

Annual Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 03/26/2025

Status: CERTIFIED

Certified Date: 03/26/2025

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

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Governance Information (Board-Related)

Question	Response	URL(If Applicable)
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established a Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		https://montgomerycountyworks.com/
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		https://montgomerycountyworks.com/
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	https://montgomerycountyworks.com/
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	https://montgomerycountyworks.com/
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	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://montgomerycountyworks.com/
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	https://montgomerycountyworks.com/

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Board of Directors Listing

Name	Auricchio, Amanda	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	5/22/2018	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	05/02/2024	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	Beck, Matthew	Nominated By	Local
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	Elected by Board	Confirmed by Senate?	No
Term Start Date	11/24/2014	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?	Yes
Designee Name		Ex-Officio	

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Name	Cyr, Jessica	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	6/1/2024	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	Kowalczyk, Mark	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	3/28/2017	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	Phettaplace, Brent	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	12/21/2021	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?	Yes
Designee Name		Ex-Officio	

Name	Reese, Cheryl	Nominated By	Other
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	10/23/2019	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?	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	

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Name	Roth, Daniel	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	11/1/2024	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?	Yes
Designee Name		Ex-Officio	

Name	Watt, Edward	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	1/1/2024	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?	Yes
Designee Name		Ex-Officio	

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Name	Weingart, Laurie	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	4/23/2019	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	09/18/2024	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
Battisti, Stephanie M	Economic Development Specialist	Administrative and Clerical				FT	Yes	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	Yes	Yes
Nicosia, Vincenzo	Director of Program Dvlp	Managerial				FT	No	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	Yes	Yes
Rose, Kenneth F	CEO	Executive	EOD/MCIDA			FT	No	\$23,000.00	\$23,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23,000.00	Yes	Yes
Snell, Sheila M	CFO	Executive	EOD/MCIDA			FT	No	\$19,000.00	\$19,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,000.00	Yes	Yes

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Benefit Information

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

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
Auricchio, Amanda	Board of Directors												X	
Beck, Matthew	Board of Directors												X	
Cyr, Jessica	Board of Directors												X	
Kowalczyk, Mark	Board of Directors												X	
Phettaplace, Brent	Board of Directors												X	
Reese, Cheryl	Board of Directors												X	
Roth, Daniel	Board of Directors												X	
Watt, Edward	Board of Directors												X	
Weingart, Laurie	Board of Directors												X	

Staff

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

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Subsidiary/Component Unit Verification

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

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

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

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

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

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$861,911.62
	Investments		\$0.00
	Receivables, net		\$267,638.03
	Other assets		\$9,717.64
	Total current assets		\$1,139,267.29
Noncurrent Assets			
	Restricted cash and investments		\$1,038,132.01
	Long-term receivables, net		\$0.00
	Other assets		\$0.00
	Capital Assets		
		Land and other nondepreciable property	\$1,245,778.54
		Buildings and equipment	\$800,000.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$0.00
		Net Capital Assets	\$2,045,778.54
	Total noncurrent assets		\$3,083,910.55
Total assets			\$4,223,177.84
Liabilities			
Current Liabilities			
	Accounts payable		\$103,140.49
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$0.00
	Deferred revenues		\$18,428.74
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$0.00
	Total current liabilities		\$121,569.23
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		\$2,096,101.95
	Total noncurrent liabilities		\$2,096,101.95
Total liabilities			\$2,217,671.18
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$1,079,515.37
	Restricted		\$95,845.59
	Unrestricted		\$830,145.70
	Total net assets		\$2,005,506.66

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$135,479.61
	Rental and financing income		\$13,621.97
	Other operating revenues		\$0.00
	Total operating revenue		\$149,101.58
Operating Expenses			
	Salaries and wages		\$57,407.24
	Other employee benefits		\$5,085.36
	Professional services contracts		\$34,751.40
	Supplies and materials		\$21,642.19
	Depreciation and amortization		\$10,261.54
	Other operating expenses		\$113,066.86
	Total operating expenses		\$242,214.59
Operating income (loss)			(\$93,113.01)
Nonoperating Revenues			
	Investment earnings		\$48,913.13
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

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	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$0.00
	Total nonoperating revenue		\$48,913.13
Nonoperating Expenses			
	Interest and other financing charges		\$0.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$400.00
	Total nonoperating expenses		\$400.00
	Income (loss) before contributions		(\$44,599.88)
Capital contributions			\$0.00
Change in net assets			(\$44,599.88)
Net assets (deficit) beginning of year			\$2,050,106.54
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$2,005,506.66

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Current Debt

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

New Debt Issuances

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Schedule of Authority Debt

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

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Real Property Acquisition/Disposal List

1.Address Line1	60 Church Street
Address Line2	
City	CANAJOHARIE
State	NY
Postal Code	13317
Property Description	Vacant Lot/Undeveloped Land
Fair Market Description	Appraisal
Transaction Date	12/31/2024
Purchaser Organization	Montgomery County
Market Rate(\$/square foot)	
Lease Rate(\$/square foot)	
Seller/Purchaser/Tenant Data	
Address Line1 Seller	PO Box 1500 - 20 Park Street
State Seller	NY
Plus4 Seller	
Property Type Code	REAL
Address Line2:	
State	NY
Country	United States
Estimated Fair Market Value	580000
Transaction Type	ACQUISITION
Purchase Sale Price	\$550,000.00
Relation with Authority Ind	Yes
City Seller	FONDA
Postal code seller	12068
Country Seller	USA

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2.Address Line1	60 Church Street
Address Line2	
City	CANAJOHARIE
State	NY
Postal Code	13317
Property Description	Vacant Lot/Undeveloped Land
Fair Market Description	Appraisal
Transaction Date	12/31/2024
Purchaser Organization	102 Church Street LLC
Market Rate(\$/square foot)	0
Lease Rate(\$/square foot)	0
Seller/Purchaser/Tenant Data	
Address Line1 Seller	102 Church Street
State Seller	NY
Plus4 Seller	
Property Type Code	REAL
Address Line2:	
State	NY
Country	United States
Estimated Fair Market Value	580000
Transaction Type	ACQUISITION
Purchase Sale Price	\$350,000.00
Relation with Authority Ind	No
City Seller	CANAJOHARIE
Postal code seller	13317
Country Seller	USA

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3.Address Line1	Park Drive
Address Line2	
City	FULTONVILLE
State	NY
Postal Code	12072
Property Description	Vacant Lot/Undeveloped Land
Fair Market Description	Appraisal
Transaction Date	5/22/2025
Purchaser Organization	Peters Properties Holdings
Market Rate(\$/square foot)	
Lease Rate(\$/square foot)	
Seller/Purchaser/Tenant Data	
Address Line1 Seller	128 Park Drive
State Seller	NY
Plus4 Seller	
Property Type Code	REAL
Address Line2:	
State	NY
Country	United States
Estimated Fair Market Value	70000
Transaction Type	DISPOSITION SALE
Purchase Sale Price	\$70,000.00
Relation with Authority Ind	No
City Seller	FULTONVILLE
Postal code seller	12072
Country Seller	USA

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

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IDA Projects

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	27021701A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	DG Distribution Northeast LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$450,172.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$650,631.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$91,200,000.00	Total Exemptions		\$1,100,803.00	
Benefited Project Amount	\$91,200,000.00	Total Exemptions Net of RPTL Section 485-b		\$660,482.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$110,513.69	\$110,513.69
Not For Profit	No	Local PILOT		\$11,051.37	\$11,051.37
Date Project approved	10/4/2016	School District PILOT		\$154,719.17	\$154,719.17
Did IDA took Title to Property	Yes	Total PILOT		\$276,284.23	\$276,284.23
Date IDA Took Title to Property	1/20/2017	Net Exemptions		\$824,518.77	
Year Financial Assistance is Planned to End	2033	Project Employment Information			
Notes	Distribution Center located on 5S in the Town of Florida				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	2106 Highway Route 5S	Original Estimate of Jobs to be Created		430.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		40,000.00	
City	AMSTERDAM	Annualized Salary Range of Jobs to be Created		30,000.00	To: 65,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12010	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		530.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		530.00	
Applicant Name	DG DistributionNortheast LLC				
Address Line1	100 Mission Ridge	Project Status			
Address Line2					
City	GOODLETTSVILLE	Current Year Is Last Year for Reporting			
State	TN	There is no Debt Outstanding for this Project			
Zip - Plus4	37072	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	27022301A			
Project Type	Lease	State Sales Tax Exemption	\$67,708.98	
Project Name	Golf Course Apartments	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	\$4,474.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,750,000.00	Total Exemptions	\$72,182.98	
Benefited Project Amount	\$3,750,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit		Local PILOT	\$0.00	\$0.00
Date Project approved	9/21/2023	School District PILOT	\$2,237.11	\$2,237.11
Did IDA took Title to Property	No	Total PILOT	\$2,237.11	\$2,237.11
Date IDA Took Title to Property		Net Exemptions	\$69,945.87	
Year Financial Assistance is Planned to End	2035	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	383 Golf Course Road	Original Estimate of Jobs to be Created	2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	45,000.00	
City	AMSTERDAM	Annualized Salary Range of Jobs to be Created	45,000.00	To: 45,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12010	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	5.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	24.00	
Applicant Information		Net Employment Change	5.00	
Applicant Name	GOLF COURSE APARTMENTS, LLC			
Address Line1	207 Wallins Corners Road	Project Status		
Address Line2				
City	AMSTERDAM	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12010	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	27021901A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Microtel Hotel	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$38,867.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$42,203.00	
Original Project Code		School Property Tax Exemption		\$61,021.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$7,000,000.00	Total Exemptions		\$142,091.00	
Benefited Project Amount	\$7,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$99,464.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$9,690.17	\$9,690.17
Not For Profit			Local PILOT	\$8,924.10	\$8,924.10
Date Project approved	3/14/2019		School District PILOT	\$14,101.73	\$14,101.73
Did IDA took Title to Property	Yes		Total PILOT	\$32,716.00	\$32,716.00
Date IDA Took Title to Property	3/1/2019		Net Exemptions	\$109,375.00	
Year Financial Assistance is Planned to End	2029	Project Employment Information			
Notes	City of Amsterdam hotel				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	1393 NYS Hwy Rt 5S	Original Estimate of Jobs to be Created		14.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		40,000.00	
City	AMSTERDAM	Annualized Salary Range of Jobs to be Created		30,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12010	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		27.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		27.00	
Applicant Name	Valley View Land Development				
Address Line1	1393 NYS Hwy Rt 5S				
Address Line2					
City	AMSTERDAM				
State	NY				
Zip - Plus4	12010				
Province/Region					
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	27021902A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Mohawk Solar	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	\$135,000,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$135,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$95,727.07	\$95,727.07
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	12/20/2018	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$95,727.07	\$95,727.07
Date IDA Took Title to Property	12/1/2019	Net Exemptions		-\$95,727.07	
Year Financial Assistance is Planned to End	2037	Project Employment Information			
Notes	Solar panel's town of canjo and town of minden				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	Marshville Rd	Original Estimate of Jobs to be Created		5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		50,000.00	
City	CANAJOHARIE	Annualized Salary Range of Jobs to be Created		35,000.00	To: 90,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	13317	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	Mohaw Solar, LLC				
Address Line1	Marshville Road	Project Status			
Address Line2					
City	CANAJOHARIE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13317	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	27022201A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Peters Properties Holdings, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$20,219.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$24,094.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,420,000.00	Total Exemptions	\$44,313.00	
Benefited Project Amount	\$3,420,000.00	Total Exemptions Net of RPTL Section 485-b	\$12,131.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$4,204.05	\$4,204.05
Not For Profit	No	Local PILOT	\$850.79	\$850.79
Date Project approved	3/10/2022	School District PILOT	\$6,023.63	\$6,023.63
Did IDA took Title to Property	Yes	Total PILOT	\$11,078.47	\$11,078.47
Date IDA Took Title to Property	3/10/2022	Net Exemptions	\$33,234.53	
Year Financial Assistance is Planned to End	2038	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	10.00	
Address Line1	128 Park Drive	Original Estimate of Jobs to be Created	15.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	55,000.00	
City	FULTONVILLE	Annualized Salary Range of Jobs to be Created	45,000.00	To: 90,000.00
State	NY	Original Estimate of Jobs to be Retained	10.00	
Zip - Plus4	12072	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	70,000.00	
Province/Region		Current # of FTEs	10.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Peters Properties Holdings, LLC			
Address Line1	128 Park Drive	Project Status		
Address Line2				
City	FULTONVILLE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12072	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	27021601A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	RAMA Real Properties	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$13,904.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$2,479.00	
Original Project Code		School Property Tax Exemption	\$28,368.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$694,800.00	Total Exemptions	\$44,751.00	
Benefited Project Amount	\$694,800.00	Total Exemptions Net of RPTL Section 485-b	\$5,160.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$10,333.62	\$10,333.62
Not For Profit	No	Local PILOT	\$1,876.37	\$1,876.37
Date Project approved	6/1/2016	School District PILOT	\$14,799.69	\$14,799.69
Did IDA took Title to Property	No	Total PILOT	\$27,009.68	\$27,009.68
Date IDA Took Title to Property		Net Exemptions	\$17,741.32	
Year Financial Assistance is Planned to End	2032	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	76.00	
Address Line1	58 Pawling Street	Original Estimate of Jobs to be Created	6.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00	
City	HAGAMAN	Annualized Salary Range of Jobs to be Created	30,000.00	To: 40,000.00
State	NY	Original Estimate of Jobs to be Retained	76.00	
Zip - Plus4	12086	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00	
Province/Region		Current # of FTEs	130.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	54.00	
Applicant Name	RAMA Real Properties			
Address Line1	58 Pawling Street	Project Status		
Address Line2				
City	HAGAMAN	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12086	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	27022001A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Vida Blend Building	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$6,302.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$9,710.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,463,000.00	Total Exemptions	\$16,012.00	
Benefited Project Amount	\$1,288,000.00	Total Exemptions Net of RPTL Section 485-b	\$11,208.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit		Local PILOT	\$1,575.60	\$1,575.60
Date Project approved	3/14/2019	School District PILOT	\$2,427.55	\$2,427.55
Did IDA took Title to Property	Yes	Total PILOT	\$4,003.15	\$4,003.15
Date IDA Took Title to Property	3/1/2020	Net Exemptions	\$12,008.85	
Year Financial Assistance is Planned to End	2035	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	11.00	
Address Line1	Florida Business Park Ext	Original Estimate of Jobs to be Created	18.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	26,077.00	
City	AMSTERDAM	Annualized Salary Range of Jobs to be Created	25,000.00	To: 30,000.00
State	NY	Original Estimate of Jobs to be Retained	11.00	
Zip - Plus4	12010	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	27,000.00	
Province/Region		Current # of FTEs	19.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	8.00	
Applicant Name	Edward Piglavento Jr and Michael Pigliavento Rental Partnership			
Address Line1	State Highway Route 5S	Project Status		
Address Line2				
City	AMSTERDAM	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12010	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
7	\$1,420,152.98	\$449,055.71	\$971,097.27	624

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Additional Comments