

Annual Report for Mechanicville-Stillwater Industrial Development Agency

Fiscal Year Ending: 12/31/2018

Run Date: 04/15/2019

Status: CERTIFIED

Certified Date: 03/28/2019

**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	mechanicville-stillwater-ida.org
2.	As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	mechanicville-stillwater-ida.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	mechanicville-stillwater-ida.org
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	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

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**Governance Information (Board-Related)**

Question	Response	URL(If Applicable)
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 a 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-stillwater-ida.org
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	mechanicville-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	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?	No	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 874(4) of GML?	Yes	mechanicville-stillwater-ida.org

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#### **Board of Directors Listing**

<b>Name</b>	Carabis, Sam	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	1/1/2008	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	Pleasure of Authority	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	Yes
<b>Designee Name</b>		<b>Ex-Officio</b>	No

<b>Name</b>	Fusco, John	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	1/31/2015	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	Pleasure of Authority	<b>Complied with Training Requirement of Section 2824?</b>	No
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	No

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<b>Name</b>	Herrick, Sally	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	Yes	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>	Elected by Board	<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	1/1/2013	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	Pleasure of Authority	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	No

<b>Name</b>	Morris, Maria	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	1/1/2013	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	Pleasure of Authority	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	No

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<b>Name</b>	Salmon, James	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	1/1/2008	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	Pleasure of Authority	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	No

<b>Name</b>	Sylvester, Janice	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	11/1/2013	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	Pleasure of Authority	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	No

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<b>Name</b>	ZeccaCorsale, Barbara	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	1/1/2008	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	Pleasure of Authority	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	No

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# **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 payment made by state or local governm ent
Galka, Edmund D	Accountant consultant	Professional				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,820.00	\$1,820.00	No	

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**Benefit Information**

During the fiscal year, did the authority continue to pay for any of the above mentioned benefits for former staff or individuals affiliated with the authority after those individuals left the authority?	No
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**Board Members**

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
Carabis, Sam	Board of Directors												X	
Fusco, John	Board of Directors												X	
Herrick, Sally	Board of Directors												X	
Morris, Maria	Board of Directors												X	
Salmon, James	Board of Directors												X	
Sylvester, Janice	Board of Directors												X	
ZeccaCorsale, Barbara	Board of Directors												X	

**Staff**

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
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**Subsidiary/Component Unit Verification**

Is the list of subsidiaries, as assembled by the Office of the State Comptroller, correct?	Yes
Are there other subsidiaries or component units of the Authority that are active, not included in the PARIS reports submitted by this Authority and not independently filing reports in PARIS?	No

Name of Subsidiary/Component Unit	Status
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**Request Subsidiary/Component Unit Change**

Name of Subsidiary/Component Unit	Status	Requested Changes
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**Request Add Subsidiaries/Component Units**

Name of Subsidiary/Component Unit	Establishment Date	Purpose of Subsidiary/Component Unit
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**Request Delete Subsidiaries/Component Units**

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
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**Summary Financial Information**
**SUMMARY STATEMENT OF NET ASSETS**

			Amount
<b>Assets</b>			
<b>Current Assets</b>			
	Cash and cash equivalents		\$70,782.35
	Investments		\$0.00
	Receivables, net		\$0.00
	Other assets		\$0.00
	<b>Total Current Assets</b>		\$70,782.35
<b>Noncurrent Assets</b>			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$0.00
	Other assets		\$0.00
	<b>Capital Assets</b>		
		Land and other nondepreciable property	\$0.00
		Buildings and equipment	\$0.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$0.00
		Net Capital Assets	\$0.00
	<b>Total Noncurrent Assets</b>		\$0.00
<b>Total Assets</b>			\$70,782.35
<b>Liabilities</b>			
<b>Current Liabilities</b>			
	Accounts payable		\$3,000.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$0.00
	Deferred revenues		\$0.00
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$0.00
	<b>Total Current Liabilities</b>		\$3,000.00
<b>Noncurrent Liabilities</b>			

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	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$0.00
	Long Term Leases		\$0.00
	Other long-term obligations		\$0.00
	Total Noncurrent Liabilities		\$0.00
<b>Total Liabilities</b>			\$3,000.00
<b>Net Asset (Deficit)</b>			
<b>Net Assets</b>			
	Invested in capital assets, net of related debt		\$0.00
	Restricted		\$0.00
	Unrestricted		\$67,782.35
	Total Net Assets		\$67,782.35

**SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS**

			Amount
<b>Operating Revenues</b>			
	Charges for services		\$69,500.00
	Rental & financing income		\$0.00
	Other operating revenues		\$0.00
	Total Operating Revenue		\$69,500.00
<b>Operating Expenses</b>			
	Salaries and wages		\$0.00
	Other employee benefits		\$0.00
	Professional services contracts		\$4,020.00
	Supplies and materials		\$0.00
	Depreciation & amortization		\$0.00
	Other operating expenses		\$998.00
	Total Operating Expenses		\$5,018.00
<b>Operating Income (Loss)</b>			\$64,482.00
<b>Nonoperating Revenues</b>			
	Investment earnings		\$0.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

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	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$0.00
	<b>Total Nonoperating Revenue</b>		\$0.00
<b>Nonoperating Expenses</b>			
	Interest and other financing charges		\$0.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$0.00
	<b>Total Nonoperating Expenses</b>		\$0.00
	<b>Income (Loss) Before Contributions</b>		\$64,482.00
<b>Capital Contributions</b>			\$1,500.00
<b>Change in net assets</b>			\$65,982.00
<b>Net assets (deficit) beginning of year</b>			\$1,800.35
<b>Other net assets changes</b>			\$0.00
<b>Net assets (deficit) at end of year</b>			\$67,782.35

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**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**

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#### Schedule of Authority Debt

Type of Debt			Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation	State Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation						
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit		Conduit Debt					
Conduit		Conduit Debt - Pilot Increment Financing					
<b>TOTALS</b>							

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**Real Property Acquisition/Disposal List**

This Authority has indicated that it had no real property acquisitions or disposals during the reporting period.

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**Personal Property**

This Authority has indicated that it had no personal property disposals during the reporting period.



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### 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	N/A

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**IDA Projects**

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4103-09-01				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	CMD REALTY, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$7,634.69	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$10,130.21	
Original Project Code	4103-08-01	School Property Tax Exemption		\$49,694.97	
Project Purpose Category	Wholesale Trade	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,000,000.00	Total Exemptions		\$67,459.87	
Benefited Project Amount	\$3,700,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$6,107.75	\$6,107.75
Not For Profit	No	Local PILOT		\$8,104.17	\$8,104.17
Date Project approved	2/15/2009	School District PILOT		\$39,755.98	\$39,755.98
Did IDA took Title to Property	Yes	Total PILOT		\$53,967.90	\$53,967.90
Date IDA Took Title to Property	8/11/2009	Net Exemptions		\$13,491.97	
Year Financial Assistance is Planned to End	2024	Project Employment Information			
Notes	PILOT is dated May 28, 2013 and the effect of the PILOT began in 2014. JOBS The initial Decrescente application in 1989 reported 104 FTE'S before the IDA project. This project application reports 298 FTE'S before project inception and estimated 15 additional FTE'S to be created. The total to date increase in FTE'S at application date was 194 more than the initial application in 1989 with another 15 FTE'S projected. The total FTE's reported at December 31, 2017 was 394 for all the project company phases of construction.				
Location of Project		# of FTEs before IDA Status	298.00		
Address Line1	211 N MAIN STREET	Original Estimate of Jobs to be Created	15.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	43,300.00		
City	MECHANICVILLE	Annualized Salary Range of Jobs to be Created	43,300.00	To: 43,300.00	
State	NY	Original Estimate of Jobs to be Retained	298.00		
Zip - Plus4	12118	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	48,100.00		
Province/Region		Current # of FTEs	337.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	39.00		
Applicant Name	CMD REALTY, LLC				
Address Line1	211 N MAIN STREET	Project Status			
Address Line2					
City	MECHANICVILLE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	12118	IDA Does Not Hold Title to the Property			

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<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	
<b>Country</b>	USA		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4103-08-01				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	CMD REALTY, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$861.80	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$3,147.60	
Original Project Code	4103 99 01C	School Property Tax Exemption		\$4,818.64	
Project Purpose Category	Wholesale Trade	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$3,000,000.00	Total Exemptions		\$8,828.04	
Benefited Project Amount	\$2,700,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$861.80	\$861.80
Not For Profit	No	Local PILOT		\$3,147.60	\$3,147.60
Date Project approved	10/28/2008	School District PILOT		\$4,818.64	\$4,818.64
Did IDA took Title to Property	Yes	Total PILOT		\$8,828.04	\$8,828.04
Date IDA Took Title to Property	2/18/2009	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2019	Project Employment Information			
Notes	The PILOT for this project is dated February 18, 2009. The project addition for property in the Town of Stillwater was not billed in 2018 because the Town has included two parcels on Section 1 (taxable) of the property tax roll and the total amount was collected by the Town and School District for those parcels. JOBS The initial Decrescente application in 1989 reported 104 FTE'S. This project application reported 285 FTE'S before project inception and estimated 19 additional FTE'S to be created. The total to date increase in FTE'S at application date was therefore 181 over the initial application with another 19 FTE'S projected. The total jobs reported at December 31 2018 for all phases was 408.				
Location of Project		# of FTEs before IDA Status	285.00		
Address Line1	211 N MAIN STREET	Original Estimate of Jobs to be Created	19.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,500.00		
City	MECHANICVILLE	Annualized Salary Range of Jobs to be Created	40,500.00	To: 40,500.00	
State	NY	Original Estimate of Jobs to be Retained	285.00		
Zip - Plus4	12118	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	45,000.00		
Province/Region		Current # of FTEs	298.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	13.00		
Applicant Name	CMD REALTY, LLC				
Address Line1	211 N MAIN STREET	Project Status			
Address Line2					
City	MECHANICVILLE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	12118	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	4103-13-01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	CMD REALTY, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$6,288.99	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$11,684.84	
Original Project Code	4103-08-01	School Property Tax Exemption	\$39,617.54	
Project Purpose Category	Wholesale Trade	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,300,000.00	Total Exemptions	\$57,591.37	
Benefited Project Amount	\$3,650,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	2/20/2013	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	5/30/2013	Net Exemptions	\$57,591.37	
Year Financial Assistance is Planned to End	2026	Project Employment Information		
Notes	The first PILOT will be billed in 2019 for School taxes for the 2018-19 year and local taxes for 2019. JOBS - THE INITIAL DECRESCENT APPLICATION IN 1989 REPORTED 104 FTE'S. THIS PROJECT APPLICATION REPORTED 337 FTE'S BEFORE THIS PROJECT INCEPTION AND ESTIMATED 36 ADDITIONAL JOBS TO BE CREATED AFTER 3 YEARS. THE TOTAL TO DATE INCREASE IN FTE'S AT APPLICATION WAS 233 OVER THE INITIAL APPLICATION AND ANOTHER 36 PROJECTED. THE TOTAL JOBS REPORTED AT DECEMBER 31, 2018 OF 408 REPRESENTS THE TOTAL FTE'S FOR ALL PROJECT PHASES.			
Location of Project		# of FTEs before IDA Status	337.00	
Address Line1	211 N MAIN STREET	Original Estimate of Jobs to be Created	36.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	42,000.00	
City	MECHANICVILLE	Annualized Salary Range of Jobs to be Created	42,000.00	To: 42,000.00
State	NY	Original Estimate of Jobs to be Retained	337.00	
Zip - Plus4	12118	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	51,000.00	
Province/Region		Current # of FTEs	408.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	71.00	
Applicant Name	CMD REALTY, LLC			
Address Line1	211N MAIN STREET	Project Status		
Address Line2				
City	MECHANICVILLE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	12118	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4103 99 01C				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	DeCrescente Distributing	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$14,996.72	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$19,898.63	
Original Project Code		School Property Tax Exemption		\$97,615.13	
Project Purpose Category	Wholesale Trade	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$6,650,000.00	Total Exemptions		\$132,510.48	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount	\$6,650,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Taxable	County PILOT		\$14,996.72	\$14,996.72
Not For Profit	No	Local PILOT		\$19,898.63	\$19,898.63
Date Project approved	3/29/1989	School District PILOT		\$97,615.13	\$97,615.13
Did IDA took Title to Property	Yes	Total PILOT		\$132,510.48	\$132,510.48
Date IDA Took Title to Property	3/29/1989	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2009	Project Employment Information			
Notes	The 1999 project reports the combination of 1989, 1995 and 1999 projects on the same property tax parcel. PILOTS are continued on the assessed taxable value of \$5,500,000 of the three noted projects because another project on the same parcel in 2008 has a PILOT agreement which continues in 2016. The title on the property remains in the IDA Agency's name because of the 2008 project. The PILOT billed for 201g7 amounted to \$130,106 which amount was collected and distributed to the taxing entities. JOBS FTE'S before the 1989 project totaled 104 and the project estimated 91 added FTE's. The FTE's at December 2018 for all 4 projects totaled 408. The total increase of 304 jobs results from the other phases for the same project company (see other projects information).				
Location of Project		# of FTEs before IDA Status	104.00		
Address Line1	North Main Street	Original Estimate of Jobs to be Created	91.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	MECHANICVILLE	Annualized Salary Range of Jobs to be Created	10,000.00	To: 25,000.00	
State	NY	Original Estimate of Jobs to be Retained	104.00		
Zip - Plus4	12118	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	285.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	181.00		
Applicant Name	DeCrescente Distributing				
Address Line1	North Main Street	Project Status			
Address Line2					
City	MECHANICVILLE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	12118	IDA Does Not Hold Title to the Property			
Province/Region		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
4	\$266,389.76	\$195,306.42	\$71,083.34	304

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**Additional Comments**