

Cohoes Industrial Development Agency (0290)
Fiscal Year End Date: 12/31/2021
Status: CERTIFIED

View Governance Information (Authority-Related)

Current Document List

2 items found

Action	Document Name	Document Type	Date Attached
View	Operations and Accomplishments 2021.docx	Operations and Accomplishments	03/29/2022
View	NEW YORK STATE COHOES INDUSTRIAL DEVELOPMENT AGENCY MEASUREMENT REPORT LOCAL PUBLIC.docx	Measurement Report	03/29/2022

*** Required Field****Operations and Accomplishments**

*** 1 Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by Section 2800 of PAL?**

Yes No

If Yes, provide the URL link to the document below:

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 No

If Yes, provide the URL link to the document below:

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 No

*** 4 Does the independent auditor provide non-audit services to the Authority?**

Yes No

*** 5 Does the Authority have an organization chart?**

Yes No

If Yes, provide the URL link to the document below:

www.cohoesida.org

*** 6 Are any Authority staff also employed by another government agency?**

Yes No

If Yes, identify the agency:

City of Cohoes

*** 7 Does the Authority have Claw Back agreements?**

Yes No

Authority Mission Statement

*** 8 Has the Authority posted their mission statement to their website?**

Yes No

If Yes, provide the URL link to the document below:

www.cohoesida.org

*** 9 Has the Authority's mission statement been revised and adopted during the reporting period?**

Yes No

Authority Measurement Report

*** 10 Attach the Authority's measurement report, as required by Section 2824-a of PAL and provide the URL.**

www.cohoesida.org

Cohoes Industrial Development Agency (0290)
Fiscal Year End Date: 12/31/2021
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View Governance Information (Board-Related)

*** Required Field**

*** 1 Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?**

Yes No

*** 2 Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?**

Yes No

*** 3 Has the Board established a Finance Committee in accordance with Section 2824(8) of PAL?**

Yes No

*** 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 No

*** 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 No

If Yes, provide the URL link to the document below:

www.cohoesida.org

*** 8 Has the Board adopted a code of ethics for Board members and staff?**

Yes No

If Yes, provide the URL link to the document below:

*** 9 Does the Board review and monitor the Authority's implementation of financial and**

management controls?

Yes No

*** 10 Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?**

Yes No

11 Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL:

*** Salary and Compensation**

Yes No

*** Time and Attendance**

Yes No

*** Whistleblower Protection**

Yes No

*** Defense and Indemnification of Board Members**

Yes No

*** 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 No

*** 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 No

*** 14 Was a performance evaluation of the Board completed?**

Yes No

*** 15 Was compensation paid by the Authority made in accordance with employee or union contracts?**

Yes No

*** 16 Has the Board adopted a conditional/additional compensation policy governing all employees?**

Yes No

If Yes, provide the URL link to the document below:

*** 17 Has the Board adopted a Uniform Tax Exemption Policy (UTEP) according to Section 874(4) of GML?**

Yes No

New York State Comptroller
THOMAS P. DINAPOLI
www.conesida.org

If Yes, provide the URL link to the document below:

PARIS

Public Authorities Reporting
Information System

Authorities Budget Office

Cohoes Industrial Development Agency (0290)
Fiscal Year End Date: 12/31/2021
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Board of Directors List

Enter all filled and vacant Board member positions. To enter a Board member, select the 'New' button.
To copy previously entered data into the current reporting period for editing, select the 'Copy Forward' button.

7 items found

Action	Last Name	First Name	Chair	Appointed by	Term Exp. Date
View	DeChiaro	Daniel	No	Local	Pleasure of Authority
View	Dion	Rod	Yes	Local	Pleasure of Authority
View	Dudwoire	Edwin	No	Local	Pleasure of Authority
View	Hallock, Jr.	Horace	No	Local	Pleasure of Authority
View	Moore	Jeffrey	No	Local	Pleasure of Authority
View	Pascale	Ralph	No	Local	Pleasure of Authority
View	Tarlo	Laura	No	Local	Pleasure of Authority

7 items found

Cohoes Industrial Development Agency (0290)
Fiscal Year End Date: 12/31/2021
Status: CERTIFIED

Search Staff

Enter all staff of the Authority.
To enter a staff member, select the 'New' button.
To copy previously entered data into the current reporting period for editing, select the 'Copy Forward' button.
To indicate that the Authority has no staff, select the 'No Staff' button.
All search results are sorted by 'Last Name' in ascending order and are limited to 1,000 records.

Total Number Of Employees	Total Base Annualized Salary	Total Actual Salary Paid	Total Overtime Paid	Total Performance Bonus	Total Extra Pay	Total Other Compensation	Total Compensation
2	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Last Name Search

First Name Search

Group Search

Annualized Salary Range Search

 to

Total Compensation Range Search

 to

Reset

Definitions

2 items found

New York State Comptroller THOMAS P. DIANO
 PARIS Public Authorities Reporting Information System
 Last Name First Name Title Exempt Group Annualized Salary Total Authorities Budget Office Compensation

View	Durocher	Michael	CFO	Yes	Professional	0.00	0.0
View	Jacques	Deborah	Executive Assistant	Yes	Administrative and Clerical	0.00	0.0

2 items found



Benefits List

* Required Field

Board Members

Name	Title	Severance Package (Select All)	Payment for Unused Leave (Select All)	Club Memberships (Select All)	Use of Corporate Credit Cards (Select All)	Personal Loans (Select All)	Automobile (Select All)	Transportation (Select All)	Housing Allowance (Select All)	Spousal Dependent Life Insurance (Select All)
DeChiaro, Daniel	Board of Directors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dion, Rod	Board of Directors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dudwoire, Edwin	Board of Directors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hallock, Jr., Horace	Board of Directors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Moore, Jeffrey	Board of Directors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pascale, Ralph	Board of Directors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tarlo, Laura	Board of Directors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Staff

Showing 0 to 0 of 0

Name	Title	Severance Package (Select All)	Payment for Unused Leave (Select All)	Club Memberships (Select All)	Use of Corporate Credit Cards (Select All)	Personal Loans (Select All)	Automobile (Select All)	Transportation (Select All)	Housing Allowance (Select All)	Spousal Dependent Life Insurance (Select All)
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

New York State Comptroller of
THOMAS P. DiNAPOLI

PARIS Public Authorities Reporting
Information System

Authorities Budget Office

Name	Title	Severance Package (Select All)	Payment for Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Automobile	Transportation	Housing Allowance	Spouse Dependent Life Insurance
			(Select All)	(Select All)	(Select All)	(Select All)	(Select All)	(Select All)	(Select All)	(Select All)

*** 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?**

Yes No

[Return to Annual Report](#)

Cohoes Industrial Development Agency (0290)
Fiscal Year End Date: 12/31/2021
Status: CERTIFIED

Subsidiary/Component Unit Verification

Subsidiary/Component Unit List

*** Required Field**

*** Is this list accurate and complete?**

Yes No

*** 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?**

Yes No

Name of Subsidiary/Component Unit

Status

Cohoes Industrial Development Agency (0290)
Fiscal Year End Date: 12/31/2021
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Summary Financial Information

Definitions

Summary statement of net assets

Assets

Current assets

Cash and cash equivalents	\$ 490,793.00
Investments	164,680.00
Receivables, net	0.00
Other assets	0.00
Total current assets	655,473.00

Noncurrent assets

Restricted cash and investments	0.00
Long-term receivables, net	0.00
Other assets	0.00

Capital assets

Land and other nondepreciable property	0.00
Buildings and equipment	0.00
Infrastructure	0.00
Accumulated depreciation	0.00
Net capital assets	0.00

Total noncurrent assets

0.00

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Authorities Budget Office

Total assets

655,473.00

Liabilities

Current liabilities

Accounts payable	2,988.00
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	2,988.00

Noncurrent liabilities

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

2,988.00

Net asset (deficit)

Net assets

Invested in capital assets, net of related debt	0.00
Restricted	0.00

Total net assets 652,485.00

Summary statement of revenues, expenses and change in net assets

Operating revenues

Charges for services	153,227.00
Rental and financing income	0.00
Other operating revenues	0.00

Total operating revenue 153,227.00

Operating expenses

Salaries and wages	0.00
Other employee benefits	0.00
Professional services contracts	40,559.00
Supplies and materials	16,690.00
Depreciation and amortization	0.00
Other operating expenses	668.00

Total operating expenses 57,917.00

Operating income (loss) 95,310.00

Nonoperating revenues

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0.00
Authorities Budget Office

State subsidies/grants	0.00
Federal subsidies/grants	0.00
Municipal subsidies/grants	0.00
Public authority subsidies	0.00
Other nonoperating revenues	0.00
Total nonoperating revenue	0.00
<u>Nonoperating expenses</u>	
Interest and other financing charges	0.00
Subsidies to other public authorities	0.00
Grants and donations	0.00
Other nonoperating expenses	0.00
Total nonoperating expenses	0.00
Income (loss) before contributions	95,310.00
Capital contributions	0.00
Change in net assets	95,310.00
Net assets (deficit) beginning of year	557,175.00
Other net assets changes	0.00
Net assets (deficit) at end of year	\$ 652,485.00

Cohoes Industrial Development Agency (0290)
Fiscal Year End Date: 12/31/2021
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View Current Debt

*** Required Field**

1 Did the Authority have any outstanding debt, including conduit debt, at any point during the reporting period?

Yes No

2 If yes, has the Authority issued any debt during the reporting period?

Yes No

Cohoes Industrial Development Agency (0290)
Fiscal Year End Date: 12/31/2021
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Schedule of Debt

Definitions

Action	Type of Debt (1)	Statutory Authorization (\$)	Outstanding Start of Fiscal Year (\$)	New Debt Issuances (\$)	Debt Retired (\$)	Outstandin End of Fiscal Year (\$)
	State Obligation					
	State Guaranteed					
	State Supported					
	State Contingent Obligation					
	State Moral Obligation					
	Other State- Funded					
	Authority Obligation					
	Authority Debt - General Obligation					

New York State Comptroller Authority
 THOMAS P. DI NAPOLI Debt -

PARIS Public Authorities Reporting
 Information System

Authorities Budget Office

Revenue						
	Authority Debt - Other					
	Conduit					
View	Conduit Debt	0.00	3,500,000.00	0.00	200,000.00	3,300,000.0
	Conduit Debt - Pilot Increment Financing					
	Total	0.00	3,500,000.00	0.00	200,000.00	3,300,000.0

(1) Do not report First Instance Advances/Appropriated Loans here.

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Real Property Acquisition/Disposal List

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

Cohoes Industrial Development Agency (0290)
Fiscal Year End Date: 12/31/2021
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Personal Property Disposal List

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

Cohoes Industrial Development Agency (0290)
Fiscal Year End Date: 12/31/2021
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View Property Documents

* Required Field

*** 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 No

If Yes, provide the URL link to the document below:

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 No

If Yes, provide the URL link to the document below:

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 No

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Fiscal Year End Date: 12/31/2021
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IDA Project List

To view a list of projects that have been entered in PARIS, but are no longer considered active, select the 'Completed Projects' button.

Project Name Search

Total Number Of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
12	4,481,126.55	2,680,447.06	1,800,679.49	28

Action	Project Code	Project Type	Project Name	Total Exemption	Total PILOT	# of FTEs Before IDA Status	Current # of FTEs
View	01040301A	Bonds/Notes Issuance	American Housing Foundation	0.00	0.00	0	2
View	2020-1	Lease	70 Delaware	243,000.00	0.00	0	5
View	2018-4	Lease	At Remsen Heights, LLC	77,528.85	3,140.00	2	2
View	2018-3	Lease	CK2 Properties, LLC	41,225.44	22,670.38	0	2

New York State Comptroller
THOMAS P. DINAPOLI

PARIS Public Authorities Reporting
Information System

of
FTEs
Authorities Budget Office

Action	Project Code	Project Type	Project Name	Total Exemption	Total PILOT	Before	Current
						IDA Status	# of FTEs
View	2017-3	Lease	Cayuga Plaza	216,062.96	131,062.05	2	2
View	01-02	Lease	Erie Blvd Power	1,872,823.17	1,462,793.00	15	12
View	01040902A	Lease	Harmony Mills Fallsview	340,286.60	120,000.00	0	4
View	01040503A	Lease	Harmony Mills Riverview	317,198.07	157,000.00	0	6
View	01041201A	Lease	Harmony Mills West	236,032.95	15,000.00	0	5
View	2017-4	Lease	Hudson Square	351,227.92	210,703.20	1	2
View	2018-1	Lease	Mosaic Village Cohoes LLC	135,039.35	5,000.00	0	4
View	01041301A	Lease	Watersview Condominium Two, LLC	650,701.24	553,078.43	0	2