

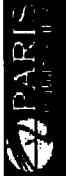


Annual Report for Columbia Industrial Development Agency  
 Fiscal Year Ending: 12/31/2017

Run Date: 03/29/2018  
 Status: CERTIFIED

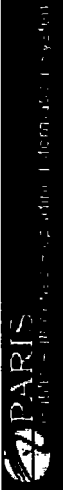
**Governance Information (Authority-Related)**

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	<a href="https://www.columbiaedc.com/wp-content/uploads/2018/02/IDA-2017-Operations-and-Accomplishments.pdf">https://www.columbiaedc.com/wp-content/uploads/2018/02/IDA-2017-Operations-and-Accomplishments.pdf</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/wp-content/uploads/2018/03/IDA-2017-Assmt-of-internal-controls-report.pdf">https://www.columbiaedc.com/wp-content/uploads/2018/03/IDA-2017-Assmt-of-internal-controls-report.pdf</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?	Yes	N/A
5. Does the Authority have an organization chart?	Yes	<a href="https://www.columbiaedc.com/wp-content/uploads/2012/09/IDA-Organizational-Chart.pdf">https://www.columbiaedc.com/wp-content/uploads/2012/09/IDA-Organizational-Chart.pdf</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/wp-content/uploads/2018/02/IDA-2017-Mission-Statement-and-Measurements-Report-1.pdf">https://www.columbiaedc.com/wp-content/uploads/2018/02/IDA-2017-Mission-Statement-and-Measurements-Report-1.pdf</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-ceec/columbia-county-ida/ccida-public-documents-room/#1510424035712-42439ad2-fa69">https://www.columbiaedc.com/about-ceec/columbia-county-ida/ccida-public-documents-room/#1510424035712-42439ad2-fa69</a>



**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):		<a href="https://www.columbiaaedc.com/about-cedc/columbia-county-ida/ccida-board-of-directors/">https://www.columbiaaedc.com/about-cedc/columbia-county-ida/ccida-board-of-directors/</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.columbiaaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/">https://www.columbiaaedc.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.columbiaaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/#1510424123160-43b3d498-3d88">https://www.columbiaaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/#1510424123160-43b3d498-3d88</a>
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	<a href="https://www.columbiaaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/#1510424123160-43b3d498-3d88">https://www.columbiaaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/#1510424123160-43b3d498-3d88</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 (UTEF) according to Section	Yes	



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	Response	URL
874 (4) of GML?		



Board of Directors Listing		Name	Keeler, Brian
Name	Pierrro, Carmine	Chair of the Board	No
Chair of the Board	NO	If yes, Chairman Designated by.	
If yes, Chairman Designated by.		Term Start Date	04/08/2015
Term Start Date	07/13/2016	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	
Ex-officio		Nominated By	Local
Nominated By	Local	Appointed By	Local
Appointed By	Local	Confirmed by Senate?	
Confirmed by Senate?	Yes	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?	Yes
Does the Board member/designee also hold an elected or appointed municipal government position?	Yes		



Board of Directors Listing

Name	Richter, Sid	Name	Gerlach, William
Chair of the Board	No	Chair of the Board	No
If Yes, Chairman Designated by.		If Yes, Chairman Designated by.	
Term Start Date	10/10/2007	Term Start Date	01/13/2016
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		Ex-officio	
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



Board of Directors Listing

Name	Mackerer, James	Name	Sterling, Sarah
Chair of the Board	Yes	Chair of the Board	No
If Yes, Chairman Designated by.	Elected by Board	If Yes, Chairman Designated by.	
Term Start Date	06/10/2010	Term Start Date	04/08/2015
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		Ex-officio	
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?	Yes



Board of Directors Listing

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	
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	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 the payment made by state or local government
Dory, Brandon	Project Manager	Professional				FT	Yes	0.00	0	0	0	0	0	0	Yes	No
Drabushuk, 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



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	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of These Benefits	Other
Richter, Sid	Board of Directors												X	
Keeler, Brian	Board of Directors												X	
Sterling, Sarah	Board of Directors												X	
Galluscio, Robert	Board of Directors												X	
Mackert, James	Board of Directors												X	
Pierro, Carmine	Board of Directors												X	
Gerlach, William	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

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



2017-2018 Annual Report

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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 Yes 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	\$121,604
Investments	\$0
Receivables, net	\$8,744
Other assets	\$0
Total Current Assets	\$130,348
Noncurrent Assets	
Restricted cash and investments	\$56,630
Long-term receivables, net	\$33,042
Other assets	\$0
Capital Assets	
Land and other nondepreciable property	\$0
Buildings and equipment	\$0
Infrastructure	\$0
Accumulated depreciation	\$0
Net Capital Assets	\$0
Total Noncurrent Assets	\$89,672
Total Assets	\$220,020



Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities

Current Liabilities

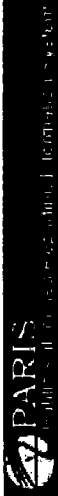
Accounts payable	\$369
Pension contribution payable	\$0
Other post-employment benefits	\$0
Accrued liabilities	\$0
Deferred revenues	\$0
Bonds and notes payable	\$0
Other long-term obligations due within one year	\$8,744
Total Current Liabilities	\$9,113

Noncurrent Liabilities

Pension contribution payable	\$0
Other post-employment benefits	\$0
Bonds and notes payable	\$0
Long Term Leases	\$0
Other long-term obligations	\$89,672
Total Noncurrent Liabilities	\$89,672
Total Liabilities	\$98,785

Net Asset (Deficit)

Net Asset	
Invested in capital assets, net of related debt	\$0
Restricted	\$0
Unrestricted	\$121,235
Total Net Assets	\$121,235



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Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

<u>Operating Revenues</u>	
Charges for services	\$53,898
Rental & financing income	\$2,420
Other operating revenues	\$0
Total Operating Revenue	\$56,318
<u>Operating Expenses</u>	
Salaries and wages	\$0
Other employee benefits	\$0
Professional services contracts	\$17,696
Supplies and materials	\$203
Depreciation & amortization	\$0
Other operating expenses	\$25,835
Total Operating Expenses	\$43,734
Operating Income (Loss)	\$12,584
<u>Nonoperating Revenues</u>	
Investment earnings	\$95
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$0
Total Nonoperating Revenue	\$95



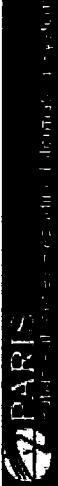
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Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

<u>Nonoperating Expenses</u>	
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	\$12,679
Capital Contributions	\$0
Change in net assets	\$12,679
Net assets (deficit) beginning of year	\$108,556
Other net assets changes	\$0
Net assets (deficit) at end of year	\$121,235



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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					
Authority Debt - General Obligation					
Authority Debt - General Obligation					
Authority Debt - Other					
Authority Debt - Other					
Authority Debt - Revenue					
Authority Debt - Revenue					
Conduit					
Conduit Debt	0.00	11,597,572.00	0.00	666,804.00	10,930,768.00
Conduit Debt - Pilot Increment Financing					
Other State-Funded					
Other State-Funded					





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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/wp-content/uploads/2012/04/IDA-2017-statement-of-owned-property.pdf">https://www.columbiaedc.com/wp-content/uploads/2012/04/IDA-2017-statement-of-owned-property.pdf</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/#151042413437">https://www.columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/#151042413437</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	



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  
 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

Location of Project

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

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

1. Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$6,668  
 Local Property Tax Exemption: \$1,937  
 School Property Tax Exemption: \$19,001  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$27,606.00  
 Total Exemptions Net of RPTL Section 485-B:

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$6,180	\$6,180
Local PILOT: \$1,795	\$1,795
School District PILOT: \$17,610	\$17,610
Total PILOTS: \$25,585	\$25,585

Net Exemptions: \$2,021

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

Project Status

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



IDA Projects

General Project Information

Project Code: 10011701A  
 Project Type: Straight Lease  
 Project Name: 41 Cross Street Hospitality, LLC  
 Project part of another No  
 Phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Services  
 Total Project Amount: \$8,438,000.00  
 Benefited Project Amount: \$8,438,000.00  
 Bond/Note Amount:  
 Annual Lease Payment: \$0  
 Federal Tax Status of Bonds:  
 Not For Profit: No  
 Date Project Approved: 06/28/2016  
 IDA Took title Yes  
 to Property:  
 Date IDA Took title 05/10/2017  
 or Leasehold Interest:  
 Year Financial Assistance is 2027  
 Planned to End:  
 Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$129,500  
 Local Sales Tax Exemption: \$129,500  
 County Real Property Tax Exemption: \$0  
 Local Property Tax Exemption: \$0  
 School Property Tax Exemption: \$0  
 Mortgage Recording Tax Exemption: \$84,375  
 Total Exemptions: \$343,375.00  
 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: \$343,375

Project Employment Information

# of FTEs before IDA Status: 0  
 Original Estimate of Jobs to be created: 12  
 Average estimated annual salary of jobs to be created (at Current market rates): 40,875  
 Annualized salary Range of Jobs to be Created: 24,000 To: 65,000  
 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: 7  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 7

Project Status

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

Location of Project

Address Line1: 41 Cross Street  
 Address Line2:  
 City: HUDSON  
 State: NY  
 Zip - Plus4: 12534  
 Province/Region:  
 Country: USA

Applicant Information

Applicant Name: 41 Cross Street Hospitality, LLC  
 Address Line1: 172 River Street, Suite D  
 Address Line2:  
 City: TROY  
 State: NY  
 Zip - Plus4: 12180  
 Province/Region:  
 Country: USA



IDA Projects 3.

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  
 Bonded 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: \$9,090  
 Local Property Tax Exemption: \$3,220  
 School Property Tax Exemption: \$0  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$12,310.00  
 Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$7,272		\$7,272
Local PILOT:	\$2,576		\$2,576
School District PILOT:	\$0		\$0
Total PILOTS:	\$9,848		\$9,848

Net Exemptions: \$2,462

Location of Project

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

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: 51  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 51

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

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: 10011001A  
 Project Type: Straight Lease  
 Project Name: BAC Sales  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purpose Category: Wholesale Trade

Total Project Amount: \$1,202,000.00  
 Bonded 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:

Notes: There are a total of 47 jobs at BAC Sales. The jobs are listed with the older project (10010901A).

Location of Project

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

Applicant Information

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

4.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$7,636  
 Local Property Tax Exemption: \$1,246  
 School Property Tax Exemption: \$22,967  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$31,849.00  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$7,920	\$7,920
Local PILOT: \$2,640	\$2,640
School District PILOT: \$16,680	\$16,680
Total PILOTS: \$27,240	\$27,240

Net Exemptions: \$4,609

Project Employment Information

# 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: 30  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 28

Project Status

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



5.

IDA Projects

<p><u>General Project Information</u></p> <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: 12/30/2010          Date IDA Took Title          or Leasehold Interest:          Year Financial Assistance is 2021          planned to End:</p> <p>Notes: To acquire land for expansion</p>	<p><u>Project Tax Exemptions &amp; PILOT Payment Information</u></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          Total Exemptions Net of RPTL Section 485-b: \$0.00</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: \$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
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><u>Location of Project</u></p> <p>Address Line1: 1871 Route 9h          Address Line2:          City: GHENT          State: NY          Zip - Plus4: 12075          Province/Region:          Country: USA</p>	<p><u>Project Employment Information</u></p> <p># 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          Annualized salary Range of Jobs to be Created: 0 To: 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)</p>										
<p><u>Applicant Information</u></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><u>Project Status</u></p> <p>Current Year Is Last Year for reporting:          There is no debt outstanding for this project:          IDA does not hold title to the property:          The project receives no tax exemptions:</p>										





IDA Projects

General Project Information

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

Project part of another 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 planned to End: 2032

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  
 Annualized salary Range of Jobs to be Created: 0 To: 0  
 Original Estimate of Jobs to be Retained: 1,109  
 Estimated average annual salary of jobs to be retained (at Current Market rates): 0  
 Current # of FTEs: 1,162  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 53

Project Status

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



IDA Projects

7.

<p><u>General Project Information</u>          Project Code: 10011301A          Project Type: Straight Lease          Project Name: Premier Personal Products Corp</p> <p>Project part of another No          phase or multi phase:          Original Project Code:          Project Purpose Category: Manufacturing</p> <p>Total Project Amount: \$1,920,000.00          Benefited Project Amount: \$1,920,000.00          Bond/Note Amount: \$0          Annual Lease Payment:          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:</p>	<p><u>Project Tax Exemptions &amp; PILOT Payment Information</u></p> <p>State Sales Tax Exemption: \$0          Local Sales Tax Exemption: \$0          County Real Property Tax Exemption: \$7,349          Local Property Tax Exemption: \$4,367          School Property Tax Exemption: \$20,710          Mortgage Recording Tax Exemption: \$0          Total Exemptions: \$32,426.00          Total Exemptions Net of RPTI Section 485-b: \$0.00</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: \$7,564</td> <td>\$7,564</td> </tr> <tr> <td>Local PILOT: \$4,227</td> <td>\$4,227</td> </tr> <tr> <td>School District PILOT: \$21,216</td> <td>\$21,216</td> </tr> <tr> <td>Total PILOTS: \$33,007</td> <td>\$33,007</td> </tr> </tbody> </table> <p>Net Exemptions: -\$581</p>	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
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										
<p><u>Location of Project</u>          Address Line1: 353 Fairview Avenue          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: 25          Average estimated annual salary of jobs to be created (at Current market rates): 0          Annualized salary Range of Jobs to be Created: 0 To: 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: 30          # of FTE Construction Jobs during fiscal year: 0          Net Employment Change: 30</p>										
<p><u>Applicant Information</u>          Applicant Name: Premier Riverview LLC          Address Line1: 31 South Street          Address Line2:          City: MOUNT VERNON          State: NY          Zip - Plus4: 10550          Province/Region:          Country: USA</p>	<p><u>Project Status</u></p> <p>Current Year Is Last Year for reporting:          There is no debt outstanding for this project:          IDA does not hold title to the property:          The project receives no tax exemptions:</p>										



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:

Annual Lease Payment: \$0  
 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  
 to Property:

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: \$5,742  
 Local Property Tax Exemption: \$4,456  
 School Property Tax Exemption: \$18,321  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$28,519.00  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
County PILOT: \$5,742	\$5,742
Local PILOT: \$4,456	\$4,456
School District PILOT: \$18,321	\$18,321
Total PILOTS: \$28,519	\$28,519

Net Exemptions: \$0

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
Annualized salary Range of Jobs to be Created:	0 To: 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:	28
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	(4)

Project Status

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



Annual Report for Columbia Industrial Development Agency  
Fiscal Year Ending: 12/31/2017

Run Date: 03/29/2018  
Status: CERTIFIED

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
8	\$476,085.0	\$124,199.0	\$351,886 --	180



Annual Report for Columbia Industrial Development Agency  
Fiscal Year Ending: 12/31/2017

Run Date: 03/29/2018  
Status: CERTIFIED

Additional Comments: