

Annual Report for Albany County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

 Run Date: 03/31/2021
 Status: CERTIFIED
 Certified Date: 03/31/2021

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	https://www.albanycounty.com/business/industrial-development-agency-capital-resource-corporation/additional-documents
2.	As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	https://www.albanycounty.com/business/industrial-development-agency-capital-resource-corporation/additional-documents
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	https://www.albanycounty.com/business/industrial-development-agency-capital-resource-corporation/additional-documents
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	https://www.albanycounty.com/business/industrial-development-agency-capital-resource-corporation/additional-documents
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?		https://www.albanycounty.com/business/industrial-development-agency-capital-resource-corporation/additional-documents

Annual Report for Albany County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

 Run Date: 03/31/2021
 Status: CERTIFIED
 Certified Date: 03/31/2021

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):		https://www.albanycounty.com/business/industrial-development-agency-capital-resource-corporation/additional-documents
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		https://www.albanycounty.com/business/industrial-development-agency-capital-resource-corporation/additional-documents
7.	Has the Board adopted bylaws and made them available to Board members and staff?	Yes	https://www.albanycounty.com/business/industrial-development-agency-capital-resource-corporation/additional-documents
8.	Has the Board adopted a code of ethics for Board members and staff?	Yes	https://www.albanycounty.com/business/industrial-development-agency-capital-resource-corporation/additional-documents
9.	Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10.	Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11.	Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
	Salary and Compensation	Yes	N/A
	Time and Attendance	Yes	N/A
	Whistleblower Protection	Yes	N/A
	Defense and Indemnification of Board Members	Yes	N/A
12.	Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13.	Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14.	Was a performance evaluation of the board completed?	Yes	N/A
15.	Was compensation paid by the Authority made in accordance with employee or union contracts?	Yes	N/A
16.	Has the board adopted a conditional/additional compensation policy governing all employees?	Yes	https://www.albanycounty.com/business/industrial-development-agency-capital-resource-corporation/additional-documents
17.	Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	https://www.albanycounty.com/business/industrial-development-agency-capital-resource-corporation/additional-documents



Annual Report for Albany County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 03/31/2021
Status: CERTIFIED
Certified Date: 03/31/2021**Board of Directors Listing**

Name	CLAY, WILLIAM M	Nominated By	Other
Chair of the Board	Yes	Appointed By	Other
If yes, Chair Designated by	Other	Confirmed by Senate?	N/A
Term Start Date	1/1/2008	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?	No
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?	Yes
Designee Name		Ex-Officio	

Name	DRESLIN, ANTON	Nominated By	Other
Chair of the Board	No	Appointed By	Other
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	7/9/2018	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?	Yes
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	



Annual Report for Albany County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 03/31/2021
Status: CERTIFIED
Certified Date: 03/31/2021

Name	Engle, Paul	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	5/11/2020	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	Jackson, Trayvon	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	5/11/2020	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	



Annual Report for Albany County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 03/31/2021
Status: CERTIFIED
Certified Date: 03/31/2021

Name	MCTIGUE, MARLENE	Nominated By	Other
Chair of the Board	No	Appointed By	Other
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	7/9/2018	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	PAPARIAN, MICHAEL	Nominated By	Other
Chair of the Board	No	Appointed By	Other
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	1/1/2008	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	

Annual Report for Albany County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

 Run Date: 03/31/2021
 Status: CERTIFIED
 Certified Date: 03/31/2021

Name	ROETHER, DOUGLAS	Nominated By	Other
Chair of the Board	No	Appointed By	Other
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	7/9/2019	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?	Yes
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	



Annual Report for Albany County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 03/31/2021
Status: CERTIFIED
Certified Date: 03/31/2021**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	Overtime 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
Forman, Walter J	Counsel	Professional				PT	No	\$40,000.00	\$40,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40,000.00	No	
MURPHY, WILLIAM	CFO	Managerial				PT	No	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	No	
WEAVER, PAUL	CEO	Managerial				PT	No	\$5,000.00	\$1,667.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,667.00	No	



Annual Report for Albany County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 03/31/2021
Status: CERTIFIED
Certified Date: 03/31/2021**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
CLAY, WILLIAM M	Board of Directors												X	
DRESLIN, ANTON	Board of Directors												X	
Engle, Paul	Board of Directors												X	
Jackson, Trayvon	Board of Directors												X	
MCTIGUE, MARLENE	Board of Directors												X	
PAPARIAN, MICHAEL	Board of Directors												X	
ROETHER, DOUGLAS	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



Annual Report for Albany County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 03/31/2021
Status: CERTIFIED
Certified Date: 03/31/2021

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

Annual Report for Albany County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

 Run Date: 03/31/2021
 Status: CERTIFIED
 Certified Date: 03/31/2021

Summary Financial Information
SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$2,867,823.00
	Investments		\$0.00
	Receivables, net		\$0.00
	Other assets		\$1,902.00
	Total Current Assets		\$2,869,725.00
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			\$2,869,725.00
Liabilities			
Current Liabilities			
	Accounts payable		\$0.00
	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
	Total Current Liabilities		\$0.00
Noncurrent Liabilities			

Annual Report for Albany County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

 Run Date: 03/31/2021
 Status: CERTIFIED
 Certified Date: 03/31/2021

	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			\$0.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$0.00
	Restricted		\$0.00
	Unrestricted		\$2,869,725.00
	Total Net Assets		\$2,869,725.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$192,500.00
	Rental & financing income		\$0.00
	Other operating revenues		\$0.00
	Total Operating Revenue		\$192,500.00
Operating Expenses			
	Salaries and wages		\$40,000.00
	Other employee benefits		\$22,484.00
	Professional services contracts		\$41,981.00
	Supplies and materials		\$0.00
	Depreciation & amortization		\$0.00
	Other operating expenses		\$14,904.00
	Total Operating Expenses		\$119,369.00
Operating Income (Loss)			\$73,131.00
Nonoperating Revenues			
	Investment earnings		\$41,943.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

Annual Report for Albany County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

 Run Date: 03/31/2021
 Status: CERTIFIED
 Certified Date: 03/31/2021

	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$0.00
	Total Nonoperating Revenue		\$41,943.00
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		\$115,074.00
Capital Contributions			\$0.00
Change in net assets			\$115,074.00
Net assets (deficit) beginning of year			\$2,754,651.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$2,869,725.00

Annual Report for Albany County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 03/31/2021
Status: CERTIFIED
Certified Date: 03/31/2021

Current Debt

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

New Debt Issuances

Annual Report for Albany County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

 Run Date: 03/31/2021
 Status: CERTIFIED
 Certified Date: 03/31/2021

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	0.00	12,048,917.78	0.00	4,977,975.00	7,070,942.78	
	Conduit Debt - Pilot Increment Financing						
TOTALS		0.00	12,048,917.78	0.00	4,977,975.00	7,070,942.78	

Annual Report for Albany County Industrial Development Agency
Fiscal Year Ending: 12/31/2020

Run Date: 03/31/2021
Status: CERTIFIED
Certified Date: 03/31/2021

Real Property Acquisition/Disposal List

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

Annual Report for Albany County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 03/31/2021
Status: CERTIFIED
Certified Date: 03/31/2021

Personal Property

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

Annual Report for Albany County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 03/31/2021
Status: CERTIFIED
Certified Date: 03/31/2021**Property Documents**

Question		Response	URL (If Applicable)
1.	In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	https://www.albanycounty.com/business/industrial-development-agency-capital-resource-corporation/additional-documents
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	https://www.albanycounty.com/business/industrial-development-agency-capital-resource-corporation/additional-documents
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

Annual Report for Albany County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

 Run Date: 03/31/2021
 Status: CERTIFIED
 Certified Date: 03/31/2021

IDA Projects

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	01 02 15 01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	122 2nd Street Associates LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,500,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$5,500,000.00	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	\$2,341.00	\$2,341.00
Not For Profit	No	Local PILOT	\$5,149.00	\$5,149.00
Date Project approved	7/6/2015	School District PILOT	\$27,610.00	\$27,610.00
Did IDA took Title to Property	No	Total PILOT	\$35,100.00	\$35,100.00
Date IDA Took Title to Property		Net Exemptions	-\$35,100.00	
Year Financial Assistance is Planned to End	2035	Project Employment Information		
Notes	RENOVATION OF OLD FACTORY INTO APARTMENTS.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	122 2ND STREET	Original Estimate of Jobs to be Created	3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	22,000.00	
City	WATERVLIET	Annualized Salary Range of Jobs to be Created	20,000.00	To: 24,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12189	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	2.00	
Applicant Name	122 2ND STREET ASSOCIATES LLC			
Address Line1	172 RIVER STREET	Project Status		
Address Line2				
City	TROY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12180	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

 Run Date: 03/31/2021
 Status: CERTIFIED
 Certified Date: 03/31/2021

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	01 02 01 01				
Project Type	Bonds/Notes Issuance		State Sales Tax Exemption	\$0.00	
Project Name	ACADEMY OF THE HOLY NAMES		Local Sales Tax Exemption	\$0.00	
			County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		Local Property Tax Exemption	\$0.00	
Original Project Code			School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction		Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,200,000.00		Total Exemptions	\$0.00	
Benefited Project Amount	\$2,200,000.00		Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount	\$2,200,000.00		Pilot payment Information		
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt		County PILOT	\$0.00	\$0.00
Not For Profit	Yes		Local PILOT	\$0.00	\$0.00
Date Project approved	2/7/2001		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	5/31/2001		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2021		Project Employment Information		
Notes	CONSTRUCTION				
Location of Project			# of FTEs before IDA Status	60.00	
Address Line1	1073 NEW SCOTLAND RD		Original Estimate of Jobs to be Created	4.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	27,000.00	
City	ALBANY		Annualized Salary Range of Jobs to be Created	22,000.00	To: 55,000.00
State	NY		Original Estimate of Jobs to be Retained	60.00	
Zip - Plus4	12208		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	27,000.00	
Province/Region			Current # of FTEs	58.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	-2.00	
Applicant Name	ACADEMY OF THE HOLY NAMES		Project Status		
Address Line1	1073 NEW SCOTLAND ROAD				
Address Line2					
City	ALBANY		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	12208		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				



Annual Report for Albany County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 03/31/2021
Status: CERTIFIED
Certified Date: 03/31/2021

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	01 02 07 01				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00		
Project Name	ALBANY BOYS AND GIRLS	Local Sales Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$0.00		
Original Project Code		Local Property Tax Exemption	\$0.00		
Project Purpose Category	Construction	School Property Tax Exemption	\$0.00		
Total Project Amount	\$6,000,000.00	Mortgage Recording Tax Exemption	\$0.00		
Benefited Project Amount	\$6,000,000.00	Total Exemptions	\$0.00		
Bond/Note Amount	\$6,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Annual Lease Payment		Pilot payment Information			
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	Actual Payment Made	Payment Due Per Agreement
Not For Profit	Yes	Local PILOT	\$0.00		
Date Project approved	2/7/2007	School District PILOT	\$0.00		
Did IDA took Title to Property	Yes	Total PILOT	\$0.00		
Date IDA Took Title to Property	6/29/2007	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2027	Project Employment Information			
Notes	CONSTRUCTION				
Location of Project		# of FTEs before IDA Status	100.00		
Address Line1	140 ACADEMY ROAD	Original Estimate of Jobs to be Created	5.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	24,000.00	To: 60,000.00	
State	NY	Original Estimate of Jobs to be Retained	100.00		
Zip - Plus4	12209	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,000.00		
Province/Region		Current # of FTEs	103.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	3.00		
Applicant Name	ALBANY BOYS AND GIRLS ACADEMY				
Address Line1	140 ACADEMY ROAD	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12209	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

 Run Date: 03/31/2021
 Status: CERTIFIED
 Certified Date: 03/31/2021

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	01 01 10				
Project Type	Bonds/Notes Issuance		State Sales Tax Exemption	\$0.00	
Project Name	COLUMBIA HARRIMAN 455, LLC		Local Sales Tax Exemption	\$0.00	
			County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		Local Property Tax Exemption	\$0.00	
Original Project Code			School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction		Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$9,050,000.00		Total Exemptions	\$0.00	
Benefited Project Amount	\$9,050,000.00		Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount	\$9,050,000.00		Pilot payment Information		
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt		County PILOT	\$0.00	\$0.00
Not For Profit	No		Local PILOT	\$0.00	\$0.00
Date Project approved	12/8/2010		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	No		Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property			Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2030		Project Employment Information		
Notes					
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	455 PATROON CREEK BLVD		Original Estimate of Jobs to be Created	10.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00	
City	ALBANY		Annualized Salary Range of Jobs to be Created	35,000.00	To: 50,000.00
State	NY		Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12203		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region			Current # of FTEs	101.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	101.00	
Applicant Name	COLUMBIA DEVELOPMENT				
Address Line1	302 WASHINGTON AVE EXT		Project Status		
Address Line2					
City	ALBANY		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	12203		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				



Annual Report for Albany County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 03/31/2021
Status: CERTIFIED
Certified Date: 03/31/2021

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	01 02 17 01				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Capital District Apartments	Local Sales Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$0.00		
Original Project Code		Local Property Tax Exemption	\$0.00		
Project Purpose Category	Other Categories	School Property Tax Exemption	\$0.00		
Total Project Amount	\$23,297,388.00	Mortgage Recording Tax Exemption	\$0.00		
Benefited Project Amount	\$23,297,388.00	Total Exemptions	\$0.00		
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b		Pilot payment Information	
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00		
Not For Profit	No	Local PILOT	\$0.00		
Date Project approved	12/7/2016	School District PILOT	\$0.00		
Did IDA took Title to Property	Yes	Total PILOT	\$0.00		
Date IDA Took Title to Property	1/13/2017	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2027	Project Employment Information			
Notes	THE PROJECT WAS APPROVED IN DECEMBER 2016 BUT DID NOT CLOSE UNTIL JANUARY 2017. THE PROJECT IS EXEMPT FROM PROPERTY TAXES AND ONLY PAYS FOR WATER AND SEWER.				
Location of Project		# of FTEs before IDA Status	2.00		
Address Line1	1545 BROADWAY	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00		
City	WATERVLIET	Annualized Salary Range of Jobs to be Created	300,000.00	To: 500,000.00	
State	NY	Original Estimate of Jobs to be Retained	2.00		
Zip - Plus4	12189	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,000.00		
Province/Region		Current # of FTEs	3.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.00		
Applicant Name	CAPITAL DISTRICT APARTMENT LLC				
Address Line1	641 LEXINGTON AVE 15TH FLOOR	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10022	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

 Run Date: 03/31/2021
 Status: CERTIFIED
 Certified Date: 03/31/2021

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	01 02 20 01				
Project Type	Lease		State Sales Tax Exemption	\$225,000.00	
Project Name	Coeyman's Recycling Center LLC		Local Sales Tax Exemption	\$225,000.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$0.00	
Original Project Code			Local Property Tax Exemption	\$0.00	
Project Purpose Category	Other Categories		School Property Tax Exemption	\$0.00	
Total Project Amount	\$13,759,240.00		Mortgage Recording Tax Exemption	\$210,000.00	
Benefited Project Amount	\$13,759,240.00		Total Exemptions	\$660,000.00	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment	\$1.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No			County PILOT	\$0.00
Date Project approved	7/1/2020			Local PILOT	\$0.00
Did IDA took Title to Property	Yes			School District PILOT	\$0.00
Date IDA Took Title to Property	7/20/2020			Total PILOT	\$0.00
Year Financial Assistance is Planned to End	2030			Net Exemptions	\$660,000.00
Notes				Project Employment Information	
Location of Project			# of FTEs before IDA Status	8.00	
Address Line1	Coeymans Industrial Park Lane		Original Estimate of Jobs to be Created	10.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	75,000.00	
City	COEYMAN'S		Annualized Salary Range of Jobs to be Created	65,000.00	To: 85,000.00
State	NY		Original Estimate of Jobs to be Retained	8.00	
Zip - Plus4	12045		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	65,000.00	
Province/Region			Current # of FTEs	18.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	30.00	
Applicant Information			Net Employment Change	10.00	
Applicant Name	Coeymans Recycling Center LLC				
Address Line1	494 Western Turnpike		Project Status		
Address Line2					
City	ALTAMONT		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	12009		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

Annual Report for Albany County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

 Run Date: 03/31/2021
 Status: CERTIFIED
 Certified Date: 03/31/2021

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	01 02 19 01				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Coeymans Recycling Center LLC	Local Sales Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$0.00		
Original Project Code		Local Property Tax Exemption	\$0.00		
Project Purpose Category	Manufacturing	School Property Tax Exemption	\$0.00		
Total Project Amount	\$4,910,844.00	Mortgage Recording Tax Exemption	\$0.00		
Benefited Project Amount	\$3,985,000.00	Total Exemptions	\$0.00		
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b			
Annual Lease Payment	\$1.00	Pilot payment Information			
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No	County PILOT	\$0.00	\$0.00	
Date Project approved	5/15/2019	Local PILOT	\$0.00	\$0.00	
Did IDA took Title to Property	Yes	School District PILOT	\$0.00	\$0.00	
Date IDA Took Title to Property	8/30/2019	Total PILOT	\$0.00	\$0.00	
Year Financial Assistance is Planned to End	2029	Net Exemptions	\$0.00		
Notes		Project Employment Information			
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Coeymans Industrial Park Lane	Original Estimate of Jobs to be Created	40.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	75,000.00		
City	COEYMAN	Annualized Salary Range of Jobs to be Created	55,000.00	To: 85,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12045	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	42.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	42.00		
Applicant Name	Coeymans Recycling Center LLC				
Address Line1	Coeymans Industrial Park Lane	Project Status			
Address Line2					
City	COEYMAN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12045	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

 Run Date: 03/31/2021
 Status: CERTIFIED
 Certified Date: 03/31/2021

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	01 02 15 02			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	HUCK FINN PLAYLAND LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,800,504.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$1,800,504.00	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	6/15/2015	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	No	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2025	Project Employment Information		
Notes	THE IDA ACTED AS A CONDUIT FOR GRANTS FROM NATIONAL GRID AND NY. IN 2020 THE PROJECT COULD NOT OPEN DUE TO THE PANDEMIC.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	25 ERIE BLVD	Original Estimate of Jobs to be Created	37.50	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	22,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	18,000.00	To: 24,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12204	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	HUCK FINN PLAYLAND LLC			
Address Line1	25 ERIE BLVD	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12204	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

 Run Date: 03/31/2021
 Status: CERTIFIED
 Certified Date: 03/31/2021

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	01 02 01 04				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00		
Project Name	LASALLE SCHOOL	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00		
Original Project Code		School Property Tax Exemption	\$0.00		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$3,500,000.00	Total Exemptions	\$0.00		
Benefited Project Amount	\$3,500,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount	\$3,500,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00	
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00	
Date Project approved	6/4/2002	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	12/5/2002	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2022	Project Employment Information			
Notes	CONSTRUCTION				
Location of Project		# of FTEs before IDA Status	80.00		
Address Line1	391 WESTERN AVE	Original Estimate of Jobs to be Created	8.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	27,000.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	24,000.00	To: 45,000.00	
State	NY	Original Estimate of Jobs to be Retained	80.00		
Zip - Plus4	12203	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	27,000.00		
Province/Region		Current # of FTEs	80.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	LASALLE SCHOOL				
Address Line1	391 WESTERN AVE	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12203	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

 Run Date: 03/31/2021
 Status: CERTIFIED
 Certified Date: 03/31/2021

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	01 02 18 01				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Palliatech NY LLC	Local Sales Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$0.00		
Original Project Code		Local Property Tax Exemption	\$0.00		
Project Purpose Category	Agriculture, Forestry and Fishing	School Property Tax Exemption	\$0.00		
Total Project Amount	\$10,915,316.00	Mortgage Recording Tax Exemption	\$0.00		
Benefited Project Amount	\$5,650,000.00	Total Exemptions	\$0.00		
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b		Pilot payment Information	
Annual Lease Payment	\$1.00			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	3/21/2018	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	4/19/2018	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2028	Project Employment Information			
Notes	No PILOT on this project.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Coeyman's Industrial Park Lane	Original Estimate of Jobs to be Created	25.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	500,000.00		
City	COEYMAN'S	Annualized Salary Range of Jobs to be Created	35,000.00	To: 60,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12045	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	29.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	29.00		
Applicant Name	Coeymans Recycling Center LLC				
Address Line1	149 Coeymans Industrial Park Lane	Project Status			
Address Line2					
City	COEYMAN'S	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12045	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

 Run Date: 03/31/2021
 Status: CERTIFIED
 Certified Date: 03/31/2021

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0102 14 02	State Sales Tax Exemption	\$0.00	Actual Payment Made	\$0.00
Project Type	Lease	Local Sales Tax Exemption	\$0.00	Payment Due Per Agreement	\$0.00
Project Name	TCI Realty LLC	County Real Property Tax Exemption	\$0.00	County PILOT	\$0.00
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	Local PILOT	\$0.00
Original Project Code		School Property Tax Exemption	\$0.00	School District PILOT	\$0.00
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	Total PILOT	\$0.00
Total Project Amount	\$6,500,000.00	Total Exemptions	\$0.00	Net Exemptions	\$0.00
Benefited Project Amount	\$1,700,000.00	Total Exemptions Net of RPTL Section 485-b		Pilot payment Information	
Bond/Note Amount				Actual Payment Made	\$0.00
Annual Lease Payment	\$1.00			Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$0.00	Local PILOT	\$0.00
Not For Profit	No	School District PILOT	\$0.00	Total PILOT	\$0.00
Date Project approved	9/3/2014	Total PILOT	\$0.00	Net Exemptions	\$0.00
Did IDA took Title to Property	No				
Date IDA Took Title to Property					
Year Financial Assistance is Planned to End	2034	Project Employment Information			
Notes	No Pilot agreement.				
Location of Project		# of FTEs before IDA Status	16.00		
Address Line1	Riverside Drive	Original Estimate of Jobs to be Created	19.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00		
City	RAVENA	Annualized Salary Range of Jobs to be Created	30,000.00	To:	50,000.00
State	NY	Original Estimate of Jobs to be Retained	16.00		
Zip - Plus4	12143	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	35,000.00		
Province/Region		Current # of FTEs	25.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	9.00		
Applicant Name	TCI of NY, LLC				
Address Line1	39 Falls Industrial Park Road	Project Status			
Address Line2					
City	HUDSON	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12534	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

 Run Date: 03/31/2021
 Status: CERTIFIED
 Certified Date: 03/31/2021

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	01 02 06 01 A	State Sales Tax Exemption	\$0.00	Actual Payment Made	\$0.00
Project Type	Bonds/Notes Issuance	Local Sales Tax Exemption	\$0.00	Payment Due Per Agreement	\$0.00
Project Name	WILLOWOOD PROGRAMS	County Real Property Tax Exemption	\$0.00	County PILOT	\$0.00
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$0.00	Local PILOT	\$0.00
Original Project Code	01 02 06 01	School Property Tax Exemption	\$0.00	School District PILOT	\$0.00
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	Total PILOT	\$0.00
Total Project Amount	\$155,000.00	Total Exemptions	\$0.00	Net Exemptions	\$0.00
Benefited Project Amount	\$155,000.00	Total Exemptions Net of RPTL Section 485-b		Pilot payment Information	
Bond/Note Amount	\$155,000.00				
Annual Lease Payment				Actual Payment Made	\$0.00
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	Payment Due Per Agreement	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	County PILOT	\$0.00
Date Project approved	11/2/2005	School District PILOT	\$0.00	Local PILOT	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	School District PILOT	\$0.00
Date IDA Took Title to Property	6/1/2006	Net Exemptions	\$0.00	Total PILOT	\$0.00
Year Financial Assistance is Planned to End	2026	Project Employment Information		Net Exemptions	
Notes	CONSTRUCTION				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	2995 CURRY ROAD	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	LATHAM	Annualized Salary Range of Jobs to be Created	0.00	To:	0.00
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12110	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	WILLOWOOD PROGRAMS				
Address Line1	2995 CURRY ROAD	Project Status			
Address Line2					
City	LATHAM	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12110	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				



Annual Report for Albany County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 03/31/2021
Status: CERTIFIED
Certified Date: 03/31/2021

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	01 02 06 01				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00		
Project Name	WILDDWOOD PROGRAMS	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00		
Original Project Code		School Property Tax Exemption	\$0.00		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$3,550,000.00	Total Exemptions	\$0.00		
Benefited Project Amount	\$3,550,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount	\$3,550,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00	
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00	
Date Project approved	11/2/2005	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	6/1/2006	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2026	Project Employment Information			
Notes	CONSTRUCTION				
Location of Project		# of FTEs before IDA Status	400.00		
Address Line1	2995 CURRY ROAD	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	26,000.00		
City	LATHAM	Annualized Salary Range of Jobs to be Created	22,000.00	To: 60,000.00	
State	NY	Original Estimate of Jobs to be Retained	400.00		
Zip - Plus4	12110	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	26,000.00		
Province/Region		Current # of FTEs	595.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	195.00		
Applicant Name	WILDDWOOD PROGRAMS				
Address Line1	2995 CURRY ROAD	Project Status			
Address Line2					
City	LATHAM	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12110	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 03/31/2021
Status: CERTIFIED
Certified Date: 03/31/2021

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
13	\$660,000.00	\$35,100.00	\$624,900.00	390



Annual Report for Albany County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 03/31/2021
Status: CERTIFIED
Certified Date: 03/31/2021

Additional Comments