

***TOWN OF BETHLEHEM
INDUSTRIAL DEVELOPMENT AGENCY
A COMPONENT UNIT OF THE TOWN OF BETHLEHEM***

***FINANCIAL STATEMENTS
AND SUPPLEMENTAL INFORMATION***

DECEMBER 31, 2022 AND 2021

TOWN OF BETHLEHEM
INDUSTRIAL DEVELOPMENT AGENCY
A COMPONENT UNIT OF THE TOWN OF BETHLEHEM
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DECEMBER 31, 2022 AND 2021

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TOWN OF BETHLEHEM
INDUSTRIAL DEVELOPMENT AGENCY
A COMPONENT UNIT OF THE TOWN OF BETHLEHEM
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2022 AND 2021

The following discussion and analysis of the Town of Bethlehem Industrial Development Agency's (the "Agency") financial performance provides an overview of the Agency's financial activities for the years ended December 31, 2022 and 2021. This document should be read in conjunction with the Agency's financial statements.

Financial Highlights

The Agency's net position increased by \$810,820 as a result of operations in 2022, from \$439,548 in 2021, to \$1,250,368.

- Revenues increased by \$793,841 compared to 2021 due to increased PSEG supplemental fee revenue and administrative fee revenue from three new projects added in 2022.
- Expenses decreased by \$6,266 compared to 2021 due to engaging the executive director/agency counsel through a contract instead of as a municipal employee.

The Agency is also eligible to receive supplemental fees from PSEG Power New York, Inc., assuming certain energy production levels are exceeded. Agency operating revenues of \$938,488 and \$146,840 include \$242,365 and \$129,597 in energy reimbursement fees from PSEG Power New York, Inc. for the years ended December 31, 2022 and 2021, respectively. The PSEG reimbursements are subject to fluctuation due to market factors and will terminate in 2023.

Summary of Projects

- Plug Power fuel cell manufacturing facility at Vista Technology Park through an economic development cooperation agreement with the Albany County IDA
- Albany Port District Commission off-shore wind project
- Vista Technology Park infrastructure bond fee splitter agreement for 125 Vista
- Finke Enterprises, LLC refinance
- CHPE transmission line economic development cooperation agreement with Albany County IDA
- Cannon Development acquisition and construction on River Road for a new construction equipment facility

Summary of Industrial Development Bonds

The following table presents a summary of outstanding industrial development bond issuances, which are more fully described within the footnotes to the financial statements:

<u>Project</u>	<u>Balance</u> <u>12/31/21</u>	<u>Issued In</u> <u>2022</u>	<u>Paid in</u> <u>2022</u>	<u>Balance</u> <u>12/31/22</u>
American Housing Foundation	\$ 4,680,000	\$ -	\$ 215,000	\$ 4,465,000
Vista Development Group, LLC	<u>5,062,856</u>	<u>-</u>	<u>224,642</u>	<u>4,838,214</u>
Total	<u>\$ 9,742,856</u>	<u>\$ -</u>	<u>\$ 439,642</u>	<u>\$ 9,303,214</u>

TOWN OF BETHLEHEM
INDUSTRIAL DEVELOPMENT AGENCY
A COMPONENT UNIT OF THE TOWN OF BETHLEHEM
MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)
DECEMBER 31, 2022 AND 2021

Service Agreement

The Agency entered into a Service Agreement with the Town, in recognition of the services provided by Town staff (primarily from the Town's Department of Economic Development and Planning) in furtherance of the mutual goals of the Town and the Agency.

The Agency remitted to the Town \$34,760 and \$50,000 as per the agreement in 2022 and 2021, respectively.

Interest Income

Interest earnings for 2022 amounted to \$2,270, which was \$2,193 more than the 2021 earnings of \$77.

Change in Net Position

The Agency's net position as of December 31, 2022 and 2021 increased or decreased as follows:

	<u>2022</u>	<u>2021</u>
Net Position as of Beginning of Year	\$ 439,548	\$ 428,835
Revenue	940,758	146,917
Expenses	<u>(129,938)</u>	<u>(136,204)</u>
Net Position as of End of Year	<u><u>\$ 1,250,368</u></u>	<u><u>\$ 439,548</u></u>

Contacting the Agency's Financial Management

This financial report is designed to provide a general overview of the Agency's finances and should be considered along with the Annual Financial Statements, including the related footnotes. Questions concerning any of the information provided in this report may be addressed to Allen Maikels, CPA, Chief Financial Officer, or Victoria Storrs, Agency Chairman, at 445 Delaware Avenue, Delmar, NY 12054.

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INDEPENDENT AUDITOR’S REPORT

Board of Directors
Town of Bethlehem Industrial Development Agency
A Component Unit of the Town of Bethlehem
Bethlehem, New York

Opinion

We have audited the accompanying financial statements of the Town of Bethlehem Industrial Development Agency - A Component Unit of the Town of Bethlehem (the “Agency”) which comprise the statements of financial position as of December 31, 2022 and 2021, and the related statements of activities and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Agency, as of December 31, 2022 and 2021, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor’s Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency’s ability to continue as a going concern for twelve months beyond the financial statement date, including any known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and access the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion, on the effectiveness of the Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 1-2 and 13 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consist of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Supplemental Information

Our audit was conducted for the purpose of forming an opinion on the Agency's basic financial statements. The accompanying supplemental information is presented for purposes of additional analysis and is not a required part of the basic financial statements. The accompanying supplementary information on page 14 is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. We have applied certain limited procedures to the other supplemental information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Town of Bethlehem Industrial Development Agency's basic financial statements. The Annual Financial Report for Industrial Development Agencies (PARIS) is presented for purposes of additional analysis and is not a required part of the basic financial statements. The Annual Financial Report for Industrial Development Agencies (PARIS) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February 15, 2023 on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Agency's internal control over financial reporting and compliance.



CUSACK & COMPANY CPAS, LLC

Latham, New York
February 15, 2023

TOWN OF BETHLEHEM
INDUSTRIAL DEVELOPMENT AGENCY
A COMPONENT UNIT OF THE TOWN OF BETHLEHEM
 STATEMENTS OF NET POSITION
 DECEMBER 31, 2022 AND 2021

	<u>Assets</u>	<u>2022</u>	<u>2021</u>
Current Assets:			
Cash		\$ 1,212,084	\$ 424,865
Accounts Receivable, Net		<u>40,394</u>	<u>19,291</u>
Total Assets		<u>\$ 1,252,478</u>	<u>\$ 444,156</u>

Liabilities and Net Position

Current Liabilities:			
Accrued Liabilities		<u>\$ 2,110</u>	<u>\$ 4,608</u>
Net Position:			
Unrestricted		<u>1,250,368</u>	<u>439,548</u>
Total Net Position		<u>1,250,368</u>	<u>439,548</u>
Total Liabilities and Net Position		<u>\$ 1,252,478</u>	<u>\$ 444,156</u>

TOWN OF BETHLEHEM
INDUSTRIAL DEVELOPMENT AGENCY
A COMPONENT UNIT OF THE TOWN OF BETHLEHEM
STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021

	<u>2022</u>	<u>2021</u>
Operating Revenues:		
Administrative Fees	\$ 696,123	\$ 17,243
Supplemental Fees	<u>242,365</u>	<u>129,597</u>
Total Operating Revenue	938,488	146,840
Operating Expenses:		
Contractual Expenses	<u>129,938</u>	<u>136,204</u>
Operating Income	808,550	10,636
Other Revenues (Expenses):		
Interest Income	<u>2,270</u>	<u>77</u>
Change in Net Position	810,820	10,713
Net Position, Beginning of Year	<u>439,548</u>	<u>428,835</u>
Net Position, End of Year	<u>\$ 1,250,368</u>	<u>\$ 439,548</u>

TOWN OF BETHLEHEM
INDUSTRIAL DEVELOPMENT AGENCY
A COMPONENT UNIT OF THE TOWN OF BETHLEHEM
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021

	<u>2022</u>	<u>2021</u>
Cash Flows from Operating Activities:		
Cash Received from Providing Services	\$ 917,385	\$ 136,289
Cash Payments for Personal Services and Benefits	(2,498)	(62,348)
Cash Payments for Contractual Expenses	<u>(129,938)</u>	<u>(70,337)</u>
Net Cash Provided by Operating Activities	<u>784,949</u>	<u>3,604</u>
Cash Flows from Investing Activities:		
Interest Income	<u>2,270</u>	<u>77</u>
Net Cash Provided by (Used in) Investing Activities	<u>2,270</u>	<u>77</u>
Net Increase in Cash	787,219	3,681
Cash, Beginning of Year	<u>424,865</u>	<u>421,184</u>
Cash, End of Year	<u>\$ 1,212,084</u>	<u>\$ 424,865</u>
Reconciliation of Operating Income to Net Cash Provided by Operating Activities:		
Operating Income	<u>\$ 808,550</u>	<u>\$ 10,636</u>
Adjustments to Reconcile Operating Income to Net Cash Provided by Operations:		
(Increase) Decrease in Accounts Receivable	(21,103)	(10,550)
Increase (Decrease) in Accrued Liabilities	<u>(2,498)</u>	<u>3,518</u>
Total Adjustments	<u>(23,601)</u>	<u>(7,032)</u>
Net Cash Provided by Operating Activities	<u>\$ 784,949</u>	<u>\$ 3,604</u>

TOWN OF BETHLEHEM
INDUSTRIAL DEVELOPMENT AGENCY
A COMPONENT UNIT OF THE TOWN OF BETHLEHEM
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

1. ORGANIZATION AND SIGNIFICANT ACCOUNTING POLICIES

Business Activity

The Town of Bethlehem Industrial Development Agency - A Component Unit of the Town of Bethlehem (the “Agency”) is a public benefit corporation created in 1980 by the Town Board of the Town of Bethlehem, New York under the provisions of Chapter 1030 of the 1969 Laws of New York State, for the purpose of encouraging economic growth in the Town of Bethlehem. The Agency is exempt from Federal, State and Local income taxes. The Agency, although established by the Town Board of the Town of Bethlehem, is a separate entity and operates independently of the Town of Bethlehem.

This summary of significant accounting policies of the Agency is presented to assist in understanding the Agency’s financial statements. The financial statements and notes are representations of the Agency’s management who are responsible for their integrity and objectivity. These accounting policies are in accordance with accounting principles generally accepted in the United States of America, and have been consistently applied in the preparation of the financial statements.

Basis of Accounting

The Agency’s financial statements are prepared using the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (GAAP) for public authorities. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

The accounting and financial reporting treatment applied to the Agency is determined by its measurement focus. The transactions of the Agency are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and liabilities associated with the operations are included in the statement of net position.

Use of Estimates

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Reclassifications

Certain 2021 amounts have been reclassified to conform to 2022 financial statement presentation.

TOWN OF BETHLEHEM
INDUSTRIAL DEVELOPMENT AGENCY
A COMPONENT UNIT OF THE TOWN OF BETHLEHEM
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
DECEMBER 31, 2022 AND 2021

1. ORGANIZATION AND SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Cash

For purposes of the statement of cash flows, cash consists of cash held in savings, checking, money market accounts and certificates of deposit.

Receivables

The Agency utilizes the allowance method to determine the allowance for doubtful accounts. At December 31, 2022 and 2021 management determined no allowance for doubtful accounts was necessary.

Income Taxes

The financial statements do not provide a tax liability for the Agency. The Agency is exempt from federal, state, and local taxes.

Industrial Revenue Bond and Note Transactions

Certain industrial development revenue bonds and notes issued by the Agency are secured by property which is leased to companies and are retired by lease payments. The bonds and notes are not obligations of the Agency, Town of Bethlehem, or New York State. The Agency does not record the assets or liabilities resulting from completed bond and note issuances in its accounts since its primary function is to arrange the financing between the borrowing companies and the bond and note holders, and funds arising therefrom are controlled by trustees or banks acting as fiscal agents. For providing this service, the Agency receives an administrative fee from the borrowing companies. Such administrative fee income is recognized immediately upon issuance of bonds, notes, and upon closing of straight lease transactions. At December 31, 2022, the outstanding balance of bonds was \$9,303,214.

Supplemental Fees

In addition to the administrative fees received upon closing, the Agency is also eligible to receive supplemental fees from PSEG Power New York, Inc., assuming certain energy production levels are exceeded. The calculations are made quarterly, commencing August 2005, which was the month following the date commercial operations began (July 18, 2005). Operating revenues include \$242,365 and \$129,597 in Energy Reimbursement Payments for the years ended December 31, 2022 and 2021, respectively. Accounts receivable include \$40,394 and \$19,291 due from PSEG as of December 31, 2022 and 2021, respectively. This agreement will terminate in 2023.

TOWN OF BETHLEHEM
INDUSTRIAL DEVELOPMENT AGENCY
A COMPONENT UNIT OF THE TOWN OF BETHLEHEM
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
DECEMBER 31, 2022 AND 2021

1. ORGANIZATION AND SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Net Position

In 2020, the Agency updated its policy setting a minimum level for net position. The policy is designed to provide an appropriate level of assets to cover the Agency's operating costs, given the sometimes multiple year cycle between project transactions. The policy defines a minimum reasonable balance at two times the annual base expense budget, currently approximately \$300,000. If the net position is projected to fall below this threshold, the Agency must adopt a plan to restore the minimum net position within a twelve-month period.

2. FRINGE BENEFITS

Fringe benefits, which are paid to the Town of Bethlehem (the Town) in the form of a reimbursement (if the Agency's employees are technically employees of the Town), include pension contributions of \$0 and \$12,690 for the years ended December 31, 2022 and 2021, respectively, to the New York State and Local Employees' Retirement System (the System) for the benefit of the Agency's employees. No Agency staff were employees of the Town in 2022. The System provides various plans and options, some of which require employee contributions. The System is a cost sharing multiple employer, public employee retirement system. The System offers a wide range of plans and benefits which are related to years of service and final average salary, vesting of retirement benefits, death, and disability. All benefits generally vest after ten years of service. The New York State Retirement and Social Security Law provides that all participants in the System are jointly and severally liable for any actuarial unfunded amounts. Such amounts are covered through annual billings to all participating employers.

Generally, all employees except certain part-time employees participate in the System. The System is non contributory except for employees who joined the System after July 27, 1975, who must contribute 3% of their salary for the first ten years of service and employees who joined after January 1, 2010 who generally contribute 3% of their salary for the entire length of service. The System issues a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained by writing to NYSERS, Governor Alfred E. Smith Office Building, Albany, New York 12204.

3. SERVICE AGREEMENT

The Agency entered into Service Agreements with the Town of Bethlehem (the Town), in recognition of the services provided by Town staff (primarily from the Department of Economic Development and Planning), in furtherance of the mutual goals held by the Town and the Agency. The Agency remitted to the Town \$34,760 and \$50,000 as per the agreement in 2022 and 2021, respectively, and this amount is included in contractual expenses.

TOWN OF BETHLEHEM
INDUSTRIAL DEVELOPMENT AGENCY
A COMPONENT UNIT OF THE TOWN OF BETHLEHEM
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
DECEMBER 31, 2022 AND 2021

4. SUBSEQUENT EVENTS

Management has evaluated subsequent events or transactions for any potential material impact on operations for the year ended December 31, 2022 or financial position as of December 31, 2022 occurring through February 15, 2023, the date the financial statements were available to be issued. There were no such events or transactions identified.

TOWN OF BETHLEHEM
INDUSTRIAL DEVELOPMENT AGENCY
A COMPONENT UNIT OF THE TOWN OF BETHLEHEM

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2022

	<u>Budget</u>	<u>Actual</u>	Favorable (Unfavorable) Variance
Revenues:			
Fees	\$ 122,744	\$ 938,488	\$ 815,744
Interest Income	<u>300</u>	<u>2,270</u>	<u>1,970</u>
Total Revenues	<u>123,044</u>	<u>940,758</u>	<u>817,714</u>
Expenses:			
Professional Services Contracts	118,060	125,938	(7,878)
Business and Economic Development	<u>2,000</u>	<u>4,000</u>	<u>(2,000)</u>
Total Expenses	<u>120,060</u>	<u>129,938</u>	<u>(9,878)</u>
Net Income	<u>\$ 2,984</u>	<u>\$ 810,820</u>	<u>\$ 807,836</u>

TOWN OF BETHLEHEM
INDUSTRIAL DEVELOPMENT AGENCY
A COMPONENT UNIT OF THE TOWN OF BETHLEHEM
OTHER SUPPLEMENTAL INFORMATION
SCHEDULE OF INDUSTRIAL DEVELOPMENT BONDS
DECEMBER 31, 2022

<u>Project</u>	<u>Issuance Date</u>	<u>Outstanding Beginning of Year</u>	<u>Issued During Year</u>	<u>Paid During Year</u>	<u>Outstanding End of Year</u>	<u>Final Maturity Date</u>
American Housing Foundation	6/1/06	\$ 4,680,000	-	\$ 215,000	\$ 4,465,000	2036
Vista Development Group, LLC	12/15/11	<u>5,062,856</u>	<u>-</u>	<u>224,642</u>	<u>4,838,214</u>	2037
Total		<u>\$ 9,742,856</u>	<u>\$ -</u>	<u>\$ 439,642</u>	<u>\$ 9,303,214</u>	

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**INDEPENDENT AUDITOR’S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

Board of Directors
Town of Bethlehem Industrial Development Agency
A Component Unit of the Town of Bethlehem
Bethlehem, New York

We have audited, in accordance with the auditing standards generally accepted in the United States of America and standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Town of Bethlehem Industrial Development Agency - A Component Unit of the Town of Bethlehem (the “Agency”), as of and for the year ended December 31, 2022, and the related notes to the financial statements, and have issued our report thereon dated February 15, 2023.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency’s internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency’s internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency’s internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Agency’s financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Cusack & Company, CPAs LLC". The signature is written in a cursive, flowing style.

CUSACK & COMPANY CPAS, LLC

Latham, New York
February 15, 2023

APPENDIX I

Annual Report for Bethlehem Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 03/27/2023

Status: CERTIFIED

Certified Date: 03/25/2023

Governance Information (Authority-Related)

Question	Response	URL(If Applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	https://www.bethlehemida.com/reports
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	https://www.bethlehemida.com/reports
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	http://www.bethlehemida.com/index.php/site/Board-Members
6. Are any Authority staff also employed by another government agency?	No	
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	https://www.bethlehemida.com/reports
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?		https://www.bethlehemida.com/reports

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Governance Information (Board-Related)

Question	Response	URL(If Applicable)
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established a Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		https://www.bethlehemida.com/board-staff
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		https://www.bethlehemida.com/meetings
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	https://www.bethlehemida.com/policies
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	https://www.bethlehemida.com/policies
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	https://www.bethlehemida.com/ida-incentives

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Board of Directors Listing

Name	De Barbieri, Edward	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	7/27/2022	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	Franco, Victor	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	7/27/2022	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

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Name	Kidera, David	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	2/24/2016	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	Kotlow, Richard	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	11/14/2018	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	

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Name	Steffens, Georgette	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	11/22/2022	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?	Yes
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	Storrs, Victoria	Nominated By	Local
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	Elected by Board	Confirmed by Senate?	N/A
Term Start Date	2/8/2012	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

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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
Hedgeman, Catherine	Counsel	Professional				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No	
Maikels, Allen F	CFO	Professional				PT	No	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No	

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Benefit Information

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

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
De Barbieri, Edward	Board of Directors												X	
Franco, Victor	Board of Directors												X	
Kidera, David	Board of Directors												X	
Kotlow, Richard	Board of Directors												X	
Steffens, Georgette	Board of Directors												X	
Storrs, Victoria	Board of Directors												X	

Staff

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

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

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

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

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

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
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Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$1,212,084.49
	Investments		\$0.00
	Receivables, net		\$40,394.00
	Other assets		\$0.00
	Total current assets		\$1,252,478.49
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
	Total assets		\$1,252,478.49
Liabilities			
Current Liabilities			
	Accounts payable		\$0.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$2,110.00
	Deferred revenues		\$0.00
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$0.00
	Total current liabilities		\$2,110.00
Noncurrent Liabilities			

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	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$0.00
	Long term leases		\$0.00
	Other long-term obligations		\$0.00
	Total noncurrent liabilities		\$0.00
Total liabilities			\$2,110.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$0.00
	Restricted		\$0.00
	Unrestricted		\$1,250,368.49
	Total net assets		\$1,250,368.49

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$938,488.00
	Rental and financing income		\$0.00
	Other operating revenues		\$0.00
	Total operating revenue		\$938,488.00
Operating Expenses			
	Salaries and wages		\$0.00
	Other employee benefits		\$0.00
	Professional services contracts		\$125,938.00
	Supplies and materials		\$0.00
	Depreciation and amortization		\$0.00
	Other operating expenses		\$4,000.00
	Total operating expenses		\$129,938.00
Operating income (loss)			\$808,550.00
Nonoperating Revenues			
	Investment earnings		\$2,270.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

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	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$0.00
	Total nonoperating revenue		\$2,270.00
Nonoperating Expenses			
	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		\$810,820.00
Capital contributions			\$0.00
Change in net assets			\$810,820.00
Net assets (deficit) beginning of year			\$439,548.49
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$1,250,368.49

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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?
	No

New Debt Issuances

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Schedule of Authority Debt

Type of Debt			Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation	State Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation						
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit		Conduit Debt	0.00	9,742,856.00	0.00	439,642.00	9,303,214.00
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS			0.00	9,742,856.00	0.00	439,642.00	9,303,214.00

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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.

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Personal Property

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

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Property Documents

Question	Response	URL (If Applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	http://www.bethlehemida.com/index.php/site/abo-requirements
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	http://www.bethlehemida.com/index.php/site/abo-requirements
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	N/A

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IDA Projects

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	01031101			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	35 Hamilton of Glenmont	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$3,731.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$2,769.00	
Original Project Code		School Property Tax Exemption	\$22,590.00	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,200,000.00	Total Exemptions	\$29,090.00	
Benefited Project Amount	\$1,200,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,586.00	\$3,586.00
Not For Profit	Yes	Local PILOT	\$2,659.00	\$2,659.00
Date Project approved	3/20/2011	School District PILOT	\$22,590.00	\$22,590.00
Did IDA took Title to Property	No	Total PILOT	\$28,835.00	\$28,835.00
Date IDA Took Title to Property		Net Exemptions	\$255.00	
Year Financial Assistance is Planned to End	2022	Project Employment Information		
Notes	This is a for profit corporation.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	35 Hamilton Lane	Original Estimate of Jobs to be Created	10.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00	
City	GLENMONT	Annualized Salary Range of Jobs to be Created	25,000.00	To: 35,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12077	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	12.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	12.00	
Applicant Name	MALM Realty Company	Project Status		
Address Line1	Eitan Evan			
Address Line2				
City	GLENMONT	Current Year Is Last Year for Reporting	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	12077	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	01 03 18 01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Air Products, Inc	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$50,041.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$37,104.00	
Original Project Code		School Property Tax Exemption	\$302,709.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$14,100,000.00	Total Exemptions	\$389,854.00	
Benefited Project Amount	\$14,100,000.00	Total Exemptions Net of RPTL Section 485-b		
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	\$5,004.00	\$5,004.00
Not For Profit	No	Local PILOT	\$3,710.00	\$3,710.00
Date Project approved	3/23/2017	School District PILOT	\$60,542.00	\$60,542.00
Did IDA took Title to Property	Yes	Total PILOT	\$69,256.00	\$69,256.00
Date IDA Took Title to Property	1/9/2018	Net Exemptions	\$320,598.00	
Year Financial Assistance is Planned to End	2029	Project Employment Information		
Notes	The Company decided not to pursue a PILOT.			
Location of Project		# of FTEs before IDA Status	44.00	
Address Line1	461 River Road	Original Estimate of Jobs to be Created	22.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	GLENMONT	Annualized Salary Range of Jobs to be Created	40,000.00	To: 60,000.00
State	NY	Original Estimate of Jobs to be Retained	44.00	
Zip - Plus4	12077	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00	
Province/Region		Current # of FTEs	62.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	18.00	
Applicant Name	East Coast Nitrogen LLC			
Address Line1	461 River Road	Project Status		
Address Line2				
City	GLENMONT	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12077	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0103 12 03			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Albany Enterprises LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$8,402.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$6,230.00	
Original Project Code		School Property Tax Exemption	\$50,828.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$4,750,000.00	Total Exemptions	\$65,460.00	
Benefited Project Amount	\$4,750,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$7,725.00	\$7,725.00
Not For Profit	No	Local PILOT	\$5,728.00	\$5,728.00
Date Project approved	3/23/2012	School District PILOT	\$48,780.00	\$48,780.00
Did IDA took Title to Property	Yes	Total PILOT	\$62,233.00	\$62,233.00
Date IDA Took Title to Property	7/30/2012	Net Exemptions	\$3,227.00	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	9.00	
Address Line1	9 Vista Boulevard	Original Estimate of Jobs to be Created	1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00	
City	SLINGERLANDS	Annualized Salary Range of Jobs to be Created	45,000.00	To: 55,000.00
State	NY	Original Estimate of Jobs to be Retained	9.00	
Zip - Plus4	12159	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	50,000.00	
Province/Region		Current # of FTEs	22.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	13.00	
Applicant Name	Albany Enterprises LLC			
Address Line1	49 North Street	Project Status		
Address Line2				
City	DELMAR	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12054	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	01 03 22 02			
Project Type	Tax Exemptions	State Sales Tax Exemption	\$0.00	
Project Name	Albany Port District Commission	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		
Original Project Code		School Property Tax Exemption		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$235,213,646.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$10,662,500.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		
Not For Profit		Local PILOT		
Date Project approved	3/25/2022	School District PILOT		
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	2026	Project Employment Information		
Notes	Construction of off shore wind plant.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	River Road Rte 144	Original Estimate of Jobs to be Created	250.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00	
City	GLENMONT	Annualized Salary Range of Jobs to be Created	40,000.00	To: 60,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12077	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	Albany Port District Commission			
Address Line1	106 Smith Blvd	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12202	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	01039901A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	American Housing Foundation	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	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$9,030,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$6,530,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount	\$6,905,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00	
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00	
Date Project approved	6/28/1999	School District PILOT	\$0.00	\$0.00	
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	
Date IDA Took Title to Property	6/30/1999	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2036	Project Employment Information			
Notes	Low income Senior Housing				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	790 Route 9W	Original Estimate of Jobs to be Created	4.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	21,250.00		
City	GLENMONT	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12077	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	3.50		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	3.50		
Applicant Name	Gary Kearns - Van Allen Senior Housing	Project Status			
Address Line1	American Housing Foundation, Inc.				
Address Line2					
City	TROY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12180	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	01 03 22 01				
Project Type	Lease	State Sales Tax Exemption	\$35,498.50		
Project Name	Burt Crane	Local Sales Tax Exemption	\$35,498.50		
		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	\$31,296.41		
Total Project Amount	\$4,574,332.75	Total Exemptions	\$102,293.41		
Benefited Project Amount	\$3,500,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		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	4/24/2020	School District PILOT	\$0.00	\$0.00	
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	
Date IDA Took Title to Property	11/21/2022	Net Exemptions	\$102,293.41		
Year Financial Assistance is Planned to End	2034	Project Employment Information			
Notes	Construction to take place in 2023.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	125 River Road	Original Estimate of Jobs to be Created	5.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	65,000.00		
City	GLENMONT	Annualized Salary Range of Jobs to be Created	50,000.00	To: 100,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12077	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	5.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	5.00		
Applicant Name	Csnonn Development Inc	Project Status			
Address Line1	5 Veteran's Memorial Drive				
Address Line2					
City	GREEN ISLAND	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12183	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0103 12 04				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Columbia 14 Vista Blvd LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$5,041.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$3,738.00		
Original Project Code		School Property Tax Exemption	\$30,497.00		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$1,565,500.00	Total Exemptions	\$39,276.00		
Benefited Project Amount	\$1,565,500.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$4,435.00	\$4,435.00
Not For Profit	No		Local PILOT	\$3,288.00	\$3,288.00
Date Project approved	5/16/2012		School District PILOT	\$28,050.00	\$28,050.00
Did IDA took Title to Property	Yes		Total PILOT	\$35,773.00	\$35,773.00
Date IDA Took Title to Property	11/5/2012		Net Exemptions	\$3,503.00	
Year Financial Assistance is Planned to End	2023	Project Employment Information			
Notes	Owned by Vista Medical, LLC				
Location of Project		# of FTEs before IDA Status	10.00		
Address Line1	14 Vista Boulevard	Original Estimate of Jobs to be Created	4.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	60,000.00		
City	SLINGERLANDS	Annualized Salary Range of Jobs to be Created	60,000.00	To: 80,000.00	
State	NY	Original Estimate of Jobs to be Retained	10.00		
Zip - Plus4	12159	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	78,000.00		
Province/Region		Current # of FTEs	12.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	2.00		
Applicant Name	Columbia 14 Vista Blvd LLC	Project Status			
Address Line1	302 Washington Avenue Extension				
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12203	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0103 12 01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Columbia Berk 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	\$4,108.00	
Original Project Code		School Property Tax Exemption	\$3,046.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$24,829.00	
Total Project Amount	\$1,876,890.00	Total Exemptions	\$31,983.00	
Benefited Project Amount	\$1,876,890.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,111.00	\$3,111.00
Not For Profit	Yes	Local PILOT	\$2,307.00	\$2,307.00
Date Project approved	3/23/2012	School District PILOT	\$20,835.00	\$20,835.00
Did IDA took Title to Property	Yes	Total PILOT	\$26,253.00	\$26,253.00
Date IDA Took Title to Property	5/9/2012	Net Exemptions	\$5,730.00	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes	11 Vista Blvd Owned by CPI Bethlehem Berk I LLC. Berk II, Berk III, Berk IV			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Vista Boulevard	Original Estimate of Jobs to be Created	5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	58,000.00	
City	SLINGERLANDS	Annualized Salary Range of Jobs to be Created	40,000.00	To: 85,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12159	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	4.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	4.00	
Applicant Name	Columbia Bethlehem Berkshire LLC	Project Status		
Address Line1	302 Washington Ave Ext			
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0103 12 02			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Columbia Bethlehem SEF LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$4,481.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$3,323.00	
Original Project Code		School Property Tax Exemption	\$27,108.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,876,890.00	Total Exemptions	\$34,912.00	
Benefited Project Amount	\$1,876,890.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,386.00	\$3,386.00
Not For Profit	No	Local PILOT	\$2,511.00	\$2,511.00
Date Project approved	3/23/2012	School District PILOT	\$22,692.00	\$22,692.00
Did IDA took Title to Property	Yes	Total PILOT	\$28,589.00	\$28,589.00
Date IDA Took Title to Property	5/9/2012	Net Exemptions	\$6,323.00	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes	12 Vista Blvd Owned by CPI Bethlehem SEF I LLC, SEF II			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Vista Boulevard	Original Estimate of Jobs to be Created	5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	58,000.00	
City	SLINGERLANDS	Annualized Salary Range of Jobs to be Created	40,000.00	To: 85,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12159	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	7.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	7.00	
Applicant Name	Columbia Bethlehem SEF LLC			
Address Line1	302 Washington Avenue Extension	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0103 13 01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	FINKE ENTERPRISES LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$22,033.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$16,336.00	
Original Project Code		School Property Tax Exemption	\$118,560.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$7,171,200.00	Total Exemptions	\$156,929.00	
Benefited Project Amount	\$7,171,200.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$18,957.00	\$18,957.00
Not For Profit	No	Local PILOT	\$14,056.00	\$14,056.00
Date Project approved	3/20/2013	School District PILOT	\$107,526.00	\$107,526.00
Did IDA took Title to Property	Yes	Total PILOT	\$140,539.00	\$140,539.00
Date IDA Took Title to Property	3/20/2013	Net Exemptions	\$16,390.00	
Year Financial Assistance is Planned to End	2033	Project Employment Information		
Notes	Pilot starts in 2014			
Location of Project		# of FTEs before IDA Status	35.00	
Address Line1	1569 ROUTE 9W	Original Estimate of Jobs to be Created	5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00	
City	SELKIRK	Annualized Salary Range of Jobs to be Created	35,000.00	To: 45,000.00
State	NY	Original Estimate of Jobs to be Retained	35.00	
Zip - Plus4	12158	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00	
Province/Region		Current # of FTEs	48.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	13.00	
Applicant Name	ROBERT H FINKE & SONS, INC			
Address Line1	1569 ROUTE 9W	Project Status		
Address Line2				
City	SELKIRK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12158	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	01030203A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	PSEG Power NY Inc.	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$373,439.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$276,892.00	
Original Project Code		School Property Tax Exemption	\$2,259,023.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$400,000,000.00	Total Exemptions	\$2,909,354.00	
Benefited Project Amount	\$400,000,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$404,218.00	\$404,218.00
Not For Profit	No	Local PILOT	\$299,750.00	\$299,750.00
Date Project approved	4/26/2001	School District PILOT	\$3,587,215.00	\$3,587,215.00
Did IDA took Title to Property	Yes	Total PILOT	\$4,291,183.00	\$4,291,183.00
Date IDA Took Title to Property	2/5/2002	Net Exemptions	-\$1,381,829.00	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes	Power Generation			
Location of Project		# of FTEs before IDA Status	64.00	
Address Line1	380 River Road	Original Estimate of Jobs to be Created	28.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	100,890.00	
City	GLENMONT	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	64.00	
Zip - Plus4	12077	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	100,890.00	
Province/Region		Current # of FTEs	35.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-29.00	
Applicant Name	Michael Stagliola			
Address Line1	PSEG Power New York, Inc.	Project Status		
Address Line2				
City	GLENMONT	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12077	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	01031102			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	SRS Bethlehem LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$28,755.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$21,321.00	
Original Project Code		School Property Tax Exemption	\$173,945.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$12,300,000.00	Total Exemptions	\$224,021.00	
Benefited Project Amount	\$12,300,000.00	Total Exemptions Net of RPTL Section 485-b		
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	\$20,929.00	\$20,929.00
Not For Profit	No	Local PILOT	\$15,518.00	\$15,518.00
Date Project approved	12/30/2011	School District PILOT	\$143,386.00	\$142,386.00
Did IDA took Title to Property	No	Total PILOT	\$179,833.00	\$178,833.00
Date IDA Took Title to Property		Net Exemptions	\$44,188.00	
Year Financial Assistance is Planned to End	2024	Project Employment Information		
Notes	41 Vista Blvd is now owned by Started from the Bottom LLC.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Vista Blvd	Original Estimate of Jobs to be Created	300.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00	
City	SLINGERLANDS	Annualized Salary Range of Jobs to be Created	20,000.00	To: 60,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12159	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	74.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	74.00	
Applicant Name	SRS Bethlehem LLC	Project Status		
Address Line1	302 Washington Ave Extension			
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	01031103				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	Vista Boulevard	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	\$6,750,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$6,750,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount	\$6,750,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00	
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00	
Date Project approved	12/30/2011	School District PILOT	\$0.00	\$0.00	
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	
Date IDA Took Title to Property	12/30/2011	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2041	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	VISTA of slingerlands	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	DELMAR	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12054	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	TOWN OF BETHLEHEM IDA	Project Status			
Address Line1	445 DELAWARE AVE				
Address Line2					
City	DELMAR	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12054	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
13	\$3,983,172.41	\$4,862,494.00	(\$879,321.59)	122

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Additional Comments