

**GREENE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Greene County, New York)**

FINANCIAL REPORT

December 31, 2010

**GREENE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Greene County, New York)**

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C O N T E N T S

	Page
INDEPENDENT AUDITOR'S REPORT	1
FINANCIAL STATEMENTS	
Statement of Net Assets	2
Statement of Revenues, Expenses, and Changes in Net Assets	3
Statement of Cash Flows	4
Notes to Financial Statements	5-13
SUPPLEMENTAL INFORMATION	
Combining Statement of Net Assets	14
Combining Statement of Revenues, Expenses, and Changes in Net Assets	15
Supplemental Project Information	16-27
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	28
Schedule of Findings and Responses	29-30

BOLLAM, SHEEDY, TORANI & CO. LLP
Certified Public Accountants
Albany, New York

INDEPENDENT AUDITOR'S REPORT

Chairman and Agency Board
Greene County Industrial Development
Agency, New York
Coxsackie, New York

We have audited the accompanying statement of net assets of the Greene County Industrial Development Agency (Agency), a component unit of Greene County, New York as of December 31, 2010, and the statement of revenues, expenses, and changes in net assets and cash flows for the year then ended. These financial statements are the responsibility of the Agency's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe our audit provides a reasonable basis for our opinion.

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, 2010, and the changes in its net assets and its cash flows for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued a report dated March 30, 2011, 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 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 the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in conjunction with this report in considering the results of our audit.

Our audit was made for the purpose of forming an opinion on the financial statements taken as a whole. The supplemental information presented on pages 14 to 27 are for purposes of additional analysis and is not a required part of the financial statements. Such information has been subjected to the auditing procedures applied in the audits of the financial statements and, in our opinion, is fairly stated in all material respects in relation to the financial statements taken as a whole.

Management has omitted the management's discussion and analysis and budgetary comparison information. Such information is not a required part of the financial statements but is supplemental information required by accounting principles generally accepted in the United States of America.

Bollam Sheedy Torani & Co LLP

Albany, New York
March 30, 2011

**GREENE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Greene County, New York)**

STATEMENT OF NET ASSETS

**December 31,
2010**

ASSETS

CURRENT ASSETS

Cash and cash equivalents	\$ 2,282,440
Accounts receivable	66,963
Due from state and federal governments	156,248
Installment sale receivable, current portion	512,000
Prepaid expenses	9,360
Total current assets	3,027,011

OTHER ASSETS

Installment sale receivable, long-term portion	1,000,000
Capital assets, net	7,556,985
	8,556,985
	\$ 11,583,996

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES

Accounts payable	\$ 37,629
Accrued liabilities	102,270
Line-of-credit	123,180
Due to other governments	359,708
Deferred revenue	101,170
Total current liabilities	723,957

LONG-TERM LIABILITIES

Bond payable	500,000
Total liabilities	1,223,957

COMMITMENTS AND CONTINGENCIES

NET ASSETS

Investment in capital assets, net of related debt	7,056,985
Unrestricted	3,303,054
	10,360,039
	\$ 11,583,996

The accompanying Notes to Financial Statements are an integral part of these statements.

**GREENE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Greene County, New York)**

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET ASSETS

	Year Ended December 31, 2010
OPERATING REVENUES	
Charges for services	\$ 272,955
Athens Power fees	179,522
Grants for operations	168,003
Other income	49,410
Total operating revenues	669,890
OPERATING EXPENSES	
Personal services	430,994
Employee benefits	96,803
Professional service contracts	90,830
Supplies and maintenance	70,795
Other operating expenses	399,039
Operating grant expenses	164,393
Energy incentive grants	17,000
Depreciation	11,383
Total operating expenses	1,281,237
Operating loss	(611,347)
NONOPERATING REVENUES (EXPENSES)	
Interest income	12,421
Gifts and donations	69,744
Greene Land Trust land donation	(483,836)
Interest expense	(25,728)
Greene Land Trust Stewardship	(47,877)
Total nonoperating revenues (expenses)	(475,276)
CHANGE IN NET ASSETS	(1,086,623)
NET ASSETS, <i>beginning of year</i> , as originally reported	11,428,113
Prior period adjustments	18,549
NET ASSETS, <i>beginning of year</i> , as restated	11,446,662
NET ASSETS, <i>end of year</i>	\$ 10,360,039

The accompanying Notes to Financial Statements are an integral part of these statements.

**GREENE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Greene County, New York)**

STATEMENT OF CASH FLOWS

	<u>Year Ended December 31, 2010</u>
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	
Cash received from customers	\$ 693,085
Cash paid to suppliers and other vendors	(627,261)
Cash paid for salaries and employee benefits	(303,698)
	<u>(237,874)</u>
NET CASH PROVIDED BY INVESTING ACTIVITIES	
Interest income	12,421
Payments on installment agreement	500,000
	<u>512,421</u>
NET CASH PROVIDED (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	
Purchase of capital assets	(166,202)
Interest expense paid	(25,728)
Proceeds from line-of-credit	123,180
Payments toward stewardship	(47,877)
	<u>(116,627)</u>
Net increase in cash and cash equivalents	157,920
CASH AND CASH EQUIVALENTS, beginning of year	<u>2,124,520</u>
CASH AND CASH EQUIVALENTS, end of year	<u>\$ 2,282,440</u>
RECONCILIATION OF OPERATING LOSS TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	
Operating loss	\$ (611,347)
Adjustments to reconcile operating loss to net cash provided (used) by operating activities	
Depreciation	11,383
(Increase) decrease in	
Accounts receivable	48,084
Due from other governments	(37,325)
Prepaid expenses	3,196
Increase (decrease) in	
Accounts payable and accrued expenses	(4,994)
Deferred revenue	12,436
Due to other governments	340,693
	<u>(237,874)</u>
SUPPLEMENTAL CASH FLOW INFORMATION	
Noncash transactions	
Received as a gift, a parcel of land	\$ 69,744
Donated a parcel of land to Greene Land Trust (Note 10)	483,836

The accompanying Notes to Financial Statements are an integral part of these statements.

**GREENE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Greene County, New York)**

**NOTES TO FINANCIAL STATEMENTS
December 31, 2010**

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

a. Organization and Purpose

The Greene County Industrial Development Agency (Agency) was created on March 7, 1972, by the Greene County Legislature under the Laws of New York State to promote economic growth in Greene County, New York. The Agency is exempt from federal, state, and local income taxes and is a Public Authority of New York State regulated by the Public Authority Accountability Act of 2005 and the Public Authorities Reform Act of 2009. The Agency is a component unit of Greene County, New York.

The Agency's present function is to promote, develop, and encourage job opportunities and economic welfare for the people of New York State by assisting with improving and maintaining manufacturing, warehousing, commercial facilities, tourist attractions, and a diverse mix of other businesses located in Greene County. This is primarily accomplished through administering payment in lieu of tax agreements (PILOTS), providing shovel ready sites for land sales and bond agreements, and allowing exemption of sales tax and mortgage recording taxes in relation to projects.

b. Basis of Accounting

The Agency's financial statements are prepared using the accrual basis in accordance with accounting principles generally accepted in the United States of America. 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 on the statements of net assets. Net assets are segregated into specific components, as follows:

- *Invested in capital assets, net of related debt* consists of capital assets, net of accumulated depreciation reduced by outstanding debt balances;
- *Unrestricted net assets* consist of assets and liabilities that do not meet the definition of "invested in capital assets, net of related debt."

Revenues are recognized when earned and expenses are recognized when incurred. The Agency distinguishes operating revenues and expenses from non-operating items. Operating revenues are determined based on the services provided by the Agency. Operating expenses include the costs associated with providing those services. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

To help organize its internal accounting structure, the Agency departmentalizes the various functions of the Agency. These departments, or "funds" as the Agency refers to them, are as follows:

Operating Fund - This fund is used to account for the ongoing office operations and payroll of the Agency, as well as manages the Athens Generating Company revenue and provides for power grants community projects.

Park Fund - This fund accounts for the development of various business parks associated with job growth within Greene County.

Maintenance Fund - This fund accounts for the infrastructure and environmental mitigation upgrades restricted through various PILOT agreements.

Accelerator Fund - This fund accounts for the revenues and expenditures associated with incubator office space and training facilities.

These "funds" or departments are combined for financial statement reporting purposes.

**GREENE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Greene County, New York)**

**NOTES TO FINANCIAL STATEMENTS
December 31, 2010**

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

b. Basis of Accounting - Continued

In preparing the financial statements in conformity with the accounting principles described above, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

c. Fair Value Measurement

Fair value is defined as an exchange price that would be received for an asset or paid to transfer a liability (an "exit" price) in the principal or most advantageous market for the asset or liability between market participants on the measurement date.

d. Cash and Cash Equivalents

The Agency considers all short-term debt securities purchased with a maturity of three months or less to be cash equivalents.

e. Accounts Receivable

Accounts receivable are carried at original invoice amount less an estimate made for doubtful receivables based on a review of all outstanding amounts on a periodic basis. Management determines the allowance for doubtful accounts, if any, by identifying troubled accounts and by using historical experience applied to an aging of accounts. Management considers accounts receivable to be fully collectible; accordingly, there is no allowance for doubtful accounts.

Accounts receivable are written off when deemed uncollectible. Recoveries of accounts receivable previously written off are recorded when received. During the year ended December 31, 2010, the Agency Fund did not write off any accounts receivable.

f. Capital Assets

Capital assets, net, are recorded at cost, except for contributed property and equipment, which is recorded at fair market value or the contributor's net book value if fair market value is not readily ascertainable. Expenditures for acquisitions, renewals, and betterments are capitalized, whereas maintenance and repair costs are expensed as incurred. When capital assets are retired or otherwise disposed of, the appropriate accounts are relieved of costs, and accumulated depreciation and any resultant gain or loss is credited or charged to operations. Capital assets as December 31, 2010, consist of land and land improvements, building, equipment, and infrastructure.

The Agency evaluated prominent events or changes in circumstances affecting capital assets to determine if impairment of any capital assets has occurred. A capital asset is considered impaired if both (a) the decline in service utility of the capital asset is large in magnitude and (b) the event or change in circumstance is outside the normal life cycle of the capital asset. There were no impaired capital assets at December 31, 2010.

Depreciation is provided for in amounts to relate the cost of depreciable assets to operations over their estimated useful lives, using the straight-line method. The estimated useful lives established to determine depreciation are as follows:

	<u>Estimated Useful Life</u>
Equipment	5 years
Infrastructure (sidewalks)	15 years
Commercial building	39 years

**GREENE COUNTY
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**NOTES TO FINANCIAL STATEMENTS
December 31, 2010**

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

g. Payment in Lieu of Taxes (PILOT)

The Agency enters into and administers PILOT agreements for various unrelated business entities located in Greene County. Under the terms of the PILOT agreements, title to property owned by the unrelated business entity is transferred to the Agency for a certain period of time. During the period in which the Agency holds title, the business entity pays a PILOT to the Agency based on a calculation defined by the specific agreement. The PILOTs allow the companies to make payments that are less than the property taxes that would be paid on the related property's assessed value. Once the PILOT is received, the Agency remits the PILOT to the respective taxing authorities. Certain requirements, as defined by each agreement, are to be met by the company to be able to maintain its PILOT. These requirements, as stated in the PILOT agreement, can be comprised of reaching and maintaining certain employment goals and paying its PILOT in a timely fashion. At the completion of the PILOT, title to the property is transferred back to the third-party business owner, and the property goes back on the tax rolls.

As part of the PILOT program, the Agency generates fees for administering the PILOT agreement. These fees are reported as "charges for services" in these financial statements. The Agency also administers bonds for several projects and receives an administrative fee upon issuance of the bond.

PILOT receipts and PILOT payments are accounted for as pass-through transactions and are not included in the revenues or expenses of the Agency. The Agency has the responsibility for collections and remitting the funds, but the County of Greene, New York ultimately bears the risk of loss if PILOT payments are not paid to the Agency by the respective companies.

h. Subsequent Events

In preparing the financial statements and notes thereto, the Agency considered subsequent events through March 30, 2011, the date the financial statements were available to be issued.

NOTE 2 - CASH AND CASH EQUIVALENTS

In accordance with the provisions of Section 10 of General Municipal Law of New York State, all Agency deposits, including certificates of deposit and special time deposits in excess of the amount insured under the provisions of the Federal Deposit Insurance Act, shall be collateralized by a pledge of eligible securities, letters of credit, or surety bonds.

At December 31, 2010, the Agency's deposits were fully insured or collateralized and consist of the following:

	<u>Balance</u>	<u>FDIC Insurance</u>	<u>Pledge Collateral</u>
National Bank of Coxsackie	\$ 18,439	\$ 250,000	\$ -
First Niagara Bank	992,123	250,000	738,285
Greene County Commercial Bank	<u>1,271,878</u>	<u>250,000</u>	<u>1,130,001</u>
	<u>\$ 2,282,440</u>	<u>\$ 750,000</u>	<u>\$ 1,868,286</u>

**GREENE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Greene County, New York)**

**NOTES TO FINANCIAL STATEMENTS
December 31, 2010**

NOTE 3 - DUE FROM STATE AND FEDERAL GOVERNMENTS

Due from state and federal governments consist of the following at December 31, 2010:

Funding by the New York State Department of Transportation for the preliminary engineering phases to incorporate improvements to the State Route 9W/81 intersection	\$ 123,180
Grant from the New York Office for Small Cities for an agricultural incubator study	20,000
Grant from the Center for Economic Growth for operating expenses for the Accelerator Fund	<u>13,068</u>
	<u><u>\$ 156,248</u></u>

NOTE 4 - INSTALLMENT SALE RECEIVABLE

During December 2006, the Agency entered into a \$4,012,000 land sale agreement with Preferred Property Development LLC (LLC), an unrelated party, for the sale of certain property located in the Greene Business and Technology Park. Terms of the original agreement called for periodic payments of principal during the period May 2007 through May 2011. No interest was charged on outstanding balances. The balance due on this agreement was \$1,512,000 at December 31, 2010, and is reported as installment sale receivable in these financial statements.

Subsequent to December 2006, the agreement was amended to change certain attributes of the agreement. The original contract and related amendments should be referred to in order to gain a fuller understanding of the executed agreement.

In its most recent amendment, dated February 2010, the LLC assigned all of its rights, title, and interest in the agreement to Greene Valley Development, LLC (Greene Valley). It is Greene Valley's desire to develop a portion of the property to build and sublease a 35,000 square foot grocery store. Under the amended agreement, if Greene Valley is successful in (1) obtaining a signed lease with the grocery store by May 1, 2011, as defined by the agreement, (2) completing construction on or before May 1, 2012, and (3) executes and delivers an operating agreement, as defined by the agreement, the final \$1,000,000 due the Agency will be received as deferred payments of \$62,500 per quarter beginning April 1, 2014.

As of March 30, 2011, the terms of the most recent amendment have not yet been met.

The following is a schedule of future receipts at December 31, 2010, assuming the deferred conditions noted above are met:

For the year ending December 31, 2011	\$ 512,000
Conditional price deferral	<u>1,000,000</u>
	<u><u>\$ 1,512,000</u></u>

**GREENE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Greene County, New York)**

**NOTES TO FINANCIAL STATEMENTS
December 31, 2010**

NOTE 5 - CAPITAL ASSETS

The following is a summary of changes in capital assets during the year:

	December 31, 2010			Balance at December 31, 2010
	Balance at December 31, 2009	Additions	Deletions	
Nondepreciable capital assets				
Land	\$ 5,580,540	\$ 69,744	\$ 483,836	\$ 5,166,448
Land improvements/development	1,981,017	166,202	-	2,147,219
Total	<u>7,561,557</u>	<u>235,946</u>	<u>483,836</u>	<u>7,313,667</u>
Depreciable capital assets				
Building	200,000	-	-	200,000
Equipment	16,027	-	-	16,027
Infrastructure	54,646	-	-	54,646
	<u>270,673</u>	<u>-</u>	<u>-</u>	<u>270,673</u>
Less accumulated depreciation	(15,972)	(11,383)	-	(27,355)
Depreciable capital assets, net	<u>254,701</u>	<u>(11,383)</u>	<u>-</u>	<u>243,318</u>
Capital assets, net	<u>\$ 7,816,258</u>	<u>\$ 224,563</u>	<u>\$ 483,836</u>	<u>\$ 7,556,985</u>

NOTE 6 - LINE-OF-CREDIT

The Agency has available a \$1,000,000 line-of-credit with Bank of Greene County, of which \$123,180 was outstanding at December 31, 2010. The current line-of-credit is renewable February 1, 2012. Interest is charged at *The Wall Street Journal* Prime Rate Index plus .25%, but not less than 5.25% (5.25% at December 31, 2010). The line-of-credit is secured by the Agency's assets.

NOTE 7 - BOND PAYABLE

On December 30, 2009, the Agency issued a \$500,000 Tax Exempt Industrial Development Revenue Bond, Series 2009A. The bond was issued in connection with the development of lots in the Fountain Flats (Fernlea Nurseries) property. The Agency is required to make interest only payments until December 2012. Interest is charged at a fixed rate of 4.2%. The bond is secured by the property noted above and if the Agency sells any of the land prior to its scheduled paydown of principal, 60% of the proceeds will be required to be paid to reduce the bond. Once scheduled repayments of principal commence, the annual payments of principal will be the greater of (1) the scheduled principal amount or (2) 60% of the proceeds of sold lots.

A schedule of the Agency's future minimum maturities of the bond payable is as follows:

	Principal	Interest	Total
For the year ending December 31, 2011	\$ -	\$ 21,000	\$ 21,000
2012	100,000	16,800	116,800
2013	100,000	12,600	112,600
2014	100,000	8,400	108,400
2015	200,000	-	200,000
	<u>\$ 500,000</u>	<u>\$ 58,800</u>	<u>\$ 558,800</u>

**GREENE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Greene County, New York)**

**NOTES TO FINANCIAL STATEMENTS
December 31, 2010**

NOTE 8 - DUE TO OTHER GOVERNMENTS AND DEFERRED REVENUE

At December 31, 2010, the Agency recognized the Athens Power 2011 PILOT fee collected during 2010 as deferred revenue and as due to other governments for the payment due the County, Town, and School.

NOTE 9 - CONDUIT DEBT OBLIGATIONS

From time to time, the Agency has issued Industrial Revenue Bonds to provide financial assistance to private-sector entities for the acquisition and construction of industrial and commercial facilities deemed to be in the interest of the public. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the acquired facilities transfers to the private-sector entity served by the bond issuance. Neither the Agency, the State, nor any political subdivision thereof is obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. As of December 31, 2010, the Greene County Industrial Development Agency had no outstanding conduit debt.

NOTE 10 - RELATED PARTY TRANSACTIONS

During 2003, an environmental impact assessment of the Agency's Greene Business and Technology Park was performed. During the assessment, local, state, and federal conservation and environmental interests raised the issue of the possible impacts development of the land would have to the habitats of several bird species in the area. Due to conditions set forth in permits issued by the United States Army Corps of Engineers and New York State Department of Environmental Conservation, a substantial parcel of the Agency's land was subdivided and identified as a grassland. This parcel, now known as Cossackie Creek Grassland Preserve, was conveyed to Greene Land Trust, a related party due to its affiliation with the County, in agreement dated September 25, 2006. Greene Land Trust is a 501(c)3 not-for-profit organization established in 2004. Title to the land was transferred to the Greene Land Trust during 2010, and the related cost of the land totaling \$483,836, was removed from the financial statements of the Agency. This transfer of land has been reported as "Greene Land Trust land donation" in these financial statements.

The Greene Land Trust is responsible for maintaining the conveyed property in accordance with terms, covenants, and conditions set forth by the aforementioned agreement and permits. The term of the agreement is twenty years during which the Agency shall pay stewardship fees, maintenance, and related operating expenses. Greene Land Trust is required to prepare and submit an annual budget for the Agency to review and approve. During 2010, the Agency remitted \$47,877 to Greene Land Trust related to these costs.

The Executive Director of the Agency is also a Board Member of Greene Land Trust. An employee of the Agency is also the Executive Director of Greene Land Trust.

NOTE 11 - NEW YORK STATE RETIREMENT SYSTEMS

a. Plan Description

The Agency participates in the New York State and Local Employees' Retirement System (ERS). These are cost-sharing multi-employer retirement systems. The ERS provides retirement benefits as well as death and disability benefits. Obligations of employers and employees to contribute and benefits to employees are governed by the New York State Retirement and Social Security Law (NYSRSSL). As set forth in the NYSRSSL, the Comptroller of the State of New York (Comptroller) serves as sole trustee and administrative head of the Systems. The Comptroller shall adopt and may amend rules and regulations for the administration and transaction of the business of the Systems and for the custody and control of their funds. The ERS issues a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained by writing to the New York State and Local Retirement Systems, 110 State Street, Albany, New York 12244.

**GREENE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Greene County, New York)**

**NOTES TO FINANCIAL STATEMENTS
December 31, 2010**

NOTE 11 - NEW YORK STATE RETIREMENT SYSTEMS - Continued

b. Funding Policy

The ERS is noncontributory except for (1) employees who joined the ERS after July 27, 1976, who contribute 3% of their salary for the first ten years of membership, and (2) employees who join after January 1, 2010, who will contribute 3% of their salary for their entire career. Under the authority of the NYSRSSL, the Comptroller annually certifies the rates expressed as proportions of payroll of members, which so be used in computing the employers' contributions. The required contributions for the current year and the two preceding years were:

	<u>ERS</u>
2010	\$ 37,441
2009	36,304
2008	28,374

Chapter 49 of the Laws of 2003 of the State of New York was enacted which made the following changes to the ERS:

- Requires minimum contributions by employers of 4.5% of payroll every year, including years in which the investment performance would make a lower contribution possible.
- Changes the cycle of annual billing such that the contribution for a given fiscal year will be based on the value of the pension fund on the prior April 1st (e.g., billings due February 2011 would be based on the pension value as of March 31, 2010).

Chapter 260 of the Laws of 2004 of the State of New York was enacted and allows local employers to bond or amortize a portion of their retirement bill for up to 10 years in accordance with the following schedule:

- For State fiscal year (SFY) 2004-05, the amount in excess of 7% of employees' covered pensionable salaries, with the first payment of those pension costs not due until the fiscal year succeeding that fiscal year in which the bonding/amortization was instituted.
- For SFY 2005-06, the amount in excess of 9.5% of employees' covered pensionable salaries.
- For SFY 2007-08, the amount in excess of 10.5% of employees' covered pensionable salaries.

This law requires participating employers to make payments on a current basis, while bonding or amortizing existing unpaid amounts relating to the ERS fiscal years ended March 31, 2005 through 2008.

Contributions made to the ERS were equal to 100% of the contributions required for each year.

NOTE 12 - PRIOR PERIOD ADJUSTMENTS

During 2010, the Agency made certain prior period adjustments to correct certain account balances reported in prior periods.

**GREENE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Greene County, New York)**

**NOTES TO FINANCIAL STATEMENTS
December 31, 2010**

NOTE 12 - PRIOR PERIOD ADJUSTMENTS - Continued

These prior period adjustments and their effect on net assets at December 31, 2009, are as follows:

	Debit (Credit)		
	As Originally Stated	Adjustment	As Restated
Assets			
Due from state and federal governments	\$ 118,923	\$ 64,722	\$ 183,645
Accounts receivable	21,525	28,800	50,325
Liabilities			
Accrued liabilities	-	(57,763)	(57,763)
Deferred revenue	(88,734)	<u>(17,210)</u>	(105,944)
Net assets	11,428,113	<u>\$ 18,549</u>	11,446,662

NOTE 13 - COMMITMENTS AND CONTINGENCIES

a. Operating Leases

The Agency leases office space and equipment under operating leases. These leases require monthly payments ranging from \$285 to \$2,800 plus a portion of taxes and maintenance costs and expire between September 2011 and July 2013. The office space has a five-year renewal option. Total payments under these agreements were approximately \$39,000 for the year ended December 31, 2010.

A schedule of the Agency's future commitments on lease agreements is as follows:

For the period ending December 31, 2011	\$ 28,613
2012	3,413
2013	<u>1,991</u>
	<u>\$ 34,017</u>

b. Option Agreements

The Agency has several option agreements to purchase land in future periods. The agreements vary and may include an annual option payment or the payment of real estate taxes. These options or related costs are expensed when paid. During the year ended December 31, 2010, there were no expenses incurred related to these options.

NOTE 14 - RISKS AND UNCERTAINTIES

a. Pending Litigation

The Agency is named as a party in litigation on a property located in East Durham, New York. On June 24, 2010, the petition was dismissed and the Petitioners have until April 29, 2011, to perfect their appeal or it will be deemed abandoned. It is the opinion of counsel that the liabilities that may arise from such actions would not result in losses that would materially affect the financial position of the Agency or the results of its operations.

**GREENE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Greene County, New York)**

**NOTES TO FINANCIAL STATEMENTS
December 31, 2010**

NOTE 14 - RISKS AND UNCERTAINTIES - Continued

b. Geographic and Economic Concentration

The Agency's revenue structure is dependent upon charges for services as a result of economic development within Greene County, New York, as well as the potential of income from the sale or lease of land at the Greene Business and Technology Park.

NOTE 15 - NEW ACCOUNTING PRONOUNCEMENT

In December 2010, GASB issued GASB Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989, FASB and AICPA Pronouncements*. The objective of this statement is to incorporate into the GASB's authoritative literature certain accounting and financial reporting pronouncements issued on or before November 30, 1989, that do not conflict with or contradict GASB pronouncements.

This statement also supersedes GASB Statement No. 20, *Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities That Use Proprietary Fund Accounting*, thereby eliminating the election provided in paragraph 7 of that statement for enterprise funds and business-type activities to apply post-November 30, 1989, FASB Statements and Interpretations that do not conflict with or contradict GASB pronouncements. However, those entities can continue to apply, as other accounting literature, post-November 30, 1989, FASB pronouncements that do not conflict with or contradict GASB pronouncements, including this statement.

GASB Statement No. 62 is effective for financial statements for periods beginning after December 15, 2011; however, early adoption is encouraged. The Agency has not yet adopted this statement.

NOTE 16 - MANAGEMENT'S PLAN

The Agency has experienced operating losses in each of the last two years, and its net assets have decreased \$1,059,000 during that time.

The Agency's Board recognizes the need to generate new and consistent revenue streams to maintain operations. The Agency has developed a strategy to develop alternative energy, wetland banks, and rental space in Agency-owned buildings to provide long-term funding to support the cost of staff and overall office functions. A solar project is underway and a wetland banking strategy is under development. Building opportunities with potential rental income are fleshed out regularly with success anticipated in the near future.

NOTE 17 - SUBSEQUENT EVENT

During February 2011, the Agency entered into a \$1,000,000 Real Property Sale Agreement with Kearney Realty and Development Corp., Inc., an unrelated party, for the sale of 6.46 acres of land in the Fountain Flats Park development for the purpose of constructing seventy-three units of senior/work force housing. The Agreement requires both parties to meet certain conditions before the closing of the transaction but no later than February 15, 2013. The property is currently subject to a \$500,000 bond payable (Note 9), which will be paid off with the proceeds of the sale.

**GREENE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Greene County, New York)**

SUPPLEMENTAL INFORMATION - COMBINING STATEMENT OF IN NET ASSETS

	December 31, 2010					
	Operating Fund	Park Fund	Maintenance Fund	Accelerator Fund	Elimination Entries	Total
ASSETS						
CURRENT ASSETS						
Cash and cash equivalents	\$ 1,053,946	\$ 58,822	\$ 1,075,895	\$ 93,777	\$ -	\$ 2,282,440
Accounts receivable	300	66,612	-	51	-	66,963
Due from state and federal governments	-	143,180	-	13,068	-	156,248
Due from other funds	260,562	-	100,000	-	(360,562)	-
Installment sale receivable, current portion	-	512,000	-	-	-	512,000
Prepaid expenses	9,360	-	-	-	-	9,360
Total current assets	<u>1,324,168</u>	<u>780,614</u>	<u>1,175,895</u>	<u>106,896</u>	<u>(360,562)</u>	<u>3,027,011</u>
OTHER ASSETS						
Installment purchase receivable, long-term portion	-	1,000,000	-	-	-	1,000,000
Capital assets, net	1,447	7,552,592	-	2,946	-	7,556,985
	<u>1,447</u>	<u>8,552,592</u>	<u>-</u>	<u>2,946</u>	<u>-</u>	<u>8,556,985</u>
	<u>\$ 1,325,615</u>	<u>\$ 9,333,206</u>	<u>\$ 1,175,895</u>	<u>\$ 109,842</u>	<u>\$ (360,562)</u>	<u>\$ 11,583,996</u>
LIABILITIES AND NET ASSETS						
CURRENT LIABILITIES						
Accounts payable	\$ 3,214	\$ 26,000	\$ 4,180	\$ 4,235	\$ -	\$ 37,629
Accrued liabilities	102,138	-	-	132	-	102,270
Line-of-credit	-	123,180	-	-	-	123,180
Due to other governments	4,774	-	354,934	-	-	359,708
Due to other funds	-	217,425	42,137	101,000	(360,562)	-
Deferred revenue	12,436	-	88,734	-	-	101,170
Total current liabilities	<u>122,562</u>	<u>366,605</u>	<u>489,985</u>	<u>105,367</u>	<u>(360,562)</u>	<u>723,957</u>
LONG-TERM LIABILITIES						
Bond payable	-	500,000	-	-	-	500,000
Total liabilities	<u>122,562</u>	<u>866,605</u>	<u>489,985</u>	<u>105,367</u>	<u>(360,562)</u>	<u>1,223,957</u>
COMMITMENTS AND CONTINGENCIES						
NET ASSETS						
Investment in capital assets, net of related debt	1,447	7,052,592	-	2,946	-	7,056,985
Unrestricted	1,201,606	1,414,009	685,910	1,529	-	3,303,054
	<u>1,203,053</u>	<u>8,466,601</u>	<u>685,910</u>	<u>4,475</u>	<u>-</u>	<u>10,360,039</u>
	<u>\$ 1,325,615</u>	<u>\$ 9,333,206</u>	<u>\$ 1,175,895</u>	<u>\$ 109,842</u>	<u>\$ (360,562)</u>	<u>\$ 11,583,996</u>

**GREENE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Greene County, New York)**

**SUPPLEMENTAL INFORMATION -
COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET ASSETS**

	Year Ended December 31, 2010				
	Operating Fund	Park Fund	Maintenance Fund	Accelerator Fund	Total
OPERATING REVENUES					
Charges for services	\$ 68,500	\$ -	\$ 204,455	\$ -	\$ 272,955
Athens Power fees	179,522	-	-	-	179,522
Grants for operations	-	103,458	-	64,545	168,003
Other income	18,162	22,492	-	8,756	49,410
Total operating revenues	<u>266,184</u>	<u>125,950</u>	<u>204,455</u>	<u>73,301</u>	<u>669,890</u>
OPERATING EXPENSES					
Personal services	430,994	-	-	-	430,994
Professional service contracts	30,730	60,100	-	-	90,830
Supplies and maintenance	28,195	-	29,055	13,545	70,795
Other operating expenses	153,057	193,702	-	52,280	399,039
Operating grant expenses	2,590	97,258	-	64,545	164,393
Energy incentive grants	17,000	-	-	-	17,000
Employee benefits	96,803	-	-	-	96,803
Depreciation	1,239	8,771	-	1,373	11,383
Total operating expenses	<u>760,608</u>	<u>359,831</u>	<u>29,055</u>	<u>131,743</u>	<u>1,281,237</u>
Operating income (loss)	<u>(494,424)</u>	<u>(233,881)</u>	<u>175,400</u>	<u>(58,442)</u>	<u>(611,347)</u>
INTERFUND ACTIVITY					
Community and Environmental Division	152,737	(110,600)	(42,137)	-	-
Net interfund activity	<u>152,737</u>	<u>(110,600)</u>	<u>(42,137)</u>	<u>-</u>	<u>-</u>
NON-OPERATING REVENUES (EXPENDITURES)					
Interest income	6,260	1,075	4,983	103	12,421
Gifts and donations	-	69,744	-	-	69,744
Greene Land Trust land donation	-	(483,836)	-	-	(483,836)
Interest expense	-	(25,728)	-	-	(25,728)
Greene Land Trust Stewardship	-	-	(47,877)	-	(47,877)
Total nonoperating revenues (expenditures)	<u>6,260</u>	<u>(438,745)</u>	<u>(42,894)</u>	<u>103</u>	<u>(475,276)</u>
Net income (loss)	<u>(335,427)</u>	<u>(783,226)</u>	<u>90,369</u>	<u>(58,339)</u>	<u>(1,086,623)</u>
NET ASSETS, beginning of year,					
as originally reported	770,908	9,156,305	1,438,086	62,814	11,428,113
Prior period adjustments	<u>(74,973)</u>	<u>93,522</u>	<u>-</u>	<u>-</u>	<u>18,549</u>
ADJUSTED NET ASSETS, beginning of year,					
restated	<u>695,935</u>	<u>9,249,827</u>	<u>1,438,086</u>	<u>62,814</u>	<u>11,446,662</u>
NET ASSETS, end of year	<u>\$ 360,508</u>	<u>\$ 8,466,601</u>	<u>\$ 1,528,455</u>	<u>\$ 4,475</u>	<u>\$ 10,360,039</u>

**GREENE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Greene County, New York)**

SUPPLEMENTAL INFORMATION PROJECT INFORMATION

Project Code: 1901-00-02D

Please Specify: **Bond Project** **Lease Project**

Name of Project:

Stiefel Laboratories, Inc.

Project owner and address:

Route 145
Oak Hill, NY 12460

Project Purpose Manufacturing

Total Project/Lease Amount \$ 18,000,000

Federal Tax Status: Taxable

Straight Lease

End Date: 6/21/2021

Benefited Project Amount: \$ -

Bond/Note Amount \$ -

Non-Profit: Y N x

New tax revenues if no exemptions granted \$ 510,263

Sales Tax	Real Property Tax	Mortgage Recording Tax	Total Exemptions	Total Exemptions Net of RPTL See 485-b Exemptions
State:	County: \$ 132,041	\$0	\$ 780,296	\$ 780,296
Local:	Local: \$ 201,789			
	School: \$ 446,467			

County	Local	School	Total PILOTS	Code
\$45,695	\$69,832	\$154,506	\$270,033	1

Full-Time Equivalent (FTE) Jobs Created and Retained

# of FTE Employees at Project Location Before IDA Status	Original Estimate of Jobs to be Created	Average Estimated Salary of Jobs to be Created	Original Estimate of Jobs to be Retained	Average Estimated Salary of Jobs to be Retained	# of Current FTE Employees	# of FTE Construction Jobs Created During the Fiscal Year
243	80	\$40,000	ALL	\$40,000	227	0

**GREENE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Greene County, New York)**

SUPPLEMENTAL INFORMATION PROJECT INFORMATION

Project Code: 1901-01-01D

Please Specify: **Bond Project** **Lease Project**

Name of Project:
Athens Generating Co. LLP

Project owner and address: New Athens Generating
PO Box 349
9300 US Highway 9w
Athens, NY 12015

Project Purpose Electric, Gas & Sanitary Services
Federal Tax Sta Taxable

Total Project/Lease Amount \$750,000,000

Straight Lease
End Date: 12/2018

Benefited Project Amount: \$ -

Bond/Note Amount \$ -

Non-Profit: Y N x

New tax revenues if no exemptions granted \$ 27,300,133

Sales Tax	Real Property Tax	Mortgage Recording Tax	Total Exemptions	Total Exemptions Net of RPTL See 485-b Exemptions
State: \$ -	County: \$ 4,953,421	\$0	\$ 31,590,133	\$ 31,590,133
Local: \$ -	Local: \$ 4,968,022			
	School: \$ 21,668,690			

County	Local	School	Total PILOTS	Code
\$792,363	\$475,491	\$3,022,146	\$4,290,000	1

Full-Time Equivalent (FTE) Jobs Created and Retained

# of FTE Employees at Project Location Before IDA Status	Original Estimate of Jobs to be Created	Average Estimated Salary of Jobs to be Created	Original Estimate of Jobs to be Retained	Average Estimated Salary of Jobs to be Retained	# of Current FTE Employees	# of FTE Construction Jobs Created During the Fiscal Year
0	35	\$70,000	0	0	31	0

**GREENE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Greene County, New York)**

SUPPLEMENTAL INFORMATION PROJECT INFORMATION

Project Code: 1901-01-02D

Please Specify: **Bond Project** **Lease Project**

Name of Project:

Hunter Mountain Ski Bowl

Project owner and address:

PO Box 295
Hunter, NY 12442

Project Purpose Services

Total Project/Lease Amount \$ 7,000,000

Federal Tax Status: Taxable

Straight Lease
End Date: 6/30/2021

Benefited Project Amount: \$ -

Bond/Note Amount \$ -

Non-Profit: Y N x

New tax revenues if no exemptions granted \$ 502,873

Sales Tax	Real Property Tax	Mortgage Recording Tax	Total Exemptions	Total Exemptions Net of RPTL See 485-b Exemptions
State: \$ 350,295	County: \$ 29,268	\$60,000	\$ 564,591	\$ 564,591
Local:	Local: \$ 40,837			
	School: \$ 84,192			

County	Local	School	Total PILOTS	Code
\$11,707	\$16,335	\$33,677	\$61,719	1

Full-Time Equivalent (FTE) Jobs Created and Retained

# of FTE Employees at Project Location Before IDA Status	Original Estimate of Jobs to be Created	Average Estimated Salary of Jobs to be Created	Original Estimate of Jobs to be Retained	Average Estimated Salary of Jobs to be Retained	# of Current FTE Employees	# of FTE Construction Jobs Created During the Fiscal Year
232	12	\$21,494	232	\$24,855	294	4

**GREENE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Greene County, New York)**

SUPPLEMENTAL INFORMATION PROJECT INFORMATION

Project Code: 1901-02-01D

Please Specify: Bond Project Lease Project

Name of Project:

Save-A-Lot

Project owner and address:

1 Van Bergen
West Coxsackie, NY 12192

Project Purpose Wholesale Trade

Total Project/Lease Amount \$ 18,916,000

Federal Tax Status: Taxable

Straight Lease
End Date: 1/15/2018

Benefited Project Amount: \$ -

Bond/Note Amount \$ -

Non-Profit: Y N x

New tax revenues if no exemptions granted \$ 69,099

Sales Tax	Real Property Tax	Mortgage Recording Tax	Total Exemptions	Total Exemptions Net of RPTL See 485-b Exemptions
State: \$ -	County: \$ 84,955	\$0	\$ 512,767	\$ 512,767
Local: \$ -	Local: \$ 61,491			
	School: \$ 366,321			

County	Local	School	Other	Total PILOTS	Code
\$61,163	\$54,289	\$239,482	\$88,734	\$443,668	1

Full-Time Equivalent (FTE) Jobs Created and Retained

# of FTE Employees at Project Location Before IDA Status	Original Estimate of Jobs to be Created	Average Estimated Salary of Jobs to be Created	Original Estimate of Jobs to be Retained	Average Estimated Salary of Jobs to be Retained	# of Current FTE Employees	# of FTE Construction Jobs Created During the Fiscal Year
0	105	\$23,920	0	0	58	0

**GREENE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Greene County, New York)**

SUPPLEMENTAL INFORMATION PROJECT INFORMATION

Project Code: 1901-03-01D

Please Specify: **Bond Project** **Lease Project**

Name of Project:
Snow Time Inc.

Project owner and address:
PO Box 459
Windham, NY 12496

Project Purpose Services
Federal Tax Status: Taxable

Total Project/Lease Amount \$ 3,985,000

Straight Lease
End Date: 3/31/2024

Benefited Project Amount: \$ -

Bond/Note Amount \$ -

Non-Profit: Y N x

New tax revenues if no exemptions granted \$ 27,992

Sales Tax	Real Property Tax	Mortgage Recording Tax	Total Exemptions	Total Exemptions Net of RPTL See 485-b Exemptions
State:	County: \$ 10,864	\$0	\$ 39,988	\$ 39,988
Local:	Local: \$ 6,638			
	School: \$ 22,486			

County	Local	School	Total PILOTS	Code
\$3,259	\$1,991	\$6,746	\$11,996	1

Full-Time Equivalent (FTE) Jobs Created and Retained

# of FTE Employees at Project Location Before IDA Status	Original Estimate of Jobs to be Created	Average Estimated Salary of Jobs to be Created	Original Estimate of Jobs to be Retained	Average Estimated Salary of Jobs to be Retained	# of Current FTE Employees	# of FTE Construction Jobs Created During the Fiscal Year
108	12	\$6,000	108	\$6,000	123	0

**GREENE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Greene County, New York)**

SUPPLEMENTAL INFORMATION PROJECT INFORMATION

Project Code: 1901-05-01D

Please Specify: **Bond Project** **Lease Project**

Name of Project:

Serta National Bedding

Project owner and address:

15 Houghtaling Road
West Coxsackie, NY 12192

Project Purpose Manufacturing

Total Project/Lease Amount \$ 11,100,000

Federal Tax Status: Taxable

Straight Lease
End Date: 8/1/2024

Benefited Project Amount: \$ -

Bond/Note Amount \$ 3,750,000

Non-Profit: Y N

New tax revenues if no exemptions granted \$ 0

Sales Tax	Real Property Tax	Mortgage Recording Tax	Total Exemptions	Total Exemptions Net of RPTL See 485-b Exemptions
State:	County: \$ 57,402	\$0	\$ 366,261	\$ 366,261
Local:	Local: \$ 61,344			
	School: \$ 247,516			

County	Local	School	Other	Total PILOTS	Code
\$45,921	\$49,075	\$198,013	\$73,252	\$366,261	1

Full-Time Equivalent (FTE) Jobs Created and Retained

# of FTE Employees at Project Location Before IDA Status	Original Estimate of Jobs to be Created	Average Estimated Salary of Jobs to be Created	Original Estimate of Jobs to be Retained	Average Estimated Salary of Jobs to be Retained	# of Current FTE Employees	# of FTE Construction Jobs Created During the Fiscal Year
0	240	\$38,464	0	0	144	0

**GREENE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Greene County, New York)**

SUPPLEMENTAL INFORMATION PROJECT INFORMATION

Project Code: 1901-08-01A

Please Specify: **Bond Project** **Lease Project**

Name of Project:

Peckham Asphalt Resale Corp.

Project owner and address:

2 Union Street Ext.
Athens, NY 12015

Project Purpose Wholesale Trade
Federal Tax Status: Taxable

Total Project/Lease Amount \$ 3,950,000

Straight Lease
End Date: 2028

Benefited Project Amount: \$ -

Bond/Note Amount _____

Non-Profit: Y _____ N x

New tax revenues if no exemptions granted \$ 39,000

Sales Tax	Real Property Tax	Mortgage Recording Tax	Total Exemptions	Total Exemptions Net of RPTL See 485-b Exemptions
State: \$ 39,000.00	County: \$ 12,014	\$0	\$ 108,240	\$ 108,240
Local:	Local: \$ 5,425			
	School: \$ 51,802			

County	Local	School	Other	Total PILOTS	Code
\$9,611	\$4,340	\$41,441	\$13,848	\$69,240	1

Full-Time Equivalent (FTE) Jobs Created and Retained

# of FTE Employees at Project Location Before IDA Status	Original Estimate of Jobs to be Created	Average Estimated Salary of Jobs to be Created	Original Estimate of Jobs to be Retained	Average Estimated Salary of Jobs to be Retained	# of Current FTE Employees	# of FTE Construction Jobs Created During the Fiscal Year
0	12	\$33,280	0	0	8	0

**GREENE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Greene County, New York)**

SUPPLEMENTAL INFORMATION PROJECT INFORMATION

Project Code: 1901-08-02A

Please Specify: **Bond Project** **Lease Project**

Name of Project:

Ducommun Inc

Project owner and address:

23301 Wilmington Avenue
Carson, CA 90745

Project Purpose Manufacturing

Total Project/Lease Amount \$ 3,178,000

Federal Tax Status: Taxable

**Straight Lease
End Date:** 2028

Benefited Project Amount: \$ -

Bond/Note Amount \$ -

Non-Profit: Y N

New tax revenues if no exemptions granted \$ -

Sales Tax	Real Property Tax	Mortgage Recording Tax	Total Exemptions	Total Exemptions Net of RPTL See 485-b Exemptions
State: \$ -	County: \$ -	\$0	\$ -	\$ -
Local: \$ -	Local: \$ -			
	School: \$ -			

County	Local	School	Total PILOTS	Code
\$0	\$0	\$0	\$0	1

Full-Time Equivalent (FTE) Jobs Created and Retained

# of FTE Employees at Project Location Before IDA Status	Original Estimate of Jobs to be Created	Average Estimated Salary of Jobs to be Created	Original Estimate of Jobs to be Retained	Average Estimated Salary of Jobs to be Retained	# of Current FTE Employees	# of FTE Construction Jobs Created During the Fiscal Year
0	50	\$33,187	0	0	21	0

**GREENE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Greene County, New York)**

SUPPLEMENTAL INFORMATION PROJECT INFORMATION

Project Code: 1901-09-01C

Please Specify: **Bond Project** **Lease Project**

Name of Project:

Empire Merchants North

Project owner and address:

16 Houghtaling Road
West Coxsackie, NY 12192

Project Purpose Distribution

Total Project/Lease Amount \$ 27,060,000

Federal Tax Status: Taxable

Straight Lease
End Date: 12/31/2035

Benefited Project Amount: \$ -

Bond/Note Amount \$ -

Non-Profit: Y N

New tax revenues if no exemptions granted \$ 317,633

Sales Tax	Real Property Tax	Mortgage Recording Tax	Total Exemptions	Total Exemptions Net of RPTL See 485-b Exemptions
State: \$ 317,633.00	County: \$ 26,405	\$0	\$ 477,936	\$ 477,936
Local:	Local: \$ 20,042			
	School: \$ 113,857			

County	Local	School	Other	Total PILOTS	Code
\$21,663	\$16,609	\$93,410	\$28,621	\$160,303	1

Full-Time Equivalent (FTE) Jobs Created and Retained

# of FTE Employees at Project Location Before IDA Status	Original Estimate of Jobs to be Created	Average Estimated Salary of Jobs to be Created	Original Estimate of Jobs to be Retained	Average Estimated Salary of Jobs to be Retained	# of Current FTE Employees	# of FTE Construction Jobs Created During the Fiscal Year
0	352	25.44 hr	0	0	297	0

**GREENE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Greene County, New York)**

SUPPLEMENTAL INFORMATION PROJECT INFORMATION

Project Code: 1901-09-03A

NON DEBT or STRAIGHT LEASE PROJECT

Name of Project:

Coxsackie Waterfront Properties, LLC

Project owner and address:

45 Reed Street
Coxsackie, NY 12051

Project Purpose Distribution **Total Project/Lease Amount** \$ 1,030,000

Federal Tax Status: Taxable

**Straight Lease
End Date:** 9/1/2010
COMPLETE 2010

Benefited Project Amount: \$ - **Bond/Note Amount** \$ -

Non-Profit: Y N x **New tax revenues if no exemptions granted** \$ 1,059

Sales Tax		Mortgage Recording Tax	Total Exemptions Net of RPTL See 485-b Exemptions
State:	\$ 1,059	\$0	\$ 1,059
Local:			

Full-Time Equivalent (FTE) Jobs Created and Retained

# of FTE Employees at Project Location Before IDA Status	Original Estimate of Jobs to be Created	Average Estimated Salary of Jobs to be Created	Original Estimate of Jobs to be Retained	Average Estimated Salary of Jobs to be Retained	# of Current FTE Employees	# of FTE Construction Jobs Created During the Fiscal Year
0	13	\$0	0	0	2.5	0

**GREENE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Greene County, New York)**

SUPPLEMENTAL INFORMATION PROJECT INFORMATION

Project Code: 1901-09-05A

Please Specify: **Bond Project** **Lease Project**

Name of Project:
Crossroads Brewing Co.

Project owner and address:
124 Fox Unit 2158
Athens, NY 12015

Project Purpose Distribution **Total Project/Lease Amount** \$ 730,500

Federal Tax Status: Taxable **Straight Lease**
End Date: 12/31/2013

Benefited Project Amount: \$ - **Bond/Note Amount** \$ -

Non-Profit: Y N x **New tax revenues if no exemptions granted** \$ 5,000

Sales Tax	Real Property Tax	Mortgage Recording Tax	Total Exemptions	Total Exemptions Net of RPTL See 485-b Exemptions
State: \$ 5,000.00	County: \$ -	\$0	\$ 5,000	\$ 5,000
Local:	Local: \$ -			
	School: \$ -			

County	Local	School	Total PILOTS	Code
\$0	\$0	\$0	\$0	1

Full-Time Equivalent (FTE) Jobs Created and Retained

# of FTE Employees at Project Location Before IDA Status	Original Estimate of Jobs to be Created	Average Estimated Salary of Jobs to be Created	Original Estimate of Jobs to be Retained	Average Estimated Salary of Jobs to be Retained	# of Current FTE Employees	# of FTE Construction Jobs Created During the Fiscal Year
0	18	\$18,506	0	0	0	0

**GREENE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Greene County, New York)**

SUPPLEMENTAL INFORMATION PROJECT INFORMATION

Project Code: 1901-07-01A

Please Specify: **Bond Project** **Lease Project**

Name of Project:
Preferred Property Development

Project owner and address:
506 South 8th Avenue
Mt. Vernon, NY 10556

Project Purpose Development **Total Project/Lease Amount** \$ 4,012,000

Federal Tax Status: Taxable **Straight Lease**
End Date: 5/1/2012

Benefited Project Amount: \$ - **Bond/Note Amount** \$ -

Non-Profit: Y N x **New tax revenues if no exemptions granted** \$ -

Sales Tax	Real Property Tax	Mortgage Recording Tax	Total Exemptions	Total Exemptions Net of RPTL See 485-b Exemptions
State: \$ -	County: \$ -	\$0	\$ -	\$ -
Local:	Local: \$ -			
	School: \$ -			

County	Local	School	Total PILOTS	Code
\$0	\$0	\$0	\$0	1

Full-Time Equivalent (FTE) Jobs Created and Retained

# of FTE Employees at Project Location Before IDA Status	Original Estimate of Jobs to be Created	Average Estimated Salary of Jobs to be Created	Original Estimate of Jobs to be Retained	Average Estimated Salary of Jobs to be Retained	# of Current FTE Employees	# of FTE Construction Jobs Created During the Fiscal Year
0	0	\$0	0	0	0	0

**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***

Chairman and Agency Board
Greene County Industrial Development Agency
Coxsackie, New York

We have audited the financial statements of the Greene County Industrial Development Agency (Agency) as of and for the year ended December 31, 2010, and have issued our report thereon dated March 30, 2011. We conducted our audit 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.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Agency's internal control over financial reporting as a basis for designing our auditing procedures 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 over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control over financial reporting.

A deficiency in internal controls 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 entity's financial statements will not be prevented, or detected and corrected on a timely basis.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies, or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free of 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 determination of financial statement amounts. 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 instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards* and which are described in the accompanying schedule of findings and responses as Items 10-01, 10-02, and 10-03.

We noted certain matters that we reported to management of the Agency in a separate letter dated March 30, 2011.

This report is intended solely for the information and use of management and members of the Agency Board and is not intended to be and should not be used by anyone other than these specified parties.

Bollam Sheedy Torani & Co. LLP

Albany, New York
March 30, 2011

**GREENE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Greene County, New York)**

**SCHEDULE OF FINDINGS AND RESPONSES
Year Ended December 31, 2010**

Section I - Summary of Auditor's Results

Financial Statements

Type of auditor's report issued: Unqualified

Internal control over financial reporting:

- Material weaknesses identified? _____ Yes X No
- Significant deficiencies identified that are not considered to be material weaknesses? _____ Yes X None Reported

Noncompliance material to financial statements? _____ Yes X No

Section II - Financial Statement Findings

None

Section III - Compliance Findings

10-01. Posting and Maintaining Reports on Public Authority Websites

Criteria: The New York State Authority Budget Office (ABO) issued Policy Guidance on April 12, 2010, in response to The Public Authorities Reform Act (PARA) of 2009. This guidance states that effective immediately, public authorities are required to make specific information available to the public through the Internet.

Condition: The Agency is not in compliance with PARA requirements.

Effect: Agency policies are currently not available to the public through the Internet.

Cause: The Agency did not oversee proper maintenance of the shared website.

Recommendation: Using available ABO guidance, the Agency should update its website and schedule periodic maintenance and review to ensure required information is available to the public in a timely manner.

View of Responsible Officials: The Agency is in the process of updating its website to be in compliance with ABO requirements.

10-02. Acknowledgement of Fiduciary Duty

Criteria: The ABO issued Policy Guidance on March 1, 2010, stating that Board members appointed to their positions prior to the effectiveness of PARA and the implementation of this new requirement are required to execute an Acknowledgement of Fiduciary Duty by May 1, 2010.

Condition: The Agency was not in compliance with Section 2824 of Public Authorities Law.

**GREENE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Greene County, New York)**

**SCHEDULE OF FINDINGS AND RESPONSES
Year Ended December 31, 2010**

10-02. Acknowledgement of Fiduciary Duty - Continued

Effect: The Agency did not have the acknowledgement executed by the required date.

Cause: Agency management did not provide Board members with the necessary acknowledgement.

Recommendation: The Agency should provide Board members with the necessary acknowledgement and ensure that all documents have been properly executed.

View of Responsible Officials: The Agency is in the process of obtaining all acknowledgements from Board members.

10-03. Budget Report Filed in the Public Authorities Reporting Information System (PARIS)

Criteria: In accordance with Section 2801 of Public Authorities Law, local authorities must file a budget report 60 days prior to the start of the fiscal year.

Condition: The Agency was not in compliance with Section 2801 of Public Authorities Law.

Effect: The Agency budget information was not available to the public when required.

Cause: The Agency did not update and certify the budget in PARIS.

Recommendation: The Agency should approve its budget and assign an individual to file the report prior to the ABO deadline.

View of Responsible Officials: The Agency did not receive final Board approval of the budget until after the ABO filing deadline. The budget report was filed in January 2011.