

**TIOGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY, INC.**  
**UNIFORM TAX EXEMPTION POLICY**

I. General Policy-Case by Case Basis

The General policy of Tioga County Industrial Development Agency ("TCIDA") is to grant applicants real property tax abatements equal to that provided pursuant to Section 485-b of the Real Property Tax Law as well as full exemption from sales, use and mortgage recording taxes. In addition the Tioga County Industrial Development Agency may grant enhanced benefits on a case-by-case basis for a project expected to have significant impact in the locality where the project will be located. The Tioga County Industrial Development Agency considers the following factors in making such determination, no single one of which is determinative:

- The nature of the proposed project (e.g., manufacturing, commercial, civic)
- The nature of the property before the project begins (e.g., vacant land, vacant buildings)
- The economic condition of the area at the time of the application
- The extent to which a project will create or retain permanent, private sector jobs
- The estimated value of tax exemptions to be provided
- The impact of the project and the proposed tax exemptions on affected tax jurisdictions
- The impact of the proposed project on existing and proposed businesses and economic development projects in the vicinity
- The amount of private sector investment generated or likely to be generated by the proposed project
- The likelihood of accomplishing the proposed project in a timely fashion
- The effect of the proposed project upon the environment
- The extent to which the proposed project will require the provision of additional services including, but not limited to, additional educational, transportation, police, emergency medical or fire services
- The extent to which the proposed project will provide additional sources of

- revenue for municipalities and school districts in which the project is located.
- The extent to which the proposed project will provide a benefit (economic or otherwise) not otherwise available within the municipality in which the project is located.
- (Civic Facility Projects Only:) The extent to which the proposed project encourages charitable entities to locate within the municipality in which the project is located.

II. Real Property Tax Abatements

A. All projects unless deviation results from the factors listed in "I. General Factors" shall pay to the Tioga County Industrial Development Agency in lieu of Real Property Taxes, including Village, Town, County and School, the following amounts:

1st Year	0% of Real Property Taxes
2nd Year	10% of Real Property Taxes
3rd Year	20% of Real Property Taxes
4th Year	30% of Real Property Taxes
5th Year	40% of Real Property Taxes
6th Year	50% of Real Property Taxes
7th Year	60% of Real Property Taxes
8th Year	70% of Real Property Taxes
9th Year	80% of Real Property Taxes
10th Year	90% of Real Property Taxes
11th Year	100% of Real Property Taxes

B. No project shall be exempt from Special Assessments or Special Taxing Districts including fire, water, refuse, garbage, sewer and the like.

C. Where there is an existing Facility and the Owner of the existing Facility requests tax abatement under this policy for additional construction and/or renovation, the tax abatement shall apply only to the additional assessed value of the construction/renovation.

III. Sales Tax Exemptions

A. All Projects shall have Sales Tax Exemption during the initial construction, renovation or equipping of the Facility. Such Sales Tax Exemption shall cease upon completion of the construction, renovation or equipping or upon the expiration of one year which ever occurs first.

B. The Owner of the Project shall file all necessary documents required by the New York State Department of Taxation and Finance, along with forwarding copies of same to the TCIDA.

C. Any Recapture shall include Sales Tax Exemptions.

D. Deviations may be made from the policy on a case by case basis according to the factors set forth in "I. General Policy".

IV. Mortgage Tax Exemption and other recording taxes.

A. All Projects shall have recording tax exemptions for all documents recorded within one year from the date of the closing of the Project for all Project related transactions.

B. Any Recapture shall include Recording Tax Exemptions.

C. Deviations may be made from the policy on a case by case basis according to the factors set forth in "I. General Policy".

V. Recapture of Benefits

A. The TCIDA will be able to recapture tax exemptions provided and distribute the taxes in proportion to the taxing authorities in relation to the taxes abated if any events as set forth in subparagraph V.B. below occur.

B. Recapture of the benefits will be decided on a case by case basis with such factors to include sale or closure of the Facility, significant employment reductions from those projected by the Applicant, significant change in use of the Facility including to a Facility which Industrial Development Agencies are prohibited from engaging, or any other significant change in the business activities of the Facility.

C. If any event(s) occurs resulting in a recapture the following schedule shall be used for the recapture of tax abatement:

Event occurs:	Recovery:
Within 1 year after PILOT effective date	100%
Within 2 years	75%
Within 3 years	50%
Within 4 years	25%
After 4 years	0%

## VI. Payment of PILOTS

a. All PILOT payments received will be distributed to the taxing authorities in proportion to the share each would have received had the parcel not been exempt, except as set forth below.

b. In cases where a municipality expends capital funds for the establishment of a project; i.e. sewer and water hook ups, the taxing jurisdiction expending the capital funds shall receive 50% of all PILOT payments received until such time as the municipality is fully reimbursed or the PILOT period has expired. In cases of recapture, the municipality shall receive 50% of the monies recaptured. In cases where more than one municipality has a capital expenditure, the municipalities shall share proportionately in the PILOT or Recapture amounts received in relation to the proportionate amount expended by each municipality.

c. In cases where the Agency has obtained financing from grant projects such as New York Urban Development Corporation and is under obligation to repay such debt, the Agency reserves the right to use any or all PILOT payments or recapture payments for repayment of such debt.

d. In all other cases in which the Agency determines that a deviation of the PILOT payment policy is necessary to the Project, such deviation from this policy shall be made in accordance with the laws of the State of New York.

## VII. Sole Discretion/Advisement by Taxing Authorities

The TCIDA shall notify all taxing authorities prior to any extending tax exempt status to a project and prior to any Recapture. All final decisions, however, shall be at the sole discretion of the Tioga County Industrial Development Agency, Inc. and shall be made in accordance with the laws of New York State.