



**Board of Directors Meeting
Wednesday, March 22, 2023 8:30 to 10:00 A.M.
111 Washington Ave, Conference Room**

AGENDA

- | | |
|---|---|
| 1. Introduction | Alan Goldberg, Chair |
| a. Subcommittee: Arts & Culture | |
| 2. Open Business | Alan Goldberg, Chair |
| a. Approval of 1/25/23 Meeting Minutes | |
| 3. Finance Committee Report | Alan Alexander, Chair
Amy Thompson, CFO |
| 4. Audit Committee Report | Rich Rosen, Chair |
| a. Review of Audit Committee Charter | |
| b. Review Draft Annual Audited Financial Statement and Audit | |
| c. Approve Corp. Financial Statements/accept Annual Audit | Kevin Testo, Bonadio |
| 5. Review of Authority Budget Office (Resolution) | Amy Thompson, CFO/
Thomas Owens, ESQ. |
| a. Accept and/or approve reports to be filed with PARIS: | |
| i. Independent Audit | |
| ii. Annual Report | |
| iii. Procurement Report | |
| iv. Investment Report | |
| 6. CEO & Project Update | Kevin O'Connor, CEO |
| a. Plug Power | |
| b. OSW | |
| c. Best Real Estate Deal Award | |
| 7. Open Discussion | All |
| 8. Executive Session | |
| 9. Adjournment – Next Meeting <u>Wednesday, May 24, 2023</u> | |



Subcommittee on Arts & Culture

President John F. Kennedy said, “If art is to nourish the root of our culture, society must set the artist free to follow his vision wherever it takes him.” Indeed, the history of our culture is not merely written in books, but is more revealed, expressed and understood through the arts; through the telling of stories and through the expression of what is within the hearts and spirits of our people. The importance of preserving, protecting and promoting arts and culture cannot be overstated. Yet, we have seen the catastrophic effects that the pandemic had on the arts. And, while many other industries have made recoveries, we have not seen the same rebound with the arts, and this is tragic. We must work together to change the current path.

This is why I am announcing a new public and private partnership to ensure the health and viability of Arts and Culture in Albany County. I am asking the Advance Albany County Alliance to form a subcommittee to focus on Arts and Culture. The goal of this subcommittee is to provide a mechanism to create an essential backstop for this industry to make sure it continues to flourish for generations to come. Let us work together to save our arts and to tell the story of our culture for future generations.

**ADVANCE ALBANY COUNTY ALLIANCE LOCAL DEVELOPMENT
CORPORATION BOARD OF DIRECTORS
1/25/23 MEETING MINUTES
Annual Board Meeting**

Minutes

The Annual Meeting of the Advance Albany County Alliance Local Development Corporation was held on Wednesday, January 15, 2023, at 8:30am at 111 Washington Ave., Suite 100, Albany, NY 12210

The following Directors attended the meeting:

- Alan Goldberg
- Alan D. Alexander
- Marcia White
- Rich Rosen

Directors Tom Nardacci, Michel Cinquanti and Coach Carmen Duncan were excused.

Also present at the meeting were:

- Kevin O'Connor, Director of Economic Development, Albany County and CEO, AACA
- Antionette Dukes-Hedge, Executive Assistant to CEO, AACA
- Kevin Catalano, Senior Vice-President & Director of Commercial Lending
- Lucas Rogers, Economic Development & Sustainability Coordinator, Albany County
- Thomas M. Owens, Esq.
- Dan Lynch, Albany County Deputy Executive
- Amy Thompson, CFO, AACA
- Naomi Lynch, Receptionist, AACA
- Rosemary McHugh, Economic Developer, AACA
- Anton Konev, Assistant to Controller for Legislation

The Directors called the meeting to order at 8:37am.

1. The first order of business was Opening Remarks. Chairman Goldberg welcomed everyone to the annual meeting. He introduced the four new AACA staff members.

2. The next order of business was Open Business. The Approval of Minutes of the November 16, 2022, Regular Board Meeting. After discussion, upon a motion made by Mr. Rosen, seconded by Ms. White, and carried pursuant to a unanimous vote, the Directors:

RESOLVED, the minutes of the November 16, 2022 Regular Board Meeting are approved.

2b. The next order of Open Business was review of certain AACA Policies by Mr. Owens. He reviewed the Procurement Guidelines, Property Disposition & Acquisition Polices, Investment Policy with the Board and staff. After discussion, upon a motion made by Mr. Alexander, seconded by Mr. Rosen, and carried pursuant to a unanimous vote, the Directors:

RESOLVED, the Procurement Guidelines, Property Disposition & Acquisition Polices, Investment Policy are approved.

2c. The next order of Open Business was the review and approval of Mission Statement & Performance Goals 2023 and 2022 Performance Results. In addition to the material provided to the Board, staff commented that the 2022 results will be finalized and submitted to ABO prior to March 21, 2023, deadline. After discussion, upon a motion made by Ms. White, seconded by Mr. Rosen, and carried pursuant to a unanimous vote, the Directors:

RESOLVED, the Mission Statement & Performance Goals for 2023 and 2022 Performance Results are approved.

3. The next order of business was the Finance Committee. Mr. Alexander reviewed the interim year-end financial results. A goal for 2023 will be to obtain a source of recurring revenue.

4. The next order of business was the Governance Committee. Ms. White explained that in accordance with the Corporation's bylaws, the Board needed to nominate and elect a Vice Chair position. As stated in the by-laws, the Vice-Chairperson shall perform the duties of the Chairperson if the Chairperson is unable to do so.

Following the Board discussion, Ms. White nominated for Chairperson - Mr. Goldberg. After discussion, upon a motion made by Mr. Alexander, seconded by Mr. Rosen, and carried pursuant to a unanimous vote (with Mr. Goldberg recusing himself from such vote), the Directors:

RESOLVED, that Mr. Goldberg is elected as Chairperson.

Mr. Goldberg nominated for Vice Chairperson - Mr. Rosen. After discussion, upon a motion made by Mr. Alexander, seconded by Ms. White, and carried pursuant to a unanimous vote (with Mr. Rosen recusing himself from such vote), the Directors:

RESOLVED, that Mr. Rosen is elected as Vice Chairperson.

Ms. White nominated for Treasurer - Mr. Alexander. After discussion, upon a motion made by Mr. Rosen, seconded by Mr. Goldberg, and carried pursuant to a unanimous vote (with Mr. Alexander recusing himself from such vote), the Directors:

RESOLVED, that Mr. Alexander is elected as Treasurer.

Ms. Rosen nominated for Secretary - Ms. White. After discussion, upon a motion made by Mr. Goldberg, seconded by Mr. Alexander and carried pursuant to a unanimous vote (with Ms. White recusing herself from such vote), the Directors:

RESOLVED, that Ms. White is elected as Secretary.

4b. The next order of business was the Confidential Board Evaluation Forms. Ms. White discussed the importance of receiving and evaluating feedback from the Board. The board was asked to fill out and complete an evaluation and return it to Antionette Hedge. Ms. White will then assess and make recommendations, which will be discussed at the March 2023 Board Meeting.

4c. The next order of business was the AACA's appointment to the Albany County Business Development Corporation ("ACBDC"). Ms. White asked to vote for a representative to be named to the board of the ACBDC. Open to nominations, Mr. Goldberg nominated Alan

Alexander. After discussion, upon a motion made by Mr. Goldberg, seconded by Mr. Rosen, and carried pursuant to a unanimous vote, the Directors:

RESOLVED, approved Alan Alexander to be named as the Corporation representative on the ACBDC Board.

6. The next order of business was the CEO Report & Project Update. Mr. O'Connor discussed the ribbon cutting at Plug Power at The Vista. Along with their CEO, Senator C Schumer and Governor K. Hochul were in attendance. He thanked the group effort from the Alliance, Albany Co. Legislative, Executive and the town of Bethlehem. Mr. O'Connor would like to schedule a tour at Plug Power for the board.

6b. Mr. O'Connor discussed a premiere site for Albany County. The RFP from the county for the site. Submissions have been submitted by four engineering companies. They are under review.

6c. Mr. O'Connor and Mr. Rogers gave an update about the One-Stop Shop. A management agreement with Chairman Clay of the Albany County IDA and Chairman Domalewicz of the Albany County CRC are in discussions. A potential name for the 111 Washington co-location is "Business Hub Powered by Albany County".

6d. Mr. Rogers discussed the ARPA Sub Committee. A 2nd allotment of \$8 million has been allocated for economic development. This will be driven by the application submissions. The area identified are Business Grants, Workforce Development, Tourism, Cultural & the Arts, Capacity Building (Discover Albany), Demolition & Rehab of Building and Commercial Office Real Estate.

7. The next order of business was Executive Session. Upon a motion made by Mr. Rosen and seconded by Ms. White, the Board unanimously voted to enter Executive Session to discuss the employment history of certain individuals. At the conclusion of the Executive Session, on a motion made by Mr. Goldberg and seconded by Mr. Rosen, the Board unanimously voted to exit Executive Session. No actions were taken in Executive Session.

8. The next order of business was Other Business. There was no other business to be discussed.

There being no other business to consider, the meeting was adjourned at approximately 10:15am.


_____, Secretary
Board Minutes as Approved by Board on January 25, 2023

Advance Albany County Alliance LDC
Statement of Net Position
As of February 28, 2023

	Total
ASSETS	
Current Assets	
Bank Accounts	
Key Business Reward Checking (2027)	386,882.37
Petty Cash	500.00
Total Bank Accounts	\$ 387,382.37
Accounts Receivable	
Accounts Receivable	-1,427.48
Total Accounts Receivable	-\$ 1,427.48
Other Current Assets	
Accrued Revenue ACBDC Reimb	96,529.44
Prepaid Expenses	15,984.77
Prepaid Insurance	8,199.67
Total Other Current Assets	\$ 120,713.88
Total Current Assets	\$ 506,668.77
Fixed Assets	
Accumulated Depreciation	-20,093.40
Projects in Process	17,563.85
Computer Equipment	2,452.89
ROU Asset	414,878.00
Website	48,000.00
Total Fixed Assets	\$ 462,801.34
TOTAL ASSETS	\$ 969,470.11
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	1,835.00
Total Accounts Payable	\$ 1,835.00
Other Current Liabilities	
Accrued Expenses	0.00
Accrued Payroll	4,182.70
Accrued Payroll Tax	370.95
Benefits Payable	0.00
Deferred Revenue	3,107.56
Due to CRC	78,969.00
Lease liability ST portion	86,610.74
Total Other Current Liabilities	\$ 88,445.74
Long-Term Liabilities	
Lease liability LT portion	335,909.00
Total Long-Term Liabilities	\$ 335,909.00
Total Liabilities	\$ 424,354.74
Net Position	
Equity	
General Fund	608,323.69
Net Income	-63,208.32
Total Net Position	545,115.37
TOTAL LIABILITIES AND NET POSITION	969,470.11

Advance Albany County Alliance
Profit and Loss
February 2023

	Jan-23	Feb-23	Total
Operating Revenue			
ACBDC Reimbursement	23,124.55	24,000.79	47,125.34
CRC Fee Income	1,953.64		1,953.64
Rental Income	3,950.56	3,950.56	7,901.12
Total Operating Revenue	\$ 29,028.75	\$ 27,951.35	56,980.10
Operating Expenses			
Legal & Professional Services	9,489.00	6,777.50	16,266.50
Office Supplies	457.46	1,123.28	1,580.74
Other Business Expenses			
Bank Charges & Fees	9.00	13.50	22.50
Computer Software	953.80	1,132.20	2,086.00
Computer/Internet	1,150.27	2,250.27	3,400.54
Dues & Subscriptions	1,039.16	1,564.16	2,603.32
Insurance	691.52	511.28	1,202.80
Meeting Expense	172.75	435.00	607.75
Parking	742.00	665.00	1,407.00
Payroll Fee	790.16	471.98	1,262.14
Postage	30.00		30.00
Rent	7,901.13	7,901.13	15,802.26
Sponsorship	1,500.00	0.00	1,500.00
Travel Expenses	43.51	638.31	681.82
Utilities	293.00	293.00	586.00
Total Other Business Expenses	\$ 15,316.30	\$ 15,875.83	31,192.13
Payroll Expenses			
Employee Benefits			
401k ER Match	634.60	553.84	1,188.44
Health Insurance	-142.50	6,776.04	6,633.54
Payroll Tax - FICA	2,017.36	2,092.93	4,110.29
Payroll Tax - FUTA	238.02	25.95	263.97
Payroll Tax - SUTA	1,060.99	909.49	1,970.48
Workers Comp	56.23	64.02	120.25
Total Employee Benefits	\$ 3,864.70	\$ 10,422.27	14,286.97
Salaries	26,386.62	27,464.78	53,851.40
Total Payroll Expenses	\$ 30,251.32	\$ 37,887.05	68,138.37
Total Operating Expenses	\$ 55,514.08	\$ 61,663.66	117,177.74
Net Operating Income	-\$ 26,485.33	-\$ 33,712.31	-60,197.64
Other Expenses			
Depreciation Expense	1,384.70	1,625.98	3,010.68
Total Other Expenses	\$ 1,384.70	\$ 1,625.98	3,010.68
Change in Net Position	(27,870.03)	(35,338.29)	-63,208.32

Advance Albany County Alliance LDC
Statement of Revenue, Expenses and Changes in Net Position by Class
YTD February 2023

	ACBDC	CRC	General	TOTAL
Operating Revenue				
ACBDC Reimbursement	47,125.34			47,125.34
CRC Fee Income		1,953.64		1,953.64
Rental Income	1,975.28		5,925.84	7,901.12
Total Operating Revenue	49,100.62	1,953.64	5,925.84	56,980.10
Operating Expenses				
Legal & Professional Services	6,662.50		9,604.00	16,266.50
Office Supplies			1,580.74	1,580.74
Other Business Expenses				-
Bank Charges			22.50	22.50
Cell Phone				-
Charitable Contributions				-
Computer Software	1,749.00		337.00	2,086.00
Computer/Internet	550.00		2,850.54	3,400.54
Dues & Subscriptions	833.32		1,770.00	2,603.32
Filing Fees				-
Insurance	769.47		433.33	1,202.80
Marketing				-
Meals & Entertainment				-
Meeting Expense			607.75	607.75
Parking	816.00		591.00	1,407.00
Payroll Fee	687.02		575.12	1,262.14
Postage			30.00	30.00
Rent	3,950.56		11,851.70	15,802.26
Sponsorship			1,500.00	1,500.00
Telephone				-
Travel Expenses			681.82	681.82
Utilities	219.75		366.25	586.00
Total Other Business Expenses	9,575.12	-	21,617.01	31,192.13
Payroll Expenses				-
Employee Benefits				-
401k ER Match	964.60		223.84	1,188.44
Health Insurance	3,888.17		2,745.37	6,633.54
Payroll Tax - FICA	1,872.71		2,237.58	4,110.29
Payroll Tax - FUTA	97.96		166.01	263.97
Payroll Tax - SUTA	786.39		1,184.09	1,970.48
Workers Comp	60.12		60.13	120.25
Total Employee Benefits	7,669.95	-	6,617.02	14,286.97
Salaries	25,193.05		28,658.35	53,851.40
Total Payroll Expenses	32,863.00	-	35,275.37	68,138.37
Total Operating Expenses	49,100.62	1,953.64	68,077.12	117,177.74
Other Expenses				
Depreciation Expense			3,010.68	3,010.68
Total Other Expenses	-	-	3,010.68	3,010.68
Change in Net Position	-	1,953.64	(65,161.96)	(63,208.32)

Advance Albany County Alliance LDC
Budget vs. Actuals: 2023 Budget - FY23
YTD February 2023

	Total			
	Actual	Budget	over Budget	% of Budget
Operating Revenue				
ACBDC Reimbursement	47,125.34	38,500.00	8,625.34	122.40%
CRC Fee Income	1,953.64	1,937.00	16.64	0.00%
Rental Income	7,901.12	0.00	7,901.12	
Total Operating Revenue	56,980.10	40,437.00	16,543.10	140.91%
Operating Expenses				
Legal & Professional Services	16,266.50	37,500.00	(21,233.50)	43.38%
Office Supplies	1,580.74	1,666.70	(85.96)	94.84%
Other Business Expenses		18,611.74	(18,611.74)	
Bank Charges	22.50		22.50	
Cell Phone	0.00		-	
Charitable Contributions	0.00		-	
Computer Software	2,086.00		2,086.00	
Computer/Internet	3,400.54		3,400.54	
Dues & Subscriptions	2,603.32		2,603.32	
Filing Fees	0.00		-	
Insurance	1,202.80		1,202.80	
Marketing	0.00		-	
Meals & Entertainment	0.00		-	
Meeting Expense	607.75		607.75	
Parking	1,407.00		1,407.00	
Payroll Fee	1,262.14		1,262.14	
Postage	30.00		30.00	
Rent	15,802.26	15,802.26	-	100.00%
Sponsorship	1,500.00		1,500.00	
Telephone	0.00		-	
Travel Expenses	681.82		681.82	
Utilities	586.00	586.00	-	100.00%
Total Other Business Expenses	31,192.13	35,000.00	(3,807.87)	89.12%
Payroll Expenses			-	
Employee Benefits		16,176.94	(16,176.94)	
401k ER Match	1,188.44		1,188.44	
Health Insurance	6,633.54		6,633.54	
Payroll Tax - FICA	4,110.29		4,110.29	
Payroll Tax - FUTA	263.97		263.97	
Payroll Tax - SUTA	1,970.48		1,970.48	
Workers Comp	120.25		120.25	
Total Employee Benefits	14,286.97	16,176.94	(1,889.97)	88.32%
Salaries	53,851.40	53,923.10	(71.70)	99.87%

Total Payroll Expenses	68,138.37	70,100.04	(1,961.67)	97.20%
Total Operating Expenses	117,177.74	144,266.74	(27,089.00)	81.22%
Other Expenses				
Depreciation Expense	3,010.68	-	3,010.68	100.00%
Total Other Expenses	3,010.68	-	3,010.68	
Change in Net Position	(63,208.32)	(103,829.74)	40,621.42	60.88%

These financial statements omit the statement of cash flow and substantially all disclosures required by US GAAP. They have not been subjected to an audit, review or compilation agreement, and therefore no assurance is provided on them.

**RESOLUTION 2023-03-01
OF THE
ADVANCE ALBANY COUNTY ALLIANCE
LOCAL DEVELOPMENT AUTHORITY**

WHEREAS, the Advance Albany County Alliance Local Development Corporation (the "Authority") is a "local authority" as defined within the Public Authorities Law ("PAL") of the State of New York; and

WHEREAS, pursuant to PAL, the following reports have been presented to, reviewed by, and approved by the Authority's Board:

- 2022 Annual Report
- 2022 Procurement Report
- 2022 Investment Report
- 2022 Independent Audit (including the 2022 Audited Financial Statements)

NOW, THEREFORE BE IT RESOLVED, that the Authority staff is authorized to file the above referenced Reports with the appropriate offices and the Public Authorities Reporting Information Systems ("PARIS"), all in accordance with section 2800 of the New York Public Authority Law, and that such Reports be posted on the Authority's website.

Dated: March 22, 2023

Secretary

Motion made by:

Seconded by:

Vote:

Advance Albany Alliance Local Development Corporation (“AACCA”) 2022 Assessment of the Effectiveness of Internal Controls

Mission:

The mission of the AACCA is as follows:

To collaborate with public, private, and nonprofit interests to create robust economic opportunity for all residents by diversifying the County’s economy through the growth, expansion and attraction of business activity, promotion of strategic infrastructure projects and the active promotion of the County as a business-friendly location.

AACCA Major Business Functions.:

No changes have occurred with respect to AACCA’s significant funding sources, mission or objectives of the AACCA during 2022. It is noted that the above “new” mission statement was adopted by the Board in January 2023, but it is intended to cover the same objectives contained within the previous mission statement which had simply been taken from the Certificate of Incorporation (“COI”), e.g. to increase economic development and economic activity throughout Albany County. The mission statement adopted in January 2023 is meant to be less “legalese” and easier to communicate/understand as compared to the COI’s stated mission language. AACCA’s major business functions, including financial status, operational processes and legal requirements are implemented by staff and reviewed by the Board during AACCA’s publicly advertised and open Board meetings. Minutes of these meetings as well as supporting documents are maintained on AACCA’s website.

Risks Associated with AACCA Operations:

Public meeting rules are in place and regularly followed. The Chair of the Board of Directors is regularly engaged as are other board members. The Treasurer regularly reviews financial information which is then presented to the board and committees at public open meetings. Additionally, for both legal and financial aspects, AACCA utilizes outside sources with expertise in the associated functions to lend additional controls. As such, risks are deemed to be low for all activities and functions within AACCA. A review for 2022 finds no change to the differing levels of involvement and approval.

Internal Control Systems in Place

There exists a set of policies, procedures and guidelines in place at the AACCA which are designed to ensure the AACCA's mission is carried out, and to minimize risk. These items remained in place during 2022. Some of the key internal controls in place include:

- Public meeting and disclosure requirements are in effect and regularly followed.
- Board of Directors annually reviews multiple NYS PAAA policies, as required by statute.
 - As noted previously, the use of external parties provides additional levels of internal control. Additionally, personnel with appropriate backgrounds and experience are utilized to help identify such items as legal or financial risks.
 - Consistent financial and operational reports are provided to management as well as the Treasurer and the full Board of Directors.
 - The AACCA annually has a financial audit performed by an independent auditor. This independent financial audit provides an opinion on the financial statements and also includes the audit related assessment of internal controls.
 - The Board has addressed internal controls through review and adoption of policies and procedures. These policy and procedures include, but are not limited to the

following:

- Board annual review/approval of NYS PAAA policies
- Board annual review/acceptance of the following PAL Reports: Annual, Procurement, Investment, Audit, Property & related PARIS reports
- Maintenance of website in accordance with ABO guidance
- Board annually reviews AACCA's mission to ensure the AACCA's primary operations and functions will help fulfill its mission
- AACCA staff is trained to understand the AACCA objectives, functions, policies, procedures and guidelines
- Board annual reviews of Conflicts of Interest Policy, and submits a COI Statement
- Submission of Annual Financial Disclosure in accordance with NYS PAL
- Monthly financial reports reviewed by Board of Directors
- Board annual review/approval of Procurement policy
- Board annual review/approval of an annual Budget
- Board annual review/approval of AACCA property acquisition & disposition policies
- Annual external financial audit with Audit Committee oversight

Extent to Which the Internal Control System is Effective

Management has reviewed the internal control system for 2022 and finds that the items as outlined above remain in place and function as expected. The AACCA's most recent financial audit (for the calendar year 2022 and the year ended December 31, 2022) identified no material weaknesses or significant deficiencies. Policies and procedures in place are deemed sufficient. As noted previously, AACCA staff regularly reviews updates to pertinent rules.

Corrective Action

No specific corrective action is required at this time. Management consistently works to strengthen controls as possible.

Certified Financial Audit for Advance Albany County Alliance Local Development Corporation
 Fiscal Year Ending: 12/31/2022

Run Date: 03/16/2023
 Status: UNSUBMITTED
 Certified Date : N/A

Financial Documents

Question	Response
1. Attach the independent audit of the Authority's financial statements.	N/A

URL (If Applicable)	Attachments
https://www.advancealbanycounty.com/about/meetings/	Attachment Included

Question	Response
2. Has the Authority's independent auditor issued a management letter to the Authority in connection with its audit of the Authority's financial statements?	No

URL (If Applicable)	Attachments

Question	Response
3. Has the Authority's independent auditor issued a Report on Internal Controls Over Financial Reporting to the Authority?	Yes

URL (If Applicable)	Attachments
https://www.advancealbanycounty.com/about/meetings/	Attachment Included

Question	Response
4. Attach any other communication required or allowed by government auditing standards issued by the Comptroller General of the United States to be issued by the Authority's independent auditor in connection with its annual audit of the Authority's financial statements.	

URL (If Applicable)	Attachments

Additional Comments

Annual Report for Advance Albany County Alliance Local Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 03/16/2023

Status: UNSUBMITTED

Certified Date: N/A

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.advancealbanycounty.com/about/meetings/
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.advancealbanycounty.com/about/meetings/
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.advancealbanycounty.com/about/meetings/
6.	Are any Authority staff also employed by another government agency?	Yes	Albany County
7.	Has the Authority posted their mission statement to their website?	Yes	https://www.advancealbanycounty.com/about/meetings/
8.	Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
9.	Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL.		https://www.advancealbanycounty.com/about/meetings/

Annual Report for Advance Albany County Alliance Local Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 03/16/2023

Status: UNSUBMITTED

Certified Date: N/A

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.advancealbanycounty.com/about/meetings/
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.advancealbanycounty.com/about/meetings/
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	https://www.advancealbanycounty.com/about/meetings/
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	https://www.advancealbanycounty.com/about/meetings/
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	

Annual Report for Advance Albany County Alliance Local Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 03/16/2023

Status: UNSUBMITTED

Certified Date: N/A

Board of Directors Listing

Name	Alexander, Alan	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	12/1/2020	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2022	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	Buell, Jeff	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	1/15/2021	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2022	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 Advance Albany County Alliance Local Development Corporation

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Run Date: 03/16/2023

Status: UNSUBMITTED

Certified Date: N/A

Name	Duncan, Carmen	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	1/15/2021	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2022	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	Goldberg, Alan	Nominated By	Local
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	Local	Confirmed by Senate?	No
Term Start Date	12/1/2020	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2023	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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Fiscal Year Ending: 12/31/2022

Run Date: 03/16/2023

Status: UNSUBMITTED

Certified Date: N/A

Name	Joyce, Andrew	Nominated By	Ex-Officio
Chair of the Board	No	Appointed By	Ex-Officio
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	1/15/2021	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Ex-Officio	Complied with Training Requirement of Section 2824?	Yes
Title	Ex-Officio	Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?	No	Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	Yes

Name	McCoy, Daniel	Nominated By	Ex-Officio
Chair of the Board	No	Appointed By	Ex-Officio
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	1/15/2021	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Ex-Officio	Complied with Training Requirement of Section 2824?	Yes
Title	Ex-Officio	Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?	No	Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	Yes

Annual Report for Advance Albany County Alliance Local Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 03/16/2023

Status: UNSUBMITTED

Certified Date: N/A

Name	Nardacci, Tom	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	1/15/2021	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2022	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	Rosen, Rich	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	1/15/2021	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2023	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 Advance Albany County Alliance Local Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 03/16/2023

Status: UNSUBMITTED

Certified Date: N/A

Name	White, Marcia	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	12/1/2020	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/21/2023	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 Advance Albany County Alliance Local Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 03/16/2023

Status: UNSUBMITTED

Certified Date: N/A

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 Compensati on/Allowanc es/Adjustme nts	Total Compensati on paid by Authority	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by a State or local governme nt
Catalano, Kevin	Senior Vice President and Director of Comm Lending	Executive				FT	No	\$105,000.00	\$105,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$105,000.00	No	
Larose, Melanie	Executive Assistant to Chief Financial Officer	Administrative and Clerical				FT	No	\$65,000.00	\$65,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$65,000.00	No	
O'Connor, Kevin	Chief Executive Officer	Executive				PT	No	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	Yes

Annual Report for Advance Albany County Alliance Local Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 03/16/2023

Status: UNSUBMITTED

Certified Date: N/A

Benefit Information

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

Name	Title	Severance Package	Payment for Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these Benefits	Other
Alexander, Alan	Board of Directors												X	
Buell, Jeff	Board of Directors												X	
Duncan, Carmen	Board of Directors												X	
Goldberg, Alan	Board of Directors												X	
Joyce, Andrew	Board of Directors												X	
McCoy, Daniel	Board of Directors												X	
Nardacci, Tom	Board of Directors												X	
Rosen, Rich	Board of Directors												X	
White, Marcia	Board of Directors												X	

Staff

Annual Report for Advance Albany County Alliance Local Development Corporation

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Status: UNSUBMITTED

Certified Date: N/A

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
Catalano, Kevin	Senior Vice President and Director of Comm Lending		X											

Annual Report for Advance Albany County Alliance Local Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 03/16/2023

Status: UNSUBMITTED

Certified Date: N/A

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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Annual Report for Advance Albany County Alliance Local Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 03/16/2023

Status: UNSUBMITTED

Certified Date: N/A

Summary Financial Information
SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$534,206.00
	Investments		\$0.00
	Receivables, net		\$49,697.00
	Other assets		\$6,622.00
	Total current assets		\$590,525.00
Noncurrent Assets			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$0.00
	Other assets		\$414,878.00
Capital Assets			
	Land and other nondepreciable property		\$0.00
	Buildings and equipment		\$53,535.00
	Infrastructure		\$0.00
	Accumulated depreciation		\$17,083.00
	Net Capital Assets		\$36,452.00
	Total noncurrent assets		\$451,330.00
Total assets			\$1,041,855.00
Liabilities			
Current Liabilities			
	Accounts payable		\$13,521.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$1,183.00
	Deferred revenues		\$3,951.00
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$78,969.00
	Total current liabilities		\$97,624.00
Noncurrent Liabilities			

Annual Report for Advance Albany County Alliance Local Development Corporation

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Certified Date: N/A

	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$0.00
	Long term leases		\$335,909.00
	Other long-term obligations		\$0.00
	Total noncurrent liabilities		\$335,909.00
Total liabilities			\$433,533.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$0.00
	Restricted		\$0.00
	Unrestricted		\$608,322.00
	Total net assets		\$608,322.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$200,657.00
	Rental and financing income		\$0.00
	Other operating revenues		\$0.00
	Total operating revenue		\$200,657.00
Operating Expenses			
	Salaries and wages		\$170,000.00
	Other employee benefits		\$38,428.00
	Professional services contracts		\$163,134.00
	Supplies and materials		\$19,248.00
	Depreciation and amortization		\$16,616.00
	Other operating expenses		\$66,887.00
	Total operating expenses		\$474,313.00
Operating income (loss)			(\$273,656.00)
Nonoperating Revenues			
	Investment earnings		\$0.00
	State subsidies/grants		\$500,000.00
	Federal subsidies/grants		\$25,000.00
	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00

Annual Report for Advance Albany County Alliance Local Development Corporation

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Status: UNSUBMITTED

Certified Date: N/A

	Other nonoperating revenues		\$5,951.00
	Total nonoperating revenue		\$530,951.00
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		\$257,295.00
Capital contributions			\$0.00
Change in net assets			\$257,295.00
Net assets (deficit) beginning of year			\$351,027.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$608,322.00

Annual Report for Advance Albany County Alliance Local Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 03/16/2023

Status: UNSUBMITTED

Certified Date: N/A

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

Annual Report for Advance Albany County Alliance Local Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 03/16/2023

Status: UNSUBMITTED

Certified Date: N/A

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							

Annual Report for Advance Albany County Alliance Local Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 03/16/2023

Status: UNSUBMITTED

Certified Date: N/A

Real Property Acquisition/Disposal List

Address Line1	111 Washington Ave
Address Line2	Suite 100
City	ALBANY
State	NY
Postal Code	12210
Plus4	
Province/Region	
Country	USA
Property Description	Office Building
Estimated Fair Market Value	\$94,813.50
How was the Fair Market Value Determined?	Appraisal
Transaction Type	ACQUISITION
If Other, Explain	
Transaction Date	11/1/2022
Purchase Sale Price	\$94,813.50
Lease Data (If Applicable)	
Market Rate(\$/square foot)	15.5
Lease Rate(\$/square foot)	15.5
Lease Period (months)	60
Organization	111 Washington Ave LLC
Last Name	
First Name	
Address Line1	20 Corporate Woods Blvd
Address Line2	
City	ALBANY
State	NY
Postal Code	12211
Plus4	
Province/Region	
Country	United States
Relation With Board member/senior authority management?	No

Annual Report for Advance Albany County Alliance Local Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 03/16/2023

Status: UNSUBMITTED

Certified Date: N/A

Personal Property

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

Annual Report for Advance Albany County Alliance Local Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 03/16/2023

Status: UNSUBMITTED

Certified Date: N/A

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.advancealbanycounty.com/about/meetings/
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.advancealbanycounty.com/about/meetings/
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 Advance Albany County Alliance Local Development Corporation

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Run Date: 03/16/2023

Status: UNSUBMITTED

Certified Date: N/A

Grant Information

This Authority has indicated that it did not award any grants during the reporting period.

Annual Report for Advance Albany County Alliance Local Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 03/16/2023

Status: UNSUBMITTED

Certified Date: N/A

Loan Information

This Authority has indicated that it did not have any outstanding loans during the reporting period.

Annual Report for Advance Albany County Alliance Local Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 03/16/2023

Status: UNSUBMITTED

Certified Date: N/A

Bond Information

This Authority has indicated that it did not have any outstanding bonds during the reporting period.

Annual Report for Advance Albany County Alliance Local Development Corporation
Fiscal Year Ending: 12/31/2022

Run Date: 03/16/2023
Status: UNSUBMITTED
Certified Date: N/A

Additional Comments

Procurement Report for Advance Albany County Alliance Local Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 03/16/2023
 Status: UNSUBMITTED
 Certified Date : N/A

Procurement Information:

Question	Response	URL (If Applicable)
1. Does the Authority have procurement guidelines?	Yes	https://www.advancealbanycounty.com/about/meetings/
2. Are the procurement guidelines reviewed annually, amended if needed, and approved by the Board?	Yes	
3. Does the Authority allow for exceptions to the procurement guidelines?	No	
4. Does the Authority assign credit cards to employees for travel and/or business purchases?	No	
5. Does the Authority require prospective bidders to sign a non-collusion agreement?	Yes	
6. Does the Authority incorporate a summary of its procurement policies and prohibitions in its solicitation of proposals, bid documents, or specifications for procurement contracts?	Yes	
7. Did the Authority designate a person or persons to serve as the authorized contact on a specific procurement, in accordance with Section 139-j(2)(a) of the State Finance Law, "The Procurement Lobbying Act"?	Yes	
8. Did the Authority determine that a vendor had impermissible contact during a procurement or attempted to influence the procurement during the reporting period, in accordance with Section 139-j(10) of the State Finance Law?	No	
8a. If Yes, was a record made of this impermissible contact?		
9. Does the Authority have a process to review and investigate allegations of impermissible contact during a procurement, and to impose sanctions in instances where violations have occurred, in accordance with Section 139-j(9) of the State Finance Law?	Yes	

Procurement Report for Advance Albany County Alliance Local Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 03/16/2023
 Status: UNSUBMITTED
 Certified Date : N/A

Procurement Transactions Listing:

1. Vendor Name	BST & Co CPAs LLC	Address Line1	10 British American Blvd
Type of Procurement	Financial Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	LATHAM
Award Date	2/1/2021	State	NY
End Date		Postal Code	12110
Fair Market Value	\$23,663.75	Plus 4	
Amount	\$23,663.75	Province/Region	
Amount Expended For Fiscal Year	\$23,663.75	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	accounting services

2. Vendor Name	Bonadio & Co	Address Line1	6 Wembley Ct
Type of Procurement	Financial Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	ALBANY
Award Date	2/10/2022	State	NY
End Date	12/31/2022	Postal Code	12205
Fair Market Value	\$15,650.00	Plus 4	
Amount	\$15,650.00	Province/Region	
Amount Expended For Fiscal Year	\$15,650.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	audit & tax services

Procurement Report for Advance Albany County Alliance Local Development Corporation

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Run Date: 03/16/2023
 Status: UNSUBMITTED
 Certified Date : N/A

3. Vendor Name	Camoin Associates	Address Line1	PO Box 3547
Type of Procurement	Consulting Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	SARATOGA SPRINGS
Award Date	3/17/2021	State	NY
End Date		Postal Code	12866
Fair Market Value	\$62,000.00	Plus 4	
Amount	\$62,000.00	Province/Region	
Amount Expended For Fiscal Year	\$14,137.50	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	economic impact studies

4. Vendor Name	Intelligent Technology Solutions, Inc	Address Line1	11786 State Rte. 9W
Type of Procurement	Technology - Consulting/Development or Support	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	WEST COXSACKIE
Award Date	3/19/2021	State	NY
End Date		Postal Code	12192
Fair Market Value	\$6,874.72	Plus 4	
Amount	\$6,874.72	Province/Region	
Amount Expended For Fiscal Year	\$5,994.48	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	IT Support

Procurement Report for Advance Albany County Alliance Local Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 03/16/2023
 Status: UNSUBMITTED
 Certified Date : N/A

5. Vendor Name	Mathes Public Affairs	Address Line1	24 Molly White Drive
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	COXSACKIE
Award Date	2/7/2022	State	NY
End Date		Postal Code	12051
Fair Market Value	\$53,450.12	Plus 4	
Amount	\$53,450.12	Province/Region	
Amount Expended For Fiscal Year	\$53,450.12	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Landscape Architecture & Engineering services

6. Vendor Name	Thomas Owens, Esq	Address Line1	PO Box 307
Type of Procurement	Legal Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	SLINGERLANDS
Award Date	1/11/2021	State	NY
End Date		Postal Code	12159
Fair Market Value	\$24,130.00	Plus 4	
Amount	\$24,130.00	Province/Region	
Amount Expended For Fiscal Year	\$24,130.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	legal services

Procurement Report for Advance Albany County Alliance Local Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 03/16/2023
Status: UNSUBMITTED
Certified Date : N/A

Additional Comments

Investment Report for Advance Albany County Alliance Local Development Corporation
 Fiscal Year Ending: 12/31/2022

Run Date : 03/16/2023
 Status: UNSUBMITTED
 Certified Date: N/A

Investment Information

Question	Response	URL (If Applicable)
1. Has the Authority prepared an Annual Investment Report for the reporting period as required by Section 2925 (6) of PAL?	Yes	https://www.advancealbanycounty.com/about/meetings/
2. Are the Authority's investment guidelines reviewed and approved annually?	Yes	
3. Did the Authority have an independent audit of investments as required by Section 2925(3)(f) of PAL?	Yes	https://www.advancealbanycounty.com/about/meetings/
4. Has the Authority's independent auditor issued a management letter to the Authority in connection with its annual audit of investments?	Yes	https://www.advancealbanycounty.com/about/meetings/

Additional Comments

Albany County Business Hub Signage Project



111 Washington Avenue
Suite 100
Albany, NY 12210

1 Exterior Sign:



40"

81"

2 Exterior Window Clings (5 panes):

 = UV-blocking tint



128"

78"

78"

78"

78"

78"

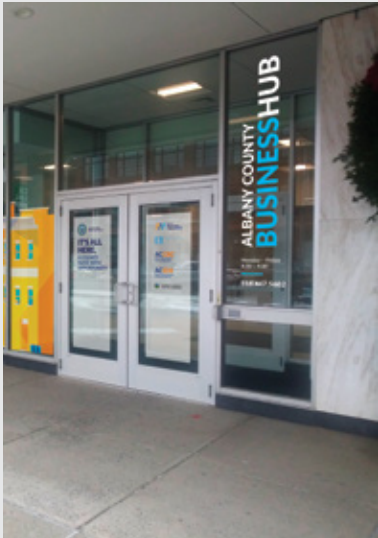


Albany County Business Hub Signage Project



111 Washington Avenue
 Suite 100
 Albany, NY 12210

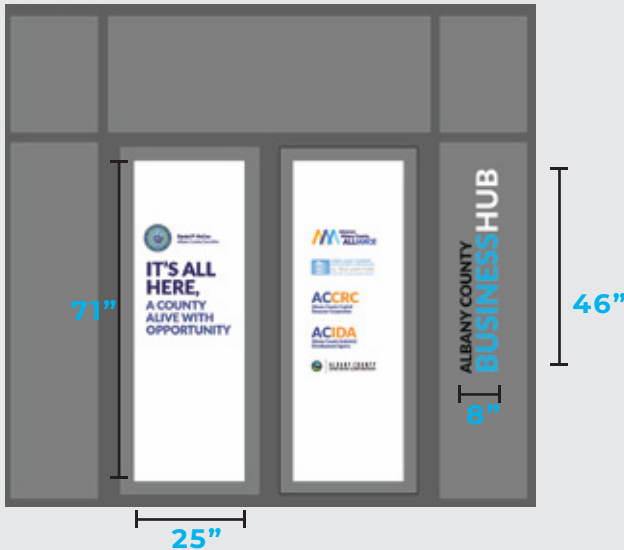
3 Exterior Entrance Clings:



4 Lobby Rug:



5 Lobby Entrance Clings:



Albany County Business Hub Signage Project



111 Washington Avenue
Suite 100
Albany, NY 12210

6 Front Reception Desk Cover:

Option A:



Option B:



7

Hub Tile Rug*

8 Conference Room Window (Frosted Glass):



Albany County Business Hub Signage Project



111 Washington Avenue
Suite 100
Albany, NY 12210

9 Hub Stand Off Sign:

Option A:

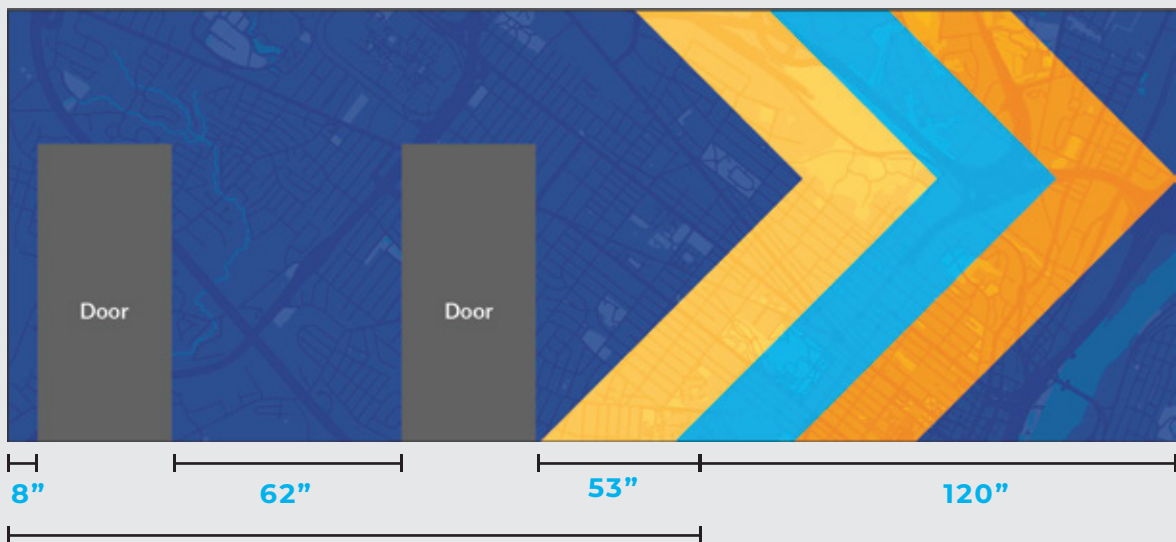


Option B:



96"

10 Hub Accent Wall(s) Clings:



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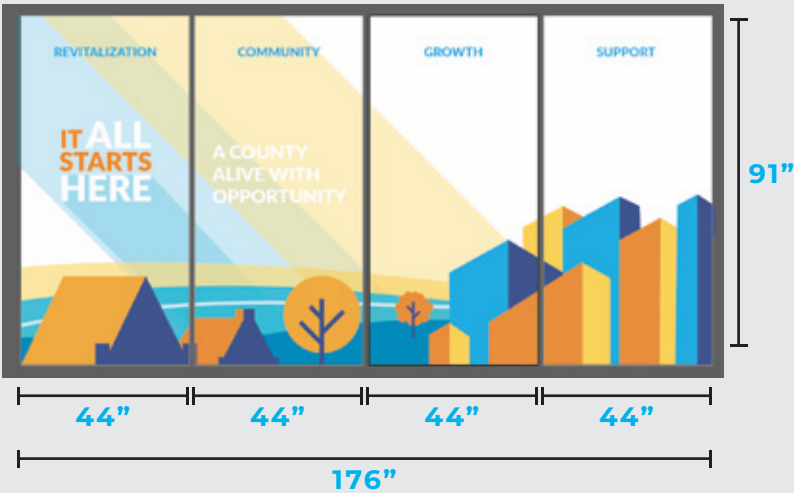
11 Kitchen Left Side Wall Cling:



12 Kitchen Back Wall Cling:



13 Office A Window Clings (4 panes):

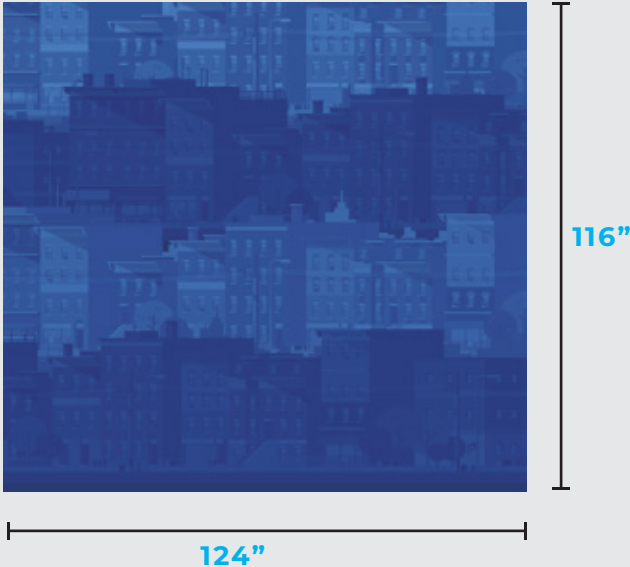


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14 Office E (Small Conf. RM) Wall Cling:



15 Office D Window Clings (4 panes):

