



Annual Report for Columbia Industrial Development Agency

Fiscal Year Ending: 12/31/2016

Run Date: 03/29/2017

Status: CERTIFIED

IDA Projects

General Project Information

Project Code: 10010801A
Project Type: Straight Lease
Project Name: 2990 Realty

Project part of another No
phase or multi phase:
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: \$740,000.00
Benefited Project Amount: \$740,000.00
Bond/Note Amount:

Annual Lease Payment: \$10,000
Federal Tax Status of Bonds:
Not For Profit: No

Date Project Approved: 02/15/2008
IDA Took Title Yes

Date IDA Took Title 02/15/2008

or Leasehold Interest:
Year Financial Assistance is 2023
planned to End:

Notes: Provide cold and dry storage space and
sell ice

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$6,803
Local Property Tax Exemption: \$1,940
School Property Tax Exemption: \$18,261
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$27,004.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

Actual Payment Made Payment Due Per Agreement
County PILOT: \$5,641 \$5,641
Local PILOT: \$1,609 \$1,609
School District PILOT: \$16,034 \$16,034
Total PILOTS: \$23,284 \$23,284

Net Exemptions: \$3,720

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 18
Average estimated annual salary of jobs to be
Created. (at Current market rates): 0 To: 0
Annualized salary Range of Jobs to be Created: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be
retained. (at Current Market rates): 0
Current # of FTEs: 17
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 17

Applicant Information

Applicant Name: 2990 Route 9 Realty Corp.
Address Line1: 2990 Route 9
Address Line2:
City: HUDSON
State: NY
Zip - Plus4: 12534
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No



Annual Report for Columbia Industrial Development Agency
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IDA Projects

2.

General Project Information

Project Code: 1001302A
 Project Type: Straight Lease
 Project Name: American Bio Medical

Project part of another No
 phase or multi phase:
 Original Project Code:
 Project Purpose Category: Manufacturing

Total Project Amount: \$360,000.00
 Benefited Project Amount: \$360,000.00
 Bond/Note Amount:
 Annual Lease Payment: \$10,000
 Federal Tax Status of Bonds:
 Not For Profit: No
 Date Project Approved: 03/20/2012
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 12/01/2001
 or Leasehold Interest:
 Year financial Assistance is 2017
 planned to End:
 Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$9,194
 Local Property Tax Exemption: \$3,229
 School Property Tax Exemption: \$27,226
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$39,649.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$7,356	\$7,356
Local PILOT: \$2,584	\$2,584
School District PILOT: \$21,780	\$21,781
Total PILOTS: \$31,720	\$31,721

Net Exemptions: \$7,929

Project Employment Information

of FTEs before IDA Status: 0
 Original Estimate of Jobs to be created: 10
 Average estimated annual salary of jobs to be Created. (at Current market rates): 0 To: 0
 Annualized salary Range of Jobs to be Created: 0
 Original Estimate of Jobs to be Retained: 0
 Estimated average annual salary of jobs to be retained. (at Current Market rates): 0
 Current # of FTEs: 56
 # of FTE Construction Jobs during fiscal year: 0
 Net Employment Change: 56

Project Status

Current Year Is Last Year for reporting: No
 There is no debt outstanding for this project: No
 IDA does not hold title to the property: No
 The project receives no tax exemptions: No

Location of Project

Address Line1: 122 Smith Road
 Address Line2:
 City: KINDERHOOK
 State: NY
 Zip - Plus4: 12106
 Province/Region:
 Country: USA

Applicant Information

Applicant Name: American Bio Medical
 Address Line1: 122 Smith Road
 Address Line2:
 City: KINDERHOOK
 State: NY
 Zip - Plus4: 12106
 Province/Region:
 Country: USA



IDA Projects

3.

<p>General Project Information</p> <p>Project Code: 10011001A Project Type: Straight Lease Project Name: BAC Sales</p> <p>Project part of another No Phase or multi phase: Original Project Code: Project Purpose Category: Wholesale Trade</p> <p>Total Project Amount: \$1,202,000.00 Benefited Project Amount: \$1,202,000.00 Bond/Note Amount:</p> <p>Annual Lease Payment: \$0 Federal Tax Status of Bonds: Not For Profit: No Date Project Approved: 01/01/2011 IDA Took Title Yes to Property: Date IDA Took Title 01/01/2011 or Leasehold Interest: Year financial Assistance is 2020 planned to End:</p> <p>Notes: There are a total of 47 jobs at BAC Sales. The jobs are listed with the older project (10010901A).</p>	<p>Project Tax Exemptions & PILOT Payment Information</p> <p>State Sales Tax Exemption: \$0 Local Sales Tax Exemption: \$0 County Real Property Tax Exemption: \$7,318 Local Property Tax Exemption: \$1,136 School Property Tax Exemption: \$21,601 Mortgage Recording Tax Exemption: \$0 Total Exemptions: \$30,055.00</p> <p>Total Exemptions Net of RPTL Section 485-b:</p> <p>PILOT Payment Information</p> <table border="1"> <thead> <tr> <th>Actual Payment Made</th> <th>Payment Due Per Agreement</th> </tr> </thead> <tbody> <tr> <td>County PILOT: \$7,500</td> <td>\$7,500</td> </tr> <tr> <td>Local PILOT: \$2,500</td> <td>\$2,500</td> </tr> <tr> <td>School District PILOT: \$15,840</td> <td>\$15,840</td> </tr> <tr> <td>Total PILOTS: \$25,840</td> <td>\$25,840</td> </tr> </tbody> </table> <p>Net Exemptions: \$4,215</p>	Actual Payment Made	Payment Due Per Agreement	County PILOT: \$7,500	\$7,500	Local PILOT: \$2,500	\$2,500	School District PILOT: \$15,840	\$15,840	Total PILOTS: \$25,840	\$25,840
Actual Payment Made	Payment Due Per Agreement										
County PILOT: \$7,500	\$7,500										
Local PILOT: \$2,500	\$2,500										
School District PILOT: \$15,840	\$15,840										
Total PILOTS: \$25,840	\$25,840										
<p>Location of Project</p> <p>Address Line1: 1871 Route 9H Address Line2: City: GHENT State: NY Zip - Plus4: 12075 Province/Region: Country: USA</p>	<p>Project Employment Information</p> <p># of FTEs before IDA Status: 2 Original Estimate of Jobs to be created: 16 Average estimated annual salary of jobs to be created. (at Current market rates): 0 To: 0 Annualized salary Range of Jobs to be Created: 0 Original Estimate of Jobs to be Retained: 2 Estimated average annual salary of jobs to be retained. (at Current Market rates): 0 Current # of FTEs: 47 # of FTE Construction Jobs during fiscal year: 0 Net Employment Change: 45</p>										
<p>Applicant Information</p> <p>Applicant Name: BAC Sales Address Line1: 1871 Route 9H Address Line2: City: GHENT State: NY Zip - Plus4: 12075 Province/Region: Country: USA</p>	<p>Project Status</p> <p>Current Year Is Last Year for reporting: No There is no debt outstanding for this project: No IDA does not hold title to the property: No The project receives no tax exemptions: No</p>										

IDA Projects

4.

General Project Information

Project Code: 10010901A
 Project Type: Bonds/Notes Issuance
 Project Name: BAC Sales

Project part of another No
 Phase or multi phase:
 Original Project Code:
 Project Purpose Category: Retail Trade

Total Project Amount: \$2,500,000.00
 Benefited Project Amount: \$2,500,000.00
 Bond/Note Amount: \$2,500,000.00

Annual Lease Payment:
 Federal Tax Status of Bonds: Tax Exempt
 Not For Profit: No

Date Project Approved: 12/30/2010
 IDA Took Title Yes

Date IDA Took Title 12/30/2010
 or Leasehold Interest:

Year Financial Assistance is 2021
 Planned to End:

Notes: To acquire land for expansion

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$0
 Local Property Tax Exemption: \$0
 School Property Tax Exemption: \$0
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$0.00
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$0	\$0
Local PILOT: \$0	\$0
School District PILOT: \$0	\$0
Total PILOTS: \$0	\$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 2
 Original Estimate of Jobs to be created: 18
 Average estimated annual salary of jobs to be Created. (at Current market rates): 0 To: 0
 Annualized salary Range of Jobs to be Created: 0
 Original Estimate of Jobs to be Retained: 2
 Estimated average annual salary of jobs to be retained. (at Current Market rates): 0
 Current # of FTEs: 0
 # of FTE Construction Jobs during fiscal year: 0
 Net Employment Change: (2)

Applicant Information

Applicant Name: BAC Sales
 Address Line1: 1871 Route 9H
 Address Line2:
 City: GHENT
 State: NY
 Zip - Plus4: 12075
 Province/Region:
 Country: USA

Project Status

Current Year Is Last Year for reporting: No
 There is no debt outstanding for this project: No
 IDA does not hold title to the property: No
 The project receives no tax exemptions: No



IDA Projects

General Project Information

Project Code: 10010800A
Project Type: Bonds/Notes Issuance
Project Name: Columbia Memorial Hospital

Project part of another No
phase or multi phase:
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: \$15,140,000.00
Benefited Project Amount: \$15,140,000.00
Bond/Note Amount: \$15,140,000.00

Annual Lease Payment:
Federal Tax Status of Bonds: Taxable
Not For Profit: Yes

Date Project Approved: 01/30/2008
IDA Took Title Yes

Date IDA Took Title 01/30/2008

or Leasehold Interest:
Year Financial Assistance is 2032
planned to End:

Notes: Consisting of financing or refinancing
the cost of acquisition, construction,
installation, furnishing and equipping
of various improvements

Location of Project

Address Line1: 71 Prospect Ave
Address Line2:
City: HUDSON
State: NY
Zip - Plus4: 12534
Province/Region:
Country: USA

Applicant Information

Applicant Name: Columbia Memorial Hospital
Address Line1: 71 Prospect Ave
Address Line2:
City: HUDSON
State: NY
Zip - Plus4: 12534
Province/Region:
Country: USA

5.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$0	\$0
Local PILOT: \$0	\$0
School District PILOT: \$0	\$0
Total PILOTS: \$0	\$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 1,109
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created. (at Current market rates): 0 To: 0
Annualized salary Range of Jobs to be Created: 0
Original Estimate of Jobs to be Retained: 1,109
Estimated average annual salary of jobs to be retained. (at Current Market rates): 0
of FTE Construction Jobs during fiscal year: 0
Current # of FTEs: 1,199
Net Employment Change: 90

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No



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IDA Projects

General Project Information

Project Code: 10011301A
Project Type: Straight Lease
Project Name: Premier Personal Products Corp
Project part of another No
phase or multi phase:
Original Project Code:
Project Purpose Category: Manufacturing

Total Project Amount: \$1,920,000.00
Benefited Project Amount: \$1,920,000.00
Bond/Note Amount:

Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No

Date Project Approved: 04/01/2013
IDA Took Title Yes

Date IDA Took Title 04/01/2013

or Leasehold Interest:
Year Financial Assistance is 2022
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$7,564
Local Property Tax Exemption: \$4,227
School Property Tax Exemption: \$21,216
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$33,007.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made Payment Due Per Agreement
County PILOT: \$7,564 \$7,564
Local PILOT: \$4,227 \$4,227
School District PILOT: \$21,216 \$21,216
Total PILOTS: \$33,007 \$33,007

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 25
Average estimated annual salary of jobs to be Created. (at Current market rates): 0 To: 0
Annualized salary Range of Jobs to be Created: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained. (at Current Market rates): 0
Current # of FTEs: 24
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 24

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

Location of Project

Address Line1: 353 Fairview Avenue
Address Line2:
City: HUDSON
State: NY
Zip - Plus4: 12534
Province/Region:
Country: USA

Applicant Information

Applicant Name: Premier Riverview LLC
Address Line1: 31 South Street
Address Line2:
City: MOUNT VERNON
State: NY
Zip - Plus4: 10550
Province/Region:
Country: USA



IDA Projects

General Project Information

Project Code: 10111501A
Project Type: Straight Lease
Project Name: Sunstream Hudson LLC
Project part of another No
Phase or multi phase:
Original Project Code:
Project Purpose Category: Services
Total Project Amount: \$0.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Not For Profit: No
Date Project Approved: 07/22/2015
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assistance is 2016
Planned to End:
Notes: To acquire land for solar project and purchase equipment

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made Payment Due Per Agreement
County PILOT: \$0 \$0
Local PILOT: \$0 \$0
School District PILOT: \$0 \$0
Total PILOTS: \$0 \$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be Created. (at Current market rates): 0 To: 0
Annualized salary Range of Jobs to be Created: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained. (at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting: Yes
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: Yes
The project receives no tax exemptions: Yes

Location of Project

Address Line1: 90 Blue Hills Road
Address Line2:
City: HUDSON
State: NY
Zip - Plus4: 12534
Province/Region:
Country: USA

Applicant Information

Applicant Name: Sunstream Hudson LLC
Address Line1: 90 Blue Hills Road
Address Line2:
City: HUDSON
State: NY
Zip - Plus4: 12534
Province/Region:
Country: USA



Annual Report for Columbia Industrial Development Agency
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Run Date: 03/29/2017
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IDA Projects

8.

<p>General Project Information</p> <p>Project Code: 10010900A Project Type: Straight Lease Project Name: Valatie Land Development</p> <p>Project part of another No Phase or multi phase: Original Project Code: Project Purpose Category: Retail Trade</p> <p>Total Project Amount: \$990,000.00 Benefited Project Amount: \$990,000.00 Bond/Note Amount:</p> <p>Annual Lease Payment: \$0 Not For Profit: No Date Project Approved: 10/01/2009 IDA Took Title Yes to Property: Date IDA Took Title 10/01/2009 or Leasehold Interest: Year Financial Assistance is 2021 planned to End:</p> <p>Notes: For the acquisition of a parcel of land on route 9 to expand company</p>	<p>Project Tax Exemptions & PILOT Payment Information</p> <p>State Sales Tax Exemption: \$0 Local Sales Tax Exemption: \$0 County Real Property Tax Exemption: \$8,070 Local Property Tax Exemption: \$6,092 School Property Tax Exemption: \$25,157 Mortgage Recording Tax Exemption: \$0 Total Exemptions: \$39,319.00 Total Exemptions Net of RPTL Section 485-b:</p> <p>PILOT Payment Information</p> <table border="1"> <thead> <tr> <th>Actual Payment Made</th> <th>Payment Due Per Agreement</th> </tr> </thead> <tbody> <tr> <td>County PILOT: \$5,534</td> <td>\$5,534</td> </tr> <tr> <td>Local PILOT: \$4,178</td> <td>\$4,178</td> </tr> <tr> <td>School District PILOT: \$17,250</td> <td>\$17,250</td> </tr> <tr> <td>Total PILOTS: \$26,962</td> <td>\$26,962</td> </tr> </tbody> </table> <p>Net Exemptions: \$12,357</p>	Actual Payment Made	Payment Due Per Agreement	County PILOT: \$5,534	\$5,534	Local PILOT: \$4,178	\$4,178	School District PILOT: \$17,250	\$17,250	Total PILOTS: \$26,962	\$26,962
Actual Payment Made	Payment Due Per Agreement										
County PILOT: \$5,534	\$5,534										
Local PILOT: \$4,178	\$4,178										
School District PILOT: \$17,250	\$17,250										
Total PILOTS: \$26,962	\$26,962										
<p>Location of Project</p> <p>Address Line1: Route 9 Address Line2: City: VALATIE State: NY Zip - Plus4: 12184 Province/Region: Country: USA</p>	<p>Project Employment Information</p> <p># of FTEs before IDA Status: 32 Original Estimate of Jobs to be created: 36 Average estimated annual salary of jobs to be Created. (at Current market rates): 0 To: 0 Annualized salary Range of Jobs to be Created: 0 Original Estimate of Jobs to be Retained: 32 Estimated average annual salary of jobs to be retained. (at Current Market rates): 0 Current # of FTEs: 26 # of FTE Construction Jobs during fiscal year: 0 Net Employment Change: (6)</p>										
<p>Applicant Information</p> <p>Applicant Name: Valatie Land Development Address Line1: Route 9 Address Line2: City: VALATIE State: NY Zip - Plus4: 12184 Province/Region: Country: USA</p>	<p>Project Status</p> <p>Current Year Is Last Year for reporting: No There is no debt outstanding for this project: No IDA does not hold title to the property: No The project receives no tax exemptions: No</p>										

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IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
8	\$169,034.0	\$140,813.0	\$28,221	224