

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.cohoesida.org
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	www.cohoesida.org
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.cohoesida.org
6. Are any Authority staff also employed by another government agency?	Yes	City of Cohoes
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	www.cohoesida.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?		www.cohoesida.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):		www.cohoesida.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		www.cohoesida.org
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	www.cohoesida.org
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	www.cohoesida.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	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	Mayo, Katie	Name	Hotaling, Adam
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	01/01/2007	Term Start Date	01/01/2005
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

Board of Directors Listing

Name	Schifley, Stephen	Name	Frangie, Peter
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	10/01/2014	Term Start Date	10/01/2014
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

Board of Directors Listing

Name	Mitola, David
Chair of the Board	No
If yes, Chairman Designated by.	
Term Start Date	08/01/2015
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

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
Durocher, Mike	CFO	Executive				PT	Yes	0.00	0	0	0	0	0	0	Yes	Yes
Tremblay, Ed	CEO	Executive				PT	Yes	0.00	0	0	0	0	0	0	Yes	Yes

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
Frangie, Peter	Board of Directors												X	
Schifley, Stephen	Board of Directors												X	
Mitola, David	Board of Directors												X	
Hotaling, Adam	Board of Directors												X	
Mayo, Katie	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 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	\$344,677
Investments	\$0
Receivables, net	\$0
Other assets	\$0
Total Current Assets	\$344,677
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	\$344,677

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	\$344,677
Total Net Assets	\$344,677

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Operating Revenues

Charges for services	\$750
Rental & financing income	\$0
Other operating revenues	\$0
Total Operating Revenue	\$750

Operating Expenses

Salaries and wages	\$0
Other employee benefits	\$0
Professional services contracts	\$26,723
Supplies and materials	\$1,959
Depreciation & amortization	\$0
Other operating expenses	\$0
Total Operating Expenses	\$28,682

Operating Income (Loss) **(\$27,932)**

Nonoperating Revenues

Investment earnings	\$77
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$0
Total Nonoperating Revenue	\$77

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

Interest and other financing charges	\$0
Subsidies to other public authorities	\$65,000
Grants and donations	\$0
Other nonoperating expenses	\$0
Total Nonoperating Expenses	\$65,000
Income (Loss) Before Contributions	(\$92,855)
Capital Contributions	\$0
Change in net assets	(\$92,855)
Net assets (deficit) beginning of year	\$437,532
Other net assets changes	\$0
Net assets (deficit) at end of year	\$344,677

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	4,535,000.00	0.00	155,000.00	4,380,000.00
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.cohoesida.org
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.cohoesida.org
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: 01040301A
Project Type: Bonds/Notes Issuance
Project Name: American Housing Foundation

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

Total Project Amount: \$5,560,000.00
Benefited Project Amount: \$5,560,000.00
Bond/Note Amount: \$3,017,803.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 01/07/2004
IDA Took Title Yes
to Property:
Date IDA Took Title 01/14/2004
or Leasehold Interest:
Year Financial Assitance is 2024
planned to End:
Notes: Low Income Senior Housing

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

Location of Project

Address Line1: 427 Columbia Street
Address Line2:
City: COHOES
State: NY
Zip - Plus4: 12047
Province/Region:
Country: USA

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: 19,000 To: 31,500
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

Applicant Information

Applicant Name: American Housing Foundation
Address Line1: 317 Brick Church Rd.
Address Line2:
City: TROY
State: NY
Zip - Plus4: 12180
Province/Region:
Country: USA

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: Yes
The project receives no tax exemptions: Yes

IDA Projects

2.

General Project Information

Project Code: 01-02
Project Type: Straight Lease
Project Name: Erie Blvd Power

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Transportation, Communication, Electric,

Total Project Amount: \$0.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 04/16/2001
IDA Took Title Yes
to Property:
Date IDA Took Title 04/16/2001
or Leasehold Interest:
Year Financial Assitance is 2021
planned to End:
Notes: Tax Settlement

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$215,302.97
Local Property Tax Exemption: \$525,174.23
School Property Tax Exemption: \$1,063,172.13
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$1,803,649.33
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$78,454.71	\$78,454.71
Local PILOT:	\$459,167.86	\$459,167.86
School District PILOT:	\$761,296.43	\$761,296.43
Total PILOTS:	\$1,298,919	\$1,298,919

Net Exemptions: \$504,730.33

Location of Project

Address Line1: School Street
Address Line2:
City: COHOES
State: NY
Zip - Plus4: 12047
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 15
Original Estimate of Jobs to be created: 1
Average estimated annual salary of jobs to be created.(at Current market rates): 42,000
Annualized salary Range of Jobs to be Created: 41,500 To: 50,000
Original Estimate of Jobs to be Retained: 15
Estimated average annual salary of jobs to be retained.(at Current Market rates): 42,000
Current # of FTEs: 11
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (4)

Applicant Information

Applicant Name: Erie Blvd Hydropower, LP
Address Line1: 225 Greenfield Parkway
Address Line2: Suite 221
City: LIVERPOOL
State: NY
Zip - Plus4: 13088
Province/Region:
Country: USA

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: 01040902A
Project Type: Straight Lease
Project Name: Harmony Mills Fallsview

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

Total Project Amount: \$21,800,000.00
Benefited Project Amount: \$19,500,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 12/28/2009
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2028
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$39,116.51
Local Property Tax Exemption: \$95,407.46
School Property Tax Exemption: \$193,144.57
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$327,668.54
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$596.5	\$596.5
Local PILOT:	\$1,458.5	\$1,458.5
School District PILOT:	\$2,945	\$2,945
Total PILOTS:	\$5,000	\$5,000

Net Exemptions: \$322,668.54

Location of Project

Address Line1: 100 North Mohawk Street
Address Line2:
City: COHOES
State: NY
Zip - Plus4: 12047
Province/Region:
Country: USA

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: 6
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 6

Applicant Information

Applicant Name: "Harmony Mills Fallsfiew, LLC"
Address Line1: 90 State Street
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12207
Province/Region:
Country: USA

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: 01040503A
Project Type: Straight Lease
Project Name: Harmony Mills Riverview

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: \$12,125,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 02/14/2005
IDA Took Title Yes
to Property:
Date IDA Took Title 02/14/2005
or Leasehold Interest:
Year Financial Assitance is 2024
planned to End:
Notes: Historic Building Renovation

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$36,464.61
Local Property Tax Exemption: \$88,939.31
School Property Tax Exemption: \$180,050.33
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$305,454.25
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$26,842.5	\$26,842.5
Local PILOT:	\$65,632.5	\$65,632.5
School District PILOT:	\$132,525	\$132,525
Total PILOTS:	\$225,000	\$225,000

Net Exemptions: \$80,454.25

Location of Project

Address Line1: 100 No Mohawk Street
Address Line2:
City: COHOES
State: NY
Zip - Plus4: 12047
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 5
Average estimated annual salary of jobs to be created.(at Current market rates): 25,000
Annualized salary Range of Jobs to be Created: 18,000 To: 28,000
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: 3
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 3

Applicant Information

Applicant Name: Harmony Mills Riverview, LLC
Address Line1: 100 North Mohawk St
Address Line2:
City: COHOES
State: NY
Zip - Plus4: 12047
Province/Region:
Country: USA

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: 01041201A
Project Type: Straight Lease
Project Name: Harmony Mills West

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

Total Project Amount: \$22,000,000.00
Benefited Project Amount: \$1,100,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 11/01/2012
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assistance is 2032
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$27,132.38
Local Property Tax Exemption: \$66,177.46
School Property Tax Exemption: \$133,970.85
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$227,280.69
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,785	\$1,785
Local PILOT:	\$4,380	\$4,380
School District PILOT:	\$8,835	\$8,835
Total PILOTS:	\$15,000	\$15,000

Net Exemptions: \$212,280.69

Location of Project

Address Line1: 50/100 North Mohawk
Address Line2:
City: COHOES
State: NY
Zip - Plus4: 12047
Province/Region:
Country: USA

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: 1
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 1

Applicant Information

Applicant Name: Harmony Mills West LLC
Address Line1: 100 North Mohawk Street
Address Line2:
City: COHOES
State: NY
Zip - Plus4: 12047
Province/Region:
Country: USA

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: 2008-10
Project Type: Bonds/Notes Issuance
Project Name: The Eddy Village Green

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

Total Project Amount: \$40,000,000.00
Benefited Project Amount: \$30,750,000.00
Bond/Note Amount: \$30,750,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 11/21/2008
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2009
planned to End:
Notes: Variable rate urban cultural park revenue bonds

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

Location of Project

Address Line1: 421 Columbia Street
Address Line2:
City: COHOES
State: NY
Zip - Plus4: 12047
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 316
Original Estimate of Jobs to be created: 20
Average estimated annual salary of jobs to be created.(at Current market rates): 27,000
Annualized salary Range of Jobs to be Created: 21,000 To: 45,000
Original Estimate of Jobs to be Retained: 316
Estimated average annual salary of jobs to be retained.(at Current Market rates): 30,000
Current # of FTEs: 316
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: The Eddy Village Green
Address Line1: 421 Columbia Street
Address Line2:
City: COHOES
State: NY
Zip - Plus4: 12047
Province/Region:
Country: USA

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

7.

General Project Information

Project Code: 2014-2
Project Type: Tax Exemptions
Project Name: The Residents at Lexington Hills

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

Total Project Amount: \$76,503,935.00
Benefited Project Amount: \$25,501,311.00
Bond/Note Amount:
Annual Lease Payment:
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 08/20/2014
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2019
planned to End:
Notes: Construction will take place in three phases.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$419,922.59
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption:
Local Property Tax Exemption:
School Property Tax Exemption:
Mortgage Recording Tax Exemption:
Total Exemptions: \$419,922.59
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: \$419,922.59

Location of Project

Address Line1: St. Agnes Highway
Address Line2:
City: COHOES
State: NY
Zip - Plus4: 12047
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 7
Average estimated annual salary of jobs to be created.(at Current market rates): 30,000
Annualized salary Range of Jobs to be Created: 20,000 To: 40,000
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: 1
of FTE Construction Jobs during fiscal year: 87
Net Employment Change: 1

Applicant Information

Applicant Name: CDP Lexington Hills, LLC
Address Line1: 8 Paddocks Circle
Address Line2:
City: SARATOGA SPRINGS
State: NY
Zip - Plus4: 12866
Province/Region:
Country: USA

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: Yes
The project receives no tax exemptions: No

IDA Projects

8.

General Project Information

Project Code: 2014-1
Project Type: Tax Exemptions
Project Name: Warehouse 71

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

Total Project Amount: \$1,750,000.00
Benefited Project Amount: \$1,750,000.00
Bond/Note Amount:
Annual Lease Payment:
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 06/05/2014
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assistance is 2015
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$72,200
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption:
Local Property Tax Exemption:
School Property Tax Exemption:
Mortgage Recording Tax Exemption: \$26,875
Total Exemptions: \$99,075.00
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: \$99,075

Location of Project

Address Line1: 71 Canvass Street
Address Line2:
City: COHOES
State: NY
Zip - Plus4: 12047
Province/Region:
Country: USA

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: 1
of FTE Construction Jobs during fiscal year: 50
Net Employment Change: 1

Applicant Information

Applicant Name: Canvass Street Partners, LLC
Address Line1: 71 Canvass Street
Address Line2:
City: COHOES
State: NY
Zip - Plus4: 12047
Province/Region:
Country: USA

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: Yes
The project receives no tax exemptions: No

IDA Projects

9.

General Project Information

Project Code: 01040601A
Project Type: Straight Lease
Project Name: Waterside Senior Living

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

Total Project Amount: \$10,000,000.00
Benefited Project Amount: \$524,000.00

Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: Yes
Date Project Approved: 06/05/2006
IDA Took Title Yes
to Property:
Date IDA Took Title 06/05/2006
or Leasehold Interest:
Year Financial Assistance is 2016
planned to End:
Notes: Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$25,125.6
Local Property Tax Exemption: \$61,282.8
School Property Tax Exemption: \$124,062
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$210,470.40
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$21,356.76	\$21,356.76
Local PILOT:	\$52,090.38	\$52,090.38
School District PILOT:	\$105,452.7	\$105,452.7
Total PILOTS:	\$178,899.84	\$178,899.84

Net Exemptions: \$31,570.56

Location of Project

Address Line1: Dyke Avenue
Address Line2:
City: COHOES
State: NY
Zip - Plus4: 12047
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 3
Average estimated annual salary of jobs to be created.(at Current market rates): 26,000
Annualized salary Range of Jobs to be Created: 22,000 To: 28,500
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

Applicant Information

Applicant Name: Finning Properties
Address Line1: 98 Hudson Avenue
Address Line2:
City: GREEN ISLAND
State: NY
Zip - Plus4: 12183
Province/Region:
Country: USA

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

10.

General Project Information

Project Code: 01041301A
Project Type: Straight Lease
Project Name: Watersview Condominium Two, LLC

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

Total Project Amount: \$0.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 03/01/2013
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assistance is 2023
planned to End:
Notes:

Location of Project

Address Line1: Watersview
Address Line2:
City: COHOES
State: NY
Zip - Plus4: 12047
Province/Region:
Country: USA

Applicant Information

Applicant Name: Waters View Condominium Two, 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: \$74,799.2
Local Property Tax Exemption: \$184,439.6
School Property Tax Exemption: \$369,334
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$628,572.80
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$41,139.56	\$41,139.56
Local PILOT:	\$100,341.78	\$100,341.78
School District PILOT:	\$203,133.7	\$203,133.7
Total PILOTS:	\$344,615.04	\$344,615.04

Net Exemptions: \$283,957.76

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 5
Average estimated annual salary of jobs to be created.(at Current market rates): 25,000
Annualized salary Range of Jobs to be Created: 20,000 To: 50,000
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 Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
10	\$4,022,093.60	\$2,067,433.88	\$1,954,659.72	14

Additional Comments: