

Annual Report for Town of Montgomery Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 07/08/2020

Status: CERTIFIED

Certified Date: 04/19/2020

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.montgomeryida.com |
| 2. | As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls? | Yes | www.montgomeryida.com |
| 3. | Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL? | Yes | N/A |
| 4. | Does the independent auditor provide non-audit services to the Authority? | No | N/A |
| 5. | Does the Authority have an organization chart? | Yes | www.montgomeryida.com |
| 6. | Are any Authority staff also employed by another government agency? | Yes | Town of Montgomery |
| 7. | Does the Authority have Claw Back agreements? | Yes | N/A |
| 8. | Has the Authority posted their mission statement to their website? | Yes | www.montgomeryida.com |
| 9. | Has the Authority's mission statement been revised and adopted during the reporting period? | No | N/A |
| 10. | Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL? | | www.montgomeryida.com |

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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): | | www.montgomeryida.com |
| 5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL? | Yes | N/A |
| 6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year | | www.montgomeryida.com |
| 7. Has the Board adopted bylaws and made them available to Board members and staff? | Yes | www.montgomeryida.com |
| 8. Has the Board adopted a code of ethics for Board members and staff? | Yes | www.montgomeryida.com |
| 9. Does the Board review and monitor the Authority's implementation of financial and management controls? | Yes | N/A |
| 10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL? | Yes | N/A |
| 11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL? | | |
| Salary and Compensation | Yes | N/A |
| Time and Attendance | Yes | N/A |
| Whistleblower Protection | Yes | N/A |
| Defense and Indemnification of Board Members | Yes | N/A |
| 12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL? | Yes | N/A |
| 13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL? | Yes | N/A |
| 14. Was a performance evaluation of the board completed? | No | N/A |
| 15. Was compensation paid by the Authority made in accordance with employee or union contracts? | No | N/A |
| 16. Has the board adopted a conditional/additional compensation policy governing all employees? | No | |
| 17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML? | Yes | www.montgomeryida.com |

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Board of Directors Listing

| | | | |
|---|-----------------------|--|-------|
| Name | Berger, Don | Nominated By | Local |
| Chair of the Board | No | Appointed By | Local |
| If yes, Chair Designated by | | Confirmed by Senate? | N/A |
| Term Start Date | 3/5/2020 | Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty? | Yes |
| Term Expiration Date | Pleasure of Authority | Complied with Training Requirement of Section 2824? | Yes |
| Title | | Does the Board Member/Designee also Hold an Elected or Appointed State Government Position? | No |
| Has the Board Member Appointed a Designee? | | Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position? | No |
| Designee Name | | Ex-Officio | |

| | | | |
|---|-----------------------|--|-------|
| Name | Crist, Jeffrey D. | Nominated By | Local |
| Chair of the Board | Yes | Appointed By | Local |
| If yes, Chair Designated by | Elected by Board | Confirmed by Senate? | N/A |
| Term Start Date | 3/5/2020 | Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty? | Yes |
| Term Expiration Date | Pleasure of Authority | Complied with Training Requirement of Section 2824? | Yes |
| Title | | Does the Board Member/Designee also Hold an Elected or Appointed State Government Position? | No |
| Has the Board Member Appointed a Designee? | | Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position? | No |
| Designee Name | | Ex-Officio | |

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| | | | |
|---|-----------------------|--|-------|
| Name | Dickson, John | Nominated By | Local |
| Chair of the Board | No | Appointed By | Local |
| If yes, Chair Designated by | | Confirmed by Senate? | N/A |
| Term Start Date | 3/5/2020 | Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty? | Yes |
| Term Expiration Date | Pleasure of Authority | Complied with Training Requirement of Section 2824? | Yes |
| Title | | Does the Board Member/Designee also Hold an Elected or Appointed State Government Position? | No |
| Has the Board Member Appointed a Designee? | | Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position? | No |
| Designee Name | | Ex-Officio | |

| | | | |
|---|-----------------------|--|-------|
| Name | Greene, Randi | Nominated By | Local |
| Chair of the Board | No | Appointed By | Local |
| If yes, Chair Designated by | | Confirmed by Senate? | N/A |
| Term Start Date | 3/5/2020 | Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty? | Yes |
| Term Expiration Date | Pleasure of Authority | Complied with Training Requirement of Section 2824? | Yes |
| Title | | Does the Board Member/Designee also Hold an Elected or Appointed State Government Position? | No |
| Has the Board Member Appointed a Designee? | | Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position? | No |
| Designee Name | | Ex-Officio | |

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| | | | |
|---|-----------------------|--|-------|
| Name | Santo, Robert | Nominated By | Local |
| Chair of the Board | No | Appointed By | Local |
| If yes, Chair Designated by | | Confirmed by Senate? | N/A |
| Term Start Date | 3/5/2020 | Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty? | Yes |
| Term Expiration Date | Pleasure of Authority | Complied with Training Requirement of Section 2824? | Yes |
| Title | | Does the Board Member/Designee also Hold an Elected or Appointed State Government Position? | No |
| Has the Board Member Appointed a Designee? | | Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position? | No |
| Designee Name | | Ex-Officio | |

| | | | |
|---|-----------------------|--|-------|
| Name | Stoddard, Matthew | Nominated By | Local |
| Chair of the Board | No | Appointed By | Local |
| If yes, Chair Designated by | | Confirmed by Senate? | N/A |
| Term Start Date | 3/5/2020 | Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty? | Yes |
| Term Expiration Date | Pleasure of Authority | Complied with Training Requirement of Section 2824? | Yes |
| Title | | Does the Board Member/Designee also Hold an Elected or Appointed State Government Position? | No |
| Has the Board Member Appointed a Designee? | | Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position? | No |
| Designee Name | | Ex-Officio | |

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| | | | |
|---|-----------------------|--|-------|
| Name | Williams, Edwin | Nominated By | Local |
| Chair of the Board | No | Appointed By | Local |
| If yes, Chair Designated by | | Confirmed by Senate? | N/A |
| Term Start Date | 3/5/2020 | Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty? | Yes |
| Term Expiration Date | Pleasure of Authority | Complied with Training Requirement of Section 2824? | Yes |
| Title | | Does the Board Member/Designee also Hold an Elected or Appointed State Government Position? | No |
| Has the Board Member Appointed a Designee? | | Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position? | No |
| Designee Name | | Ex-Officio | |

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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 government |
|-----------------|-----------|-----------------------------|----------------------------|------------|-----------------|-------------------------|--------|------------------------|--------------------------------------|-----------------------------|-------------------|-----------|---|--------------------|---|---|
| Hadden, Suzanne | Secretary | Administrative and Clerical | | | | PT | No | \$4,400.00 | \$4,400.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$4,400.00 | 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 |
|---|----|

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 |
|-------------------|--------------------|-------------------|--------------------------|------------------|-------------------------------|----------------|------|----------------|-------------------|------------------------------------|--------------------|-----------------------|------------------------|-------|
| Berger, Don | Board of Directors | | | | | | | | | | | | X | |
| Crist, Jeffrey D. | Board of Directors | | | | | | | | | | | | X | |
| Dickson, John | Board of Directors | | | | | | | | | | | | X | |
| Greene, Randi | Board of Directors | | | | | | | | | | | | X | |
| Santo, Robert | Board of Directors | | | | | | | | | | | | X | |
| Stoddard, Matthew | Board of Directors | | | | | | | | | | | | X | |
| Williams, Edwin | 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 |
|-----------------------------------|--------|
|-----------------------------------|--------|

Request Subsidiary/Component Unit Change

| Name of Subsidiary/Component Unit | Status | Requested Changes |
|-----------------------------------|--------|-------------------|
|-----------------------------------|--------|-------------------|

Request Add Subsidiaries/Component Units

| Name of Subsidiary/Component Unit | Establishment Date | Purpose of Subsidiary/Component Unit |
|-----------------------------------|--------------------|--------------------------------------|
|-----------------------------------|--------------------|--------------------------------------|

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 |
|-------------------------------|---|--|--------------|
| Assets | | | |
| Current Assets | | | |
| | Cash and cash equivalents | | \$712,325.00 |
| | Investments | | \$0.00 |
| | Receivables, net | | \$0.00 |
| | Other assets | | \$1,500.00 |
| | Total Current Assets | | \$713,825.00 |
| Noncurrent Assets | | | |
| | Restricted cash and investments | | \$0.00 |
| | Long-term receivables, net | | \$0.00 |
| | Other assets | | \$0.00 |
| | Capital Assets | | |
| | | Land and other nondepreciable property | \$0.00 |
| | | Buildings and equipment | \$0.00 |
| | | Infrastructure | \$0.00 |
| | | Accumulated depreciation | \$0.00 |
| | | Net Capital Assets | \$0.00 |
| | Total Noncurrent Assets | | \$0.00 |
| Total Assets | | | \$713,825.00 |
| Liabilities | | | |
| Current Liabilities | | | |
| | Accounts payable | | \$88.00 |
| | Pension contribution payable | | \$0.00 |
| | Other post-employment benefits | | \$0.00 |
| | Accrued liabilities | | \$5,200.00 |
| | Deferred revenues | | \$0.00 |
| | Bonds and notes payable | | \$0.00 |
| | Other long-term obligations due within one year | | \$23,625.00 |
| | Total Current Liabilities | | \$28,913.00 |
| Noncurrent Liabilities | | | |

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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 |
| Total Liabilities | | | \$28,913.00 |
| Net Asset (Deficit) | | | |
| Net Assets | | | |
| | Invested in capital assets, net of related debt | | \$684,912.00 |
| | Restricted | | \$0.00 |
| | Unrestricted | | \$0.00 |
| | Total Net Assets | | \$684,912.00 |

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

| | | | Amount |
|--------------------------------|---------------------------------|--|--------------|
| Operating Revenues | | | |
| | Charges for services | | \$135,945.00 |
| | Rental & financing income | | \$0.00 |
| | Other operating revenues | | \$0.00 |
| | Total Operating Revenue | | \$135,945.00 |
| Operating Expenses | | | |
| | Salaries and wages | | \$7,198.00 |
| | Other employee benefits | | \$0.00 |
| | Professional services contracts | | \$22,879.00 |
| | Supplies and materials | | \$0.00 |
| | Depreciation & amortization | | \$0.00 |
| | Other operating expenses | | \$10,987.00 |
| | Total Operating Expenses | | \$41,064.00 |
| Operating Income (Loss) | | | \$94,881.00 |
| Nonoperating Revenues | | | |
| | 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 |
| | Total Nonoperating Revenue | | \$0.00 |
| Nonoperating Expenses | | | |
| | Interest and other financing charges | | \$0.00 |
| | Subsidies to other public authorities | | \$0.00 |
| | Grants and donations | | \$0.00 |
| | Other nonoperating expenses | | \$0.00 |
| | Total Nonoperating Expenses | | \$0.00 |
| | Income (Loss) Before Contributions | | \$94,881.00 |
| Capital Contributions | | | \$0.00 |
| Change in net assets | | | \$94,881.00 |
| Net assets (deficit) beginning of year | | | \$590,031.00 |
| Other net assets changes | | | \$0.00 |
| Net assets (deficit) at end of year | | | \$684,912.00 |

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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 | | | | | |
| TOTALS | | | | | | | |

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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? | Yes | www.montgomeryida.com |
| 3. | In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines? | Yes | N/A |

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IDA Projects

| General Project Information | | Project Tax Exemptions & PILOT | | Payment Information | |
|--|---|---|-----------|---------------------|---------------------------|
| Project Code | 333031302 | | | | |
| Project Type | Lease | State Sales Tax Exemption | | \$0.00 | |
| Project Name | Goodwill Properties, LLC | Local Sales Tax Exemption | | \$0.00 | |
| | | County Real Property Tax Exemption | | \$29,768.00 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | | \$34,393.00 | |
| Original Project Code | | School Property Tax Exemption | | \$93,859.00 | |
| Project Purpose Category | Services | Mortgage Recording Tax Exemption | | \$0.00 | |
| Total Project Amount | \$6,750,000.00 | Total Exemptions | | \$158,020.00 | |
| Benefited Project Amount | \$675,000.00 | Total Exemptions Net of RPTL Section 485-b | | \$307,853.00 | |
| 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 | | \$1,623.00 | \$1,623.00 |
| Not For Profit | No | Local PILOT | | \$44,116.00 | \$44,116.00 |
| Date Project approved | 7/1/2013 | School District PILOT | | \$104,094.00 | \$104,094.00 |
| Did IDA took Title to Property | Yes | Total PILOT | | \$149,833.00 | \$149,833.00 |
| Date IDA Took Title to Property | 7/1/2013 | Net Exemptions | | \$8,187.00 | |
| Year Financial Assistance is Planned to End | 2029 | Project Employment Information | | | |
| Notes | All lines related to property taxes or PILOT payments are listed as \$0.00 due to the timing of the signed PILOT agreement. The property taxes due in 2013 were paid as a regular tax bill and not part of a PILOT program. | | | | |
| Location of Project | | # of FTEs before IDA Status | 0.00 | | |
| Address Line1 | 2105 State Route 208 | Original Estimate of Jobs to be Created | 20.00 | | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 20,000.00 | | |
| City | MONTGOMERY | Annualized Salary Range of Jobs to be Created | 10,000.00 | To: 44,000.00 | |
| State | NY | Original Estimate of Jobs to be Retained | 0.00 | | |
| Zip - Plus4 | 12549 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 0.00 | | |
| Province/Region | | Current # of FTEs | 20.00 | | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | | |
| Applicant Information | | Net Employment Change | 20.00 | | |
| Applicant Name | Goodwill Properties, LLC | | | | |
| Address Line1 | 100 Ward Street | Project Status | | | |
| Address Line2 | | | | | |
| City | MONTGOMERY | Current Year Is Last Year for Reporting | | | |
| State | NY | There is no Debt Outstanding for this Project | | | |
| Zip - Plus4 | 12549 | IDA Does Not Hold Title to the Property | | | |
| Province/Region | | The Project Receives No Tax Exemptions | | | |

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| | | | |
|---------|-----|--|--|
| Country | USA | | |
|---------|-----|--|--|

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| General Project Information | | Project Tax Exemptions & PILOT | Payment Information | |
|--|--------------------------------------|---|---------------------|---------------------------|
| Project Code | 333031201 | | | |
| Project Type | Lease | State Sales Tax Exemption | \$0.00 | |
| Project Name | Hudson Heritage Federal Credit Union | Local Sales Tax Exemption | \$0.00 | |
| | | County Real Property Tax Exemption | \$841.00 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | \$970.00 | |
| Original Project Code | | School Property Tax Exemption | \$3,975.00 | |
| Project Purpose Category | Services | Mortgage Recording Tax Exemption | \$0.00 | |
| Total Project Amount | \$981,956.00 | Total Exemptions | \$5,786.00 | |
| Benefited Project Amount | \$981,956.00 | Total Exemptions Net of RPTL Section 485-b | \$5,786.00 | |
| 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 | \$3,854.00 | \$3,854.00 |
| Not For Profit | No | Local PILOT | \$5,733.00 | \$5,733.00 |
| Date Project approved | 11/7/2011 | School District PILOT | \$25,630.00 | \$25,630.00 |
| Did IDA took Title to Property | Yes | Total PILOT | \$35,217.00 | \$35,217.00 |
| Date IDA Took Title to Property | 11/7/2011 | Net Exemptions | -\$29,431.00 | |
| Year Financial Assistance is Planned to End | 2022 | Project Employment Information | | |
| Notes | | | | |
| Location of Project | | # of FTEs before IDA Status | 5.00 | |
| Address Line1 | 17 Walnut Street & 1059 St Rte 17K | Original Estimate of Jobs to be Created | 3.00 | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 2,500.00 | |
| City | MONTGOMERY | Annualized Salary Range of Jobs to be Created | 15,000.00 | To: 38,000.00 |
| State | NY | Original Estimate of Jobs to be Retained | 5.00 | |
| Zip - Plus4 | 12549 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 25,000.00 | |
| Province/Region | | Current # of FTEs | 5.00 | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | |
| Applicant Information | | Net Employment Change | 0.00 | |
| Applicant Name | Hudson Heritage Federal Credit Union | | | |
| Address Line1 | 25 Rykowski Lane | Project Status | | |
| Address Line2 | | | | |
| City | MIDDLETOWN | Current Year Is Last Year for Reporting | | |
| State | NY | There is no Debt Outstanding for this Project | Yes | |
| Zip - Plus4 | 10941 | IDA Does Not Hold Title to the Property | | |
| Province/Region | | The Project Receives No Tax Exemptions | | |
| Country | USA | | | |

Annual Report for Town of Montgomery Industrial Development Agency

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Status: CERTIFIED

Certified Date: 04/19/2020

| General Project Information | | Project Tax Exemptions & PILOT | Payment Information | |
|--|------------------|---|---------------------|---------------------------|
| Project Code | 33303-09-01 | | | |
| Project Type | Lease | State Sales Tax Exemption | \$0.00 | |
| Project Name | Kadge, LLC | Local Sales Tax Exemption | \$0.00 | |
| | | County Real Property Tax Exemption | \$6,031.00 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | \$6,947.00 | |
| Original Project Code | | School Property Tax Exemption | \$50,775.00 | |
| Project Purpose Category | Manufacturing | Mortgage Recording Tax Exemption | \$0.00 | |
| Total Project Amount | \$4,900,000.00 | Total Exemptions | \$63,753.00 | |
| Benefited Project Amount | \$4,900,000.00 | Total Exemptions Net of RPTL Section 485-b | \$63,735.00 | |
| 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 | \$13,948.00 | \$13,948.00 |
| Not For Profit | No | Local PILOT | \$30,076.00 | \$30,076.00 |
| Date Project approved | 8/10/2009 | School District PILOT | \$93,377.00 | \$93,377.00 |
| Did IDA took Title to Property | No | Total PILOT | \$137,401.00 | \$137,401.00 |
| Date IDA Took Title to Property | | Net Exemptions | -\$73,648.00 | |
| Year Financial Assistance is Planned to End | 2025 | Project Employment Information | | |
| Notes | | | | |
| Location of Project | | # of FTEs before IDA Status | 36.00 | |
| Address Line1 | 36 Maybrook Road | Original Estimate of Jobs to be Created | 8.00 | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 60,000.00 | |
| City | MONTGOMERY | Annualized Salary Range of Jobs to be Created | 50,000.00 | To: 70,000.00 |
| State | NY | Original Estimate of Jobs to be Retained | 36.00 | |
| Zip - Plus4 | 12549 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 60,000.00 | |
| Province/Region | | Current # of FTEs | 210.00 | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 63.00 | |
| Applicant Information | | Net Employment Change | 174.00 | |
| Applicant Name | Kadge, LLC | | | |
| Address Line1 | 36 Maybrook Road | Project Status | | |
| Address Line2 | | | | |
| City | MONTGOMERY | Current Year Is Last Year for Reporting | | |
| State | NY | There is no Debt Outstanding for this Project | Yes | |
| Zip - Plus4 | 12549 | IDA Does Not Hold Title to the Property | | |
| Province/Region | | The Project Receives No Tax Exemptions | | |
| Country | USA | | | |

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| General Project Information | | Project Tax Exemptions & PILOT | Payment Information | |
|--|------------------------|---|---------------------|---------------------------|
| Project Code | 333031202 | | | |
| Project Type | Lease | State Sales Tax Exemption | \$0.00 | |
| Project Name | Spruce Properties, LLC | Local Sales Tax Exemption | \$0.00 | |
| | | County Real Property Tax Exemption | \$4,319.00 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | \$4,990.00 | |
| Original Project Code | | School Property Tax Exemption | \$23,345.00 | |
| Project Purpose Category | Retail Trade | Mortgage Recording Tax Exemption | \$0.00 | |
| Total Project Amount | \$950,000.00 | Total Exemptions | \$32,654.00 | |
| Benefited Project Amount | \$950,000.00 | Total Exemptions Net of RPTL Section 485-b | \$32,654.00 | |
| 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 | \$3,365.00 | \$3,365.00 |
| Not For Profit | No | Local PILOT | \$7,440.00 | \$7,440.00 |
| Date Project approved | 1/24/2012 | School District PILOT | \$25,111.00 | \$25,111.00 |
| Did IDA took Title to Property | Yes | Total PILOT | \$35,916.00 | \$35,916.00 |
| Date IDA Took Title to Property | 1/24/2012 | Net Exemptions | -\$3,262.00 | |
| Year Financial Assistance is Planned to End | 2027 | Project Employment Information | | |
| Notes | | | | |
| Location of Project | | # of FTEs before IDA Status | 0.00 | |
| Address Line1 | 2134 State Route 208 | Original Estimate of Jobs to be Created | 0.00 | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 35,000.00 | |
| City | MONTGOMERY | Annualized Salary Range of Jobs to be Created | 25,000.00 | To: 45,000.00 |
| State | NY | Original Estimate of Jobs to be Retained | 0.00 | |
| Zip - Plus4 | 12549 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 0.00 | |
| Province/Region | | Current # of FTEs | 23.00 | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 3.00 | |
| Applicant Information | | Net Employment Change | 23.00 | |
| Applicant Name | Spruce Properties, LLC | | | |
| Address Line1 | 101 Bracken Road | Project Status | | |
| Address Line2 | | | | |
| City | MONTGOMERY | Current Year Is Last Year for Reporting | | |
| State | NY | There is no Debt Outstanding for this Project | Yes | |
| Zip - Plus4 | 12549 | IDA Does Not Hold Title to the Property | | |
| Province/Region | | The Project Receives No Tax Exemptions | | |
| Country | USA | | | |

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| General Project Information | | Project Tax Exemptions & PILOT | | Payment Information | |
|--|--|---|-----------|---------------------|---------------------------|
| Project Code | 333031301 | | | | |
| Project Type | Lease | State Sales Tax Exemption | | \$0.00 | |
| Project Name | United Natural Foods, Inc. | Local Sales Tax Exemption | | \$0.00 | |
| | | County Real Property Tax Exemption | | \$175,685.00 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | | \$202,988.00 | |
| Original Project Code | | School Property Tax Exemption | | \$553,947.00 | |
| Project Purpose Category | Transportation, Communication, Electric, Gas and Sanitary Services | Mortgage Recording Tax Exemption | | \$0.00 | |
| Total Project Amount | \$58,000,000.00 | Total Exemptions | | \$932,620.00 | |
| Benefited Project Amount | \$58,000,000.00 | Total Exemptions Net of RPTL Section 485-b | | \$932,620.00 | |
| 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 | | \$21,021.00 | \$21,021.00 |
| Not For Profit | No | Local PILOT | | \$204,049.00 | \$204,049.00 |
| Date Project approved | 7/1/2013 | School District PILOT | | \$686,505.00 | \$686,505.00 |
| Did IDA took Title to Property | Yes | Total PILOT | | \$911,575.00 | \$911,575.00 |
| Date IDA Took Title to Property | 7/1/2013 | Net Exemptions | | \$21,045.00 | |
| Year Financial Assistance is Planned to End | 2029 | Project Employment Information | | | |
| Notes | All lines realted to property taxes or PILOT payments are listed as &0.00 due to the timing of the signed PILOT agreement. The property taxes due in 2013 were paid as a regular tax bill and not part of a PILOT program. | | | | |
| Location of Project | | # of FTEs before IDA Status | 0.00 | | |
| Address Line1 | 525 Neelytown Road | Original Estimate of Jobs to be Created | 331.00 | | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 48,000.00 | | |
| City | MONTGOMERY | Annualized Salary Range of Jobs to be Created | 25,000.00 | To: | 70,000.00 |
| State | NY | Original Estimate of Jobs to be Retained | 0.00 | | |
| Zip - Plus4 | 12549 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 0.00 | | |
| Province/Region | | Current # of FTEs | 353.00 | | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | | |
| Applicant Information | | Net Employment Change | 353.00 | | |
| Applicant Name | United Natural Foods, Inc. | | | | |
| Address Line1 | 313 Iron Horse Way | Project Status | | | |
| Address Line2 | | | | | |
| City | PROVIDENCE | Current Year Is Last Year for Reporting | | | |
| State | RI | There is no Debt Outstanding for this Project | | Yes | |
| Zip - Plus4 | 02908 | IDA Does Not Hold Title to the Property | | | |
| Province/Region | | The Project Receives No Tax Exemptions | | | |
| Country | USA | | | | |

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Run Date: 07/08/2020

Status: CERTIFIED

Certified Date: 04/19/2020

IDA Projects Summary Information:

| Total Number of Projects | Total Exemptions | Total PILOT Paid | Net Exemptions | Net Employment Change |
|--------------------------|------------------|------------------|----------------|-----------------------|
| 5 | \$1,192,833.00 | \$1,269,942.00 | (\$77,109.00) | 570 |

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Additional Comments