

**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="http://www.glensfallsldc.com/downloads/2013/GGFLDC_AnnualReport_2013.pdf">http://www.glensfallsldc.com/downloads/2013/GGFLDC_AnnualReport_2013.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="http://www.glensfallsldc.com/downloads/2013/GGFLDC_Audit_12312013.pdf">http://www.glensfallsldc.com/downloads/2013/GGFLDC_Audit_12312013.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="http://www.glensfallsldc.com">www.glensfallsldc.com</a>
6. Are any Authority staff also employed by another government agency?	Yes	City of Glens Falls
7. Has the Authority posted their mission statement to their website?	Yes	<a href="http://www.glensfallsldc.com/downloads/GGFLDC_Mission_Statement.pdf">http://www.glensfallsldc.com/downloads/GGFLDC_Mission_Statement.pdf</a>
8. Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
9. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL.		<a href="http://www.glensfallsldc.com/downloads/2013/GGFLDC_AnnualReport_2013.pdf">http://www.glensfallsldc.com/downloads/2013/GGFLDC_AnnualReport_2013.pdf</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="http://www.glensfallslcdc.com">www.glensfallslcdc.com</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="http://www.glensfallslcdc.com">www.glensfallslcdc.com</a>
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	<a href="http://www.glensfallslcdc.com">www.glensfallslcdc.com</a>
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	<a href="http://www.glensfallslcdc.com">www.glensfallslcdc.com</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?	Yes	<a href="http://www.glensfallslcdc.com">www.glensfallslcdc.com</a>

**Board of Directors Listing**

Name	CALOGERO, JUDITH	Name	FEIGENBAUM, TODD
Chair of Board	No	Chair of Board	No
If yes, Chair designated By.		If yes, Chair designated By.	
Term Start Date	09/01/2011	Term Start Date	09/01/2011
Term Expiration Date	09/01/2015	Term Expiration Date	09/01/2015
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	ROBINSON, LOIS	Name	DIAMOND, JOHN
Chair of Board	No	Chair of Board	Yes
If yes, Chair designated By.		If yes, Chair designated By.	Elected by Board
Term Start Date	09/01/2012	Term Start Date	11/01/2012
Term Expiration Date	09/01/2016	Term Expiration Date	11/01/2016
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	THOMAS, ROY	Name	HALL, DAN
Chair of Board	No	Chair of Board	No
If yes, Chair designated By.		If yes, Chair designated By.	
Term Start Date	01/01/2010	Term Start Date	01/01/2010
Term Expiration Date	12/31/2014	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

**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 a 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	Transportation	Housing Allow-ance	Spousal / Dependent Life Insurance	Tuition Assist-ance	Multi-Year Employ-ment	None of These Benefits	Other
DIAMOND, JOHN	Board of Directors												X	
ROBINSON, LOIS	Board of Directors												X	
CALOGERO, JUDITH	Board of Directors												X	
FEIGENBAUM, TODD	Board of Directors												X	
THOMAS, ROY	Board of Directors												X	
HALL, DAN	Board of Directors												X	

**Staff**

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	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 Aut No

Name of Subsidiary/Component Unit	Status	Requested Changes
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**Subsidiary/Component Unit Creation**

Name of Subsidiary/Component Unit	Establishment Date	Entity Purpose
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**Subsidiary/Component Unit Termination**

Name of Subsidiary/Component Unit	Termination Date	Termination Reason	Proof of Termination
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No Data has been entered by the Authority for this section in PARIS

Summary Financial Information

## SUMMARY STATEMENT OF NET ASSETS

<u>Assets</u>	
<b>Current Assets</b>	
Cash and cash equivalents	\$977,609
Investments	\$0
Receivables, net	\$639,765
Other assets	\$722
<b>Total Current Assets</b>	<b>\$1,618,096</b>
<b>Noncurrent Assets</b>	
Restricted cash and investments	\$0
Long-term receivables, net	\$22,640
Other assets	\$0
<b>Capital Assets</b>	
Land and other nondepreciable property	\$390,829
Buildings and equipment	\$329,961
Infrastructure	\$1,025,098
Accumulated depreciation	\$0
Net Capital Assets	\$1,745,888
<b>Total Noncurrent Assets</b>	<b>\$1,768,528</b>
<b>Total Assets</b>	<b>\$3,386,624</b>

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities

**Current Liabilities**

Accounts payable	\$8,874
Pension contribution payable	\$0
Other post-employment benefits	\$0
Accrued liabilities	\$0
Deferred revenues	\$14,921
Bonds and notes payable	\$302,033
Other long-term obligations due within one year	\$0
<b>Total Current Liabilities</b>	<b>\$325,828</b>

**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
<b>Total Noncurrent Liabilities</b>	<b>\$0</b>

**Total Liabilities** **\$325,828**

Net Asset (Deficit)

**Net Asset**

Invested in capital assets, net of related debt	\$0
Restricted	\$304,698
Unrestricted	\$2,756,098
<b>Total Net Assets</b>	<b>\$3,060,796</b>

Summary Financial InformationSUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGE IN NET ASSETSOperating Revenues

Charges for services	\$960
Rental & financing income	\$2,035
Other operating revenues	\$774,028
<b>Total Operating Revenue</b>	<b>\$777,023</b>

Operating Expenses

Salaries and wages	\$0
Other employee benefits	\$0
Professional services contracts	\$60,680
Supplies and materials	\$30,283
Depreciation & amortization	\$0
Other operating expenses	\$36,584
<b>Total Operating Expenses</b>	<b>\$127,547</b>

Operating Income (Loss) **\$649,476**

Nonoperating Revenues

Investment earnings	\$2,092
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$0
<b>Total Nonoperating Revenue</b>	<b>\$2,092</b>

Summary Financial InformationSUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGE IN NET ASSETSNonoperating Expenses

Interest and other financing charges	\$0
Subsidies to other public authorities	\$0
Grants and donations	\$0
Other nonoperating expenses	\$0
<b>Total Nonoperating Expenses</b>	<b>\$0</b>
Income (Loss) Before Contributions	\$651,568
Capital Contributions	\$0
Change in net assets	\$651,568
Net assets (deficit) beginning of year	\$2,409,228
Other net assets changes	\$0
Net assets (deficit) at end of year	\$3,060,796

**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 (\$)
<b>State Obligation</b>					
State Guaranteed					
State Supported					
State Contingent Obligation					
State Moral Obligation					
Other State Funded					
<b>Authority Obligation</b>					
General Obligation					
Revenue	0.00	347,153.00	0.00	45,120.00	302,033.00
Other Non-State Funded					
<b>Conduit</b>					
Conduit Debt					
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	<a href="http://www.glensfallslcdc.com">www.glensfallslcdc.com</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="http://www.glensfallslcdc.com">www.glensfallslcdc.com</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	

Grant Information

1. Source of Grant Funds: Municipal  
 Name of Grant Recipient: Craig Merrell  
 Address Line1: 8 Essex Court  
 Address Line2:  
 City: QUEENSBURY  
 State: NY  
 Zip - Plus4: 12804  
 Province/Region:  
 Country: USA  
 Amount of Grant Award Provided  
 During Reporting Year: \$6,000  
 Date Grant Awarded: 01/11/2013  
 Purpose of Grant: Commercial Property  
 Construction/Acquisition/Revitalization/Im  
 provement  
 Was the grant expected to result  
 in new jobs being created? No  
 If yes, how many jobs were planned  
 to be created?  
 If yes, how many jobs have been  
 created to date?

2. Source of Grant Funds: Municipal  
 Name of Grant Recipient: MM Moore Realty Corp.  
 Address Line1: 30 Lost Tree Lane  
 Address Line2:  
 City: RAMSEY  
 State: NJ  
 Zip - Plus4: 07446  
 Province/Region:  
 Country: USA  
 Amount of Grant Award Provided  
 During Reporting Year: \$6,000  
 Date Grant Awarded: 05/09/2013  
 Purpose of Grant: Commercial Property  
 Construction/Acquisition/Revitalization/Im  
 provement  
 Was the grant expected to result  
 in new jobs being created? No  
 If yes, how many jobs were planned  
 to be created?  
 If yes, how many jobs have been  
 created to date?

Grant Information

3. Source of Grant Funds: Municipal  
Name of Grant Recipient: True North at 499 Glen  
Address Line1: 499 Glen Street  
Address Line2:  
City: GLENS FALLS  
State: NY  
Zip - Plus4: 12801  
Province/Region:  
Country: USA  
Amount of Grant Award Provided  
During Reporting Year: \$2,550  
Date Grant Awarded: 09/16/2013  
Purpose of Grant: Commercial Property  
Construction/Acquisition/Revitalization/Im  
provement  
Was the grant expected to result  
in new jobs being created? No  
If yes, how many jobs were planned  
to be created?  
If yes, how many jobs have been  
created to date?

Loan Information

1. Source of Loan Funds: Federal  
Name of Loan Recipient: ELEVATION PILATES  
Address Line1: 19 RIDGE STREET  
Address Line2:  
City: GLENS FALLS  
State: NY  
Zip - Plus4: 12801  
Province/Region:  
Country: USA  
Original Amount of Loan: \$10,000  
Date Loan Awarded: 04/18/2012  
Interest Rate(%): 4.5  
Length of Loan(# of years  
to repay): 3  
Amount of Loan Principal Repaid  
to Date: \$3,950.00  
Purpose of Loan: Business Expansion/Startup

Was the Loan expected to result  
in new jobs being created? No  
If yes, how many jobs were planned  
to be created?  
If yes, how many jobs have been  
created to date?  
Have the terms of the loan been  
completed? No

2. Source of Loan Funds: Federal  
Name of Loan Recipient: FOUNTAIN SQUARE OUTFITTERS  
Address Line1: 1 RIDGE STREET  
Address Line2:  
City: GLENS FALLS  
State: NY  
Zip - Plus4: 12801  
Province/Region:  
Country: USA  
Original Amount of Loan: \$25,000  
Date Loan Awarded: 05/20/2011  
Interest Rate(%): 5  
Length of Loan(# of years  
to repay): 5  
Amount of Loan Principal Repaid  
to Date: \$8,013.00  
Purpose of Loan: Business Expansion/Startup

Was the Loan expected to result  
in new jobs being created? Yes  
If yes, how many jobs were planned  
to be created? 4  
If yes, how many jobs have been  
created to date? 2  
Have the terms of the loan been  
completed? No

**Loan Information**

3. Source of Loan Funds: Federal  
 Name of Loan Recipient: Four Siamese Company, Inc.  
 Address Line1: 14 Maple Street  
 Address Line2:  
 City: GLENS FALLS  
 State: NY  
 Zip - Plus4: 12801  
 Province/Region:  
 Country: USA  
 Original Amount of Loan: \$9,500  
 Date Loan Awarded: 08/21/2013  
 Interest Rate(%): 5.2  
 Length of Loan(# of years  
 to repay): 3  
 Amount of Loan Principal Repaid  
 to Date: \$984.00  
 Purpose of Loan: Business Expansion/Startup

Was the Loan expected to result  
 in new jobs being created? Yes  
 If yes, how many jobs were planned  
 to be created? 5  
 If yes, how many jobs have been  
 created to date? 6  
 Have the terms of the loan been  
 completed? No

4. Source of Loan Funds: Federal  
 Name of Loan Recipient: T.A. SEELEY OFFICE SYSTEMS, INC.  
 Address Line1: 95 BROAD STREET  
 Address Line2:  
 City: GLENS FALLS  
 State: NY  
 Zip - Plus4: 12801  
 Province/Region:  
 Country: USA  
 Original Amount of Loan: \$29,500  
 Date Loan Awarded: 08/01/2011  
 Interest Rate(%): 5  
 Length of Loan(# of years  
 to repay): 2  
 Amount of Loan Principal Repaid  
 to Date: \$29,500.00  
 Purpose of Loan: Business Expansion/Startup

Was the Loan expected to result  
 in new jobs being created? No  
 If yes, how many jobs were planned  
 to be created?  
 If yes, how many jobs have been  
 created to date?  
 Have the terms of the loan been  
 completed? Yes

Loan Information

5. Source of Loan Funds: Federal  
Name of Loan Recipient: Vollkommer Pastry, Inc.  
Address Line1: 164 Glen Street  
Address Line2:  
City: GLENS FALLS  
State: NY  
Zip - Plus4: 12801  
Province/Region:  
Country: USA  
Original Amount of Loan: \$50,000  
Date Loan Awarded: 08/04/2009  
Interest Rate(%): 4.5  
Length of Loan(# of years  
to repay): 5  
Amount of Loan Principal Repaid  
to Date: \$28,650.00  
Purpose of Loan: Business Expansion/Startup

Was the Loan expected to result  
in new jobs being created? Yes  
If yes, how many jobs were planned  
to be created? 4  
If yes, how many jobs have been  
created to date? 0  
Have the terms of the loan been  
completed? No

Bond Information

This Authority has indicated that it did not have any outstanding bonds during the reporting period.

Additional Comments: