



Annual Report for Albany County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/30/2024
Status: CERTIFIED
Certified Date: 03/30/2024

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
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
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
6. Are any Authority staff also employed by another government agency?	No	N/A
7. Does the Authority have Claw Back agreements?	Yes	https://www.albanycounty.com/business/industrial-development-agency-capital-resource-corporation
8. Has the Authority posted their mission statement to their website?	Yes	N/A
9. Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		https://www.albanycounty.com/business/industrial-development-agency-capital-resource-corporation



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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):		https://www.albanycounty.com/business/industrial-development-agency-capital-resource-corporation
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
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
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
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	Yes	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	No	
17. Has the board adopted a Uniform Tax Exemption Policy(UTEF) according to Section 874(4) of GML?	Yes	https://www.albanycounty.com/business/industrial-development-agency-capital-resource-corporation



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Board of Directors Listing

Name	CLAY, WILLIAM M	Nominated By	Local
Chair of the Board	Yes	Appointed By	Local
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	Local
Chair of the Board	No	Appointed By	Local
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	



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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	

Name	MCTIGUE, MARLENE	Nominated By	Local
Chair of the Board	No	Appointed By	Local
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	



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Name	Murphy, William	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	10/23/2023	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	Nylin, 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	5/9/2022	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	PAPARIAN, MICHAEL	Nominated By	Local
Chair of the Board	No	Appointed By	Local
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	



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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
Forman, Walter J	Counsel	Professional				PT	No	\$32,662.08	\$16,331.04	\$0.00	\$0.00	\$0.00	\$0.00	\$16,331.04	No	
McHugh, Rosemary	Economic Development Coordinator	Administrative and Clerical				FT	No	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
O'Connor, Kevin	CEO	Managerial				FT	No	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	Yes
Thompson, Amy	CFO	Professional				FT	No	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	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 / 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	
Jackson, Trayvon	Board of Directors												X	
MCTIGUE, MARLENE	Board of Directors												X	
Murphy, William	Board of Directors												X	
Nylin, Paul	Board of Directors												X	
PAPARIAN, MICHAEL	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 / 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
Assets			
Current Assets			
	Cash and cash equivalents		\$4,464,464.00
	Investments		\$0.00
	Receivables, net		\$0.00
	Other assets		\$1,929.00
	Total current assets		\$4,466,393.00
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
			\$4,466,393.00
Total assets			
Liabilities			
Current Liabilities			
	Accounts payable		\$7,529.00
	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		\$7,529.00
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
		\$7,529.00
Total liabilities		
Net Asset (Deficit)		
Net Assets		
	Invested in capital assets, net of related debt	\$0.00
	Restricted	\$0.00
	Unrestricted	\$4,458,864.00
	Total net assets	\$4,458,864.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

	Amount
Operating Revenues	
	\$819,303.00
	\$0.00
	\$86,658.00
	\$905,961.00
Operating Expenses	
	\$40,714.00
	\$18,280.00
	\$195,637.00
	\$0.00
	\$0.00
	\$2,227,738.00
	\$2,482,369.00
	(\$1,576,408.00)
Operating income (loss)	
Nonoperating Revenues	
	\$0.00
	\$0.00
	\$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		(\$1,576,408.00)
Capital contributions			\$0.00
Change in net assets			(\$1,576,408.00)
Net assets (deficit) beginning of year			\$6,035,272.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$4,458,864.00



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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?	Yes
2.	If yes, has the Authority issued any debt during the reporting period?	No

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	0.00	6,383,499.78	0.00	2,657,714.00	3,725,785.78
Conduit	Conduit Debt - Pilot Increment Financing					
TOTALS		0.00	6,383,499.78	0.00	2,657,714.00	3,725,785.78



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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?	Yes	https://www.albanycounty.com/business/industrial-development-agency-capital-resource-corporation
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
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	Project Type			
01 02 15 01	Lease		State Sales Tax Exemption	\$0.00
			Local Sales Tax Exemption	\$0.00
		122 2nd Street Associates LLC	County Real Property Tax Exemption	\$0.00
Project Part of Another Phase or Multi Phase			Local Property Tax Exemption	\$0.00
Original Project Code			School Property Tax Exemption	\$0.00
Project Purpose Category			Mortgage Recording Tax Exemption	\$0.00
Total Project Amount			Total Exemptions	\$0.00
Benefited Project Amount			Total Exemptions Net of RPTL Section 485-b	\$0.00
Bond/Note Amount			Pilot payment Information	
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			\$5,266.13	\$5,266.13
Not For Profit			County PILOT	
Date Project approved			Local PILOT	\$18,769.04
Did IDA took Title to Property			School District PILOT	\$21,435.88
Date IDA Took Title to Property			Total PILOT	\$45,471.05
Year Financial Assistance is Planned to End			Net Exemptions	-\$45,471.05
Notes			Project Employment Information	
Location of Project			RENOVATION OF OLD FACTORY INTO APARTMENTS.	
Address Line1			# of FTEs before IDA Status	0.00
Address Line2			Original Estimate of Jobs to be Created	3.00
City			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	22,000.00
State			Annualized Salary Range of Jobs to be Created	To: 24,000.00
Zip - Plus4			Original Estimate of Jobs to be Retained	0.00
Province/Region			Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00
Country			Current # of FTEs	2.00
Applicant Name			# of FTE Construction Jobs during Fiscal Year	0.00
Address Line1			Net Employment Change	2.00
Address Line2			Project Status	
City			Current Year Is Last Year for Reporting	
State			There is no Debt Outstanding for this Project	
Zip - Plus4			IDA Does Not Hold Title to the Property	
Province/Region			The Project Receives No Tax Exemptions	
Country				



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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
			Local Property Tax Exemption	\$0.00
			School Property Tax Exemption	\$0.00
			Mortgage Recording Tax Exemption	\$0.00
			Total Exemptions	\$0.00
Original Project Code	Construction		Total Exemptions Net of RPTL Section 485-b	\$0.00
Project Purpose Category	\$6,000,000.00		Pilot payment Information	
Total Project Amount	\$6,000,000.00			
Benefited Project Amount	\$6,000,000.00			
Bond/Note Amount				
Annual Lease Payment				
Federal Tax Status of Bonds	Tax Exempt		Actual Payment Made	Payment Due Per Agreement
Not For Profit	Yes		County PILOT	\$0.00
Date Project approved	2/7/2007		Local PILOT	\$0.00
Did IDA took Title to Property	Yes		School District PILOT	\$0.00
Date IDA Took Title to Property	6/29/2007		Total PILOT	\$0.00
Year Financial Assistance is Planned to End	2027		Net Exemptions	\$0.00
Notes	CONSTRUCTION		Project Employment Information	
Location of Project				
Address Line1	140 ACADEMY ROAD		# of FTEs before IDA Status	100.00
Address Line2			Original Estimate of Jobs to be Created	5.00
			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	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	302.00
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information			Net Employment Change	202.00
Applicant Name	ALBANY BOYS AND GIRLS ACADEMY		Project Status	
Address Line1	140 ACADEMY ROAD			
Address Line2				
City	ALBANY			
State	NY		Current Year Is Last Year for Reporting	
Zip - Plus4	12209		There is no Debt Outstanding for this Project	
Province/Region			IDA Does Not Hold Title to the Property	
Country	USA		The Project Receives No Tax Exemptions	



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General Project Information			Project Tax Exemptions & PILOT	Payment Information
Project Code	01 02 22 02			
Project Type	Lease		State Sales Tax Exemption	\$392,860.22
Project Name	Champlain Hudson Power Express Project		Local Sales Tax Exemption	\$0.00
			County Real Property Tax Exemption	\$0.00
			Local Property Tax Exemption	\$0.00
Project Part of Another Phase or Multi Phase	No		School Property Tax Exemption	\$0.00
Original Project Code			Mortgage Recording Tax Exemption	\$0.00
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services			
Total Project Amount	\$228,623,520.00		Total Exemptions	\$392,860.22
Benefitted Project Amount	\$228,623,520.00		Total Exemptions Net of RPTL Section 485-b	\$0.00
Bond/Note Amount			Pilot payment Information	
Annual Lease Payment	\$0.00			
Federal Tax Status of Bonds			County PILOT	Actual Payment Made
Not For Profit			Local PILOT	\$0.00
Date Project approved	2/9/2022		School District PILOT	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$0.00
Date IDA Took Title to Property	11/21/2022		Net Exemptions	\$392,860.22
Year Financial Assistance is Planned to End	2052			
Notes	The project is just underway in 2022 and will be completed in 2023.			
Location of Project			# of FTEs before IDA Status	0.00
Address Line1	600 Broadway		Original Estimate of Jobs to be Created	10.00
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00
City	ALBANY		Annualized Salary Range of Jobs to be Created	40,000.00 To: 60,000.00
State	NY		Original Estimate of Jobs to be Retained	0.00
Zip - Plus4	12207		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	229.00
Applicant Information			Net Employment Change	0.00
Applicant Name	Transmission Developers Inc			
Address Line1	600 Broadway		Project Status	
Address Line2				
City	ALBANY			
State	NY		Current Year Is Last Year for Reporting	
Zip - Plus4	12207		There is no Debt Outstanding for this Project	
Province/Region			IDA Does Not Hold Title to the Property	
Country	USA		The Project Receives No Tax Exemptions	



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General Project Information			Project Tax Exemptions & PILOT	Payment Information
Project Code	01 02 21 01			
Project Type	Tax Exemptions		State Sales Tax Exemption	\$0.00
Project Name	Curaleaf NY LLC		Local Sales Tax Exemption	\$0.00
Project Part of Another Phase or Multi Phase			County Real Property Tax Exemption	
Original Project Code	No		Local Property Tax Exemption	
Project Purpose Category	Manufacturing		School Property Tax Exemption	\$0.00
Total Project Amount	\$5,400,000.00		Mortgage Recording Tax Exemption	\$0.00
Benefited Project Amount	\$5,400,000.00		Total Exemptions	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b	
Annual Lease Payment			Pilot payment Information	
Federal Tax Status of Bonds			Actual Payment Made	Payment Due Per Agreement
Not For Profit			County PILOT	
Date Project approved	10/27/2021		Local PILOT	
Did IDA took Title to Property	Yes		School District PILOT	
Date IDA Took Title to Property	7/23/2021		Total PILOT	\$0.00 \$0.00
Year Financial Assistance is Planned to End	2022		Net Exemptions	\$0.00
Notes	Sales tax on equipment,		Project Employment Information	
Location of Project			# of FTEs before IDA Status	88.00
Address Line1	167 Coeymans Industrial Park Lane		Original Estimate of Jobs to be Created	100.00
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	41,600.00
City	COEYMANS		Annualized Salary Range of Jobs to be Created	35,000.00 To: 150,000.00
State	NY		Original Estimate of Jobs to be Retained	88.00
Zip - Plus4	12045		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	41,600.00
Province/Region			Current # of FTEs	130.00
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information			Net Employment Change	42.00
Applicant Name	Curaleaf NY LLC		Project Status	
Address Line1	167 Coeymans Industrial Park Lane			
Address Line2				
City	COEYMANS		Current Year Is Last Year for Reporting	Yes
State	NY		There is no Debt Outstanding for this Project	Yes
Zip - Plus4	12045		IDA Does Not Hold Title to the Property	Yes
Province/Region			The Project Receives No Tax Exemptions	Yes
Country	USA			



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General Project Information		Project Tax Exemptions & PILOT		Payment Information
Project Code	01 02 22 01			
Project Type	Tax Exemptions	State Sales Tax Exemption		\$362,243.53
Project Name	Hecate Energy Albany 1 LLC and Hecate Energy Albany 2 LLC	Local Sales Tax Exemption		\$362,243.53
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		
Original Project Code		Local Property Tax Exemption		
Project Purpose Category	Clean Energy	School Property Tax Exemption		
Total Project Amount	\$54,884,781.00	Mortgage Recording Tax Exemption		
Benefitted Project Amount	\$50,000,000.00	Total Exemptions		\$724,487.06
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment		Pilot payment Information		
Federal Tax Status of Bonds		Actual Payment Made		Payment Due Per Agreement
Not For Profit		County PILOT		
Date Project approved	4/13/2022	Local PILOT		
Did IDA took Title to Property	No	School District PILOT		
Date IDA Took Title to Property	2023	Total PILOT		\$0.00
Year Financial Assistance is Planned to End		Net Exemptions		\$724,487.06
Notes		Project Employment Information		
Location of Project		# of FTEs before IDA Status		0.00
Address Line1	Rt 9 W and County Rt 101	Original Estimate of Jobs to be Created		2.00
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		35,000.00
City	RAVENA	Annualized Salary Range of Jobs to be Created		30,000.00 To: 40,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00
Zip - Plus4	12143	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00
Province/Region	United States	Current # of FTEs		3.00
Country	Hecate Energy Albany 1 LLC	# of FTE Construction Jobs during Fiscal Year		0.00
Applicant Information	621 West Randolph Street	Net Employment Change		3.00
Applicant Name		Project Status		
Address Line1		Current Year Is Last Year for Reporting		
Address Line2	CHICAGO	There is no Debt Outstanding for this Project		
City	IL	IDA Does Not Hold Title to the Property		
State	60661	The Project Receives No Tax Exemptions		
Zip - Plus4				
Province/Region	USA			
Country				



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General Project Information			Project Tax Exemptions & PILOT	Payment Information
Project Code	01 02 22 04			
Project Type	Tax Exemptions		State Sales Tax Exemption	\$5,451,864.00
Project Name	Plug Power		Local Sales Tax Exemption	\$5,451,864.00
Project Part of Another Phase or Multi Phase			County Real Property Tax Exemption	
Original Project Code	No		Local Property Tax Exemption	
Project Purpose Category	Manufacturing		School Property Tax Exemption	\$0.00
Total Project Amount	\$15,278,978.00		Mortgage Recording Tax Exemption	\$10,903,728.00
Benefited Project Amount	\$13,728,978.00		Total Exemptions	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b	
Annual Lease Payment			Pilot payment Information	
Federal Tax Status of Bonds			Actual Payment Made	Payment Due Per Agreement
Not For Profit			County PILOT	
Date Project approved	4/13/2022		Local PILOT	
Did IDA took Title to Property	No		School District PILOT	
Date IDA Took Title to Property			Total PILOT	\$0.00 \$0.00
Year Financial Assistance is Planned to End	2023		Net Exemptions	\$10,903,728.00
Notes	This is the second part of the Plug Power project at 125 Vista Blvd.			
Location of Project	# of FTEs before IDA Status			
Address Line1	125 Vista Blvd		Original Estimate of Jobs to be Created	360.00
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	905.00
City	SLINGERLANDS		Annualized Salary Range of Jobs to be Created	57,300.00
State	NY		Original Estimate of Jobs to be Retained	50,000.00 To: 65,000.00
Zip - Plus4	12159		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	360.00
Province/Region			Current # of FTEs	57,300.00
Country	United States		# of FTE Construction Jobs during Fiscal Year	894.00
Applicant Information			Net Employment Change	0.00
Applicant Name	Plug Power Inc			534.00
Address Line1	968 Albany Shaker 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			



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General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	01 02 22 03		
Project Type	Lease	State Sales Tax Exemption	\$21,564.00
Project Name	Visa Real Estate Development Plug Power Project	Local Sales Tax Exemption	\$21,564.00
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	\$59,884,781.00	Mortgage Recording Tax Exemption	\$0.00
Benefitted Project Amount	\$47,500,000.00	Total Exemptions	\$43,128.00
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b	\$0.00
Annual Lease Payment	\$0.00	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	2/9/2022	Local PILOT	\$0.00
Did IDA took Title to Property	Yes	School District PILOT	\$0.00
Date IDA Took Title to Property	4/19/2022	Total PILOT	\$0.00
Year Financial Assistance is Planned to End	2037	Net Exemptions	\$43,128.00
Notes	This is the construction of the Plug Power facility at 125 Vista Boulevard. The project is a one story 200,000 sf warehouse, two story 50,000 sf office building and one story 100,000 sf service building with associated parking.		
Location of Project		# of FTEs before IDA Status	0.00
Address Line1	125 Vista Boulevard	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	SLINGERLANDS	Annualized Salary Range of Jobs to be Created	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00
Zip - Plus4	12159	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	57,300.00
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	Visa Real Estate Development LLC	Project Status	
Address Line1	302 Washington Ave Extension	Current Year Is Last Year for Reporting	
Address Line2		There is no Debt Outstanding for this Project	
City	ALBANY	IDA Does Not Hold Title to the Property	
State	NY	The Project Receives No Tax Exemptions	
Zip - Plus4	12203		
Province/Region			
Country	USA		



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



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Project Code	01 02 06 01			
Project Type	Bonds/Notes Issuance		State Sales Tax Exemption	\$0.00
Project Name	WILDWOOD PROGRAMS		Local Sales Tax Exemption	\$0.00
Project Part of Another Phase or Multi Phase			County Real Property Tax Exemption	\$0.00
Original Project Code	No		Local Property Tax Exemption	\$0.00
Project Purpose Category	Construction		School Property Tax Exemption	\$0.00
Total Project Amount	\$3,550,000.00		Mortgage Recording Tax Exemption	\$0.00
Benefited Project Amount	\$3,550,000.00		Total Exemptions	\$0.00
Bond/Note Amount	\$3,550,000.00		Total Exemptions Net of RPTL Section 485-b	\$0.00
Annual Lease Payment			Pilot payment Information	
Federal Tax Status of Bonds	Tax Exempt		Actual Payment Made	Payment Due Per Agreement
Not For Profit	Yes		County PILOT	\$0.00
Date Project approved	11/2/2005		Local PILOT	\$0.00
Did IDA took Title to Property	Yes		School District PILOT	\$0.00
Date IDA Took Title to Property	6/1/2006		Total PILOT	\$0.00
Year Financial Assistance is Planned to End	2026		Net Exemptions	\$0.00
Notes	CONSTRUCTION		Project Employment Information	
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	907.00
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information			Net Employment Change	507.00
Applicant Name	WILDWOOD PROGRAMS		Project Status	
Address Line1	2995 CURRY ROAD			
Address Line2				
City	LATHAM			
State	NY		Current Year Is Last Year for Reporting	
Zip - Plus4	12110		There is no Debt Outstanding for this Project	
Province/Region			IDA Does Not Hold Title to the Property	
Country	USA		The Project Receives No Tax Exemptions	



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IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
9	\$12,064,203.28	\$45,471.05	\$12,018,732.23	1290



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Additional Comments