

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.portofalbany.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.portofalbany.us
3. Has the Authority named an internal control officer in accordance with section 2931 of PAL?	Yes	N/A
4. Please enter the number of staff assigned the internal control function.	1	N/A
5. 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
6. Does the independent auditor provide non-audit services to the Authority?	No	N/A
7. Does the Authority have an organization chart?	Yes	www.portofalbany.us
8. Are any Authority staff also employed by another government agency?	No	
9. Has the Authority posted their mission statement to their website?	Yes	www.portofalbany.us
10 Has the Authority's mission statement been revised and adopted during the reporting period?	Yes	N/A
11 Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL.		www.portofalbany.us

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.portofalbany.us
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.portofalbany.us
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	www.portofalbany.us
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	www.portofalbany.us
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.portofalbany.us

Board of Directors Listing

Name	Steffens, Georgette	Name	Ferrara, Anthony
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	08/08/2012	Term Start Date	04/24/2006
Term Expiration Date	03/27/2015	Term Expiration Date	03/27/2015
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	Other	Nominated By	Local
Appointed By	Governor	Appointed By	Governor
Confirmed by Senate?	Yes	Confirmed by Senate?	No
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	Tagliento, Dominick	Name	Dean, Leo F
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	05/07/2010	Term Start Date	05/15/2006
Term Expiration Date	05/07/2015	Term Expiration Date	03/27/2015
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	Other	Nominated By	Local
Appointed By	Governor	Appointed By	Governor
Confirmed by Senate?		Confirmed by Senate?	No
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?	No

Board of Directors Listing

Name	Cross, Robert F
Chair of the Board	Yes
If yes, Chairman Designated by.	Elected by Board
Term Start Date	04/01/2006
Term Expiration Date	03/27/2015
Title	
Has the Board member appointed a designee?	
Designee Name	
Ex-officio	No
Nominated By	Governor
Appointed By	Governor
Confirmed by Senate?	No
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?	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 State or local government
Aloisi, Michael G	Security Guard	Operational	Security			PT	No	80.00	80	0	0	0	0	80	No	
Andolina, Jeffrey j	Security Guard	Operational	Security	no	no	PT	No	19,032.00	19,032	0	0	0	0	19,032	No	
Betters, Halsey E	Construction Manager	Operational	Administration	no	no	FT	Yes	55,276.17	55,276.17	0	0	0	0	55,276.17	No	
Bureau, Eric l	Security Guard	Operational	Security			PT	No	7,840.00	7,840	0	0	0	0	7,840	No	
Carroll, Jason r	Maintenance Staff	Operational	Maintenance	no	no	FT	No	35,834.56	35,834.57	0	0	0	0	35,834.57	No	
Carroll, Richard K	Security Guard	Operational	Security	no	no	PT	No	27,098.05	27,098.05	0	0	0	0	27,098.05	No	
Commisso, Frank j	Business Manager	Managerial	Administration	no	no	FT	Yes	37,726.00	37,726	0	0	0	0	37,726	No	
Daly, Megan e	Director of Procurement	Executive	Administration			FT	Yes	84,615.52	84,615.52	0	0	0	0	84,615.52	No	
Demarco, Michael T	Security Guard	Operational	Security			PT	No	16,587.00	16,587	0	0	0	0	16,587	No	
Falkenheimer, Maria i	Security	Operational	Security	no	no	PT	No	3,140.00	3,140	0	0	0	0	3,140	No	
Fitzgerald, Annie M	Accountant	Administrative and Clerical	Administrative	no	no	FT	Yes	68,189.96	68,189.96	0	0	0	0	68,189.96	No	
Frankoski, James r	Security Guard	Operational	Security			PT	No	160.00	160	0	0	0	0	160	No	
Gagnon, Joseph F	Security Guard	Operational	Security	no	no	PT	No	5,604.00	5,604	0	0	0	0	5,604	No	
Hendrick, Richard Sr J	General Manager	Executive	Administration	no	no	FT	Yes	105,923.68	105,923.68	0	0	0	0	105,923.68	No	

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
Hendrick, Richard, Jr J	Maintenance	Operational	Maintenance	no	no	PT	No	16,128.20	16,128.2	0	0	0	0	16,128.2	No	
Hurley, Terrence P	Chief Fincial Officer	Managerial	Administration	no	no	FT	Yes	93,658.95	93,658.95	0	0	0	0	93,658.95	No	
Kasianczuk, Ihor	Security Guard	Operational	Security	no	no	PT	No	3,442.00	3,442	0	0	0	0	3,442	No	
Kerr, James W	Security Guard	Operational	Security			PT	No	24,621.00	24,621	0	0	0	0	24,621	No	
Lammerts, Christopher	Security Guard	Operational	Security			PT	No	2,094.00	2,094	0	0	0	0	2,094	No	
Lourinia, Vito m	Security Guard	Operational	Security	no	no	PT	No	25,221.30	25,221.3	0	0	0	0	25,221.3	No	
Mahan, William d	Maintenance	Operational	Maintenance	no	no	FT	No	30,570.65	30,570.65	0	0	0	0	30,570.65	No	
Marrarino, Scott a	Security Guard	Operational	Security	no	no	PT	No	4,261.00	4,261	0	0	0	0	4,261	No	
McGuinness, Thomas J	Information Services	Managerial	Administration	no	no	FT	Yes	60,073.00	60,073	0	0	0	0	60,073	No	
Mcgreevy, Maureen	Security Guard	Operational	Security	no	no	PT	No	6,904.00	6,904	0	0	0	0	6,904	No	
Mckenna, Kevin r	Security Guard	Operational	Security			PT	No	1,482.00	1,482	0	0	0	0	1,482	No	
Mclean, Clifford	Security Guard	Operational	Security	no	no	PT	No	6,425.00	6,425	0	0	0	0	6,425	No	
McLoughlin, John d	Security Guard	Operational	Security	no	no	PT	No	24,674.00	24,674	0	0	0	0	24,674	No	
McNally, Jane M	Assistent	Administrative and Clerical				PT	No	31,776.87	31,776.87	0	0	0	0	31,776.87	No	
Mengal, Robert A	Security Guard	Operational	Security			PT	No	897.20	897.2	0	0	0	0	897.2	No	

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
Mooney, John M	Security Guard	Operational	Security			PT	No	160.00	160	0	0	0	0	160	No	
Morris, Jermay w	Security Guard	Operational	Security			PT	No	2,160.00	2,160	0	0	0	0	2,160	No	
Nieckarz, John t	Security Guard	Operational	Security	no	no	PT	No	4,644.00	4,644	0	0	0	0	4,644	No	
Nieckarz, Matthew j	Security Guard	Operational	Security			PT	No	14,965.00	14,965	0	0	0	0	14,965	No	
Nowosielski, Richard B	Security Guard	Operational	Security			PT	No	11,036.00	11,036	0	0	0	0	11,036	No	
Olthoff, Donald m	Security Guard	Operational	Security	no	no	PT	No	16,394.00	16,394	0	0	0	0	16,394	No	
Ostrander, Joshua g	Maintanence	Operational	Maintanence	no	no	FT	No	41,563.61	41,563.61	0	0	0	0	41,563.61	No	
Owens, Thomas M	Legal	Managerial	Administration	no	no	FT	Yes	159,135.08	159,135.08	0	0	0	0	159,135.08	No	
Plue, Robert d	Security Guard	Operational	Security	no	no	PT	No	3,793.00	3,793	0	0	0	0	3,793	No	
Rozonewski, Peter	Security Guard	Operational	Security	no	no	PT	No	628.00	628	0	0	0	0	628	No	
Shell, John w	Maintenanc e	Operational	Maintenanc e	no	no	FT	No	44,302.71	44,302.71	0	0	0	0	44,302.71	No	
Spicer, Mark 0	Maintenanc e	Operational	Maintenanc e			PT	No	8,440.00	8,440	0	0	0	0	8,440	No	
Teller, James	Security Guard	Operational	Security	no	no	PT	No	19,706.66	19,706.66	0	0	0	0	19,706.66	No	
Tierney, Robert j	Security Guard	Operational	Security	no	no	PT	No	1,500.00	1,500	0	0	0	0	1,500	No	
Vasil, Anthony J	Marketing Director	Administrative and Clerical	Administration			FT	Yes	94,760.64	94,760.64	0	0	0	0	94,760.64	No	
Vaughan, Alexander d	Security Guard	Operational	Sercurity	no	no	PT	No	845.00	845	0	0	0	0	845	No	

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 Individua l	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensa tion/Allo wances/Ad justments	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
Venter, George f	Security Guard	Operational	Security			PT	No	2,170.00	2,170	0	0	0	0	2,170	No	
Wickman, Richard P	Security Guard	Operational	security			PT	No	1,551.00	1,551	0	0	0	0	1,551	No	
Wilkerson , Linda	Clerical	Administrative and Clerical	administra tion	no	no	FT	No	39,092.80	39,092.8	0	0	0	0	39,092.8	No	
Williams, Charles h	Security Guard	Operational	security	no	no	PT	No	6,666.00	6,666	0	0	0	0	6,666	No	
Williams, David B	Security Director	Managerial	Security	no	no	FT	Yes	60,073.90	60,073.9	0	0	0	0	60,073.9	No	
Williams, James p	Maintenanc e Foreman	Managerial	Maintenanc e	no	no	FT	Yes	50,363.84	50,363.84	0	0	0	0	50,363.84	No	
Yaggle, Edward	Security Guard	Operational	Security	no	no	PT	No	1,282.00	1,282	0	0	0	0	1,282	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 Member-ships	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
Tagliento, Dominick	Board of Directors												X	
Ferrara, Anthony	Board of Directors												X	
Cross, Robert F	Board of Directors												X	
Dean, Leo F	Board of Directors												X	
Steffens, Georgette	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 Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of These Benefits	Other
Hendrick, Richard Sr J	General Manager				X		X							
Owens, Thomas M	Legal												X	

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 Authority and not independently filing reports in PARIS? 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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Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

<u>Assets</u>	
Current Assets	
Cash and cash equivalents	\$518,935
Investments	\$3,216,668
Receivables, net	\$1,743,057
Other assets	\$234,646
Total Current Assets	\$5,713,306
Noncurrent Assets	
Restricted cash and investments	\$33,030
Long-term receivables, net	\$0
Other assets	\$2,267
Capital Assets	
Land and other nondepreciable property	\$0
Buildings and equipment	\$86,703,664
Infrastructure	\$0
Accumulated depreciation	\$51,055,739
Net Capital Assets	\$35,647,925
Total Noncurrent Assets	\$35,683,222
Total Assets	\$41,396,528

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities

Current Liabilities

Accounts payable	\$375,566
Pension contribution payable	\$35,000
Other post-employment benefits	\$0
Accrued liabilities	\$455,233
Deferred revenues	\$26,150
Bonds and notes payable	\$127,080
Other long-term obligations due within one year	\$1,001,036
Total Current Liabilities	\$2,020,065

Noncurrent Liabilities

Pension contribution payable	\$1,430,573
Other post-employment benefits	\$0
Bonds and notes payable	\$0
Long Term Leases	\$0
Other long-term obligations	\$0
Total Noncurrent Liabilities	\$1,430,573

Total Liabilities

\$3,450,638

Net Asset (Deficit)

Net Asset

Invested in capital assets, net of related debt	\$34,646,889
Restricted	\$0
Unrestricted	\$3,299,001
Total Net Assets	\$37,945,890

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

Charges for services	\$1,351,626
Rental & financing income	\$3,160,262
Other operating revenues	\$303,667
Total Operating Revenue	\$4,815,555

Operating Expenses

Salaries and wages	\$2,317,434
Other employee benefits	\$0
Professional services contracts	\$209,456
Supplies and materials	\$479,451
Depreciation & amortization	\$1,407,378
Other operating expenses	\$524,029
Total Operating Expenses	\$4,937,748

Operating Income (Loss) (\$122,193)

Nonoperating Revenues

Investment earnings	(\$25,568)
State subsidies/grants	\$5,075,131
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$1,300,000
Total Nonoperating Revenue	\$6,349,563

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

Interest and other financing charges	\$0
Subsidies to other public authorities	\$0
Grants and donations	\$0
Other nonoperating expenses	\$340,620
Total Nonoperating Expenses	\$340,620
Income (Loss) Before Contributions	\$5,886,750
Capital Contributions	\$0
Change in net assets	\$5,886,750
Net assets (deficit) beginning of year	\$32,059,140
Other net assets changes	\$0
Net assets (deficit) at end of year	\$37,945,890

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					
NEW YORK JOB DEVELOPMENT AUTHORITY	0.00	157,709.00	0.00	80,000.00	77,709.00
State Supported					
State Contingent Obligation					
State Moral Obligation					
Other State Funded					
Authority Obligation					
General Obligation	0.00	989,010.00	0.00	65,683.00	923,327.00
Revenue					
Other Non-State Funded					
Conduit					
Conduit Debt					
Conduit Debt - Pilot Increment Financing					

Real Property Acquisition/Disposal List

1. Address Line1: 300 Smith Boulevard
 Address Line2:
 City: ALBANY
 State: NY
 Postal Code: 12202
 Plus4:
 Province/Region:
 Country: USA
 Property Description: Industrial Facility/Plant
 Estimated Fair Market Value: \$8,325,000
 How was the Fair Market Appraisal
 Value Determined?:
 Transaction Type: DISPOSITION LEASE
 If Other, Explain:

 Transaction Date: 01/01/2013
 Purchase Sale Price: \$6,750,000.00
Lease Data (If applicable)
 Market Rate(\$/square foot): .42
 Lease Rate(\$/square foot): .34
 Lease Period (months): 300
Seller/Purchaser/Tenant Data:
 Organization: Ben Weitsman of Albany, LLC
 Last Name:
 First Name:

 Address Line1: 300 Smith Boulevard
 Address Line2:
 City: ALBANY
 State: NY
 Postal Code: 12202
 Plus4:
 Province/Region:
 Country: USA
 Relation With Board
 member/senior authority
 management? No

2. Address Line1: 35 Riverside Avenue
 Address Line2:
 City: RENSSELAER
 State: NY
 Postal Code: 12144
 Plus4:
 Province/Region:
 Country: USA
 Property Description: Industrial Facility/Plant
 Estimated Fair Market Value: \$4,770,000
 How was the Fair Market Appraisal
 Value Determined?:
 Transaction Type: DISPOSITION LEASE
 If Other, Explain:

 Transaction Date: 11/01/2013
 Purchase Sale Price: \$5,289,440.00
Lease Data (If applicable)
 Market Rate(\$/square foot): .34
 Lease Rate(\$/square foot): .38
 Lease Period (months): 240
Seller/Purchaser/Tenant Data:
 Organization: Rensselaer Iron and Steel, Inc.
 Last Name:
 First Name:

 Address Line1: 35 Riverside Avenue
 Address Line2:
 City: RENSSELAER
 State: NY
 Postal Code: 12144
 Plus4:
 Province/Region:
 Country: USA
 Relation With Board
 member/senior authority
 management? No

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.portofalbany.us
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.portofalbany.us
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	

Additional Comments: