Annual Report for Green Island Industrial Development Agency **Run Date: 04/22/2015**

Fiscal Year Ending:12/31/2014 **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.villageofgreenisland.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.villageofgreenisland.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.villageofgreenisland.com
6. Are any Authority staff also employed by another government agency?	Yes	Village of Green Island
7. Does the Authority have Claw Back agreements?	No	N/A
8. Has the Authority posted their mission statement to their website?	Yes	www.villageofgreenisland.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.villageofgreenisland.com

Annual Report for Green Island Industrial Development Agency **Run Date: 04/22/2015**
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Governance Information (Board-Related)

Question	Response	URL
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		www.villageofgreenisland.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.villageofgreenisland.com
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	www.villageofgreenisland.com
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	www.villageofgreenisland.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?	Yes	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(UTEP) according to Section 874(4) of GML?	Yes	

Board of Directors Listing

Name	Koniowka, Theodore	**Name**	Perfetti, Rachel
Chair of the Board	No	**Chair of the Board**	Yes
If yes, Chairman Designated by.		**If yes, Chairman Designated by.**	Elected by Board
Term Start Date	08/20/2014	**Term Start Date**	01/16/2007
Term Expiration Date	Pleasure of Authority	**Term Expiration Date**	Pleasure of Authority
Title		**Title**	
Has the Board member appointed a designee?		**Has the Board member appointed a designee?**	
Designee Name		**Designee Name**	
Ex-officio	No	**Ex-officio**	No
Nominated By	Local	**Nominated By**	Local
Appointed By	Local	**Appointed By**	Local
Confirmed by Senate?		**Confirmed by Senate?**	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	**Has the Board member/designee signed the acknowledgement of fiduciary duty?**	Yes
Complied with training requirement of Section 2824?	Yes	**Complied with training requirement of Section 2824?**	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	**Does the Board member/designee also hold an elected or appointed State gove**	No
Does the Board member/designee also hold an elected or appointed municipal government position?	Yes	**Does the Board member/designee also hold an elected or appointed municipal government position?**	Yes

Board of Directors Listing

Name	Alix, Maggie
Chair of the Board	No
If yes, Chairman Designated by.	
Term Start Date	01/01/2008
Term Expiration Date	Pleasure of Authority
Title	
Has the Board member appointed a designee?	
Designee Name	
Ex-officio	No
Nominated By	Local
Appointed By	Local
Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	Yes

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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
Alix, Maggie	Treasurer	Executive				PT	Yes	1,689.00	1,689	0	0	0	0	1,689	No	
Cocca, Michael	Secretary	Executive				PT	Yes	1,689.00	1,202	0	0	0	0	1,202	No	
Koniowka, Theodore	Secretary	Executive				PT	Yes	1,689.00	487	0	0	0	0	487	No	
Legnard, Joseph	IDA Counsel	Executive				PT	Yes	3,243.00	3,243	0	0	0	0	3,243	No	
McNulty III, John	CFO	Executive				PT	Yes	19,611.00	19,611	0	0	0	0	19,611	No	
Perfetti, Rachel	Chair	Executive				PT	Yes	4,180.00	4,180	0	0	0	0	4,180	No	
Strizzi, Anne	Recording Secretary	Administrative and Clerical				PT	Yes	3,478.00	3,478	0	0	0	0	3,478	No	
Ward, Sean	CEO	Executive				PT	Yes	18,948.00	18,948	0	0	0	0	18,948	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	Transpo-rtation	Housing Allow-ance	Spousal / Dependent Life Insurance	Tuition Assist-ance	Multi-Year Employ-ment	None of These Benefits	Other
Koniowka, Theodore	Board of Directors												X	
Perfetti, Rachel	Board of Directors												X	
Alix, Maggie	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

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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	$240,570
Investments	$0
Receivables, net	$0
Other assets	$0
Total Current Assets	$240,570
Noncurrent Assets	
Restricted cash and investments	$0
Long-term receivables, net	$51,774
Other assets	$0
Capital Assets	
Land and other nondepreciable property	$812,210
Buildings and equipment	$0
Infrastructure	$0
Accumulated depreciation	$0
Net Capital Assets	$812,210
Total Noncurrent Assets	$863,984
Total Assets	**$1,104,554**

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities	
Current Liabilities	
Accounts payable	$0
Pension contribution payable	$0
Other post-employment benefits	$0
Accrued liabilities	$0
Deferred revenues	$0
Bonds and notes payable	$0
Other long-term obligations due within one year	$0
Total Current Liabilities	$0
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	**$0**
Net Asset (Deficit)	
Net Asset	
Invested in capital assets, net of related debt	$812,210
Restricted	$0
Unrestricted	$292,344
Total Net Assets	**$1,104,554**

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Operating Revenues	
Charges for services	$0
Rental & financing income	$0
Other operating revenues	$0
Total Operating Revenue	**$0**
Operating Expenses	
Salaries and wages	$52,839
Other employee benefits	$8,444
Professional services contracts	$13,000
Supplies and materials	$0
Depreciation & amortization	$0
Other operating expenses	$9,681
Total Operating Expenses	$83,964
Operating Income (Loss)	**($83,964)**
Nonoperating Revenues	
Investment earnings	$136
State subsidies/grants	$0
Federal subsidies/grants	$0
Municipal subsidies/grants	$0
Public authority subsidies	$0
Other nonoperating revenues	$0
Total Nonoperating Revenue	**$136**

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	**($83,828)**
Capital Contributions	$0
Change in net assets	($83,828)
Net assets (deficit) beginning of year	$1,188,382
Other net assets changes	$0
Net assets (deficit) at end of year	**$1,104,554**

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

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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	14,043,625.13	0.00	138,179.37	13,905,445.76
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.villageofgreenisland.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.villageofgreenisland.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	

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IDA Projects

1.

General Project Information

Project Code: 0106 06 01A
Project Type: Straight Lease
Project Name: 2006 Green Island Properties LLC Project-80 Cohoes Ave
Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Manufacturing

Total Project Amount: $3,800,000.00
Benefited Project Amount: $3,800,000.00
Bond/Note Amount:
Annual Lease Payment: $1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 10/10/2005
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 01/19/2006
Year Financial Assitance is planned to End: 2009
Notes: Manufacturing

Location of Project

Address Line1: 695 Rotterdam Industrial Park
Address Line2:
City: SCHENECTADY
State: NY
Zip - Plus4: 12306
Province/Region:
Country: USA

Applicant Information

Applicant Name: Green Island Properties LLC
Address Line1: 695 Rotterdam Industrial Park
Address Line2:
City: SCHENECTADY
State: NY
Zip - Plus4: 12306
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: $10,785
Local Property Tax Exemption: $37,896
School Property Tax Exemption: $89,395
Mortgage Recording Tax Exemption: $0
Total Exemptions: $138,076.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$8,911	$8,911
Local PILOT:	$37,896	$37,896
School District PILOT:	$89,395	$89,395
Total PILOTS:	$136,202	$136,202

Net Exemptions: $1,874

Project Employment Information

# of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 30
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: 87
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 87

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

2.

General Project Information

Project Code: 0106 12 01A
Project Type: Straight Lease
Project Name: 85 Cohoes Avenue Project

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

Total Project Amount: $5,346,850.00
Benefited Project Amount: $2,927,500.00
Bond/Note Amount:
Annual Lease Payment: $1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/22/2012
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 11/15/2012
Year Financial Assitance is planned to End: 2015
Notes:

Location of Project

Address Line1: 85 Cohoes Avenue
Address Line2:
City: GREEN ISLAND
State: NY
Zip - Plus4: 12183
Province/Region:
Country: USA

Applicant Information

Applicant Name: Green Island Properties LLC
Address Line1: 695 Rotterdam Industrial Park
Address Line2:
City: SCHENECTADY
State: NY
Zip - Plus4: 12306
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:

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: 40
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

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

3.

General Project Information

Project Code:	0106 01 01A
Project Type:	Bonds/Notes Issuance
Project Name:	Rivers Edge Apartment Project-Center Island
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Other Categories
Total Project Amount:	$15,000,000.00
Benefited Project Amount:	$12,600,900.00
Bond/Note Amount:	$15,000,000.00
Annual Lease Payment:	
Federal Tax Status of Bonds:	Tax Exempt
Not For Profit:	No
Date Project Approved:	07/01/2001
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	11/01/2001
Year Financial Assitance is planned to End:	2016
Notes:	190 Unit Apartment Project

Location of Project

Address Line1:	Center Island North LLC
Address Line2:	621 Columbia Street
City:	COHOES
State:	NY
Zip - Plus4:	12047
Province/Region:	
Country:	USA

Applicant Information

Applicant Name:	Center Island North LLC
Address Line1:	621 Columbia Street
Address Line2:	
City:	COHOES
State:	NY
Zip - Plus4:	12047
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:	$63,141
Local Property Tax Exemption:	$221,862
School Property Tax Exemption:	$338,230
Mortgage Recording Tax Exemption:	$0
Total Exemptions:	$623,233.00
Total Exemptions Net of RPTL Section 485-b:	

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$14,111	$14,111
Local PILOT:	$73,781	$73,781
School District PILOT:	$129,150	$129,150
Total PILOTS:	$217,042	$217,042

Net Exemptions: $406,191

Project Employment Information

# of FTEs before IDA Status:	0	
Original Estimate of Jobs to be created:	4	
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:	5	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	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

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IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
3	$761,309.0	$353,244.0	$408,065	122

Additional Comments: