Annual Report for Glens Falls Industrial Development Agency **Run Date: 02/06/2014**

Fiscal Year Ending:12/31/2012 **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	WWW.GLENSFALLSIDA.COM
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	WWW.GLENSFALLSIDA.COM
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	WWW.GLENSFALLSIDA.COM
6. Are any Authority staff also employed by another government agency?	Yes	CITY OF GLENS FALLS
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	WWW.GLENSFALLSIDA.COM
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?		WWW.GLENSFALLSIDA.COM

Annual Report for Glens Falls Industrial Development Agency **Run Date: 02/06/2014**
Fiscal Year Ending:12/31/2012 **Status: CERTIFIED**

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):		WWW.GLENSFALLSIDA.COM
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		WWW.GLENSFALLSIDA.COM
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	WWW.GLENSFALLSIDA.COM
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	WWW.GLENSFALLSIDA.COM
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?	Yes	WWW.GLENSFALLSIDA.COM
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	WWW.GLENSFALLSIDA.COM

Board of Directors Listing

Name	Robinson, Lois	**Name**	Thomas, Roy
Chair of the Board	No	**Chair of the Board**	No
If yes, Chairman Designated by.		**If yes, Chairman Designated by.**	
Term Start Date	09/01/2012	**Term Start Date**	01/01/2010
Term Expiration Date	09/01/2016	**Term Expiration Date**	12/31/2014
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

Board of Directors Listing

Name	Feigenbaum, Todd	**Name**	HALL, DANIEL
Chair of the Board	No	**Chair of the Board**	No
If yes, Chairman Designated by.		**If yes, Chairman Designated by.**	
Term Start Date	09/01/2011	**Term Start Date**	01/01/2010
Term Expiration Date	09/01/2015	**Term Expiration Date**	12/31/2014
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?**	Yes

Board of Directors Listing

Name	Diamond, John	**Name**	GIRARD, DANIEL
Chair of the Board	No	**Chair of the Board**	No
If yes, Chairman Designated by.		**If yes, Chairman Designated by.**	
Term Start Date	11/01/2012	**Term Start Date**	01/01/2010
Term Expiration Date	11/01/2016	**Term Expiration Date**	12/31/2014
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?	Yes	**Does the Board member/designee also hold an elected or appointed municipal government position?**	Yes

Board of Directors Listing

Name	Calogero, Judith
Chair of the Board	Yes
If yes, Chairman Designated by.	Elected by Board
Term Start Date	09/01/2011
Term Expiration Date	09/01/2015
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

Annual Report for Glens Falls Industrial Development Agency
Fiscal Year Ending:12/31/2012

Run Date: 02/06/2014
Status: CERTIFIED

Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Barga-ining 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 Compens-ation	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by State or local government
This authority has indicated that it has no staff during the reporting period.																

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 Member-ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transpo-rtation	Housing Allow-ance	Spousal / Dependent Life Insurance	Tuition Assist-ance	Multi-Year Employ-ment	None of These Benefits	Other
GIRARD, DANIEL	Board of Directors												X	
Diamond, John	Board of Directors												X	
Thomas, Roy	Board of Directors												X	
Feigenbaum, Todd	Board of Directors												X	
Calogero, Judith	Board of Directors												X	
Robinson, Lois	Board of Directors												X	
HALL, DANIEL	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transpo-rtation	Housing Allow-ance	Spousal / Dependent Life Insurance	Tuition Assist-ance	Multi-Year Employ-ment	None of These Benefits	Other

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

Subsidiary/Component Unit Verification

Is the list of subsidiaries, as assembled by the Office of the State Comptroller, correct?	Yes
Are there other subsidiaries or component units of the Authority that are active, not included in the PARIS reports submitted by this	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

Assets	
Current Assets	
Cash and cash equivalents	$136,518
Investments	$0
Receivables, net	$0
Other assets	$0
Total Current Assets	$136,518
Noncurrent Assets	
Restricted cash and investments	$18,000
Long-term receivables, net	$0
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	$18,000
Total Assets	**$154,518**

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities	
Current Liabilities	
Accounts payable	$6,140
Pension contribution payable	$0
Other post-employment benefits	$0
Accrued liabilities	$0
Deferred revenues	$14,305
Bonds and notes payable	$0
Other long-term obligations due within one year	$0
Total Current Liabilities	$20,445
Noncurrent Liabilities	
Pension contribution payable	$0
Other post-employment benefits	$0
Bonds and notes payable	$0
Long Term Leases	$0
Other long-term obligations	$0
Total Noncurrent Liabilities	$0
Total Liabilities	**$20,445**
Net Asset (Deficit)	
Net Asset	
Invested in capital assets, net of related debt	$0
Restricted	$18,000
Unrestricted	$116,073
Total Net Assets	**$134,073**

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Operating Revenues	
Charges for services	$30,000
Rental & financing income	$0
Other operating revenues	$17,277
Total Operating Revenue	**$47,277**
Operating Expenses	
Salaries and wages	$0
Other employee benefits	$0
Professional services contracts	$92,415
Supplies and materials	$0
Depreciation & amortization	$0
Other operating expenses	$6,179
Total Operating Expenses	$98,594
Operating Income (Loss)	**($51,317)**
Nonoperating Revenues	
Investment earnings	$200
State subsidies/grants	$0
Federal subsidies/grants	$0
Municipal subsidies/grants	$0
Public authority subsidies	$0
Other nonoperating revenues	$0
Total Nonoperating Revenue	**$200**

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	**($51,117)**
Capital Contributions	$0
Change in net assets	($51,117)
Net assets (deficit) beginning of year	$185,190
Other net assets changes	$0
Net assets (deficit) at end of year	**$134,073**

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	21,660,000.00	0.00	240,000.00	21,420,000.00
Conduit Debt - Pilot Increment Financing					

Real Property Acquisition/Disposal List

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

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	WWW.GLENSFALLSIDA.COM
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	WWW.GLENSFALLSIDA.COM
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.

General Project Information

Project Code: 2012-00-02
Project Type: Straight Lease
Project Name: 21 Bay Street Properties, LLC

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

Total Project Amount: $3,800,000.00
Benefited Project Amount: $3,800,000.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 12/20/2012
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 12/20/2012
Year Financial Assitance is planned to End: 2017
Notes:

Location of Project

Address Line1: 21 Bay Street
Address Line2:
City: GLENS FALLS
State: NY
Zip - Plus4: 12801
Province/Region:
Country: USA

Applicant Information

Applicant Name: 21 Bay Street Properties, LLC
Address Line1: 21 Bay Street
Address Line2:
City: GLENS FALLS
State: NY
Zip - Plus4: 12801
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
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: 0
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

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

2.

General Project Information

Project Code: 5201-11-1
Project Type: Straight Lease
Project Name: 333 GLEN STREET ASSOCIATES

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

Total Project Amount: $3,000,000.00
Benefited Project Amount: $3,000,000.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit: Yes
Date Project Approved: 04/23/2009
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 10/01/2009
Year Financial Assitance is planned to End: 2020
Notes: TAX EXEMPTIONS ONLY FOR NEW PARKING GARAGE

Location of Project

Address Line1: 283 GLEN STREET
Address Line2:
City: GLENS FALLS
State: NY
Zip - Plus4: 12801
Province/Region:
Country: USA

Applicant Information

Applicant Name: 333 GLEN STREET ASSOCIATES
Address Line1: 5 WELLS STREET
Address Line2:
City: SARATOGA SPRINGS
State: NY
Zip - Plus4: 12866
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: $12,157.57
Local Property Tax Exemption: $30,825.38
School Property Tax Exemption: $59,922.25
Mortgage Recording Tax Exemption: $0
Total Exemptions: $102,905.20
Total Exemptions Net of RPTL Section 485-b: $0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$760.57	$760.57
Local PILOT:	$1,928.25	$1,928.25
School District PILOT:	$3,748.39	$3,748.39
Total PILOTS:	$6,437.21	$6,437.21

Net Exemptions: $96,467.99

Project Employment Information

# of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 2
Average estimated annual salary of jobs to be created.(at Current market rates): 25,000
Annualized salary Range of Jobs to be Created: 25,000 To: 25,000
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: 2
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 2

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

3.

General Project Information

Project Code: 5201-07-2
Project Type: Bonds/Notes Issuance
Project Name: Crandall Public Library Project

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

Total Project Amount: $18,000,000.00
Benefited Project Amount: $18,000,000.00
Bond/Note Amount: $12,875,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 03/08/2007
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 06/05/2007
Year Financial Assitance is planned to End: 2037
Notes: Renovation/expansion

Location of Project

Address Line1: Crandall Public Library
Address Line2: 251 Glen St.
City: GLENS FALLS
State: NY
Zip - Plus4: 12801
Province/Region:
Country: USA

Applicant Information

Applicant Name: CRANDALL PUBLIC LIBRARY
Address Line1: 251 GLEN STREET
Address Line2:
City: GLENS FALLS
State: NY
Zip - Plus4: 12801
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
Annualized salary Range of Jobs to be Created: 25,000 To: 45,000
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: 44.69
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 44.69

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

4.

General Project Information

Project Code: 123-2
Project Type: Tax Exemptions
Project Name: EMPIRE THEATER

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

Total Project Amount: $3,000,000.00
Benefited Project Amount: $65,781.00
Bond/Note Amount:
Annual Lease Payment:
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 02/02/2008
IDA Took Title to Property: No
Date IDA Took Title or Leasehold Interest:
Year Financial Assitance is planned to End: 2019
Notes: TAX EXEMPTIONS ONLY.

Location of Project

Address Line1: EMPIRE THEATERPLAZA
Address Line2: 11-17 SOUTH STREET
City: GLENS FALLS
State: NY
Zip - Plus4: 12804
Province/Region:
Country: USA

Applicant Information

Applicant Name: EMPIRE THEATER PLAZA LLC
Address Line1: 11-17 SOUTH STREET
Address Line2:
City: GLENS FALLS
State: NY
Zip - Plus4: 12801
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:
Local Property Tax Exemption:
School Property Tax Exemption:
Mortgage Recording Tax Exemption: $0
Total Exemptions: $0.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:		
Local PILOT:		
School District PILOT:		
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
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: 0
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

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

5.

General Project Information

Project Code: 5201-00-1
Project Type: Straight Lease
Project Name: Foothills Motor Car Corp.

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

Total Project Amount: $45,480.00
Benefited Project Amount: $45,480.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 01/28/2000
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 01/28/2000
Year Financial Assitance is planned to End: 2009
Notes: Renovation and expansion

Location of Project

Address Line1: Glens Falls Toyota
Address Line2: 169 Broad St.
City: GLENS FALLS
State: NY
Zip - Plus4: 12801
Province/Region:
Country: USA

Applicant Information

Applicant Name: HOWARD LEBOWITZ
Address Line1: FOOTHILLS MOTOR CORP.
Address Line2: 169 BROAD STREET
City: GLENS FALLS
State: NY
Zip - Plus4: 12801
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: $1,758.4
Local Property Tax Exemption: $4,458.4
School Property Tax Exemption: $8,666.8
Mortgage Recording Tax Exemption: $0
Total Exemptions: $14,883.60
Total Exemptions Net of RPTL Section 485-b: $0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$879.2	$879.2
Local PILOT:	$2,229.2	$2,229.2
School District PILOT:	$5,200.08	$5,200.08
Total PILOTS:	$8,308.48	$8,308.48

Net Exemptions: $6,575.12

Project Employment Information

# of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 39
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 30,000 To: 56,000
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: 26
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 26

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

6.

General Project Information

Project Code: 5201-06-1
Project Type: Bonds/Notes Issuance
Project Name: Pruyn Pavillion Glens Falls Hospital

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

Total Project Amount: $9,700,000.00
Benefited Project Amount: $9,700,000.00
Bond/Note Amount: $9,700,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Taxable
Not For Profit: No
Date Project Approved: 04/11/1987
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 04/11/1987
Year Financial Assitance is planned to End: 2016
Notes: Medical Office Building

Location of Project

Address Line1: 102 PARK STREET
Address Line2:
City: GLENS FALLS
State: NY
Zip - Plus4: 12801
Province/Region:
Country: USA

Applicant Information

Applicant Name: PRUYN LASALLE MEDICAL OFFICE LLC
Address Line1: Pruyn LaSalle Medical Office, LLC
Address Line2: 100 E. Pratt St., 20th Floor
City: BALTIMORE
State: MD
Zip - Plus4: 21202
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: $61,990.81
Local Property Tax Exemption: $199,109.59
School Property Tax Exemption: $283,759.52
Mortgage Recording Tax Exemption: $0
Total Exemptions: $544,859.92
Total Exemptions Net of RPTL Section 485-b: $0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$14,114.54	$14,114.54
Local PILOT:	$45,440.49	$45,440.49
School District PILOT:	$74,499.69	$74,499.69
Total PILOTS:	$134,054.72	$134,054.72

Net Exemptions: $410,805.2

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
Annualized salary Range of Jobs to be Created: 35,000 To: 70,000
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: 177.5
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 177.5

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

7.

General Project Information

Project Code: 123-1
Project Type: Straight Lease
Project Name: THE MILL STREET CONDOMINIUMS

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

Total Project Amount: $25,000,000.00
Benefited Project Amount: $340,000.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 03/13/2008
IDA Took Title to Property: No
Date IDA Took Title or Leasehold Interest:
Year Financial Assitance is planned to End: 2009
Notes: THE PROJECT HAS SALES TAX EXEMPTION ONLY.

Location of Project

Address Line1: 20 ELM STREET
Address Line2:
City: GLENS FALLS
State: NY
Zip - Plus4: 12801
Province/Region:
Country: USA

Applicant Information

Applicant Name: "20 ELM STREET REALTY CO., LLC"
Address Line1: 20 ELM STREET
Address Line2:
City: GLENS FALLS
State: NY
Zip - Plus4: 12801
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
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: 0
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

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

8.

General Project Information

Project Code: 5601-07-1
Project Type: Straight Lease
Project Name: Village Green Housing Project

Project part of another phase or multi phase: Yes
Original Project Code: 5201-06-1
Project Purpose Category: Construction

Total Project Amount: $25,000,000.00
Benefited Project Amount: $25,000,000.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 05/22/2007
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 05/22/2007
Year Financial Assitance is planned to End: 2009
Notes: Rehabilitation of Henry Hudson Townhouses Residential apartments

Location of Project

Address Line1: BROAD STREET
Address Line2:
City: GLENS FALLS
State: NY
Zip - Plus4: 12801
Province/Region:
Country: USA

Applicant Information

Applicant Name: MARATHON DEVELOPMENT
Address Line1: Charlie Allen, Marathon Developmen
Address Line2: 29 North Main St.
City: IPSWICH
State: MA
Zip - Plus4: 01938
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: 4
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: 20,000 To: 30,000
Original Estimate of Jobs to be Retained: 4
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 6
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 2

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

9.

General Project Information

Project Code: 2012-00-01
Project Type: Straight Lease
Project Name: Warren Street Square, LLC

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

Total Project Amount: $4,000,000.00
Benefited Project Amount: $4,000,000.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 05/17/2011
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 05/17/2011
Year Financial Assitance is planned to End: 2021
Notes:

Location of Project

Address Line1: 77-87 Warren Street
Address Line2:
City: GLENS FALLS
State: NY
Zip - Plus4: 12801
Province/Region:
Country: USA

Applicant Information

Applicant Name: Warren Street Square, LLC
Address Line1: 77-87 Warren Street
Address Line2:
City: GLENS FALLS
State: NY
Zip - Plus4: 12801
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:	$4,671	$4,671
Local PILOT:	$0	$0
School District PILOT:	$6,200	$6,200
Total PILOTS:	$10,871	$10,871

Net Exemptions: -$10,871

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

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 Glens Falls Industrial Development Agency **Run Date: 02/06/2014**

Fiscal Year Ending:12/31/2012 **Status: CERTIFIED**

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
9	$662,648.72	$159,671.41	$502,977.31	252.19

Additional Comments: