

Annual Report for Columbia Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 03/24/2021

Status: CERTIFIED

Certified Date: 03/24/2021

**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	<a href="https://www.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/#1510424035712-42439ad2-fa69">https://www.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/#1510424035712-42439ad2-fa69</a>
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	<a href="https://www.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/">https://www.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/</a>
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	<a href="https://www.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/">https://www.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/</a>
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	<a href="https://www.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/">https://www.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/</a>
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?		<a href="https://www.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/">https://www.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/</a>

**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):		<a href="https://www.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/">https://www.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/</a>
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		<a href="https://www.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/">https://www.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/</a>
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	<a href="https://www.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/">https://www.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/</a>
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	<a href="https://www.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/">https://www.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/</a>
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	<a href="https://www.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/">https://www.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/</a>

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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	Galiuscio, 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?	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	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?	Yes
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	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	

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Name	Vacant	Nominated By	Local
Chair of the Board		Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	
Term Start Date		Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	
Term Expiration Date		Complied with Training Requirement of Section 2824?	
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	
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 governr ent
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 Specialist	Professional				FT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Lyden, Cathy	Administrative Assistant	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

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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
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	
Sterling, Sarah	Board of Directors												X	
Vacant	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
<b>Assets</b>		
<b>Current Assets</b>		
	Cash and cash equivalents	\$41,695.00
	Investments	\$0.00
	Receivables, net	\$9,603.00
	Other assets	\$0.00
	<b>Total Current Assets</b>	<b>\$51,298.00</b>
<b>Noncurrent Assets</b>		
	Restricted cash and investments	\$56,837.00
	Long-term receivables, net	\$2,250.00
	Other assets	\$0.00
	<b>Capital Assets</b>	
	Land and other nondepreciable property	\$0.00
	Buildings and equipment	\$0.00
	Infrastructure	\$0.00
	Accumulated depreciation	\$0.00
	Net Capital Assets	\$0.00
	<b>Total Noncurrent Assets</b>	<b>\$59,087.00</b>
	<b>Total Assets</b>	<b>\$110,385.00</b>
<b>Liabilities</b>		
<b>Current Liabilities</b>		
	Accounts payable	\$7,532.00
	Pension contribution payable	\$0.00
	Other post-employment benefits	\$0.00
	Accrued liabilities	\$0.00
	Deferred revenues	\$0.00
	Bonds and notes payable	\$0.00
	Other long-term obligations due within one year	\$9,603.00
	<b>Total Current Liabilities</b>	<b>\$17,135.00</b>
<b>Noncurrent Liabilities</b>		

	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		\$59,087.00
	Total Noncurrent Liabilities		\$59,087.00
<b>Total Liabilities</b>			\$76,222.00
<b>Net Asset (Deficit)</b>			
<b>Net Assets</b>			
	Invested in capital assets, net of related debt		\$0.00
	Restricted		\$0.00
	Unrestricted		\$34,163.00
	Total Net Assets		\$34,163.00

**SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS**

		Amount
<b>Operating Revenues</b>		
	Charges for services	\$6,500.00
	Rental & financing income	\$1,251.00
	Other operating revenues	\$0.00
	Total Operating Revenue	\$7,751.00
<b>Operating Expenses</b>		
	Salaries and wages	\$0.00
	Other employee benefits	\$0.00
	Professional services contracts	\$12,606.00
	Supplies and materials	\$441.00
	Depreciation & amortization	\$0.00
	Other operating expenses	\$25,813.00
	Total Operating Expenses	\$38,860.00
<b>Operating Income (Loss)</b>		(\$31,109.00)
<b>Nonoperating Revenues</b>		
	Investment earnings	\$17.00
	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
	<b>Total Nonoperating Revenue</b>		\$17.00
<b>Nonoperating Expenses</b>			
	Interest and other financing charges		\$0.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$0.00
	<b>Total Nonoperating Expenses</b>		\$0.00
	<b>Income (Loss) Before Contributions</b>		(\$31,092.00)
<b>Capital Contributions</b>			\$0.00
<b>Change in net assets</b>			(\$31,092.00)
<b>Net assets (deficit) beginning of year</b>			\$65,255.00
<b>Other net assets changes</b>			\$0.00
<b>Net assets (deficit) at end of year</b>			\$34,163.00

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**Current Debt**

Question	Response
1.	Yes
2.	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	9,469,459.00	0.00	7,796,809.00	1,672,650.00
Conduit		Conduit Debt - Pilot Increment Financing					
<b>TOTALS</b>			<b>0.00</b>	<b>9,469,459.00</b>	<b>0.00</b>	<b>7,796,809.00</b>	<b>1,672,650.00</b>

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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	<a href="https://www.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/">https://www.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/</a>
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	<a href="https://www.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/">https://www.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/</a>
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	10010801A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	2990 Realty	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$6,893.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$1,929.00	
Original Project Code		School Property Tax Exemption	\$18,087.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$740,000.00	Total Exemptions	\$26,909.00	
Benefited Project Amount	\$740,000.00	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	\$7,061.00	\$7,061.00
Not For Profit	No	Local PILOT	\$1,967.00	\$1,967.00
Date Project approved	2/15/2008	School District PILOT	\$19,409.00	\$19,409.00
Did IDA took Title to Property	Yes	Total PILOT	\$28,437.00	\$28,437.00
Date IDA Took Title to Property	2/15/2008	Net Exemptions	-\$1,528.00	
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			
Address Line2				
City	HUDSON	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12534	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	10011701A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	41 Cross Street Hospitality, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$25,656.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$37,194.00	
Original Project Code		School Property Tax Exemption	\$66,432.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$8,438,000.00	Total Exemptions	\$129,282.00	
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	\$6,822.00	\$6,822.00
Not For Profit	No	Local PILOT	\$9,890.00	\$9,890.00
Date Project approved	6/28/2016	School District PILOT	\$17,664.00	\$17,664.00
Did IDA took Title to Property	Yes	Total PILOT	\$34,376.00	\$34,376.00
Date IDA Took Title to Property	5/10/2017	Net Exemptions	\$94,906.00	
Year Financial Assistance is Planned to End	2027	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	41 Cross Street	Original Estimate of Jobs to be Created	12.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,875.00	
City	HUDSON	Annualized Salary Range of Jobs to be Created	24,000.00	To: 65,000.00
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	12.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	12.00	
Applicant Name	41 Cross Street Hospitality, LLC	Project Status		
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			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	10011001A	State Sales Tax Exemption	\$0.00	
Project Type	Lease	Local Sales Tax Exemption	\$0.00	
Project Name	BAC Sales	County Real Property Tax Exemption	\$7,513.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$1,201.00	
Original Project Code		School Property Tax Exemption	\$23,616.00	
Project Purpose Category	Wholesale Trade	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,202,000.00	Total Exemptions	\$32,330.00	
Benefited Project Amount	\$1,202,000.00	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	\$9,180.00	\$9,180.00
Not For Profit	No	Local PILOT	\$3,060.00	\$3,060.00
Date Project approved	1/1/2011	School District PILOT	\$19,200.00	\$19,200.00
Did IDA took Title to Property	Yes	Total PILOT	\$31,440.00	\$31,440.00
Date IDA Took Title to Property	1/1/2011	Net Exemptions	\$890.00	
Year Financial Assistance is Planned to End	2020	Project Employment Information		
Notes	There are a total of 47 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	43.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	41.00	
Applicant Name	BAC Sales	Project Status		
Address Line1	1871 Route 9H			
Address Line2				
City	GHENT	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12075	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	10010901A			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	BAC Sales	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,500,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$2,500,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount	\$2,500,000.00	Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	12/30/2010	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	12/30/2010	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2021	Project Employment Information		
Notes	To acquire land for expansion			
Location of Project		# of FTEs before IDA Status	2.00	
Address Line1	1871 Route 9h	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	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	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-2.00	
Applicant Name	BAC Sales	Project Status		
Address Line1	1871 Route 9H			
Address Line2				
City	GHENT	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12075	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	10010800A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	Columbia Memorial Hospital	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$15,140,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$15,140,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount	\$15,140,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Taxable	County PILOT		\$0.00	\$0.00
Not For Profit	Yes	Local PILOT		\$0.00	\$0.00
Date Project approved	1/30/2008	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	1/30/2008	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2032	Project Employment Information			
Notes	Consisting of financing or refinancing the cost of acquisition, construction, installation, furnishing and equipping of various improvements				
Location of Project		# of FTEs before IDA Status		1,109.00	
Address Line1	71 Prospect Ave	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	HUDSON	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		1,109.00	
Zip - Plus4	12534	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		1,063.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		-46.00	
Applicant Name	Columbia Memorial Hospital	Project Status			
Address Line1	71 Prospect Ave				
Address Line2					
City	HUDSON	Current Year Is Last Year for Reporting		Yes	
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	12534	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	10011301A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Premier Personal Products Corp	Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$37,111.00	
Original Project Code		Local Property Tax Exemption	\$22,079.00	
Project Purpose Category	Manufacturing	School Property Tax Exemption	\$86,019.00	
Total Project Amount	\$1,920,000.00	Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$1,920,000.00	Total Exemptions	\$145,209.00	
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment	\$0.00	Pilot payment Information		
Federal Tax Status of Bonds		County PILOT	Actual Payment Made	Payment Due Per Agreement
Not For Profit	No	Local PILOT	\$7,564.00	\$7,564.00
Date Project approved	4/1/2013	School District PILOT	\$4,234.00	\$4,234.00
Did IDA took Title to Property	Yes	Total PILOT	\$21,216.00	\$21,216.00
Date IDA Took Title to Property	4/1/2013	Net Exemptions	\$33,014.00	\$33,014.00
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	45.00	
Province/Region		# of FTE Construction Jobs during Fiscal Year	0.00	
Country	United States	Net Employment Change	45.00	
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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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	10010900A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Valatie Land Development	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$6,737.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$663.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$990,000.00	Total Exemptions	\$7,400.00	
Benefited Project Amount	\$990,000.00	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	\$6,737.00	\$6,737.00
Not For Profit	No	Local PILOT	\$663.00	\$663.00
Date Project approved	10/1/2009	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$7,400.00	\$7,400.00
Date IDA Took Title to Property	10/1/2009	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2021	Project Employment Information		
Notes	For the acquisition of a parcel of land on route 9 to expand company			
Location of Project		# of FTEs before IDA Status	32.00	
Address Line1	Route 9	Original Estimate of Jobs to be Created	36.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	VALATIE	Annualized Salary Range of Jobs to be Created	0.00 To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	32.00	
Zip - Plus4	12184	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	29.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-3.00	
Applicant Name	Valatie Land Development	Project Status		
Address Line1	Route 9			
Address Line2				
City	VALATIE	Current Year Is Last Year for Reporting	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	12184	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	
Country	USA			



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**IDA Projects Summary Information:**

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
7	\$341,130.00	\$134,667.00	\$206,463.00	55

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Additional Comments