

Annual Report for Clifton Park Industrial Development Agency  
Fiscal Year Ending:12/31/2017

Run Date: 04/17/2018  
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	<a href="http://cliftonpark.org/committees-commissions/industrial-development-agency.html">http://cliftonpark.org/committees-commissions/industrial-development-agency.html</a>
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	<a href="http://cliftonpark.org/committees-commissions/industrial-development-agency.html">http://cliftonpark.org/committees-commissions/industrial-development-agency.html</a>
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	<a href="http://cliftonpark.org/committees-commissions/industrial-development-agency.html">http://cliftonpark.org/committees-commissions/industrial-development-agency.html</a>
6. Are any Authority staff also employed by another government agency?	No	
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	<a href="http://cliftonpark.org/committees-commissions/industrial-development-agency.html">http://cliftonpark.org/committees-commissions/industrial-development-agency.html</a>
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?		<a href="http://cliftonpark.org/committees-commissions/industrial-development-agency.html">http://cliftonpark.org/committees-commissions/industrial-development-agency.html</a>

**Governance Information (Board-Related)**

Question	Response	URL
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		<a href="http://cliftonpark.org/committees-commissions/industrial-development-agency.html">http://cliftonpark.org/committees-commissions/industrial-development-agency.html</a>
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		<a href="http://cliftonpark.org/committees-commissions/industrial-development-agency.html">http://cliftonpark.org/committees-commissions/industrial-development-agency.html</a>
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	<a href="http://cliftonpark.org/committees-commissions/industrial-development-agency.html">http://cliftonpark.org/committees-commissions/industrial-development-agency.html</a>
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	<a href="http://cliftonpark.org/committees-commissions/industrial-development-agency.html">http://cliftonpark.org/committees-commissions/industrial-development-agency.html</a>
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10.Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11.Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	No	N/A
Time and Attendance	No	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?	No	
17.Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section	Yes	

	Response	URL
874(4) of GML?		

<u>Board of Directors Listing</u>			
Name	Mazzone, Matthew	Name	Brown, Derek
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	01/01/2011	Term Start Date	01/01/2018
Term Expiration Date	12/31/2019	Term Expiration Date	12/31/2021
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	
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	Schopf, Jonathan	Name	Hess, Todd
Chair of the Board	Yes	Chair of the Board	No
If yes, Chairman Designated by.	Local	If yes, Chairman Designated by.	
Term Start Date	01/01/2016	Term Start Date	01/04/2016
Term Expiration Date	12/31/2020	Term Expiration Date	12/31/2018
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio		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	Dower, Rebecca	Name	O'Leary, Joshua
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	01/01/2011	Term Start Date	01/04/2016
Term Expiration Date	12/31/2019	Term Expiration Date	12/31/2019
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	Wetmore, Kathleen	Name	Fariello, Dan
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	01/01/2010	Term Start Date	01/04/2016
Term Expiration Date	Ex-Officio	Term Expiration Date	12/31/2019
Title	Member	Title	
Has the Board member appointed a designee?	No	Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	Yes	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

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
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This authority has indicated that it has no staff during the reporting period.



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**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
Wetmore, Kathleen	Board of Directors												X	
Fariello, Dan	Board of Directors												X	
Schopf, Jonathan	Board of Directors												X	
Hess, Todd	Board of Directors												X	
Mazzone, Matthew	Board of Directors												X	
Dower, Rebecca	Board of Directors												X	
O'Leary, Joshua	Board of Directors												X	
Brown, Derek	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	\$295,079
Investments	\$0
Receivables, net	\$0
Other assets	\$2,141
Total Current Assets	\$297,220
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	\$297,220

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
<b>Total Current Liabilities</b>	<b>\$0</b>

## Noncurrent Liabilities

Pension contribution payable	\$0
Other post-employment benefits	\$0
Bonds and notes payable	\$0
Long Term Leases	\$0
Other long-term obligations	\$0
<b>Total Noncurrent Liabilities</b>	<b>\$0</b>

**Total Liabilities** **\$0**

Net Asset (Deficit)

## Net Asset

Invested in capital assets, net of related debt	\$0
Restricted	\$0
Unrestricted	\$297,220
<b>Total Net Assets</b>	<b>\$297,220</b>

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

Charges for services	\$39,187
Rental & financing income	\$0
Other operating revenues	\$0
<b>Total Operating Revenue</b>	<b>\$39,187</b>

Operating Expenses

Salaries and wages	\$0
Other employee benefits	\$0
Professional services contracts	\$15,875
Supplies and materials	\$0
Depreciation & amortization	\$0
Other operating expenses	\$6,500
<b>Total Operating Expenses</b>	<b>\$22,375</b>

Operating Income (Loss) **\$16,812**

Nonoperating Revenues

Investment earnings	\$0
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$92
<b>Total Nonoperating Revenue</b>	<b>\$92</b>

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
<b>Total Nonoperating Expenses</b>	<b>\$0</b>
Income (Loss) Before Contributions	<b>\$16,904</b>
Capital Contributions	\$0
Change in net assets	\$16,904
Net assets (deficit) beginning of year	\$280,316
Other net assets changes	\$0
Net assets (deficit) at end of year	<b>\$297,220</b>

**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 (\$)
<b>State Obligation</b> State Guaranteed  State Supported  State Contingent Obligation  State Moral Obligation  <b>Authority Debt - General Obligation</b> Authority Debt - General Obligation  <b>Authority Debt - Other</b> Authority Debt - Other  <b>Authority Debt - Revenue</b> Authority Debt - Revenue  <b>Conduit</b>  Conduit Debt  Conduit Debt - Pilot Increment Financing  <b>Other State-Funded</b> Other State-Funded					



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: 41011501

Project Type: Straight Lease

Project Name: 14 Fairchild Sq

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Other Categories

Total Project Amount: \$2,275,000.00

Benefited Project Amount: \$153,915.00

Bond/Note Amount:

Annual Lease Payment: \$1

Federal Tax Status of Bonds:

Not For Profit: No

Date Project Approved: 12/07/2015

IDA Took Title Yes

to Property:

Date IDA Took Title 06/24/2016

or Leasehold Interest:

Year Financial Assitance is 2027

planned to End:

Notes:

Location of Project

Address Line1: 14 Fairchild Square

Address Line2:

City: CLIFTON PARK

State: NY

Zip - Plus4: 12065

Province/Region:

Country: USA

Applicant Information

Applicant Name: 14 Fairchild Square, LLC

Address Line1: 5 Longkill Rd

Address Line2:

City: BALLSTON LAKE

State: NY

Zip - Plus4: 12019

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$16,091.77

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: \$16,091.77

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: \$16,091.77

Project Employment Information

# of FTEs before IDA Status: 0

Original Estimate of Jobs to be created: 15

Average estimated annual salary of jobs to be created.(at Current market rates): 60,000

Annualized salary Range of Jobs to be Created: 40,000 To: 85,000

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: 0

# of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

1.

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IDA Projects

General Project Information

Project Code: 41011303

Project Type: Straight Lease

Project Name: 5 Fairchild Drive

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Other Categories

Total Project Amount: \$3,225,000.00

Benefited Project Amount: \$3,225,000.00

Bond/Note Amount:

Annual Lease Payment: \$0

Federal Tax Status of Bonds: Not For Profit:

Date Project Approved: 10/07/2013

IDA Took Title Yes

to Property:

Date IDA Took Title 10/18/2013

or Leasehold Interest:

Year Financial Assitance is 2019

planned to End:

Notes:

Location of Project

Address Line1: 5 Fairchild Drive

Address Line2:

City: CLIFTON PARK

State: NY

Zip - Plus4: 12065

Province/Region:

Country: USA

Applicant Information

Applicant Name: 5 Fairchild Drive, Inc.

Address Line1: 5 Longkill Rd

Address Line2:

City: BALLSTON LAKE

State: NY

Zip - Plus4: 12019

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: \$5,269.88

Local Property Tax Exemption: \$354.73

School Property Tax Exemption: \$38,101.36

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$43,725.97

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$498.9	\$498.9
Local PILOT:	\$33.58	\$33.58
School District PILOT:	\$3,607.09	\$3,607.09
Total PILOTS:	\$4,139.57	\$4,139.57

Net Exemptions: \$39,586.4

Project Employment Information

# of FTEs before IDA Status: 0

Original Estimate of Jobs to be created: 24

Average estimated annual salary of jobs to be created.(at Current market rates): 45,000

Annualized salary Range of Jobs to be Created: 25,000 To: 80,000

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 45,000

Current # of FTEs: 110

# of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 110

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

2.

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IDA Projects

General Project Information

Project Code: 41011302

Project Type: Straight Lease

Project Name: Dwas Kill Fens, LLC

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Services

Total Project Amount: \$4,113,493.00

Benefited Project Amount: \$3,998,493.00

Bond/Note Amount:

Annual Lease Payment: \$0

Federal Tax Status of Bonds:

Not For Profit: No

Date Project Approved: 12/03/2012

IDA Took Title Yes

to Property:

Date IDA Took Title 06/22/2013

or Leasehold Interest:

Year Financial Assitance is 2019

planned to End:

Notes:

Location of Project

Address Line1: 715 Pierce Road

Address Line2:

City: CLIFTON PARK

State: NY

Zip - Plus4: 12065

Province/Region:

Country: USA

Applicant Information

Applicant Name: Dwas Kill Fens, LLC

Address Line1: 19 Saratoga Farm Road

Address Line2:

City: MALTA

State: NY

Zip - Plus4: 12020

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: \$6,193.93

Local Property Tax Exemption: \$416.93

School Property Tax Exemption: \$44,782.24

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$51,393.10

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$862.34	\$862.34
Local PILOT:	\$58.05	\$58.05
School District PILOT:	\$6,234.77	\$6,234.77
Total PILOTS:	\$7,155.16	\$7,155.16

Net Exemptions: \$44,237.94

Project Employment Information

# of FTEs before IDA Status: 39.25

Original Estimate of Jobs to be created: 28.25

Average estimated annual salary of jobs to be created.(at Current market rates): 52,467

Annualized salary Range of Jobs to be Created: 26,000 To: 65,000

Original Estimate of Jobs to be Retained: 39.25

Estimated average annual salary of jobs to be retained.(at Current Market rates): 72,960

Current # of FTEs: 72

# of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 32.75

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

3.

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General Project Information

Project Code: 41011101

Project Type: Straight Lease

Project Name: Ellis Urgent Care

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Other Categories

Total Project Amount: \$11,274,825.00

Benefited Project Amount: \$11,274,825.00

Bond/Note Amount:

Annual Lease Payment: \$0

Federal Tax Status of Bonds:

Not For Profit: Yes

Date Project Approved: 06/27/2011

IDA Took Title No

to Property:

Date IDA Took Title

or Leasehold Interest:

Year Financial Assitance is 2036

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: \$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

Location of Project

Address Line1: 103 Sitterly Road

Address Line2:

City: CLIFTON PARK

State: NY

Zip - Plus4: 12065

Province/Region:

Country: USA

Applicant Information

Applicant Name: Sitterly Development Associates, L

Address Line1: 695 Rotterdam Industrial Park

Address Line2:

City: SCHENECTADY

State: NY

Zip - Plus4: 12306

Province/Region:

Country: USA

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): 60,000

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): 60,000

Current # of FTEs: 110.5

# of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 110.5

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

4.

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General Project Information

Project Code: 41011701

Project Type: Straight Lease

Project Name: Firehouse Rd Assoc (Abele)

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Other Categories

Total Project Amount: \$8,898,509.00

Benefited Project Amount: \$82,239.00

Bond/Note Amount:

Annual Lease Payment: \$1

Federal Tax Status of Bonds:

Not For Profit: No

Date Project Approved: 05/10/2017

IDA Took Title Yes

to Property:

Date IDA Took Title 10/05/2017

or Leasehold Interest:

Year Financial Assitance is 2029

planned to End:

Notes:

Location of Project

Address Line1: 1712 Route 9

Address Line2:

City: CLIFTON PARK

State: NY

Zip - Plus4: 12065

Province/Region:

Country: USA

Applicant Information

Applicant Name: Abele Northside, LLC

Address Line1: 14 Corporate Drive

Address Line2:

City: CLIFTON PARK

State: NY

Zip - Plus4: 12065

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$162,744

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: \$52,200

Total Exemptions: \$214,944.00

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: \$214,944

Project Employment Information

# of FTEs before IDA Status: 88

Original Estimate of Jobs to be created: 30

Average estimated annual salary of jobs to be created.(at Current market rates): 80,000

Annualized salary Range of Jobs to be Created: 54,600 To: 179,300

Original Estimate of Jobs to be Retained: 88

Estimated average annual salary of jobs to be retained.(at Current Market rates): 80,000

Current # of FTEs: 88

# of FTE Construction Jobs during fiscal year: 25

Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

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General Project Information

Project Code: 41011401

Project Type: Straight Lease

Project Name: Mazzone Admin

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Services

Total Project Amount: \$2,410,000.00

Benefited Project Amount: \$1,900,000.00

Bond/Note Amount:

Annual Lease Payment: \$0

Federal Tax Status of Bonds:

Not For Profit: No

Date Project Approved: 11/18/2013

IDA Took Title Yes

to Property:

Date IDA Took Title 01/28/2014

or Leasehold Interest:

Year Financial Assitance is 2019

planned to End:

Notes:

Location of Project

Address Line1: 743 Pierce Road

Address Line2:

City: CLIFTON PARK

State: NY

Zip - Plus4: 12065

Province/Region:

Country: USA

Applicant Information

Applicant Name: Mazzone Administrative Group, Inc.

Address Line1: 1 Glen Avenue

Address Line2:

City: SCOTIA

State: NY

Zip - Plus4: 12302

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: \$5,123.47

Local Property Tax Exemption: \$344.87

School Property Tax Exemption: \$37,042.82

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$42,511.16

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,248.99	\$2,248.99
Local PILOT:	\$151.38	\$151.38
School District PILOT:	\$16,260.26	\$16,260.26
Total PILOTS:	\$18,660.63	\$18,660.63

Net Exemptions: \$23,850.53

Project Employment Information

# of FTEs before IDA Status: 32

Original Estimate of Jobs to be created: 42

Average estimated annual salary of jobs to be created.(at Current market rates): 45,000

Annualized salary Range of Jobs to be Created: 45,000 To: 45,000

Original Estimate of Jobs to be Retained: 32

Estimated average annual salary of jobs to be retained.(at Current Market rates): 50,000

Current # of FTEs: 47

# of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 15

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

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IDA Projects

General Project Information

Project Code: 41010801

Project Type: Straight Lease

Project Name: Steam Plant Systems Expansion

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Manufacturing

Total Project Amount: \$1,005,800.00

Benefited Project Amount: \$793,880.00

Bond/Note Amount:

Annual Lease Payment: \$0

Federal Tax Status of Bonds:

Not For Profit: No

Date Project Approved: 01/07/2008

IDA Took Title Yes

to Property:

Date IDA Took Title 01/07/2008

or Leasehold Interest:

Year Financial Assitance is 2018

planned to End:

Notes: 9

Location of Project

Address Line1: 900 Commerce Drive

Address Line2:

City: CLIFTON PARK

State: NY

Zip - Plus4: 12065

Province/Region:

Country: USA

Applicant Information

Applicant Name: Steam Plant Systems

Address Line1: 900 Commerce Drive

Address Line2:

City: CLIFTON PARK

State: NY

Zip - Plus4: 12065

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: \$2,763.38

Local Property Tax Exemption: \$186.01

School Property Tax Exemption: \$19,979.33

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$22,928.72

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$0

Local PILOT: \$0

School District PILOT: \$0

Total PILOTS: \$0

\$2,092.67

\$140.86

\$15,130.06

\$17,363.59

Net Exemptions: \$22,928.72

Project Employment Information

# of FTEs before IDA Status: 32

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: 32

Estimated average annual salary of jobs to be retained.(at Current Market rates): 69,000

Current # of FTEs: 0

# of FTE Construction Jobs during fiscal year: 0

Net Employment Change: (32)

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

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IDA Projects

General Project Information

Project Code: 41011502

Project Type: Straight Lease

Project Name: Ushers Road Parnters Addition

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Manufacturing

Total Project Amount: \$3,700,000.00

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: 02/03/2014

IDA Took Title Yes

to Property:

Date IDA Took Title 03/01/2015

or Leasehold Interest:

Year Financial Assitance is 2025

planned to End:

Notes:

Location of Project

Address Line1: 200 Commerce Drive

Address Line2:

City: CLIFTON PARK

State: NY

Zip - Plus4: 12065

Province/Region:

Country: USA

Applicant Information

Applicant Name: Ushers Road Parnters, A California

Address Line1: 11611 Hart Street

Address Line2:

City: NORTH HOLLYWOOD

State: CA

Zip - Plus4: 91605

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: \$10,554.78

Local Property Tax Exemption: \$710.47

School Property Tax Exemption: \$76,311.32

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$87,576.57

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$7,779.42

Local PILOT: \$523.65

School District PILOT: \$56,245.4

Total PILOTS: \$64,548.47

Net Exemptions: \$23,028.1

Project Employment Information

# of FTEs before IDA Status: 67

Original Estimate of Jobs to be created: 3

Average estimated annual salary of jobs to be created.(at Current market rates): 165,000

Annualized salary Range of Jobs to be Created: 38,000 To: 85,000

Original Estimate of Jobs to be Retained: 67

Estimated average annual salary of jobs to be retained.(at Current Market rates): 50,000

Current # of FTEs: 94

# of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 27

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

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General Project Information

Project Code: 41011301

Project Type: Straight Lease

Project Name: Wood Road

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Retail Trade

Total Project Amount: \$7,610,000.00

Benefited Project Amount: \$7,610,000.00

Bond/Note Amount:

Annual Lease Payment: \$0

Federal Tax Status of Bonds:

Not For Profit: No

Date Project Approved: 06/01/2013

IDA Took Title No

to Property:

Date IDA Took Title

or Leasehold Interest:

Year Financial Assitance is 2018

planned to End:

Notes:

Location of Project

Address Line1: Wood Road

Address Line2:

City: CLIFTON PARK

State: NY

Zip - Plus4: 12065

Province/Region:

Country: USA

Applicant Information

Applicant Name: DCG Development Co.

Address Line1: 240 Clifton Corporate Parkway

Address Line2:

City: CLIFTON PARK

State: NY

Zip - Plus4: 12065

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: \$4,599.17

Local Property Tax Exemption: \$309.58

School Property Tax Exemption: \$33,252.1

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$38,160.85

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,126.95	\$2,126.95
Local PILOT:	\$143.17	\$143.17
School District PILOT:	\$15,377.9	\$15,377.9
Total PILOTS:	\$17,648.02	\$17,648.02

Net Exemptions: \$20,512.83

Project Employment Information

# of FTEs before IDA Status: 9

Original Estimate of Jobs to be created: 60

Average estimated annual salary of jobs to be created.(at Current market rates): 29,500

Annualized salary Range of Jobs to be Created: 0 To: 0

Original Estimate of Jobs to be Retained: 9

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

Current # of FTEs: 110

# of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 101

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

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IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
9	\$517,332.14	\$112,151.85	\$405,180.29	364.25

Additional Comments: