

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	
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	No	
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	mechanicville-stillwater-ida.org
6. Are any Authority staff also employed by another government agency?	No	
7. Does the Authority have Claw Back agreements?	No	N/A
8. Has the Authority posted their mission statement to their website?	Yes	mechanicville-stillwater-ida.org
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?		mechanicville-stillwater-ida.org

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):		mechanicville-stillwater-ida.org
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		mechanicville-stllwater-ida.org
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	Kmechanicville-stillwater-ida.org
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	mechanicville-stillwater-ida.org
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	No	N/A
Time and Attendance	No	N/A
Whistleblower Protection	No	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?	No	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?	No	N/A
14.Was a performance evaluation of the board completed?	No	N/A
15.Was compensation paid by the Authority made in accordance with employee or union contracts?	No	N/A
16.Has the board adopted a conditional/additional compensation policy governing all employees?	No	
17.Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	

<u>Board of Directors Listing</u>			
Name	Herrick, Sally	Name	Sylvester, Janice
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	01/01/2013	Term Start Date	11/01/2013
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?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

<u>Board of Directors Listing</u>			
Name	Rinaldi, Larry	Name	Morris, Maria
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	01/01/2008	Term Start Date	01/01/2013
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?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

<u>Board of Directors Listing</u>			
Name	Salmon, James	Name	Carabis, Sam
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	01/01/2008	Term Start Date	01/01/2008
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?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	Yes

<u>Board of Directors Listing</u>	
Name	ZeccaCorsale, Barbara
Chair of the Board	Yes
If yes, Chairman Designated by.	Elected by Board
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?	No

Annual Report for Mechanicville-Stillwater Industrial Development Agency
 Fiscal Year Ending:12/31/2014

Run Date: 08/21/2015
 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 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
Divirgili o, Judith	Administra tive	Administrative and Clerical				PT	Yes	0.00	0	0	0	0	400	400	No	
Divirgili o, Judith	Clerical	Administrative and Clerical				PT	Yes	0.00	0	0	0	0	400	400	No	
Galka, Edmund D	Accountant	Professional				PT	Yes	0.00	0	0	0	0	1,650	1,650	No	
Ronda, Scott	CFO	Executive				PT	Yes	0.00	0	0	0	0	0	0	No	
Ronda, Scott	CFO	Executive				PT	Yes	0.00	0	0	0	0	0	0	No	
Ronda, Scott	CFO	Executive				PT	Yes	0.00	0	0	0	0	0	0	No	
Ronda, Scott	CFO	Executive				PT	No	0.00	0	0	0	0	0	0	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
ZeccaCorsale, Barbara	Board of Directors												X	
Carabis, Sam	Board of Directors												X	
Rinaldi, Larry	Board of Directors												X	
Morris, Maria	Board of Directors												X	
Herrick, Sally	Board of Directors												X	
Salmon, James	Board of Directors												X	
Sylvester, Janice	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
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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
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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>	
Current Assets	
Cash and cash equivalents	\$16,232
Investments	\$0
Receivables, net	\$0
Other assets	\$0
Total Current Assets	\$16,232
Noncurrent Assets	
Restricted cash and investments	\$0
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	\$0
Total Assets	\$16,232

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	\$0
Restricted	\$0
Unrestricted	\$16,232
Total Net Assets	\$16,232

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

Charges for services	\$0
Rental & financing income	\$0
Other operating revenues	\$0
Total Operating Revenue	\$0

Operating Expenses

Salaries and wages	\$0
Other employee benefits	\$0
Professional services contracts	\$5,550
Supplies and materials	\$0
Depreciation & amortization	\$0
Other operating expenses	\$1,564
Total Operating Expenses	\$7,114

Operating Income (Loss) **(\$7,114)**

Nonoperating Revenues

Investment earnings	\$0
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$0
Total Nonoperating Revenue	\$0

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	\$0
Total Nonoperating Expenses	\$0
Income (Loss) Before Contributions	(\$7,114)
Capital Contributions	\$0
Change in net assets	(\$7,114)
Net assets (deficit) beginning of year	\$23,340
Other net assets changes	\$6
Net assets (deficit) at end of year	\$16,232

Current Debt

Question	Response
1. Did the Authority have any outstanding debt, including conduit debt, at any point during the reporting period?	No
2. If yes, has the Authority issued any debt during the reporting period?	

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					
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?	No	
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?	No	
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?	No	

General Project Information

Project Code: 4103-09-01

Project Type: Straight Lease

Project Name: CMD REALTY, LLC

Project part of another phase or multi phase: Yes

Original Project Code: 4103-08-01

Project Purpose Category: Wholesale Trade

Total Project Amount: \$4,000,000.00

Benefited Project Amount: \$3,700,000.00

Bond/Note Amount:

Annual Lease Payment: \$0

Federal Tax Status of Bonds:

Not For Profit: No

Date Project Approved: 02/15/2009

IDA Took Title Yes

to Property:

Date IDA Took Title 08/11/2009

or Leasehold Interest:

Year Financial Assitance is 2024

planned to End:

Notes: PILOT is dated May 28, 2013 and the effect of the PILOT begins in 2014.

Jobs The initial Decrescente application in 1989 reported 104 FTE'S b

Location of Project

Address Line1: 211 N MAIN STREET

Address Line2:

City: MECHANICVILLE

State: NY

Zip - Plus4: 12118

Province/Region:

Country: USA

Applicant Information

Applicant Name: CMD REALTY, LLC

Address Line1: 211 N MAIN STREET

Address Line2:

City: MECHANICVILLE

State: NY

Zip - Plus4: 12118

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: 298

Original Estimate of Jobs to be created: 15

Average estimated annual salary of jobs to be created.(at Current market rates): 43,300

Annualized salary Range of Jobs to be Created: 43,300 To: 43,300

Original Estimate of Jobs to be Retained: 298

Estimated average annual salary of jobs to be retained.(at Current Market rates): 48,100

Current # of FTEs: 337

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 39

Project Status

Current Year Is Last Year for reporting: No

There is no debt outstanding for this project: Yes

IDA does not hold title to the property: No

The project receives no tax exemptions: No

1.

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2.

-Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	\$0
Local Sales Tax Exemption:	\$0
County Real Property Tax Exemption:	\$1,269
Local Property Tax Exemption:	\$1,417
School Property Tax Exemption:	\$3,117
Mortgage Recording Tax Exemption:	\$0
Total Exemptions:	\$5,803.00
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:	\$5,803
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-Project Employment Information

# of FTEs before IDA Status:	285	
Original Estimate of Jobs to be created:	19	
Average estimated annual salary of jobs to be created.(at Current market rates):	40,500	
Annualized salary Range of Jobs to be Created:	40,500	To: 40,500
Original Estimate of Jobs to be Retained:	285	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	45,000	
Current # of FTEs:	298	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	13	

Project Status

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

3.

-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
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Project Employment Information

# of FTEs before IDA Status:	337	
Original Estimate of Jobs to be created:	36	
Average estimated annual salary of jobs to be created.(at Current market rates):	42,000	
Annualized salary Range of Jobs to be Created:	42,000	To: 42,000
Original Estimate of Jobs to be Retained:	337	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	51,000	
Current # of FTEs:	365	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	28	

Project Status

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

IDA Projects

General Project Information

Project Code: 4103 99 01C

Project Type: Bonds/Notes Issuance

Project Name: DeCrescente Distributing

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Wholesale Trade

Total Project Amount: \$6,650,000.00

Benefited Project Amount: \$0.00

Bond/Note Amount: \$6,650,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Taxable

Not For Profit: No

Date Project Approved: 03/29/1989

IDA Took Title Yes

to Property:

Date IDA Took Title 03/29/1989

or Leasehold Interest:

Year Financial Assitance is 2009

planned to End:

Notes: The 1999 project reports the combination of 1989, 1995 and 1999 projects on the same property tax parcel. PILOTS are continued on the ass

Location of Project

Address Line1: North Main Street

Address Line2:

City: MECHANICVILLE

State: NY

Zip - Plus4: 12118

Province/Region:

Country: USA

Applicant Information

Applicant Name: DeCrescente Distributing

Address Line1: North Main Street

Address Line2:

City: MECHANICVILLE

State: NY

Zip - Plus4: 12118

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: \$26,331

Local Property Tax Exemption: \$29,395

School Property Tax Exemption: \$174,171

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$229,897.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$18,976	\$18,976
Local PILOT:	\$21,185	\$21,185
School District PILOT:	\$122,836	\$122,836
Total PILOTS:	\$162,997	\$162,997

Net Exemptions: \$66,900

Project Employment Information

of FTEs before IDA Status: 104

Original Estimate of Jobs to be created: 91

Average estimated annual salary of jobs to be created.(at Current market rates): 0

Annualized salary Range of Jobs to be Created: 10,000 To: 25,000

Original Estimate of Jobs to be Retained: 104

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 285

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 181

Project Status

Current Year Is Last Year for reporting: No

There is no debt outstanding for this project: Yes

IDA does not hold title to the property: No

The project receives no tax exemptions: No

4.

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IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
4	\$235,700.0	\$162,997.0	\$72,703	261

Additional Comments: