the richly diverse communities and their resilience to oppression. As of December 31, 2022, \$12,244 has been expended for this contract by SIDA and the remaining balance of the contract is \$63,256.

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY
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9. Related Party Transactions

The City of Syracuse, Syracuse Economic Development Corporation, and Syracuse Urban Renewal Agency ("SURA) are related entities of SIDA. Various transactions occur between SIDA and these entities during the ordinary course of business. The City of Syracuse allocates salaries and benefits for employees of the City that work on behalf of the Agency. These salaries and benefits are included in professional fees - SURA and totaled \$141,538 and \$117,779, respectively for the years ended December 31, 2022 and 2021. Amounts due to or from these entities are ordinarily settled in the current fiscal year.

10. Contingent Liabilities – Destiny USA Project

Pursuant to an agreement between SIDA and Pyramid Company of Onondaga (Pyramid), SIDA acquired certain real property interests in May 2006 – 2009 in furtherance of the Carousel Expansion Project (first phase of conversion of Carousel Center into Destiny USA and closure of Hiawatha Boulevard) from land owners in the vicinity of Carousel Center and certain tenants/condemnees at the Carousel Center (collectively condemnees) by use of eminent domain. Pursuant to State law, the condemnees are entitled to be paid just compensation by SIDA based on the value of the property interest acquired from them by SIDA, and SIDA has settled with most of the condemnees and made advance payment to all condemnees. Certain condemnees have filed claims seeking additional compensation. As part of the SIDA/Pyramid agreement, Pyramid has agreed to indemnify and hold SIDA harmless with regard to all claims and expenses associated with the eminent domain actions and real property acquisitions. Pyramid provided the funds used by SIDA to make the advance payments and funds to settle those compensation claims, which have been settled to date. As of the date of this report, SIDA's attorneys are unable to express an opinion as to the likelihood of an outcome in any of these claims. The financial statements include no accrual for these potential contingent liabilities.

11. Subsequent Events

In preparing the financial statements, management of SIDA has evaluated events and transactions for potential recognition or disclosure through March 21, 2023, the date the financial statements were available to be issued. There were no material subsequent events that required recognition or additional disclosure in this financial statement.

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY
Supplemental Schedule of Revenue Bonds and Other Bonds (Conduit Debt Obligations)
For the Year Ended December 31, 2022

Project Purpose	Description of the Financing	Closing Date	Interest		Principal of the Issue				Term Ending Date
			At Issuance	If Variable, Range	Bonds Outstanding at January 1, 2022	Incurred During 2022	Developer Paid During 2022	Bonds Outstanding at December 31, 2022	
Real Estate	PILOT Revenue Bonds, Carousel Center Project, Series 2016A	10/19/2016	3.000%	3% - 5%	\$ 198,745,000	\$ -	\$ 20,000	\$ 198,725,000	1/1/2036
Real Estate	PILOT Revenue Bonds, Carousel Center Project, Taxable Series 2016B	10/19/2016	5.000%	-	\$ 10,600,000	\$ -	\$ -	\$ 10,600,000	1/1/2036
Real Estate	PILOT Revenue Bonds, Carousel Center Project, Series 2007B	2/27/2007	5.693%	-	\$ 69,125,000	\$ -	\$ 8,645,000	\$ 60,480,000	1/1/2028
School Facility	Syracuse City School District, Federally taxable bonds Series 2011B	7/12/2011	5.428%	5.428%	\$ 15,000,000	\$ -	\$ -	\$ 15,000,000	5/1/2027
School Facility	Syracuse City School District Project, School Facility Revenue Refunding Bonds Series 2017	4/20/2017	4.000%	3.0%-5.0%	\$ 21,550,000	\$ -	\$ 3,055,000	\$ 18,495,000	5/1/2030
School Facility	Syracuse City School District Project, School Facility Revenue Bonds Series 2018A	3/15/2018	5.000%	3.25%-5.0%	\$ 60,925,000	\$ -	\$ 3,415,000	\$ 57,510,000	5/1/2034
School Facility	Syracuse City School District Project, School Facility Revenue Bonds Series 2018B	6/20/2018	5.000%	3.0%-5.0%	\$ 35,725,000	\$ -	\$ 1,955,000	\$ 33,770,000	5/1/2035
School Facility	Syracuse City School District Project, School Facility Revenue Bonds Series 2019A	4/11/2019	4.000%	4.000%-5.000%	\$ 59,880,000	\$ -	\$ 2,630,000	\$ 57,250,000	5/1/2035
School Facility	Syracuse City School District Project, School Facility Revenue Bonds Series 2020A	3/3/2020	4.000%	4.000%-5.000%	\$ 80,140,000	\$ -	\$ 3,395,000	\$ 76,745,000	5/1/2037
School Facility	Syracuse City School District Project, School Facility Revenue Bonds Series 2021A	1/21/2021	5.000%	-	\$ 23,645,000	\$ -	\$ 5,655,000	\$ 17,990,000	5/1/2028
Grand Total - Revenue Bonds and Other Bonds (Conduit Debt Obligations)					\$ 575,335,000	\$ -	\$ 28,770,000	\$ 546,565,000	