**Annual Report for Albany County Industrial Development Agency** **Run Date: 11/29/2012**

**Fiscal Year Ending:12/31/2010** **Status: CERTIFIED**

## 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 | http://www.albanycounty.com/ida/ |
| 2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls? | Yes | http://www.albanycounty.com/ida/ |
| 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? | No | |
| 6. Are any Authority staff also employed by another government agency? | No | |
| 7. Does the Authority have Claw Back agreements? | No | N/A |
| 8. Has the Authority posted their mission statement to their website? | Yes | http://www.albanycounty.com/ida/ |
| 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? | | http://www.albanycounty.com/ida/ |

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## Governance Information (Board-Related)

| Question | Response | URL |
|---|---|---|
| 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 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): | | http://www.albanycounty.com/ida/ |
| 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 | | http://www.albanycounty.com/ida/ |
| 7. Has the Board adopted bylaws and made them available to Board members and staff? | Yes | http://www.albanycounty.com/ida/ |
| 8. Has the Board adopted a code of ethics for Board members and staff? | Yes | http://www.albanycounty.com/ida/ |
| 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(UTEP) according to Section 874(4) of GML? | Yes | |

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## Board of Directors Listing

| Name | Goodwin-Segal, m. Tina | Name | PAPARIAN, MICHAEL |
|---|---|---|---|
| Chair of the Board | No | Chair of the Board | No |
| If yes, Chairman Designated by. | | If yes, Chairman Designated by. | |
| Term Start Date | 04/01/2010 | Term Start Date | 01/01/2008 |
| Term Expiration Date | Pleasure of Authority | Term Expiration Date | Pleasure of Authority |
| Title | | Title | |
| Has the Board member appointed a designee? | | Has the Board member appointed a designee? | |
| Designee Name | | Designee Name | |
| Ex-officio | No | Ex-officio | No |
| Nominated By | Local | Nominated By | Other |
| Appointed By | Local | Appointed By | Local |
| Confirmed by Senate? | | Confirmed by Senate? | |
| Has the Board member/designee signed the acknowledgement of fiduciary duty? | Yes | Has the Board member/designee signed the acknowledgement of fiduciary duty? | |
| Complied with training requirement of Section 2824? | Yes | Complied with training requirement of Section 2824? | Yes |
| Does the Board member/designee also hold an elected or appointed State gove | No | Does the Board member/designee also hold an elected or appointed State gove | No |
| Does the Board member/designee also hold an elected or appointed municipal government position? | No | Does the Board member/designee also hold an elected or appointed municipal government position? | No |

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Board of Directors Listing

| Name | CLAY, WILLIAM M | Name | RIES, THERESA |
|---|---|---|---|
| Chair of the Board | No | Chair of the Board | No |
| If yes, Chairman Designated by. | | If yes, Chairman Designated by. | |
| Term Start Date | 01/01/2008 | Term Start Date | 01/01/2008 |
| Term Expiration Date | Pleasure of Authority | Term Expiration Date | Pleasure of Authority |
| Title | | Title | |
| Has the Board member appointed a designee? | | Has the Board member appointed a designee? | |
| Designee Name | | Designee Name | |
| Ex-officio | No | Ex-officio | No |
| Nominated By | Local | Nominated By | Other |
| Appointed By | Local | Appointed By | Local |
| Confirmed by Senate? | | Confirmed by Senate? | |
| Has the Board member/designee signed the acknowledgement of fiduciary duty? | | Has the Board member/designee signed the acknowledgement of fiduciary duty? | |
| Complied with training requirement of Section 2824? | No | Complied with training requirement of Section 2824? | Yes |
| Does the Board member/designee also hold an elected or appointed State gove | No | Does the Board member/designee also hold an elected or appointed State gove | No |
| Does the Board member/designee also hold an elected or appointed municipal government position? | Yes | Does the Board member/designee also hold an elected or appointed municipal government position? | No |

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Board of Directors Listing

| Name | Hurley, Terrence | Name | MESSERCOLA, GENE |
|---|---|---|---|
| Chair of the Board | No | Chair of the Board | No |
| If yes, Chairman Designated by. | | If yes, Chairman Designated by. | |
| Term Start Date | 04/01/2010 | Term Start Date | 01/01/2008 |
| Term Expiration Date | Pleasure of Authority | Term Expiration Date | Pleasure of Authority |
| Title | | Title | |
| Has the Board member appointed a designee? | | Has the Board member appointed a designee? | |
| Designee Name | | Designee Name | |
| Ex-officio | No | Ex-officio | No |
| Nominated By | Local | Nominated By | Other |
| Appointed By | Local | Appointed By | Local |
| Confirmed by Senate? | No | Confirmed by Senate? | |
| Has the Board member/designee signed the acknowledgement of fiduciary duty? | Yes | Has the Board member/designee signed the acknowledgement of fiduciary duty? | |
| Complied with training requirement of Section 2824? | Yes | Complied with training requirement of Section 2824? | Yes |
| Does the Board member/designee also hold an elected or appointed State gove | No | Does the Board member/designee also hold an elected or appointed State gove | No |
| Does the Board member/designee also hold an elected or appointed municipal government position? | Yes | Does the Board member/designee also hold an elected or appointed municipal government position? | No |

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## Board of Directors Listing

| | |
|---|---|
| Name | DOMALEWICZ, GARY W |
| Chair of the Board | Yes |
| If yes, Chairman Designated by. | Elected by Board |
| Term Start Date | 01/01/2008 |
| Term Expiration Date | Pleasure of Authority |
| Title | |
| Has the Board member appointed a designee? | |
| Designee Name | |
| Ex-officio | No |
| Nominated By | Other |
| Appointed By | Local |
| Confirmed by Senate? | |
| Has the Board member/designee signed the acknowledgement of fiduciary duty? | |
| Complied with training requirement of Section 2824? | Yes |
| Does the Board member/designee also hold an elected or appointed State gove | No |
| Does the Board member/designee also hold an elected or appointed municipal government position? | Yes |

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Staff Listing

| Name | Title | Group | Department / Subsidiary | Union Name | Barga-ining 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 Compens-ation | Individual also paid by another entity to perform the work of the Authority | If yes, Is the payment made by State or local government |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## Benefit Information

During the fiscal year, did the Authority continue to pay for any of the above mentioned benefits for

No

### Board Members

| Name | Title | Severance Package | Payment for Unused Leave | Club Memberships | Use of Corporate Credit Cards | Personal Loans | Auto | Transportation | Housing Allowance | Spousal / Dependent Life Insurance | Tuition Assistance | Multi-Year Employment | None of These Benefits | Other |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DOMALEWICZ, GARY W | Board of Directors | | | | | | | | | | | | X | |
| MESSERCOLA, GENE | Board of Directors | | | | | | | | | | | | X | |
| CLAY, WILLIAM M | Board of Directors | | | | | | | | | | | | X | |
| PAPARIAN, MICHAEL | Board of Directors | | | | | | | | | | | | X | |
| RIES, THERESA | Board of Directors | | | | | | | | | | | | X | |
| Hurley, Terrence | Board of Directors | | | | | | | | | | | | X | |
| Goodwin-Segal, m. Tina | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

No Data has been entered by the Authority for this section in PARIS

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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 No

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

## Subsidiary/Component Unit Creation

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

## Subsidiary/Component unit Termination

| Name of Subsidiary/Component Unit | Termination Date | Termination Reason | Proof of Termination |
|---|---|---|---|

No Data has been entered by the Authority for this section in PARIS

## Summary Financial Information

### SUMMARY STATEMENT OF NET ASSETS

| | |
|---|---|
| **Assets** | |
| **Current Assets** | |
| Cash and cash equivalents | $792,914 |
| Investments | $0 |
| Receivables, net | $0 |
| Other assets | $7,311 |
| **Total Current Assets** | $800,225 |
| **Noncurrent Assets** | |
| Restricted cash and investments | $0 |
| Long-term receivables, net | $0 |
| Other assets | $0 |
| **Capital Assets** | |
| Land and other nondepreciable property | $0 |
| Buildings and equipment | $10,118 |
| Infrastructure | $0 |
| Accumulated depreciation | $8,600 |
| Net Capital Assets | $1,518 |
| **Total Noncurrent Assets** | $1,518 |
| **Total Assets** | **$801,743** |

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## Summary Financial Information

### SUMMARY STATEMENT OF NET ASSETS

| | |
|---|---|
| **Liabilities** | |
| **Current Liabilities** | |
| Accounts payable | $45,383 |
| Pension contribution payable | $0 |
| Other post-employment benefits | $0 |
| Accrued liabilities | $0 |
| Deferred revenues | $0 |
| Bonds and notes payable | $0 |
| Other long-term obligations due within one year | $0 |
| **Total Current Liabilities** | $45,383 |
| **Noncurrent Liabilities** | |
| Pension contribution payable | $0 |
| Other post-employment benefits | $0 |
| Bonds and notes payable | $0 |
| Long Term Leases | $0 |
| Other long-term obligations | $0 |
| **Total Noncurrent Liabilities** | $0 |
| **Total Liabilities** | **$45,383** |
| **Net Asset (Deficit)** | |
| **Net Asset** | |
| Invested in capital assets, net of related debt | $0 |
| Restricted | $0 |
| Unrestricted | $756,360 |
| **Total Net Assets** | **$756,360** |

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## Summary Financial Information

### SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

| | |
|---|---|
| **Operating Revenues** | |
| Charges for services | $79,125 |
| Rental & financing income | $111,691 |
| Other operating revenues | $0 |
| **Total Operating Revenue** | **$190,816** |
| **Operating Expenses** | |
| Salaries and wages | $27,473 |
| Other employee benefits | $7,228 |
| Professional services contracts | $13,100 |
| Supplies and materials | $0 |
| Depreciation & amortization | $1,634 |
| Other operating expenses | $43,350 |
| **Total Operating Expenses** | $92,785 |
| **Operating Income (Loss)** | **$98,031** |
| **Nonoperating Revenues** | |
| Investment earnings | $0 |
| State subsidies/grants | $0 |
| Federal subsidies/grants | $0 |
| Municipal subsidies/grants | $0 |
| Public authority subsidies | $0 |
| Other nonoperating revenues | $0 |
| **Total Nonoperating Revenue** | **$0** |

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## Summary Financial Information

### SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

| | |
|---|---|
| **Nonoperating Expenses** | |
| Interest and other financing charges | $0 |
| Subsidies to other public authorities | $0 |
| Grants and donations | $0 |
| Other nonoperating expenses | $0 |
| **Total Nonoperating Expenses** | **$0** |
| **Income (Loss) Before Contributions** | **$98,031** |
| Capital Contributions | $0 |
| Change in net assets | $98,031 |
| Net assets (deficit) beginning of year | $658,329 |
| Other net assets changes | $0 |
| Net assets (deficit) at end of year | $756,360 |

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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? | Yes |

## New Debt Issuances List by Type of Debt and Program

Type Of Debt: Conduit Debt

Program:

| Project | Amounts | | CUSIP Number | Bond Closing Date | Taxable Status | Issue Process | True Interest Cost | Interest Type | Term | Cost of Issuance ($) | PACB Project | URL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| COLUMBIA HARRIMAN 455, LLC | Refunding | 0.00 | | 12/31/2010 | | Negotiated | 1.5 | Variable | 20 | 150,000.00 | | |
| | New | 9,050,000.00 | | | | | | | | | | |
| | Total | 9,050,000.00 | | | | | | | | | | |

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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 Supported | | | | | |
| State Contingent Obligation | | | | | |
| State Moral Obligation | | | | | |
| Other State Funded | | | | | |
| **Authority Obligation** | | | | | |
| General Obligation | | | | | |
| Revenue | | | | | |
| Other Non-State Funded | | | | | |
| **Conduit** | | | | | |
| Conduit Debt | 0.00 | 29,134,055.78 | 9,050,000.00 | 3,499,129.00 | 34,684,926.78 |
| Conduit Debt - Pilot Increment Financing | | | | | |

Real Property Acquisition/Disposal List

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

Personal Property

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

## 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 | http://www.albanycounty.com/ida/ |
| 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? | No | |
| 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 | |

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IDA Projects

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IDA Projects Summary Information:

| Total Number of Projects | Total Exemptions | Total PILOT Paid | Net Exemptions | Net Employment Change |
|---|---|---|---|---|
| 17 | $440,000.0 | $0.0 | $440,000 | 67 |

Additional Comments: