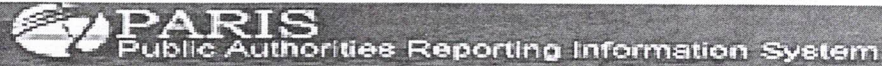


IDA ANNUAL REPORT

2019



Annual Report for Cohoes Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 06/18/2020

Status: CERTIFIED

Certified Date: 06/18/2020

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	www.cohoesida.org
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	www.cohoesida.org
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	www.cohoesida.org
6. Are any Authority staff also employed by another government agency?	Yes	City of Cohoes
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	www.cohoesida.org
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?		www.cohoesida.org

Annual Report for Cohoes Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 06/18/2020
 Status: CERTIFIED
 Certified Date: 06/18/2020

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):		www.cohoesida.org
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		www.cohoesida.org
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	www.cohoesida.org
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	www.cohoesida.org
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?	No	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	www.cohoesida.org
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	www.cohoesida.org

Annual Report for Cohoes Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 06/18/2020
 Status: CERTIFIED
 Certified Date: 06/18/2020

Name	Hallock, Jr., Horace	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	11/20/2018	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Keeler, William T	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	10/16/2018	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	10/31/2019	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 Cohoes Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 06/18/2020

Status: CERTIFIED

Certified Date: 06/18/2020

Name	Santos, Manny	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	10/16/2018	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	08/02/2019	Complied with Training Requirement of Section 2824?	No
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Szozda, Stanley	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	10/16/2018	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Annual Report for Cohoes Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 06/18/2020
 Status: CERTIFIED
 Certified Date: 06/18/2020

Name	Thibodeau, Theresa M	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	10/16/2018	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Annual Report for Cohoes Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 06/18/2020

Status: CERTIFIED

Certified Date: 06/18/2020

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
Durocher, Michael J	CFO	Professional				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No	
Jacques, Deborah	Executive Assistant	Administrative and Clerical				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No	

Annual Report for Cohoes Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 06/18/2020

Status: CERTIFIED

Certified Date: 06/18/2020

Benefit Information

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

Board Members

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
Bird, Cliff	Board of Directors												X	
Dion, Rod	Board of Directors												X	
Hallock, Jr., Horace	Board of Directors												X	
Keeler, William T	Board of Directors												X	
Santos, Manny	Board of Directors												X	
Szozda, Stanley	Board of Directors												X	
Thibodeau, Theresa M	Board of Directors												X	

Staff

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

Annual Report for Cohoes Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 06/18/2020
 Status: CERTIFIED
 Certified Date: 06/18/2020

Subsidiary/Component Unit Verification

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

Name of Subsidiary/Component Unit	Status
-----------------------------------	--------

Request Subsidiary/Component Unit Change

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

Request Add Subsidiaries/Component Units

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

Request Delete Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
-----------------------------------	------------------	------------------------	------------------------------------

Annual Report for Cohoes Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 06/18/2020

Status: CERTIFIED

Certified Date: 06/18/2020

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

		Amount
Assets		
Current Assets		
	Cash and cash equivalents	\$343,558.00
	Investments	\$0.00
	Receivables, net	\$0.00
	Other assets	\$0.00
	Total Current Assets	\$343,558.00
Noncurrent Assets		
	Restricted cash and investments	\$0.00
	Long-term receivables, net	\$0.00
	Other assets	\$0.00
	Capital Assets	
	Land and other nondepreciable property	\$207,600.00
	Buildings and equipment	\$0.00
	Infrastructure	\$0.00
	Accumulated depreciation	\$0.00
	Net Capital Assets	\$207,600.00
	Total Noncurrent Assets	\$207,600.00
Total Assets		\$551,158.00
Liabilities		
Current Liabilities		
	Accounts payable	\$1,626.00
	Pension contribution payable	\$0.00
	Other post-employment benefits	\$0.00
	Accrued liabilities	\$0.00
	Deferred revenues	\$0.00
	Bonds and notes payable	\$0.00
	Other long-term obligations due within one year	\$0.00
	Total Current Liabilities	\$1,626.00
Noncurrent Liabilities		

Annual Report for Cohoes Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 06/18/2020
 Status: CERTIFIED
 Certified Date: 06/18/2020

	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$0.00
	Long Term Leases		\$0.00
	Other long-term obligations		\$0.00
	Total Noncurrent Liabilities		\$0.00
Total Liabilities			\$1,626.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$0.00
	Restricted		\$0.00
	Unrestricted		\$549,532.00
	Total Net Assets		\$549,532.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

		Amount
Operating Revenues		
	Charges for services	\$2,250.00
	Rental & financing income	\$0.00
	Other operating revenues	\$73,185.00
	Total Operating Revenue	\$75,435.00
Operating Expenses		
	Salaries and wages	\$0.00
	Other employee benefits	\$0.00
	Professional services contracts	\$30,989.00
	Supplies and materials	\$3,716.00
	Depreciation & amortization	\$0.00
	Other operating expenses	\$20,297.00
	Total Operating Expenses	\$55,002.00
Operating Income (Loss)		\$20,433.00
Nonoperating Revenues		
	Investment earnings	\$0.00
	State subsidies/grants	\$0.00
	Federal subsidies/grants	\$0.00

Annual Report for Cohoes Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 06/18/2020

Status: CERTIFIED

Certified Date: 06/18/2020

	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$0.00
	Total Nonoperating Revenue		\$0.00
Nonoperating Expenses			
	Interest and other financing charges		\$5,756.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$142,500.00
	Total Nonoperating Expenses		\$148,256.00
	Income (Loss) Before Contributions		(\$127,823.00)
Capital Contributions			\$0.00
Change in net assets			(\$127,823.00)
Net assets (deficit) beginning of year			\$677,355.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$549,532.00

Annual Report for Cohoes Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 06/18/2020

Status: CERTIFIED

Certified Date: 06/18/2020

Current Debt

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

New Debt Issuances

Annual Report for Cohoes Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 06/18/2020

Status: CERTIFIED

Certified Date: 06/18/2020

Schedule of Authority Debt

Type of Debt			Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation	State Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation						
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit		Conduit Debt	0.00	3,875,000.00	0.00	185,000.00	3,690,000.00
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS			0.00	3,875,000.00	0.00	185,000.00	3,690,000.00

Annual Report for Cohoes Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 06/18/2020
 Status: CERTIFIED
 Certified Date: 06/18/2020

Real Property Acquisition/Disposal List

1.Address Line1	Lot 3 Saratoga Street (Lot 3 Juncta)
Address Line2	
City	COHOES
State	NY
Postal Code	12047
Property Description	Vacant Lot/Undeveloped Land
Fair Market Description	Appraisal
Transaction Date	6/20/2019
Purchaser Organization	
Market Rate(\$/square foot)	
Lease Rate(\$/square foot)	
Seller/Purchaser/Tenant Data	
Address Line1 Seller	1368 Route 9P
State Seller	NY
Plus4 Seller	
Property Type Code	REAL
Address Line2:	
State	NY
Country	United States
Estimated Fair Market Value	75000
Transaction Type	DISPOSITION SALE
Purchase Sale Price	\$75,000.00
Relation with Authority Ind	No
City Seller	SARATOGA SPRINGS
Postal code seller	12866
Country Seller	USA

Annual Report for Cohoes Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 06/18/2020
Status: CERTIFIED
Certified Date: 06/18/2020

Personal Property

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

Annual Report for Cohoes Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 06/18/2020

Status: CERTIFIED

Certified Date: 06/18/2020

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	www.cohoesida.org
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	www.cohoesida.org
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 Cohoes Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 06/18/2020
 Status: CERTIFIED
 Certified Date: 06/18/2020

IDA Projects

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2018-2				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Admiral's Watch , LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,431,940.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$1,431,940.00	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	No	Local PILOT	\$0.00		\$0.00
Date Project approved	12/19/2017	School District PILOT	\$0.00		\$0.00
Did IDA took Title to Property	No	Total PILOT	\$0.00		\$0.00
Date IDA Took Title to Property		Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2020	Project Employment Information			
Notes	No ST 340 provided to agency " NO PILOT AGREEMENT"				
Location of Project		# of FTEs before IDA Status	1.00		
Address Line1	Delaware Avenue	Original Estimate of Jobs to be Created	37.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00		
City	COHOES	Annualized Salary Range of Jobs to be Created	20,000.00	To: 70,000.00	
State	NY	Original Estimate of Jobs to be Retained	1.00		
Zip - Plus4	12047	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	35,000.00		
Province/Region		Current # of FTEs	10.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	10.00		
Applicant Information		Net Employment Change	9.00		
Applicant Name	Admiral's Watch, LLC	Project Status			
Address Line1	7 Stoneridge Lane				
Address Line2					
City	LOUDONVILLE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12211	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions		Yes	

Annual Report for Cohoes Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 06/18/2020

Status: CERTIFIED

Certified Date: 06/18/2020

Country	USA		
---------	-----	--	--

Annual Report for Cohoes Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 06/18/2020

Status: CERTIFIED

Certified Date: 06/18/2020

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	01040301A			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	American Housing Foundation	Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$0.00	
Original Project Code		Local Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	School Property Tax Exemption	\$0.00	
Total Project Amount	\$5,560,000.00	Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$5,560,000.00	Total Exemptions	\$0.00	
Bond/Note Amount	\$3,017,803.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment		Pilot payment Information		
Federal Tax Status of Bonds	Tax Exempt		Actual Payment Made	Payment Due Per Agreement
Not For Profit	Yes	County PILOT	\$0.00	\$0.00
Date Project approved	1/7/2004	Local PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	School District PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	1/14/2004	Total PILOT	\$0.00	\$0.00
Year Financial Assistance is Planned to End	2024	Net Exemptions	\$0.00	
Notes	Low Income Senior Housing	Project Employment Information		
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	427 Columbia Street	Original Estimate of Jobs to be Created	2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00	
City	COHOES	Annualized Salary Range of Jobs to be Created	19,000.00	To: 31,500.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12047	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	2.00	
Applicant Name	American Housing Foundation	Project Status		
Address Line1	317 Brick Church Rd.	Current Year Is Last Year for Reporting		
Address Line2		There is no Debt Outstanding for this Project		
City	TROY	IDA Does Not Hold Title to the Property		
State	NY	The Project Receives No Tax Exemptions	Yes	
Zip - Plus4	12180			
Province/Region				
Country	USA			

Annual Report for Cohoes Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 06/18/2020
 Status: CERTIFIED
 Certified Date: 06/18/2020

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2017-2			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Amity Street	Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$0.00	
Original Project Code		Local Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	School Property Tax Exemption	\$0.00	
Total Project Amount	\$2,300,000.00	Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$1,400,000.00	Total Exemptions	\$0.00	
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment	\$0.00	Pilot payment Information		
Federal Tax Status of Bonds			Actual Payment Made	Payment Due Per Agreement
Not For Profit	No	County PILOT	\$0.00	\$0.00
Date Project approved	9/5/2017	Local PILOT	\$0.00	\$0.00
Did IDA took Title to Property	No	School District PILOT	\$0.00	\$0.00
Date IDA Took Title to Property		Total PILOT	\$0.00	\$0.00
Year Financial Assistance is Planned to End	2025	Net Exemptions	\$0.00	
Notes		Project Employment Information		
Location of Project		# of FTEs before IDA Status	1.00	
Address Line1	24 Amity St	Original Estimate of Jobs to be Created	1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00	
City	COHOES	Annualized Salary Range of Jobs to be Created	25,000.00	To: 35,000.00
State	NY	Original Estimate of Jobs to be Retained	1.00	
Zip - Plus4	12047	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,000.00	
Province/Region		Current # of FTEs	1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	1.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	CK2 Properties, LLC	Project Status		
Address Line1	P.O. Box 9174			
Address Line2				
City	SCHENECTADY	Current Year Is Last Year for Reporting	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	12309	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	
Country	USA			

Annual Report for Cohoes Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 06/18/2020
 Status: CERTIFIED
 Certified Date: 06/18/2020

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2018-4			
Project Type	Lease	State Sales Tax Exemption	\$66,473.15	
Project Name	At Remsen Heights, LLC	Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$0.00	
Original Project Code		Local Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	School Property Tax Exemption	\$0.00	
Total Project Amount	\$360,000.00	Mortgage Recording Tax Exemption	\$37,025.00	
Benefited Project Amount	\$360,000.00	Total Exemptions	\$103,498.15	
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment	\$0.00	Pilot payment Information		
Federal Tax Status of Bonds		County PILOT	\$0.00	Actual Payment Made
Not For Profit	No	Local PILOT	\$0.00	Payment Due Per Agreement
Date Project approved	2/17/2017	School District PILOT	\$0.00	
Did IDA took Title to Property	No	Total PILOT	\$0.00	
Date IDA Took Title to Property		Net Exemptions	\$103,498.15	
Year Financial Assistance is Planned to End	2033	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	2.00	
Address Line1	12 White Street	Original Estimate of Jobs to be Created	35.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00	
City	COHOES	Annualized Salary Range of Jobs to be Created	12,000.00	To: 35,000.00
State	NY	Original Estimate of Jobs to be Retained	2.00	
Zip - Plus4	12047	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	25,000.00	
Province/Region		Current # of FTEs	5.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	134.00	
Applicant Information		Net Employment Change	3.00	
Applicant Name	Schroon Realty, LLC	Project Status		
Address Line1	720 4th Street			
Address Line2				
City	WATERVLIET	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12189	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Cohoes Industrial Development Agency

Run Date: 06/18/2020
 Status: CERTIFIED
 Certified Date: 06/18/2020

Fiscal Year Ending: 12/31/2019

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2018-3				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	CK2 Properties, LLC	Local Sales Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$0.00		
Original Project Code		Local Property Tax Exemption	\$0.00		
Project Purpose Category	Construction	School Property Tax Exemption	\$0.00		
Total Project Amount	\$2,300,000.00	Mortgage Recording Tax Exemption	\$0.00		
Benefited Project Amount	\$2,300,000.00	Total Exemptions	\$0.00		
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b	\$0.00		
Annual Lease Payment	\$0.00	Pilot payment Information		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	4/25/2017	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	No	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2028	Project Employment Information			
Notes		# of FTEs before IDA Status	0.00		
Location of Project		Original Estimate of Jobs to be Created	5.00		
Address Line1	24 Amity St	Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00		
Address Line2		Annualized Salary Range of Jobs to be Created	25,000.00	To: 35,000.00	
City	COHOES	Original Estimate of Jobs to be Retained	0.00		
State	NY	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,000.00		
Zip - Plus4	12047	Current # of FTEs	1.00		
Province/Region		# of FTE Construction Jobs during Fiscal Year	1.00		
Country	United States	Net Employment Change	1.00		
Applicant Information		Project Status			
Applicant Name	CK2 Properties, LLC	Current Year Is Last Year for Reporting			
Address Line1	P.O. Box 9174	There is no Debt Outstanding for this Project			
Address Line2		IDA Does Not Hold Title to the Property			
City	SCHENECTADY	The Project Receives No Tax Exemptions			
State	NY				
Zip - Plus4	12305				
Province/Region					
Country	USA				

Annual Report for Cohoes Industrial Development Agency

Run Date: 06/18/2020

Fiscal Year Ending: 12/31/2019

Status: CERTIFIED

Certified Date: 06/18/2020

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2017-3			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Cayuga Plaza	Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$13,970.06	
Original Project Code		Local Property Tax Exemption	\$34,503.75	
Project Purpose Category	Construction	School Property Tax Exemption	\$70,438.55	
Total Project Amount	\$25,000,000.00	Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$1,400,000.00	Total Exemptions	\$118,912.36	
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment	\$0.00	Pilot payment Information		
Federal Tax Status of Bonds			Actual Payment Made	Payment Due Per Agreement
Not For Profit	No	County PILOT	\$10,866.74	\$10,866.74
Date Project approved	1/13/2017	Local PILOT	\$27,027.53	\$27,027.53
Did IDA took Title to Property	No	School District PILOT	\$54,983.85	\$54,983.85
Date IDA Took Title to Property		Total PILOT	\$92,878.12	\$92,878.12
Year Financial Assistance is Planned to End	2048	Net Exemptions	\$26,034.24	
Notes		Project Employment Information		
Location of Project		# of FTEs before IDA Status	2.00	
Address Line1	8 Remsen St	Original Estimate of Jobs to be Created	2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00	
City	COHOES	Annualized Salary Range of Jobs to be Created	30,000.00	To: 35,000.00
State	NY	Original Estimate of Jobs to be Retained	2.00	
Zip - Plus4	12047	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,000.00	
Province/Region		Current # of FTEs	4.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	2.00	
Applicant Name	Capital District Apartments	Project Status		
Address Line1	641 Lexington Ave			
Address Line2				
City	NEW YORK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10022	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Cohoes Industrial Development Agency

Run Date: 06/18/2020
 Status: CERTIFIED
 Certified Date: 06/18/2020

Fiscal Year Ending: 12/31/2019

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2017-1			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Cohoes Hotel	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$695,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$600,000.00	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	9/28/2017	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	No	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2018	Project Employment Information		
Notes	" NO PILOT AGREEMENT"			
Location of Project		# of FTEs before IDA Status	3.00	
Address Line1	134 Remsen St	Original Estimate of Jobs to be Created	3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00	
City	COHOES	Annualized Salary Range of Jobs to be Created	30,000.00	To: 40,000.00
State	NY	Original Estimate of Jobs to be Retained	3.00	
Zip - Plus4	12047	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	-3.00	
Applicant Name	1005N, LLC	Project Status		
Address Line1	98 Niver Street	Current Year Is Last Year for Reporting	Yes	
Address Line2		There is no Debt Outstanding for this Project	Yes	
City	COHOES	IDA Does Not Hold Title to the Property	Yes	
State	NY	The Project Receives No Tax Exemptions	Yes	
Zip - Plus4	12047			
Province/Region				
Country	USA			

Annual Report for Cohoes Industrial Development Agency

Run Date: 06/18/2020
 Status: CERTIFIED
 Certified Date: 06/18/2020

Fiscal Year Ending: 12/31/2019

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	01-02			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Erie Blvd Power	Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$215,378.10	
Original Project Code		Local Property Tax Exemption	\$533,435.06	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	School Property Tax Exemption	\$1,087,388.00	
Total Project Amount	\$0.00	Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$0.00	Total Exemptions	\$1,836,201.16	
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment	\$1.00	Pilot payment Information		
Federal Tax Status of Bonds		Actual Payment Made		Payment Due Per Agreement
Not For Profit	No	County PILOT	\$84,921.86	\$84,921.86
Date Project approved	4/16/2001	Local PILOT	\$497,017.81	\$497,017.81
Did IDA took Title to Property	Yes	School District PILOT	\$824,051.33	\$824,051.33
Date IDA Took Title to Property	4/16/2001	Total PILOT	\$1,405,991.00	\$1,405,991.00
Year Financial Assistance is Planned to End	2021	Net Exemptions	\$430,210.16	
Notes	Tax Settlement	Project Employment Information		
Location of Project		# of FTEs before IDA Status	15.00	
Address Line1	School Street	Original Estimate of Jobs to be Created	1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	42,000.00	
City	COHOES	Annualized Salary Range of Jobs to be Created	41,500.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	15.00	
Zip - Plus4	12047	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	42,000.00	
Province/Region		Current # of FTEs	10.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-5.00	
Applicant Name	Erie Blvd Hydropower, LP	Project Status		
Address Line1	225 Greenfield Parkway	Current Year Is Last Year for Reporting		
Address Line2		There is no Debt Outstanding for this Project		
City	LIVERPOOL	IDA Does Not Hold Title to the Property		
State	NY	The Project Receives No Tax Exemptions		
Zip - Plus4	13088			
Province/Region				
Country	USA			

Annual Report for Cohoes Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 06/18/2020

Status: CERTIFIED

Certified Date: 06/18/2020

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	01040902A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Harmony Mills Fallsview	Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$38,530.52	
Original Project Code		Local Property Tax Exemption	\$95,454.19	
Project Purpose Category	Construction	School Property Tax Exemption	\$194,572.99	
Total Project Amount	\$21,800,000.00	Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$19,500,000.00	Total Exemptions	\$328,557.70	
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment	\$0.00	Pilot payment Information		
Federal Tax Status of Bonds			Actual Payment Made	Payment Due Per Agreement
Not For Profit	No	County PILOT	\$586.00	\$586.00
Date Project approved	12/28/2009	Local PILOT	\$1,454.00	\$1,454.00
Did IDA took Title to Property	No	School District PILOT	\$2,960.00	\$2,960.00
Date IDA Took Title to Property		Total PILOT	\$5,000.00	\$5,000.00
Year Financial Assistance is Planned to End	2028	Net Exemptions	\$323,557.70	
Notes		Project Employment Information		
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	100 North Mohawk Street	Original Estimate of Jobs to be Created	2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00	
City	COHOES	Annualized Salary Range of Jobs to be Created	25,000.00	To: 25,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12047	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	"Harmony Mills Fallsfiew, LLC"	Project Status		
Address Line1	90 State Street			
Address Line2		Current Year Is Last Year for Reporting		
City	ALBANY	There is no Debt Outstanding for this Project		
State	NY	IDA Does Not Hold Title to the Property		
Zip - Plus4	12207	The Project Receives No Tax Exemptions		
Province/Region				
Country	USA			

Annual Report for Cohoes Industrial Development Agency

Run Date: 06/18/2020
 Status: CERTIFIED
 Certified Date: 06/18/2020

Fiscal Year Ending: 12/31/2019

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	01040503A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Harmony Mills Riverview	Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$36,474.71	
Original Project Code		Local Property Tax Exemption	\$90,338.29	
Project Purpose Category	Construction	School Property Tax Exemption	\$184,151.33	
Total Project Amount	\$18,000,000.00	Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$12,125,000.00	Total Exemptions	\$310,964.33	
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment	\$1.00	Pilot payment Information		
Federal Tax Status of Bonds		County PILOT	Actual Payment Made	Payment Due Per Agreement
Not For Profit	No	Local PILOT	\$19,103.60	\$19,103.60
Date Project approved	2/14/2005	School District PILOT	\$47,400.40	\$47,400.40
Did IDA took Title to Property	Yes	Total PILOT	\$96,496.00	\$96,496.00
Date IDA Took Title to Property	2/14/2005	Net Exemptions	\$163,000.00	\$163,000.00
Year Financial Assistance is Planned to End	2024	Project Employment Information		
Notes	Historic Building Renovation	# of FTEs before IDA Status	0.00	
Location of Project		Original Estimate of Jobs to be Created	5.00	
Address Line1	100 No Mohawk Street	Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00	
Address Line2		Annualized Salary Range of Jobs to be Created	18,000.00	To: 28,000.00
City	COHOES	Original Estimate of Jobs to be Retained	0.00	
State	NY	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Zip - Plus4	12047	Current # of FTEs	0.00	
Province/Region		# of FTE Construction Jobs during Fiscal Year	0.00	
Country	United States	Net Employment Change	0.00	
Applicant Information		Project Status		
Applicant Name	Harmony Mills Riverview, LLC	Current Year Is Last Year for Reporting		
Address Line1	100 North Mohawk St	There is no Debt Outstanding for this Project		
Address Line2		IDA Does Not Hold Title to the Property		
City	COHOES	The Project Receives No Tax Exemptions		
State	NY			
Zip - Plus4	12047			
Province/Region				
Country	USA			

Annual Report for Cohoes Industrial Development Agency

Fiscal Year Ending: 12/31/2019

 Run Date: 06/18/2020
 Status: CERTIFIED
 Certified Date: 06/18/2020

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	01041201A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Harmony Mills West	Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$25,374.38	
Original Project Code		Local Property Tax Exemption	\$63,830.11	
Project Purpose Category	Construction	School Property Tax Exemption	\$128,134.78	
Total Project Amount	\$22,000,000.00	Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$1,100,000.00	Total Exemptions	\$217,339.27	
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment	\$0.00	Pilot payment Information		
Federal Tax Status of Bonds			Actual Payment Made	Payment Due Per Agreement
Not For Profit	No	County PILOT	\$1,758.00	\$1,758.00
Date Project approved	11/1/2012	Local PILOT	\$4,362.00	\$4,362.00
Did IDA took Title to Property	No	School District PILOT	\$8,880.00	\$8,880.00
Date IDA Took Title to Property		Total PILOT	\$15,000.00	\$15,000.00
Year Financial Assistance is Planned to End	2032	Net Exemptions	\$202,339.27	
Notes		Project Employment Information		
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	50/100 North Mohawk	Original Estimate of Jobs to be Created	2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created (at Current Market rates)	25,000.00	
City	COHOES	Annualized Salary Range of Jobs to be Created	25,000.00	To: 25,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12047	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	Harmony Mills West LLC	Project Status		
Address Line1	100 North Mohawk Street			
Address Line2				
City	COHOES	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12047	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Cohoes Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 06/18/2020
 Status: CERTIFIED
 Certified Date: 06/18/2020

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2017-4			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Hudson Square	Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$40,374.00	
Original Project Code		Local Property Tax Exemption	\$100,024.10	
Project Purpose Category	Construction	School Property Tax Exemption	\$203,895.50	
Total Project Amount	\$25,686,850.00	Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$25,686,850.00	Total Exemptions	\$344,293.60	
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b	\$172,093.80	
Annual Lease Payment	\$0.00	Pilot payment Information		
Federal Tax Status of Bonds			Actual Payment Made	Payment Due Per Agreement
Not For Profit	No	County PILOT	\$20,175.95	\$20,175.95
Date Project approved	11/22/2016	Local PILOT	\$50,061.14	\$50,061.14
Did IDA took Title to Property	No	School District PILOT	\$101,912.63	\$101,912.63
Date IDA Took Title to Property		Total PILOT	\$172,149.72	\$172,149.72
Year Financial Assistance is Planned to End	2029	Net Exemptions	\$172,143.88	
Notes		Project Employment Information		
Location of Project		# of FTEs before IDA Status	1.00	
Address Line1	Continental Ave	Original Estimate of Jobs to be Created	12.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00	
City	COHOES	Annualized Salary Range of Jobs to be Created	35,000.00	To: 45,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12047	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00	
Province/Region		Current # of FTEs	5.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	4.00	
Applicant Name	Prime Sherwood, LLC	Project Status		
Address Line1	621 Columbia Street			
Address Line2		Current Year Is Last Year for Reporting		
City	COHOES	There is no Debt Outstanding for this Project		
State	NY	IDA Does Not Hold Title to the Property		
Zip - Plus4	12047	The Project Receives No Tax Exemptions		
Province/Region				
Country	USA			

Annual Report for Cohoes Industrial Development Agency

Run Date: 06/18/2020

Fiscal Year Ending: 12/31/2019

Status: CERTIFIED

Certified Date: 06/18/2020

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2018-1			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Mosaic Village Cohoes LLC	Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$0.00	
Original Project Code		Local Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	School Property Tax Exemption	\$0.00	
Total Project Amount	\$3,975,565.00	Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$3,975,565.00	Total Exemptions	\$0.00	
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment	\$0.00	Pilot payment Information		
Federal Tax Status of Bonds			Actual Payment Made	Payment Due Per Agreement
Not For Profit	No	County PILOT	\$0.00	\$0.00
Date Project approved	10/17/2017	Local PILOT	\$0.00	\$0.00
Did IDA took Title to Property	No	School District PILOT	\$0.00	\$0.00
Date IDA Took Title to Property		Total PILOT	\$0.00	\$0.00
Year Financial Assistance is Planned to End	2050	Net Exemptions	\$0.00	
Notes		Project Employment Information		
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	55 Sargent Street	Original Estimate of Jobs to be Created	50.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created (at Current Market rates)	35,000.00	
City	COHOES	Annualized Salary Range of Jobs to be Created	30,000.00	To: 40,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12047	Estimated Average Annual Salary of Jobs to be Retained (at Current Market rates)	40,000.00	
Province/Region		Current # of FTEs	180.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	285.00	
Applicant Information		Net Employment Change	180.00	
Applicant Name	Vecino Group New York LLC	Project Status		
Address Line1	305 West Commercial Street			
Address Line2				
City	SPRINGFIELD	Current Year Is Last Year for Reporting		
State	MO	There is no Debt Outstanding for this Project		
Zip - Plus4	65803	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions	Yes	
Country	USA			

Annual Report for Cohoes Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 06/18/2020
 Status: CERTIFIED
 Certified Date: 06/18/2020

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	01041301A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Watersview Condominium Two, LLC	Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$74,799.20	
Original Project Code		Local Property Tax Exemption	\$185,309.32	
Project Purpose Category	Construction	School Property Tax Exemption	\$377,746.32	
Total Project Amount	\$0.00	Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$0.00	Total Exemptions	\$637,854.84	
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b	\$159,354.93	
Annual Lease Payment	\$0.00	Pilot payment Information		
Federal Tax Status of Bonds		County PILOT	Actual Payment Made	Payment Due Per Agreement
Not For Profit	No	Local PILOT	\$56,069.26	\$56,069.26
Date Project approved	3/1/2013	School District PILOT	\$139,120.66	\$139,120.66
Did IDA took Title to Property	No	Total PILOT	\$283,216.75	\$283,216.75
Date IDA Took Title to Property		Net Exemptions	\$478,406.67	\$478,406.67
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes		# of FTEs before IDA Status	0.00	
Location of Project		Original Estimate of Jobs to be Created	5.00	
Address Line1	Watersview	Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00	
Address Line2		Annualized Salary Range of Jobs to be Created	20,000.00	To: 50,000.00
City	COHOES	Original Estimate of Jobs to be Retained	0.00	
State	NY	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Zip - Plus4	12047	Current # of FTEs	4.00	
Province/Region		# of FTE Construction Jobs during Fiscal Year	4.00	
Country	United States	Net Employment Change	4.00	
Applicant Information		Project Status		
Applicant Name	Waters View Condominium Two, LLC	Current Year Is Last Year for Reporting		
Address Line1	621 Columbia Street	There is no Debt Outstanding for this Project		
Address Line2		IDA Does Not Hold Title to the Property		
City	COHOES	The Project Receives No Tax Exemptions		
State	NY			
Zip - Plus4	12047			
Province/Region				
Country	USA			

Annual Report for Cohoes Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 06/18/2020
 Status: CERTIFIED
 Certified Date: 06/18/2020

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
14	\$3,897,621.41	\$2,332,425.51	\$1,565,195.90	197

Annual Report for Cohoes Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 06/18/2020
Status: CERTIFIED
Certified Date: 06/18/2020

Additional Comments

Report is being filed late due the reduction in staff and availability of the board to review the report due to the COVID-19 pandemic.