

Annual Report for Columbia Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/31/2022
 Status: CERTIFIED
 Certified Date: 03/31/2022

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.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/
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.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/
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?	No	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.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/#1510424123160-43b3d498-3d88
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.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/#1510424123160-43b3d498-3d88
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.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/#1510424123160-43b3d498-3d88

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.columbiaedc.com/about-cedc/columbia-county-ida/ccida-board-of-directors/#1508429727037-4793aa7f-4209aed3-6e0c
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.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	https://www.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	https://www.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/
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?	No	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.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/

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Board of Directors Listing

Name	Fingar-Smith, Nina	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	7/11/2018	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	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	Galluscio, Robert	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	10/10/2007	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	No
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	Gerlach, William	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	1/13/2016	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	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	Keeler, Brian	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	4/8/2015	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	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	Pierro, Carmine	Nominated By	Local
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	Elected by Board	Confirmed by Senate?	N/A
Term Start Date	7/13/2016	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	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	Rector, Harry	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	12/8/2021	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	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	Sterling, Sarah	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	4/8/2015	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	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	

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
Cranna, Lauren	Business Development Partner	Professional				FT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Drahushuk, Lisa	Administrative Assistant	Administrative and Clerical				FT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Lane, Martha	Business Development Director	Professional				FT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Lyden, Cathy	Administrative Assistant/ Assistant Bookkeeper	Administrative and Clerical				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
McNary, Erin	Bookkeeper	Administrative and Clerical				FT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Morales, Ileana	Marketing Assistant	Professional				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Wilber, Carol	Director of Marketing	Professional				FT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No

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
Fingar-Smith, Nina	Board of Directors												X	
Galluscio, Robert	Board of Directors												X	
Gerlach, William	Board of Directors												X	
Keeler, Brian	Board of Directors												X	
Pierro, Carmine	Board of Directors												X	
Rector, Harry	Board of Directors												X	
Sterling, Sarah	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
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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	\$43,785.00
	Investments	\$0.00
	Receivables, net	\$6,059.00
	Other assets	\$1,394.00
	Total Current Assets	\$51,238.00
Noncurrent Assets		
	Restricted cash and investments	\$21,618.00
	Long-term receivables, net	\$0.00
	Other assets	\$0.00
	Capital Assets	
	Land and other nondepreciable property	\$0.00
	Buildings and equipment	\$0.00
	Infrastructure	\$0.00
	Accumulated depreciation	\$0.00
	Net Capital Assets	\$0.00
	Total Noncurrent Assets	\$21,618.00
	Total Assets	\$72,856.00
Liabilities		
Current Liabilities		
	Accounts payable	\$12,000.00
	Pension contribution payable	\$0.00
	Other post-employment benefits	\$0.00
	Accrued liabilities	\$0.00
	Deferred revenues	\$0.00
	Bonds and notes payable	\$6,059.00
	Other long-term obligations due within one year	\$0.00
	Total Current Liabilities	\$18,059.00
Noncurrent Liabilities		

	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$0.00
	Long Term Leases		\$0.00
	Other long-term obligations		\$21,618.00
	Total Noncurrent Liabilities		\$21,618.00
Total Liabilities			\$39,677.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$0.00
	Restricted		\$0.00
	Unrestricted		\$33,179.00
	Total Net Assets		\$33,179.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$42,500.00
	Rental & financing income		\$546.00
	Other operating revenues		\$0.00
	Total Operating Revenue		\$43,046.00
Operating Expenses			
	Salaries and wages		\$0.00
	Other employee benefits		\$0.00
	Professional services contracts		\$18,041.00
	Supplies and materials		\$76.00
	Depreciation & amortization		\$0.00
	Other operating expenses		\$25,917.00
	Total Operating Expenses		\$44,034.00
Operating Income (Loss)			(\$988.00)
Nonoperating Revenues			
	Investment earnings		\$4.00
	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		\$4.00
	Total Nonoperating Revenue		
Nonoperating Expenses			\$0.00
	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		(\$984.00)
	Income (Loss) Before Contributions		\$0.00
Capital Contributions			(\$984.00)
Change in net assets			\$34,163.00
Net assets (deficit) beginning of year			\$0.00
Other net assets changes			\$33,179.00
Net assets (deficit) at end of year			

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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						
Conduit		Conduit Debt	0.00	1,672,650.00	0.00	1,672,650.00	0.00
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS			0.00	1,672,650.00	0.00	1,672,650.00	0.00

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Real Property Acquisition/Disposal List

This Authority has indicated that it had no real property acquisitions or disposals during the reporting period.

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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.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/#1510424035712-42439ad2-fa69
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.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/#1510424134375-04583e31-62dc
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

IDA Projects

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	10010801A		State Sales Tax Exemption	\$0.00
Project Type	Lease		Local Sales Tax Exemption	\$0.00
Project Name	2990 Realty		County Real Property Tax Exemption	\$7,285.00
Project Part of Another Phase or Multi Phase	No		Local Property Tax Exemption	\$1,916.00
Original Project Code			School Property Tax Exemption	\$17,527.00
Project Purpose Category	Other Categories		Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$740,000.00		Total Exemptions	\$26,728.00
Benefited Project Amount	\$740,000.00		Total Exemptions Net of RPTL Section 485-b	\$0.00
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	\$7,818.00
Not For Profit	No		Local PILOT	\$2,056.00
Date Project approved	2/15/2008		School District PILOT	\$19,664.00
Did IDA took Title to Property	Yes		Total PILOT	\$29,538.00
Date IDA Took Title to Property	2/15/2008		Net Exemptions	-\$2,810.00
Year Financial Assistance is Planned to End	2023		Project Employment Information	
Notes	Provide cold and dry storage space and sell ice			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	2990 Route 9	Original Estimate of Jobs to be Created	18.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	HUDSON	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	12534	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	8.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	8.00	
Applicant Name	2990 Route 9 Realty Corp.	Project Status		
Address Line1	2990 Route 9	Current Year is Last Year for Reporting		
Address Line2		There is no Debt Outstanding for this Project		
City	HUDSON	IDA Does Not Hold Title to the Property		
State	NY	The Project Receives No Tax Exemptions		
Zip - Plus4	12534			
Province/Region				
Country	USA			

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	10011701A	State Sales Tax Exemption	\$0.00	
Project Type	Lease	Local Sales Tax Exemption	\$0.00	
Project Name	41 Cross Street Hospitality, LLC	County Real Property Tax Exemption	\$24,930.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$37,526.00	
Original Project Code		School Property Tax Exemption	\$64,845.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$8,438,000.00	Total Exemptions	\$127,301.00	
Benefited Project Amount	\$8,438,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
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	\$8,568.00	\$8,568.00
Not For Profit	No	Local PILOT	\$12,897.00	\$12,897.00
Date Project approved	6/28/2016	School District PILOT	\$22,286.00	\$22,286.00
Did IDA took Title to Property	Yes	Total PILOT	\$43,751.00	\$43,751.00
Date IDA Took Title to Property	5/10/2017	Net Exemptions	\$83,550.00	
Year Financial Assistance is Planned to End	2027	Project Employment Information		
Notes		# of FTEs before IDA Status	0.00	
Location of Project		Original Estimate of Jobs to be Created	12.00	
Address Line1	41 Cross Street	Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,875.00	
Address Line2		Annualized Salary Range of Jobs to be Created	24,000.00	To: 65,000.00
City	HUDSON	Original Estimate of Jobs to be Retained	0.00	
State	NY	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Zip - Plus4	12534	Current # of FTEs	13.00	
Province/Region		# of FTE Construction Jobs during Fiscal Year	0.00	
Country	United States	Net Employment Change	13.00	
Applicant Information		Project Status		
Applicant Name	41 Cross Street Hospitality, LLC			
Address Line1	172 River Street, Suite D			
Address Line2				
City	TROY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12180	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	10011001A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	BAC Sales	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$7,579.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$1,186.00		
Original Project Code		School Property Tax Exemption	\$24,535.00		
Project Purpose Category	Wholesale Trade	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$1,202,000.00	Total Exemptions	\$33,300.00		
Benefited Project Amount	\$1,202,000.00	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	\$9,600.00	\$9,600.00	\$9,600.00
Not For Profit	No	Local PILOT	\$3,200.00	\$3,200.00	\$3,200.00
Date Project approved	1/1/2011	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$12,800.00	\$12,800.00	\$12,800.00
Date IDA Took Title to Property	1/1/2011	Net Exemptions	\$20,500.00		
Year Financial Assistance is Planned to End	2020	Project Employment Information			
Notes	There are a total of 27 jobs at BAC Sales. The jobs are listed with the older project (10010901A).				
Location of Project		# of FTEs before IDA Status	2.00		
Address Line1	1871 Route 9H	Original Estimate of Jobs to be Created	16.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	GHENT	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	2.00		
Zip - Plus4	12075	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	27.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	25.00		
Applicant Name	BAC Sales	Project Status			
Address Line1	1871 Route 9H				
Address Line2		Current Year Is Last Year for Reporting	Yes		
City	GHENT	There is no Debt Outstanding for this Project	Yes		
State	NY	IDA Does Not Hold Title to the Property	Yes		
Zip - Plus4	12075	The Project Receives No Tax Exemptions	Yes		
Province/Region					
Country	USA				

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	10010901A	State Sales Tax Exemption	\$0.00	Actual Payment Made	Payment Due Per Agreement
Project Type	Bonds/Notes Issuance	Local Sales Tax Exemption	\$0.00	County PILOT	\$0.00
Project Name	BAC Sales	County Real Property Tax Exemption	\$0.00	Local PILOT	\$0.00
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	School District PILOT	\$0.00
Original Project Code		School Property Tax Exemption	\$0.00	Total PILOT	\$0.00
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00	Net Exemptions	\$0.00
Total Project Amount	\$2,500,000.00	Total Exemptions	\$0.00	Project Employment Information	
Benefited Project Amount	\$2,500,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	# of FTEs before IDA Status	2.00
Bond/Note Amount	\$2,500,000.00	Pilot payment information		Original Estimate of Jobs to be Created	18.00
Annual Lease Payment				Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00
Federal Tax Status of Bonds	Tax Exempt			Annualized Salary Range of Jobs to be Created	0.00 To: 0.00
Not For Profit	No			Original Estimate of Jobs to be Retained	2.00
Date Project approved	12/30/2010			Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00
Did IDA took Title to Property	Yes			Current # of FTEs	2.00
Date IDA Took Title to Property	12/30/2010			# of FTE Construction Jobs during Fiscal Year	0.00
Year Financial Assistance is Planned to End	2021			Net Employment Change	0.00
Notes	To acquire land for expansion			Project Status	
Location of Project				Current Year Is Last Year for Reporting	Yes
Address Line1	1871 Route 9h			There is no Debt Outstanding for this Project	Yes
Address Line2				IDA Does Not Hold Title to the Property	Yes
City	GHENT			The Project Receives No Tax Exemptions	Yes
State	NY				
Zip - Plus4	12075				
Province/Region					
Country	United States				
Applicant Information					
Applicant Name	BAC Sales				
Address Line1	1871 Route 9H				
Address Line2					
City	GHENT				
State	NY				
Zip - Plus4	12075				
Province/Region					
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	1001-21-01	State Sales Tax Exemption	\$25,080.00	
Project Type	Tax Exemptions	Local Sales Tax Exemption	\$0.00	
Project Name	Klocke Estate Holding, LLC	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	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$700,102.00	Total Exemptions	\$25,080.00	
Benefited Project Amount	\$700,102.00	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	8/3/2021	School District PILOT		
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	10/1/2021	Net Exemptions	\$25,080.00	
Year Financial Assistance is Planned to End	2022	Project Employment Information		
Notes		# of FTEs before IDA Status	0.00	
Location of Project		Original Estimate of Jobs to be Created	8.00	
Address Line1	2678 County Route 27	Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	42,100.00	
Address Line2		Annualized Salary Range of Jobs to be Created	15,000.00	To: 104,000.00
City	CLAVERACK	Original Estimate of Jobs to be Retained	0.00	
State	NY	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Zip - Plus4	12513	Current # of FTEs	7.00	
Province/Region		# of FTE Construction Jobs during Fiscal Year	0.00	
Country	United States	Net Employment Change	7.00	
Applicant Information		Project Status		
Applicant Name	Klocke Estate Holdings, LLC	Current Year Is Last Year for Reporting		
Address Line1	2678 County Route 27	There is no Debt Outstanding for this Project		
Address Line2		IDA Does Not Hold Title to the Property		
City	CLAVERACK	The Project Receives No Tax Exemptions		
State	NY			
Zip - Plus4	12513			
Province/Region				
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	10011301A	State Sales Tax Exemption		\$0.00	
Project Type	Lease	Local Sales Tax Exemption		\$0.00	
Project Name	Premier Personal Products Corp	County Real Property Tax Exemption		\$17,734.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$10,005.00	
Original Project Code		School Property Tax Exemption		\$44,061.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,920,000.00	Total Exemptions		\$71,800.00	
Benefited Project Amount	\$1,920,000.00	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	\$23,368.00		\$23,368.00
Not For Profit	No	Local PILOT	\$13,167.00		\$13,167.00
Date Project approved	4/1/2013	School District PILOT	\$34,923.00		\$34,923.00
Did IDA took Title to Property	Yes	Total PILOT	\$71,458.00		\$71,458.00
Date IDA Took Title to Property	4/1/2013	Net Exemptions	\$342.00		
Year Financial Assistance is Planned to End	2022	Project Employment Information			
Notes		# of FTEs before IDA Status	0.00		
Location of Project		Original Estimate of Jobs to be Created	25.00		
Address Line1	353 Fairview Avenue	Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
Address Line2		Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
City	HUDSON	Original Estimate of Jobs to be Retained	0.00		
State	NY	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Zip - Plus4	12534	Current # of FTEs	56.00		
Province/Region		# of FTE Construction Jobs during Fiscal Year	0.00		
Country	United States	Net Employment Change	56.00		
Applicant Information		Project Status			
Applicant Name	Premier Riverview LLC	Current Year Is Last Year for Reporting			
Address Line1	31 South Street	There is no Debt Outstanding for this Project			
Address Line2		IDA Does Not Hold Title to the Property			
City	MOUNT VERNON	The Project Receives No Tax Exemptions			
State	NY				
Zip - Plus4	10550				
Province/Region					
Country	USA				

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IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
6	\$284,209.00	\$157,547.00	\$126,662.00	109

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Additional Comments