

Victoria Storrs
Chair

David Kidera
Vice Chair
Assistant Secretary

Richard Kotlow
Secretary
Treasurer

Edward W. De Barbieri
Member

Victor Franco
Member

Georgette Steffens
Member



**Town of Bethlehem
Industrial Development Agency**
445 Delaware Avenue
Delmar, NY 12054
(518) 439-4955
info@bethlehemida.com
www.bethlehemida.com

Catherine M. Hedgeman, Esq.
Executive Director
Agency Counsel
(518) 752-3111

Allen F. Maikels
Chief Financial Officer
Contracting Officer
(518) 487-4679

John W. Taylor
Senior Economic Developer
(518) 439-4955 x1189

Regular Meeting- Agenda

Wednesday, March 22, 2023 | 8:00am | Bethlehem Town Hall Room 101A

Livestream:

<https://us02web.zoom.us/j/82449692715?pwd=ZnJmai9VdlY5MTBKVnUrK2ZLUGxFQT09>

- I. Call to Order/Roll Call/ Quorum Determination
- II. Minutes Approval
 1. Approval of the Minutes from February 22, 2023 Regular Meeting
- III. Old Business
 1. Report of the Senior Economic Developer (John Taylor)
Use of Earmarked IDA economic Development funds
- IV. Committee Reports
 1. Governance Committee Report from March 8, 2023 Meeting
- V. New Business
 1. Presentation of Financial Statements (Al Maikels)
 2. Update on BellesBoard (Catherine Hedgeman)
 3. Review and Approval of the Mission Statement and Performance Measures
 4. Review and Approval of the Assessment of Internal Controls
 5. Review and Approval of Operations and Accomplishments
 6. Review and Approval of 2022 PARIS report
 7. Review and Approval of Public Comment Policy
- VI. Continuing Education and Training
 1. Proper Use of Executive Session (Catherine Hedgeman)
- VII. Executive Session

VIII. Adjournment

IX. Upcoming Meetings

- 1. Finance Committee - April 20, 2023 at 8:30 am**
- 2. Regular Monthly Meeting – April 26, 2023 at 8am**
- 3. Governance Committee Meeting – May 19, 2023 at 8am**

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Regular – Meeting Minutes

Wednesday, February 22, 2023 | 8:15am | Bethlehem Town Hall Room 101A

Livestream:

<https://us02web.zoom.us/j/88029978194?pwd=YklrdGtlb1lYWfVQL2VxbHpyY3FQdz09>

a. Call to Order/Roll Call/Quorum Determination

The annual meeting of the Town of Bethlehem Industrial Development Agency was held on the above date at the Town Hall, 445 Delaware Avenue, Delmar, New York. The meeting was called to order at 8:12 a.m. The roll was called, and members present were:

Victoria Storrs, Chair
D. Kidera
V. Franco
G. Steffens
R. Kotlow
V. Franco

Also present:

David VanLuven, Town Supervisor
Catherine M. Hedgeman, Esq. Executive Director and Agency Counsel
John Taylor, Senior Economic Developer
Joseph Scott, Esq. Special Counsel
Shannon Wagner, Esq. Special Counsel

Absent:

Edward De Barbieri

I. New Business

a. Minutes Approval Regular Meeting Friday, January 25, 2023

Mr. Franco made a motion to approve the minutes of the regular meeting on January 25th, seconded by

b. Communications

a. None

c. Old Business

a. Report of Senior Economic Developer (Taylor)

Mr. Taylor stated that all new emails for board members should now be functioning properly. He also mentioned that he may conduct a “soft launch” of the website to ensure that technology is working properly. Mr. Taylor and Ms. Hedgeman will be attending the annual IDA conference next week in Albany. Mr. Taylor will also be attending the Off Shore Wind Conference in Baltimore, Maryland, at the end of March.

Mr. Taylor stated that there will be updates to the zoning code. This will be approximately a one year long process.

d. Report of Committees

a. Report of the Audit Committee

Ms. Steffens, the chair of the audit committee, led this discussion. She stated that there were no major findings or discrepancies. The audit reflects the increase in projects this year. The audit also reflected an increase in assets

b. Report of the Governance Committee

Mr. Kidera, the chair of the governance committee, led this discussion. According to the self-evaluation, there is strong agreement that the board is functioning well. Mr. Kidera stated that an area which could use improvement is measurement of goals and progress.

Mr. Kidera mentioned that there should be future discussion regarding whether or not the IDA will pursue future housing projects.

A summary of the document will be submitted to the ABO.

e. New Business (Action Items)

a. Financial Statements 1/31/2023

Mr. Maikels led the board through the financial statements through January 31st. Ms. Hedgeman noted that there are additional fees that were not yet accounted for.

b. Presentation and Approval of the Annual Audit

Ms. Steffens made a motion for a resolution to approve the annual audit, seconded by Mr. Kidera, with all members present in favor.

c. Resolution to Approve BellesBoard Board Management and Document Retention Cloud platform

Ms. Hedgeman led this discussion. Ms. Hedgeman explained that as the board becomes more active, emails as the only form of communication has become cumbersome. All documents will be stored on the new platform.

Ms. Storrs mentioned that the board is not required to subscribe to the platform for the entire year.

Ms. Steffens made a motion for a resolution to approve and use BellesBoard Management and Document Retention Cloud platform, seconded by Mr. Kidera, with all members present in favor.

f. New Business (Discussion Items)

a. Legislative Update

Mr. Scott and Ms. Wagner handed out a memorandum discussing new laws. Ms. Wagner stated that a pilot notification bill recently went into effect. This bill requires that notification of termination of a pilot project must be provided two years prior to termination.

The preliminary notice bill requires that resolution be sent to taxing agencies.

b. Letterhead, Business Cards and Nameplates

Mr. Taylor explained that the goal is to have the new business cards in preparation for the approaching conference. Ms. Hedgeman explained that the letterhead has been simplified. The letterhead also matches the graphics on the website.

c. Board Training: suggested dates- March 28th, 29th, or 30th (4 hours/half day)

Ms. Hedgeman explained that board members have an ongoing obligation to continue their training.

Due to conflicting schedules, it appears the training will need to be scheduled for May.

g. Future Meetings

a. Regular Meeting- Wednesday, March 22, 2023

h. Adjournment

Mr. Franco made a motion to adjourn at 9:36 a.m., seconded by Mr. Kidera, with all members present in favor.

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Vice Chair/ Assistant Secretary

Richard Kotlow
Secretary and Treasurer

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Member

Edward W. De Barbieri
Member

Georgette Steffans
Member

VACANT
Member

TOWN OF BETHLEHEM
Albany County - New York
INDUSTRIAL DEVELOPMENT AGENCY

445 DELAWARE AVENUE
DELMAR, NEW YORK 12054
Telephone: (518) 439-4955
Email: info@bethlehemida.com
www.bethlehemida.com

Governance Committee
Meeting Agenda
Friday

February 17, 2023
8:00 AM

Town Hall Room 101

Livestream:

<https://us02web.zoom.us/j/89150095392?pwd=cThhQTlCdEtNUkk2UIZwdEVLeXZOZz09>

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*Chief Financial Officer and
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John Taylor
Senior Economic Developer
518-439-4995Ext.

I. Call to Order/Roll Call/Quorum Approval

- II. A Governance Committee meeting of the Town of Bethlehem Industrial Development Agency was held on the above date at the Town Hall, 445 Delaware Avenue, Delmar, New York. The meeting was called to order at 8:00 a.m. The roll was called, and members present were:

David Kidera, Chair
R. Kotlow
V. Franco

Also present:

V. Storrs
Catherine M. Hedgeman, Esq. Executive Director and Agency Counsel

III. Approval of Minutes from September 21, 2022 Joint Governance and Finance Committee Meeting

The minutes of the September 21, 2022, meeting were approved on a motion by Mr. Franco, seconded by Mr. Kotlow, with all members present in favor.

IV. New Business

a. Items for Action

i. Board Self-Evaluation Review and Discussion

The self-evaluation is completed annually to assess the board's performance. Mr. Kidera went over the results of the self-evaluation with the committee. It has been found that board members agree unanimously that the board understands its role. Board members have

agreed that there is room for improvement in terms of determining and meeting performance goals.

ii. Mission Statement and Performance Measures Discussion

Ms. Hedgeman drafted the mission statement. Mr. Kidera mentioned that some of the language in the old mission statement may be limiting the diversification of housing.

Mr. Kotlow stated that he would rather not be involved with residential housing projects that the IDA takes on due to the political aspects. Mr. Kidera mentioned that an example of a permissible residential IDA expense may be an apartment building with commercial space located within the property.

The Committee agreed to recommend to the board that the Mission Statement be changed to remove “non-residential” and add language regarding the Town’s Comprehensive Plan.

iii. Assessment of Internal Controls

Mr. Kidera explained that there is a process in place to determine whether internal controls are successful.

Ms. Hedgeman mentioned that the current internal control policy identifies the largest risks and tactics to mitigate risks.

Ms. Storrs mentioned that she encourages board members to access New York State IDA training. There will be a training offered on April 11th in Hyde Park. Ms. Storrs added that continuous trainings is a way to mitigate risks.

iv. Operations and Accomplishments

Mr. Kidera stated that the board may measure accomplishments by the number of jobs created by a project or the actions that the IDA took to approve a project. Mr. Kidera also stated that projects should be the first things highlighted. Ms. Hedgeman was directed to revise the Operations and Accomplishments.

b. Items for Discussion

i. Belles Board

Ms. Hedgeman led the discussion on Belles Board. The board members were all issued new email addresses, but Ms. Hedgeman continues to send emails to members’ personal emails as well in order to ensure that everyone is on the same page.

MS. Hedgeman recommended that BellesBoard tools can help to organize meetings and provide a solution for document retention. This program would also limit the number of emails that board members receive. The new system would be secure, with only board members being able to access it.

ii. Appointment of New Members

Mr. Kotlow mentioned that it would be helpful if properly vetted new members could be appointed more quickly. Ms. Storrs mentioned that it may be helpful to add a note on the website stating that individuals interested in serving on the board may reach out to the IDA at any time, regardless of vacancy.

iii. Public Comment Policy Review

Mr. Franco brought up whether recording devices should be allowed during meetings. Mr. Franco also suggested sending members of the public a copy of the policy in order to convey expectations. Mr. Franco questioned whether the written policy should include provisions regarding access by members of the press.

Mr. Kidera mentioned that allowing public comment may lengthen meetings.

Ms. Hedgeman stated that there is no legal requirement for the board to allow for public comment. Ms. Hedgeman also suggested that perhaps public comment would be limited to only certain parts of the meeting.

Mr. Kotlow discussed how to determine time limits for public comment.

iv. Review of Current IDA Application and all policies (Board Manual to be provided)

Ms. Hedgeman suggested bringing the manual to future meetings.

v. Discussion of Potential Housing Policy

Ms. Hedgeman stated that a policy should be adopted soon in order to speed up the process later on if there is an application for a housing project.

V. Adjourn

Mr. Franco made a motion to adjourn, seconded by Mr. Kotlow, with all members present in favor.

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Governance Committee – Meeting Minutes
Wednesday, March 8, 2023 | 8:30am | Bethlehem Town Hall Room 101A
Livestream:

<https://us02web.zoom.us/j/82315070782?pwd=L1Y5OFZZWnlOWGIldWl4OTNibmVpdz09>

I. Call to Order/Roll Call/Quorum Approval

Present:
David Kidera, Chair
V. Franco
R. Kotlow

Also present:
Catherine Hedgeman, Esq., Agency Counsel and Executive Director

II. Approval of Minutes from the February 17, 2023 Governance Committee Meeting

The minutes of the February 17, 2023 meeting were approved on a motion by Mr. Franco, seconded by Mr. Kotlow, with all members present in favor.

III. New Business

a. Items For Action

i. Final Review and Approval of the Mission Statement and Performance Measures

Mr. Franco mentioned including some language regarding a comprehensive plan. Mr. Franco also pointed out a discrepancy in the number of projects listed. Ms. Hedgeman stated that one of the projects is actually not considered the Bethlehem IDA's, which accounts for the discrepancy. The committee discussed ways in which to measure the IDA's performance as an agency. Mr. Kidera stated that the IDA strives to continue to enrich and promote the town as a viable place to do business. Ms. Hedgeman mentioned that specifically, the IDA strives to promote new projects. The committee also discussed the ways in which the agency is promoting job opportunities. Ms. Hedgeman stated that the objective of the performance measures is to set goals and assess whether the agency met those goals by the end of the year. Mr. Kotlow expressed that it would be best not to name any projects in the performance measures.

ii. Final Review and Approval Assessment of Internal Controls

Mr. Kidera expressed that the agency has a high level of confidence in its internal controls as there are bylaws and procedures in place. Mr. Kidera also mentioned that committees meet on a regular basis to ensure that the IDA is operating as planned. Ms. Hedgeman mentioned that this document is another requirement of the ABO.

iii. Final Review and Approval Operations and Accomplishments

Ms. Hedgeman reviewed and discussed the projects listed.

b. Items for Discussion

i. Public Comment Policy Review

This is a continuation of the discussion that was held during the last committee meeting. Mr. Franco reiterated the importance of adding language regarding the media's attendance of meetings and recording and videoing of meetings. Mr. Kidera stated that the media will not be allowed to ask questions nor speak during meetings. Ms. Hedgeman stated that any member of the public is allowed to enter a meeting, record, and disseminate the recording at their own leisure. Ms. Hedgeman mentioned that agency will only allow public comment on projects on the agenda and not other items, such as agency policies.

Mr. Franco mentioned the inconsistencies in using the term "agency" vs. "board" when referring to members. Ms. Hedgeman responded that the term "agency" would be implemented throughout.

ii. Review of current IDA Application Policy

The committee discussed how to fairly assess new applications. Mr. Kidera and Mr. Franco mentioned that it would be helpful to have a criteria to back-up the decision making process. Mr. Kotlow brought up the necessity of requiring background checks. The committee agreed that the agency should not consider any incomplete applications. Mr. Kidera mentioned that board members must decide the point at which they become involved in the screening process. Ms. Hedgeman stated that she plans to begin working on the matrix criteria. Committee members discussed a future meeting date and time. Members tentatively decided on Friday, May 19th, at 8:00 a.m. as the next meeting time.

IV. Adjourn

Mr. Franco made a motion to adjourn, seconded by Mr. Kotlow, with all members present in favor.

Town of Bethlehem Industrial Development Agency

2023 AUTHORITY MISSION AND GOALS MEASUREMENT REPORT

Name of Public Authority: Bethlehem Industrial Development Agency

Public Authority's Mission Statement:

The Agency's mission is to assist the Town in implementing the development components of the Plan by actively promoting, attracting, retaining and developing high quality jobs and capital investment in the Town with a focus on appropriate, economically sound and sustainable commercial, industrial, manufacturing, warehousing, educational, research and recreational facilities and projects. To secure expanded jobs and investment associated with such development, the Agency will provide to such projects technical and other assistance and financial assistance to such projects in accordance with Article 18-A of the General Municipal Law of the State of New York.

List of Performance Goals and Measurement of Progress in Meeting Goals:

1. Advance job opportunities

For the year ended December 31, 2022, the Agency closed on six different projects during the year which sought to add new 1600+ jobs to the Town of Bethlehem. In 2023, the agency seeks to attract

2. Promote general prosperity and long-term economic vitality in the Town

The Agency continues to review, promote, develop and encourage projects that will advance job opportunities, health, general prosperity and economic vitality in the Town.

3. Foster creation of new business

The BIDA partners with various Stakeholders to promote, develop, encourage and assist in acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing industrial and manufacturing facilities or educational and cultural facilities for the benefit of residents and taxpayers in the Town.

4. Foster retention and expansion of existing businesses

The BIDA partners with various stakeholders including the Bethlehem Chamber of Commerce for the purpose of fostering retention and expansion of existing businesses.

5. Identify new opportunities for the local economy

The BIDA members attend meetings and conduct research on new opportunities to help it meet the goals and objectives of advancing job opportunities, business expansion and retention to help protect jobs that help bolster the Town's economy. To achieve this goal, the

BIDA will send staff to the National Offshore wind conference and the Annual meeting of the NYS EDC.

6. Enhance the economic wellbeing of Town residents and businesses

The BIDA will accomplish this goal by: _____

Additional questions:

1. Have the board members acknowledged that they have read and understood the mission of the public authority?

YES

2. Who has the power to appoint the management of the public authority?

The Town Board

3. If the Board appoints management, do you have a policy you follow when appointing the management of the public authority?

No.

4. Briefly describe the role of the Board and the role of management in the implementation of the mission.

The Role of Management of the Agency is delegated to an Executive Director. The Executive Director is responsible for the daily operations of the Agency including, but not limited to:

- Reviewing all applications
- Reviewing correspondence of the Agency
- Overseeing the financial operations of the Agency
- Providing support for Board and other meetings
- Maintaining the Agency website
- Ensuring compliance with all Federal, State and local laws

The Role of the Board is to hire and fire staff and to oversee the operations. The Board carries out its role by holding regular board and committee meetings and conducting an annual financial audit.

5. Has the Board acknowledged that they have read and understood the responses to each of these questions?

Town of Bethlehem Industrial Development Agency

Assessment of Internal Controls

12/31/2022

A. Define major business functions

- **Enhance economic development potential by:**
 - Issuance of bonds
 - Offering PILOT agreements
 - Providing Sales and Mortgage Tax Exemptions
- Foster increased living wage jobs by inducing quality projects for residents and taxpayers
- Ensure IDA Applications are correct, and appropriate tracking is conducted.
- Ensure the financial stability of the IDA
- Promote a culture of governance through transparency while adhering to and adopting IDA statewide best practices

B. Determine the risks associated with operations

Risks:

- Issuance of Bonds - **Low**
- Foster Business development while balancing tax Payer concerns - **High**
- Improper influence of project taxing jurisdictions on BIDA decisions - **High**
- Improper political influence on BIDA decisions - **Moderate**
- Board conflicts of interest - **Moderate**
- Negligent or fraudulent administration of BIDA - **Moderate**
- Independence of BIDA - **Moderate**
- Project does not accomplish its goals or meet financial obligations - **Moderate**
- Financial Operations Fraud - **Moderate**
- Administrative Errors – **Low**

C. Internal and External Controls in place to mitigate risks

- Mission Statement
- Bylaws
- Internal Controls Policy
- Rigorous pre-screening and questioning of applicant for suitability of Projects
- Strong project compliance by administrative staff
- Clear procedures involving approval process

- Rigorous review of contract and contract negotiation
- Annual audit of financials
- Website for information and education
- Rigorous examination and audit of tax bills utilized by municipal taxing Entities

D. Assessment of effectiveness of internal controls

- Internal review suggests a more rigorous annual compliance with reporting from BIDA clients that is timely for State Reporting and also requires higher accuracy and precision in data reporting.
- Internal review suggests continuous and rigorous review of policies to insure equitable balance between being “business-fair” and “taxpayer- friendly.”

E. Corrective Actions

- Actions will be developed where weaknesses have been identified
- Corrective Actions are included in public records

Bethlehem Industrial Development Agency

2022 Operations and Accomplishments

The Bethlehem Industrial Development Agency (the “Agency”) is a public benefit Agency which operates in the Town of Bethlehem, New York. The Agency is classified by the New York State Authorities Budget Office as a public authority. The Agency's mission is to assist the Town in implementing the non-residential development components of the Plan by actively promoting, attracting, retaining and developing high quality jobs and capital investment in the Town with a focus on appropriate, economically sound and sustainable commercial, industrial, manufacturing, warehousing, educational, research and recreational facilities and projects. To secure expanded jobs and investment associated with such development, the Agency will provide to such projects technical and other assistance and financial assistance to such projects in accordance with Article 18-A of the General Municipal Law of the State of New York.

Financial Highlights

The Agency’s net position increased by \$810,820 as a result of operations in 2022:

- Revenues increased by \$79,3841 compared to 2021
- Expenses decreased \$6,266 compared to 2021

Agency Highlights

PROJECTS: During 2022, the Agency completed several transactions launching various projects within the Town. Quite notably, the Town became a leader in attracting clean energy projects.

1. Albany Port District Commission for Sales Tax Exemption totaling \$853,000

Review and Approval of an Application of the Albany Port District Commission for Sales Tax Exemption totaling \$853,000. The project entails the development of an industrial zoned property into a port terminal with specialized infrastructure capable of supporting a new offshore wind tower manufacturing operation, that will be the first in the U.S.

Based on the economic impact analysis and assumptions developed, the total new jobs, earnings, and sales were calculated for Albany County. Assuming the maximum build out of the property to a 1.13 million square foot industrial facility, the Port of Albany Expansion Project has the potential to generate approximately 1,670 new jobs in Albany County, with \$102 million in new annual earnings for workers, and approximately \$295 million in new sales. The total economic impact includes “spinoff” economic activity that occurs in the County. Approximately one-out-of-three permanent jobs generated in the County as a result of annual operations will exist off-site at other businesses in Albany County.

The Project will also have a significant one-time construction impact, with the potential to

generate a one-time boost of between \$48.1 million and \$113 million in sales to the local economy. The total job impact from construction of the project is estimated to range from approximately 470 up to 1,100, including construction jobs and jobs in supporting industries in the local economy during the construction phase.

The analysis examined the local fiscal benefits that will be generated by the Project, including new property and sales tax revenue. The total annual fiscal benefits of the Project are estimated to range from between \$4.65 million to \$14.2 million, depending on the development concept selected. The most significant portion of these benefits will be realized by Albany County through new sales tax revenues and property tax revenues (directly from the project itself and new tax revenues generated off-site as a result of the economic impact of the project).

2. \$125 Million 400,000 square foot fuel cell manufacturing facility (Plug Power) at Vista Technology Park

Review and Approval of an Economic Development Agreement with the County of Albany IDA pertaining to 125 Vista Boulevard/location of Plug Power to the Vista Technology Park.. The Project entails the following: (A) (1) the acquisition of an interest in a ±26.0 acre portion of an approximately 97.37 acre parcel of land located at 125 Vista Boulevard in the Town of Bethlehem, Albany County, New York (the “Land”), (2) the construction on the Land of a one-story building to contain approximately 200,000 square feet of warehouse space, a two-story building to contain approximately 50,000 square feet of office space and a one-story building to contain approximately 100,000 square feet of space and associated parking (collectively, the “Facility”), and (3) the acquisition and installation therein and thereon of certain machinery and equipment (the “Equipment”) (the Land, the Facility and the Equipment being collectively referred to as the “Project Facility”), all of the foregoing to constitute a commercial facility to be owned by the Company and leased to Plug Power for commercial, manufacturing and warehouse space and related uses;

The Bethlehem IDA and Planning Department offered cooperation and support for the project which provided financial assistance with respect to providing exemptions from certain sales and use taxes, real property taxes, real property transfer taxes and mortgage recording taxes. Plug power has pledged to bring 1,625 jobs to the Tech Park and approximately \$120.9 million in associated new payroll in Albany County.

In addition, the Project is expected to cost \$53.5 million to build. According to information provided by the developer, it is assumed that 50% of this spending, or \$26.8 million, will occur in Albany County. The \$26.8 million of in-county construction spending will result in one-time construction related economic and fiscal impacts to Albany County. In total, 129 jobs, over \$14.4 million in employee earnings, and over \$36.1 million in sales will be associated with this construction activity. Additionally, over \$108,000 in one-time sales tax revenue is estimated to be generated.

3. CHPE Transmission line economic development cooperation agreement

Review and Approval of an Economic Development Agreement with the County of Albany IDA pertaining to CHPE LLC installation of electric transmission lines.

The Project includes the following: (A) (1) the acquisition of an interest or interests in various parcels of land spanning across 24.2 miles of land located in the Towns of Guilderland, New Scotland, Bethlehem, and Coeymans, and the Villages of Voorheesville and Ravena, Albany County, New York (collectively, the "Land"), (2) the acquisition and installation of two five-inch diameter high-voltage direct current ("INDC") transmission cables and the acquisition and installation of inverters and related equipment for a potential converter station to be located in the Town of New Scotland (the "New Scotland Converter Station") and associated substation and interconnection equipment (collectively, the "Equipment"), and (3) the construction, installation and equipping on or under the Land of a fully-buried, up to 1,250- megawatt ("MW") INDC electric transmission line and related infrastructure and the construction, installation and equipping on the Land of the New Scotland Converter Station and associated substation and interconnection facilities (collectively, the "Improvements") (the Land, the Equipment and the Improvements hereinafter collectively referred to as the "Project Facility"), all of the foregoing to be used and operated by the Company as a portion of an electric power transmission line from the U.S.-Canada border to New York City; (B) the granting of certain financial assistance with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real property transfer taxes and mortgage recording taxes and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

The Bethlehem IDA and Planning Department offered cooperation and support for the project which provided financial assistance with respect to providing exemptions from certain sales and use taxes, real property taxes, real property transfer taxes and mortgage recording taxes.

4. Cannon Development/Burt Crane \$3,912,051 acquisition of Land on River Road for a new facility: \$535,000 of Sales tax, mortgage tax and real property tax abatement.

Review and Approval of an application for Sales tax, mortgage tax and real property tax abatement pertaining to construction of a new warehouse facility for Cannon Development, LLC.

The Project includes the following: (A) (1) the acquisition of an interest in an approximately 26.83 acre parcel of land located on River Road in the Town of Bethlehem, Albany County, New York (tax map number 134.00-3-2) (the "Land"), (2) the construction on the Land of an approximately 28,000 square foot building and warehouse facility with related parking (the "Facility") and (3) the

acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the “Equipment”) (the Land, the Facility, and the Equipment being collectively hereinafter referred to as the “Project Facility”), all of the foregoing to constitute an industrial facility to be owned and operated by the Company as a crane and storage facility and any other directly and indirectly related activities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real property transfer taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

5. Finke Enterprises, LLC refinance of Existing Mortgage

Review and Administrative Approval of a Mortgage Refinance for Finke Enterprises, LLC. Finke had previously submitted an application to the Agency requesting financial assistance in connection with a project consisting of: (A) (1) the acquisition of an interest in a parcel of land containing approximately 17.0 acres consisting of 2 parcels located at 1565 & 1569 Route 9W (Tax ID # 133.00-1-38 and 133.00-1-39.15) in the Town of Bethlehem and the Hamlet of Selkirk, Albany County, New York (the “Land”), (2) the demolition of two existing buildings located on the Land and containing approximately 11,000 and 11,750 square feet of space respectively (collectively, the “Existing Facility”), (3) the construction on the Land of a building to contain approximately 56,000 square feet of space (the “Facility”), (4) the further construction on the Land of related parking and other infrastructure improvements (collectively, the “Improvements”) and (5) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the “Equipment”) (the Land, the Existing Facility, the Facility, the Improvements and the Equipment being collectively referred to as the “Project Facility”), all of the foregoing to be owned by the Company and leased to Robert H. Finke & Sons, Inc. (the “Tenant”) for use as a commercial facility for the sale, rental and repair of construction equipment and other directly and indirectly related uses; (B) the granting of certain financial assistance with respect to the foregoing, consisting of potential exemptions from certain sales taxes and mortgage recording taxes and real property taxes and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency. The Project Facility has been leased by the Agency to the Company pursuant to the provisions of a certain lease agreement dated as of March 1, 2013 (the “Lease Agreement).

The BIDA approved the refinance of the mortgage and continued the initial financial assistance benefits.

ADMINISTRATION: During 2022, the Agency continued to successfully establish and/or improve administrative processes, policies, Board training and project awareness, intra-agency relationships, and community outreach:

- Prioritized Transparency and Training for Board and Accountability for Projects
 - The Agency invested in a chrome book and a camera/microphone for continued

- livestreaming all meetings and posting the recordings on the website
 - Approved the purchase of a new cost benefit analysis tool to better analyze potential projects
 - Reviewed and purchased SIZEUP Business Planning Tool in partnership with the Bethlehem Chamber of Commerce
 - Performed site visits for Projects to ensure compliance
- Repealed, Created, or Updated Policies
 - Adopted amendments to the Uniform Tax Exemption Policy (UTEP) regarding fee schedule for projects
 - Revised bylaws to be gender neutral
 - Reviewed current records of the Agency and Record Retention Policy as required by New York State law
 - Updated the current website to ensure compliance with New York State law
 - Initiated the design of a new website
- Improved Inter-Agency and Stakeholders Relationships
 - Attended Albany County Alliance Quarterly Meetings
 - Attended Weekly Meetings with the Albany County Alliance and Town officials regarding the Plug Power Project

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Run Date: 03/17/2023
Status: UNSUBMITTED
Certified Date: N/A

Governance Information (Authority-Related)

Question		Response	URL(If Applicable)
1.	Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	http://www.bethlehemida.com/index.php/site/abo-requirements
2.	As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	http://www.bethlehemida.com/index.php/site/abo-requirements
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	http://www.bethlehemida.com/index.php/site/About-Bethlehem-IDA
9.	Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
10.	Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		http://www.bethlehemida.com/index.php/site/abo-requirements

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Certified Date: N/A

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):		http://www.bethlehemida.com/index.php/site/About-Bethlehem-IDA/Committees
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		http://bethlehemida.com/index.php/site/About-Bethlehem-IDA/Meeting-Minutes
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	http://bethlehemida.com/index.php/site/abo-requirements
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	http://bethlehemida.com/index.php/site/abo-requirements
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	http://bethlehemida.com/index.php/site/IDA-Assistance-Incentives

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Board of Directors Listing

Name	DeBarbieri, 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?	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	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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Status: UNSUBMITTED

Certified Date: N/A

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 governm ent
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?

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
DeBarbieri, Edward	Board of Directors													
Franco, Victor	Board of Directors													
Kidera, David	Board of Directors													
Kotlow, Richard	Board of Directors													
Steffens, Georgette	Board of Directors													
Storrs, Victoria	Board of Directors													

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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 Certified Date: N/A

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				
Address Line1	Eitan Evan	Project Status			
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 dedided 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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Certified Date: N/A

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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Run Date: 03/17/2023
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Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	01 03 22 02				
Project Type	Tax Exemptions	State Sales Tax Exemption		\$426,500.00	
Project Name	Albany Port District Commission	Local Sales Tax Exemption		\$426,500.00	
		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		\$853,000.00	
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		\$853,000.00	
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	200.00		
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			
Countrv	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	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$0.00	
		Local Property Tax Exemption		\$0.00	
		School Property Tax Exemption		\$0.00	
		Mortgage Recording Tax Exemption		\$0.00	
		Total Exemptions		\$0.00	
Original Project Code		Total Exemptions Net of RPTL Section 485-b			
Project Purpose Category	Finance, Insurance and Real Estate	Pilot payment Information			
Total Project Amount	\$9,030,000.00			Actual Payment Made	Payment Due Per Agreement
Benefited Project Amount	\$6,530,000.00				
Bond/Note Amount	\$6,905,000.00				
Annual Lease Payment					
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	Lowe rincome 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				
Address Line1	American Housing Foundation, Inc.	Project Status			
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	\$3,500,000.00	Total Exemptions		\$102,293.41	
Benefited Project Amount	\$4,574,332.75	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	Csnnon Development Inc				
Address Line1	5 Veteran's Memorial Drive	Project Status			
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				
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 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				
Address Line1	302 Washington Ave Ext	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 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				
Address Line2					
City	SELKIRK				
State	NY				
Zip - Plus4	12158				
Province/Region	IDA Does Not Hold Title to the Property				
Country	The Project Receives No Tax Exemptions				
	USA				

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Certified Date: N/A

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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Status: UNSUBMITTED
Certified Date: N/A

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				
Address Line1	302 Washington Ave 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				

Annual Report for Bethlehem Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 03/17/2023
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	01031103			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		
Project Name	Vista Boulevard	Local Sales Tax Exemption		
		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	Construction	Mortgage Recording Tax Exemption		
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		
Not For Profit	Yes	Local PILOT		
Date Project approved	12/30/2011	School District PILOT		
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		
Country	United States	# of FTE Construction Jobs during Fiscal Year		
Applicant Information		Net Employment Change		
Applicant Name	TOWN OF BETHLEHEM IDA			
Address Line1	445 DELAWARE AVE	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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IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
13	\$4,836,172.41	\$4,862,494.00	(\$26,321.59)	122

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Additional Comments

BIDA

Town of Bethlehem Industrial Development Agency

PUBLIC COMMENT POLICY

Notices of Agency Board of Directors meetings are advertised on the Bethlehem IDA website at www.bethlehemida.com. Members of the general public are invited to attend and given the opportunity to address the Board during the Public Comment Period on the agenda in accordance with the following rules and procedure:

1. Each meeting will include a designated period for public comment (Public Comment Period), at which time members of the general public will be given the opportunity to speak before the Agency Board with regard to items on the Agenda pertaining to applications of approval of IDA benefits (PILOTS, Mortgage and Sales tax Exemptions) only. Comments should be limited to the approval of IDA benefits to an applicant. Prior to applications being reviewed by the IDA Agency Board, most projects must obtain Planning Board approval and in some cases Town Board Approval. Both the Planning Board and the Town Board have public meetings where public comment is to be made with regard to the approval of the project itself. Comments on the project itself including comments of support or opposition are to be received by the Planning and Town Boards, not the IDA. The IDA has no legal power to reverse an approval of a project by the Planning Board or the Town Board.
2. Any person wishing to speak must register by at least seventy-two (72) hours in advance of the meeting by sending an email to the Executive Director at: Chedgeman@bethlehemida.com. Any person wishing to speak must state their name and the topic on which they will speak in the email. This pre-registration will be used by the Chair or the presiding officer to set the order and recognize speakers.
3. Any person wishing to videotape or audio record the meeting must register by at least seventy-two (72) hours in advance of the meeting by sending an email to the Executive Director at: Chedgeman@bethlehemida.com.
4. Speakers will be given a maximum of five (5) minutes to address the Agency Board. The time allotment will be strictly enforced. Upon a motion and majority vote of the members of the Agency Board, the public comment period may be suspended and/or extended.
5. Written material, questions or comments requiring responses will not be accepted by the Agency Board. The Public Comment Period will not be a question and answer period. The Agency Board is not required by law to answer any questions from the public.

6. Agency Board Members, speakers, and audience members must observe proper decorum. Any statement made during the Public Comment Period shall not involve personal, impertinent, or slanderous attacks on individuals.
7. The Chair or the presiding officer shall control the meeting. The use of profane, vulgar, inflammatory, threatening, abusive or disparaging language or racial or ethnic slurs directed at any other individual shall not be tolerated.
8. Banners, flyers or other signs are not permitted in the meeting room.
9. Distribution of flyers is not permitted in the meeting room.
10. Any individual who disregards the directives of the Chair or the presiding officer in enforcing the rules or who generally conducts himself or herself in a boisterous or inappropriate manner while addressing the Agency Board and/or is disruptive will be barred from further participation and forfeit their opportunity to address the Agency Board and will be subject to removal by law enforcement.

Adopted this _____ day of _____, 2023

What is an Executive Session?

An executive session is a portion of a public meeting that is not open to the general public. An executive session will not be separate and distinct from an open meeting, but is rather a part of an open meeting during which the public may be excluded. Executive sessions are intended to enable public bodies to exclude the public from their meeting only to the extent that the public discussion would result in some sort of harm.

When can an Executive Session take place?

An executive session can take place upon majority vote of its total membership during an open meeting when there has been a valid motion that identifies the general area or areas of subject or subjects to be considered in the executive session. The motion for entry into an executive session must provide sufficient detail to enable the public to know whether an executive session is appropriate, however the motion is not required to identify any person or persons who are subject to the discussion; there must be enough information in the motion such that the proper basis can be understood.

Executive sessions may be permitted only when any of the following are discussed. Although a matter *may* be discussed in an executive session, there is no requirement that it must be discussed in an executive session.

(1) matters which will imperil the public safety if disclosed (2) any matter which may disclose the identity of a law enforcement agent or informer (3) information relating to current or future investigation or prosecution of a criminal offense which would imperil effective law enforcement if disclosed (4) discussions regarding proposed, pending or current litigation (5) collective negotiations pursuant to article fourteen of the civil service law (6) the medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, dismissal or removal of a particular person or corporation (7) the preparation, grading or administration of examination (8) the proposed acquisition, sale, or lease of real property or the proposed acquisition of securities, or sale or exchange of securities held by such public body, but only when publicity would substantially affect the value thereof.

Executive sessions are not appropriate unless one of the above matters are to be discussed.

Notice of an Executive Session

Executive sessions cannot be scheduled because a vote to enter into an executive session must be made and carried by a majority vote of the total membership during an open meeting. It cannot be known in advance that an executive session would be approved

Meeting Minutes of an Executive Session

Meeting minutes must be taken at executive session when the public body takes action in the executive session and made available to the public within one week from the date of the

executive session the minutes must consist of a record or summary of the final determination of such action and the date and vote thereon. Unabridged video recordings or unabridged audio recordings or unabridged written transcripts may be deemed to be meeting minutes. The summary does not need to include any matter that is not required to be made public by FOIL.