

Annual Report for Columbia Industrial Development Agency
Fiscal Year Ending: 12/31/2016

Run Date: 03/29/2017
Status: CERTIFIED

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	http://www.columbiaedc.com/?page_id=10
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	http://www.columbiaedc.com/?page_id=10
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?	Yes	N/A
5. Does the Authority have an organization chart?	Yes	http://www.columbiaedc.com/?page_id=10
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	http://www.columbiaedc.com/?page_id=10
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?		http://www.columbiaedc.com/?page_id=10



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Governance Information (Board-Related)

Question	Response	URL
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 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):		http://www.columbiaedc.com/?page_id=10
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		http://www.columbiaedc.com/?page_id=10
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	http://www.columbiaedc.com/?page_id=10
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	http://www.columbiaedc.com/?page_id=10
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 (UTEPP) according to Section 874(4) of GML?	Yes	

Board of Directors Listing		Pierro, Carmine	Keeler, Brian
Name		No	No
Chair of the Board		No	No
If yes, Chairman Designated by.			
Term Start Date	07/13/2016		04/08/2015
Term Expiration Date	Pleasure of Authority		Pleasure of Authority
Title			
Has the Board member appointed a designee?			
Designee Name			
Ex-officio	No		No
Nominated By	Local		Local
Appointed By	Local		Local
Confirmed by Senate?			
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes		Yes
Complied with training requirement of Section 2824?	Yes		Yes
Does the Board member/designee also hold an elected or appointed State gove	No		No
Does the Board member/designee also hold an elected or appointed municipal government position?	Yes		Yes

Board of Directors Listing		Richter, Sid	Sterling, Sarah
Name		No	No
Chair of the Board			
If yes, Chairman Designated by.			
Term Start Date	10/10/2007		04/08/2015
Term Expiration Date	Pleasure of Authority		Pleasure of Authority
Title			
Has the Board member appointed a designee?			
Designee Name			
Ex-officio	No		No
Nominated By	Local		Local
Appointed By	Local		Local
Confirmed by Senate?			
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes		Yes
Complied with training requirement of Section 2824?	Yes		Yes
Does the Board member/designee also hold an elected or appointed State gove	No		No
Does the Board member/designee also hold an elected or appointed municipal government position?	No		Yes

Board of Directors Listing		Mackerer, James	Gerlach, William
Name		Chair of the Board	No
Chair of the Board	Yes	If yes, Chairman Designated by.	
If yes, Chairman Designated by.	Elected by Board	Term Start Date	01/13/2016
Term Start Date	06/10/2010	Term Expiration Date	Pleasure of Authority
Term Expiration Date	Pleasure of Authority	Title	
Title		Has the Board member appointed a designee?	
Has the Board member appointed a designee?		Designee Name	
Designee Name		Ex-officio	No
Ex-officio	No	Nominated By	Local
Nominated By	Local	Appointed By	Local
Appointed By	Local	Confirmed by Senate?	
Confirmed by Senate?		Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Complied with training requirement of Section 2824?	Yes
Complied with training requirement of Section 2824?	Yes	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No		



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<u>Board of Directors Listing</u>	
Name	Galluscio, Robert
Chair of the Board	No
If yes, Chairman Designated by.	
Term Start Date	10/10/2007
Term Expiration Date	Pleasure of Authority
Title	
Has the Board member appointed a designee?	
Designee Name	
Ex-officio	No
Nominated By	Local
Appointed By	Local
Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No

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Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/Part Time	Exempt	Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by State or local government
Costine, Nancy	Economic Development Specialist	Professional				PT	Yes	0.00	0	0	0	0	0	0	Yes	No
Drahushuk, Lisa	Administrative Assistant	Administrative and Clerical				FT	Yes	0.00	0	0	0	0	0	0	Yes	No
Duntz, Kayla	Intern	Administrative and Clerical				PT	No	0.00	0	0	0	0	0	0	Yes	No
Lane, Martha	Business Development Specialist	Professional				FT	Yes	0.00	0	0	0	0	0	0	Yes	No
McNary, Erin	Bookkeeper	Administrative and Clerical				FT	Yes	0.00	0	0	0	0	0	0	Yes	No
Stiffler, Ed	Economic Developer	Professional				PT	Yes	0.00	0	0	0	0	0	0	Yes	No
Wilber, Carol	Director of Marketing	Professional				FT	Yes	0.00	0	0	0	0	0	0	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

No

Board Members

Name	Title	Severance Package	Payment for Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto Registration	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of These Benefits	Other
Gerlach, William	Board of Directors											X	
Pierro, Carmine	Board of Directors											X	
Mackere, James	Board of Directors											X	
Galluscio, Robert	Board of Directors											X	
Sterling, Sarah	Board of Directors											X	
Keeler, Brian	Board of Directors											X	
Richter, Sid	Board of Directors											X	

Staff

Name	Title	Severance Package	Payment for Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto Registration	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of These Benefits	Other
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No Data has been entered by the Authority for this section in PARIS

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Subsidiary/Component Unit Verification

Is the list of subsidiaries, as assembled by the Office of the State Comptroller, correct? Yes No
 Are there other subsidiaries or component units of the Authority that are active, not included in the PARIS reports submitted by this No

Name of Subsidiary/Component Unit	Status	Requested Changes

Subsidiary/Component Unit Creation

Name of Subsidiary/Component Unit	Establishment Date	Entity Purpose

Subsidiary/Component Unit Termination

Name of Subsidiary/Component Unit	Termination Date	Termination Reason	Proof of Termination

No Data has been entered by the Authority for this section in PARIS

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

<u>Assets</u>	
Current Assets	
Cash and cash equivalents	\$108,556
Investments	\$0
Receivables, net	\$8,344
Other assets	\$0
Total Current Assets	\$116,900
Noncurrent Assets	
Restricted cash and investments	\$56,559
Long-term receivables, net	\$41,785
Other assets	\$0
Capital Assets	
Land and other nondepreciable property	\$0
Buildings and equipment	\$0
Infrastructure	\$0
Accumulated depreciation	\$0
Net Capital Assets	\$98,344
Total Noncurrent Assets	\$215,244
Total Assets	

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

<u>Liabilities</u>	
Current Liabilities	
Accounts payable	\$0
Pension contribution payable	\$0
Other post-employment benefits	\$0
Accrued liabilities	\$0
Deferred revenues	\$0
Bonds and notes payable	\$0
Other long-term obligations due within one year	\$8,344
Total Current Liabilities	\$8,344
Noncurrent Liabilities	
Pension contribution payable	\$0
Other post-employment benefits	\$0
Bonds and notes payable	\$0
Long Term Leases	\$0
Other long-term obligations	\$98,344
Total Noncurrent Liabilities	\$98,344
Total Liabilities	\$106,688
<u>Net Asset (Deficit)</u>	
Net Asset	
Invested in capital assets, net of related debt	\$0
Restricted	\$0
Unrestricted	\$108,556
Total Net Assets	\$108,556

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

<u>Operating Revenues</u>	
Charges for services	\$18,500
Rental & financing income	\$1,306
Other operating revenues	\$0
Total Operating Revenue	\$19,806
<u>Operating Expenses</u>	
Salaries and wages	\$0
Other employee benefits	\$0
Professional services contracts	\$20,454
Supplies and materials	\$640
Depreciation & amortization	\$0
Other operating expenses	\$27,707
Total Operating Expenses	\$48,801
Operating Income (Loss)	(\$28,995)
<u>Nonoperating Revenues</u>	
Investment earnings	\$92
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$0
Total Nonoperating Revenue	\$92

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Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Nonoperating Expenses	
Interest and other financing charges	\$0
Subsidies to other public authorities	\$0
Grants and donations	\$0
Other nonoperating expenses	\$0
Total Nonoperating Expenses	\$0
Income (Loss) Before Contributions	(\$28,903)
Capital Contributions	\$0
Change in net assets	(\$28,903)
Net assets (deficit) beginning of year	\$137,459
Other net assets changes	\$0
Net assets (deficit) at end of year	\$108,556

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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 List by Type of Debt and Program

No Data has been entered by the Authority for this section in PARIS

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 Supported					
State Contingent Obligation					
State Moral Obligation					
Other State Funded					
Authority Obligation					
General Obligation					
Revenue					
Other Non-State Funded					
Conduit					
Conduit Debt	0.00	12,248,248.00	0.00	650,676.00	11,597,572.00
Conduit Debt - Pilot Increment Financing					

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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.

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	http://www.columbiaaedc.com/?page_id=10
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	http://www.columbiaaedc.com/?page_id=10
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	



IDA Projects

1.

<p><u>General Project Information</u></p> <p>Project Code: 10010801A Project Type: Straight Lease Project Name: 2990 Realty</p> <p>Project part of another No phase or multi phase: Original Project Code: Project Purpose Category: Other Categories</p> <p>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 to Property: 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</p>	<p><u>Project Tax Exemptions & PILOT Payment Information</u></p> <p>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:</p> <p><u>PILOT Payment Information</u></p> <table border="1"> <thead> <tr> <th>Actual Payment Made</th> <th>Payment Due Per Agreement</th> </tr> </thead> <tbody> <tr> <td>County PILOT: \$5,641</td> <td>\$5,641</td> </tr> <tr> <td>Local PILOT: \$1,609</td> <td>\$1,609</td> </tr> <tr> <td>School District PILOT: \$16,034</td> <td>\$16,034</td> </tr> <tr> <td>Total PILOTS: \$23,284</td> <td>\$23,284</td> </tr> </tbody> </table> <p>Net Exemptions: \$3,720</p>	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
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										
<p><u>Location of Project</u></p> <p>Address Line1: 2990 Route 9 Address Line2: City: HUDSON State: NY Zip - Plus4: 12534 Province/Region: Country: USA</p>	<p><u>Project Employment Information</u></p> <p># 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</p>										
<p><u>Applicant Information</u></p> <p>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</p>	<p><u>Project Status</u></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

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

General Project Information	Project Tax Exemptions & PILOT Payment Information	Actual Payment Made	Payment Due Per Agreement
<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: 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>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>County PILOT: \$7,500 Local PILOT: \$2,500 School District PILOT: \$15,840 Total PILOTS: \$25,840</p>	<p>County PILOT: \$7,500 Local PILOT: \$2,500 School District PILOT: \$15,840 Total PILOTS: \$25,840</p>
<p>Location of Project 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>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

General Project Information	Project Tax Exemptions & PILOT Payment Information	Project Employment Information	Project Status										
<p>Project Code: 10010901A Project Type: Bonds/Notes Issuance Project Name: BAC Sales</p> <p>Project part of another No phase or multi phase: Original Project Code: Project Purpose Category: Retail Trade</p> <p>Total Project Amount: \$2,500,000.00 Benefited Project Amount: \$2,500,000.00 Bond/Note Amount: \$2,500,000.00</p> <p>Annual Lease Payment: Federal Tax Status of Bonds: Tax Exempt Not For Profit: No Date Project Approved: 12/30/2010 IDA Took title Yes to Property: Date IDA Took title 12/30/2010 or Leasehold Interest: Year Financial Assistance Is 2021 planned to End: Notes: To acquire land for expansion</p>	<p>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</p> <p>Total Exemptions Net of RPTL Section 485-b: \$0.00</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: \$0</td> <td>\$0</td> </tr> <tr> <td>Local PILOT: \$0</td> <td>\$0</td> </tr> <tr> <td>School District PILOT: \$0</td> <td>\$0</td> </tr> <tr> <td>Total PILOTS: \$0</td> <td>\$0</td> </tr> </tbody> </table> <p>Net Exemptions: \$0</p>	Actual Payment Made	Payment Due Per Agreement	County PILOT: \$0	\$0	Local PILOT: \$0	\$0	School District PILOT: \$0	\$0	Total PILOTS: \$0	\$0	<p># of FTEs before IDA Status: 2</p> <p>Original Estimate of Jobs to be created: 18</p> <p>Average estimated annual salary of jobs to be created. (at Current market rates): 0 To: 0</p> <p>Annualized salary Range of Jobs to be Created: 0</p> <p>Original Estimate of Jobs to be Retained: 2</p> <p>Estimated average annual salary of jobs to be retained. (at Current Market rates): 0</p> <p># of FTE Construction Jobs during fiscal year: 0</p> <p>Current # of FTEs: 0</p> <p>Net Employment Change: (2)</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>
Actual Payment Made	Payment Due Per Agreement												
County PILOT: \$0	\$0												
Local PILOT: \$0	\$0												
School District PILOT: \$0	\$0												
Total PILOTS: \$0	\$0												
<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>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>													



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
 to Property:
 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

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

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
 to Property:
 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

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

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: 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
 Federal Tax Status of Bonds:

Not For Profit: No
 Date Project Approved: 07/22/2015
 IDA Took Title No

to Property:
 Date IDA Took Title
 or Leasehold Interest: 2016
 Year Financial Assistance is
 planned to End:

Notes: To acquire land for solar project and
 purchase equipment

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

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

IDA Projects

General Project Information

Project Code: 10010900A
 Project Type: Straight Lease
 Project Name: Valatie Land Development
 Project part of another No
 Phase or multi phase:
 Original Project Code:
 Project Purpose Category: Retail Trade
 Total Project Amount: \$990,000.00
 Benefited Project Amount: \$990,000.00
 Bond/Note Amount: \$0
 Annual Lease Payment:
 Federal Tax Status of Bonds:
 Not For Profit: No
 Date Project Approved: 10/01/2009
 IDA Took Title Yes
 Date IDA Took Title 10/01/2009
 or Leasehold Interest:
 Year Financial Assistance is 2021
 planned to End:

Notes: For the acquisition of a parcel of land on route 9 to expand company

Location of Project

Address Line1: Route 9
 Address Line2:
 City: VALATIE
 State: NY
 Zip - Plus4: 12184
 Province/Region:
 Country: USA

Applicant Information

Applicant Name: Valatie Land Development
 Address Line1: Route 9
 Address Line2:
 City: VALATIE
 State: NY
 Zip - Plus4: 12184
 Province/Region:
 Country: USA

Project Tax Exemptions & PILOT Payment Information

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:

PILOT Payment Information

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

Net Exemptions: \$12,357

Project Employment Information

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)

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 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

Annual Report for Columbia Industrial Development Agency
Fiscal Year Ending:12/31/2016

Run Date: 03/29/2017
Status: CERTIFIED

Additional Comments: