

Cohoes Industrial Development Agency (0290)  
Fiscal Year End Date: 12/31/2022  
Status: CERTIFIED

View Governance Information (Authority-Related)

**Current Document List**

2 items found

Action	Document Name	Document Type	Date Attached
View	COHOES INDUSTRIAL DEVELOPMENT AGENCY OPERATIONS AND ACCOMPLISHMENTS.docx	Operations and Accomplishments	03/27/2023
View	NEW YORK STATE COHOES INDUSTRIAL DEVELOPMENT AGENCY MEASUREMENT REPORT LOCAL PUBLIC.docx	Measurement Report	03/27/2023

**\* 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?**

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: 12/31/2022  
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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:**

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. DI NAPOLI

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

www.consida.org

**PARIS**

Public Authorities Reporting  
Information System

Authorities Budget Office

Cohoes Industrial Development Agency (0290)  
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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)  
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### 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
3	19,571.00	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

3 items found

New York State Comptroller THOMAS P. DiNapoli

PARIS Public Authorities Reporting Information System

Annualized Salary

Total Authorities Budget Office Compensation

View	Last Name	First Name	Title	PARIS Exempt	Group	Annualized Salary	Total Authorities Budget Office Compensation
View	Durocher	Michael	CFO	Yes	Professional	7,000.00	0.0
View	Jacques	Deborah	Executive Assistant	Yes	Administrative and Clerical	6,000.00	0.0
View	Seman-Graves	Joseph	Project Manager	Yes	Professional	6,571.00	0.0

3 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)	Spouse 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)	Spouse 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

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Information System

Authorities Budget Office

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)	Spouse Depen Life Insura (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: 12/31/2022  
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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: 12/31/2022  
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## Summary Financial Information

Definitions

## Summary statement of net assets

Assets**Current assets**

Cash and cash equivalents	\$ 343,995.00
Investments	0.00
Receivables, net	0.00
Other assets	173,612.00
<b>Total current assets</b>	<b>517,607.00</b>

**Noncurrent assets**

Restricted cash and investments	0.00
Long-term receivables, net	0.00
Other assets	0.00
<b>Capital assets</b>	
Land and other nondepreciable property	0.00
Buildings and equipment	0.00
Infrastructure	0.00
Accumulated depreciation	0.00
Net capital assets	0.00
<b>Total noncurrent assets</b>	<b>0.00</b>

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Authorities Budget Office

**Total assets**

517,607.00

**Liabilities**

**Current liabilities**

Accounts payable	0.00
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
<b>Total current liabilities</b>	<b>0.00</b>

**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
<b>Total noncurrent liabilities</b>	<b>0.00</b>

**Total liabilities**

0.00

**Net asset (deficit)**

**Net assets**

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

<b>Total net assets</b>	517,607.00
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### Summary statement of revenues, expenses and change in net assets

#### Operating revenues

Charges for services	13,250.00
Rental and financing income	0.00
Other operating revenues	0.00

<b>Total operating revenue</b>	<b>13,250.00</b>
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#### Operating expenses

Salaries and wages	0.00
Other employee benefits	0.00
Professional services contracts	74,675.00
Supplies and materials	9,026.00
Depreciation and amortization	0.00
Other operating expenses	52,500.00

<b>Total operating expenses</b>	<b>136,201.00</b>
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<b>Operating income (loss)</b>	<b>(122,951.00)</b>
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#### 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
<b>Total nonoperating revenue</b>	<b>0.00</b>
<b><u>Nonoperating expenses</u></b>	
Interest and other financing charges	0.00
Subsidies to other public authorities	0.00
Grants and donations	0.00
Other nonoperating expenses	11,927.00
<b>Total nonoperating expenses</b>	<b>11,927.00</b>
<b>Income (loss) before contributions</b>	<b>(134,878.00)</b>
<b>Capital contributions</b>	<b>0.00</b>
<b>Change in net assets</b>	<b>(134,878.00)</b>
<b>Net assets (deficit) beginning of year</b>	<b>652,485.00</b>
<b>Other net assets changes</b>	<b>0.00</b>
<b>Net assets (deficit) at end of year</b>	<b>\$ 517,607.00</b>

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Fiscal Year End Date: 12/31/2022  
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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



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Fiscal Year End Date: 12/31/2022  
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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 (\$)	Outstanding End of Fiscal Year (\$)
	<b>State Obligation</b>					
	<b>State Guaranteed</b>					
	<b>State Supported</b>					
	<b>State Contingent Obligation</b>					
	<b>State Moral Obligation</b>					
	<b>Other State- Funded</b>					
	<b>Authority Obligation</b>					
	<b>Authority Debt - General Obligation</b>					

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Authorities Budget Office

<b>Revenue</b>						
	<b>Authority Debt - Other</b>					
	<b>Conduit</b>					
View	Conduit Debt	0.00	3,300,000.00	0.00	210,000.00	3,090,000.00
	<b>Conduit Debt - Pilot Increment Financing</b>					
	<b>Total</b>	0.00	3,300,000.00	0.00	210,000.00	3,090,000.00

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

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Real Property Acquisition/Disposal List

1 items found

Action	Transaction Date	Transaction Type	Purchase/Sale Price	Property Address	City	Description
View	07/06/2022	Acquisition	18,000.00	226 Remsen Street	Cohoes	Vacant Lot/Undeveloped Land

1 items found

Cohoes Industrial Development Agency (0290)  
Fiscal Year End Date: 12/31/2022  
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Personal Property Disposal List

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

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Fiscal Year End Date: 12/31/2022  
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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: 12/31/2022  
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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	1,738,937.75	716,751.21	1,022,186.54	28

Completed Projects

Reset

Definitions

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	0.00	0.00	0	11
View	2018-4	Lease	At Remsen Heights, LLC	78,628.67	3,140.00	2	1
View	2018-3	Lease	CK2 Properties, LLC	41,803.69	25,084.58	0	1

New York State Comptroller  
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# of Authorities Budget Office  
FTEs

						Before	Current
Action	Project Code	Project Type	Project Name	Total Exemption	Total PILOT	IDA Status	# of FTEs
View	2017-3	Lease	Cayuga Plaza	219,128.00	133,004.40	2	2
View	01-02	Lease	Erie Blvd Power	0.00	0.00	15	12
View	01040902A	Lease	Harmony Mills Fallsview	345,113.86	120,000.00	0	4
View	01040503A	Lease	Harmony Mills Riverview	321,716.85	157,000.00	0	3
View	01041201A	Lease	Harmony Mills West	239,381.28	15,000.00	0	3
View	2017-4	Lease	Hudson Square	356,210.40	231,522.23	1	5
View	2018-1	Lease	Mosaic Village Cohoes LLC	136,955.00	32,000.00	0	2
View	01041301A	Lease	Watersview Condominium Two, LLC	0.00	0.00	0	2