

**COUNTIES OF WARREN AND WASHINGTON
CDC**

5 Warren Street, Suite 210, Glens Falls, NY 12801

Tel. (518) 792-1312

Agenda for April 17, 2023

Call to Order, Roll Call and Quorum Confirmation

Approval of Minutes of the December 19th, 2022 CDC Board Meeting

New Business

Resolution to approve IDA grant

Approval of PARIS report to be submitted

04/10/23
Accrual Basis

Balance Sheet
As of March 31, 2023

	<u>Mar 31, 23</u>	<u>Mar 31, 22</u>
ASSETS		
Current Assets		
Checking/Savings		
CD-GFNB-0325	600,000.00	0.00
Checking Account	197,969.19	36,946.19
Total Checking/Savings	<u>797,969.19</u>	<u>36,946.19</u>
Total Current Assets	797,969.19	36,946.19
Fixed Assets		
Organizational costs		
Accumulated amortization	-4,652.24	-4,652.24
Organizational costs - Other	7,756.00	7,756.00
Total Organizational costs	<u>3,103.76</u>	<u>3,103.76</u>
Total Fixed Assets	3,103.76	3,103.76
TOTAL ASSETS	<u><u>801,072.95</u></u>	<u><u>40,049.95</u></u>
LIABILITIES & EQUITY		
Equity		
Unrestricted Net Assets	801,072.95	40,049.95
Total Equity	<u>801,072.95</u>	<u>40,049.95</u>
TOTAL LIABILITIES & EQUITY	<u><u>801,072.95</u></u>	<u><u>40,049.95</u></u>

04/10/23

Accrual Basis

Profit & Loss Budget vs. Actual

Year to Date

	Jan - Mar 23	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Operating Revenues			
Other Operating Revenues			
Legal reimb. from developer 3.4	0.00	240.00	-240.00
Total Other Operating Revenues	0.00	240.00	-240.00
Total Operating Revenues	0.00	240.00	-240.00
Total Income	0.00	240.00	-240.00
Expense			
Contractual Services	0.00	100.00	-100.00
Operating Expenditures			
Professional Services Contracts			
Accounting Fees	0.00	2,450.00	-2,450.00
Legal Fees			
Legal - General	0.00	1,500.00	-1,500.00
Total Legal Fees	0.00	1,500.00	-1,500.00
Professional Services Contracts - Other	0.00	70.00	-70.00
Total Professional Services Contracts	0.00	4,020.00	-4,020.00
Total Operating Expenditures	0.00	4,020.00	-4,020.00
Total Expense	0.00	4,120.00	-4,120.00
Net Ordinary Income	0.00	-3,880.00	3,880.00
Net Income	0.00	-3,880.00	3,880.00

**COUNTIES OF WARREN AND WASHINGTON
CIVIC DEVELOPMENT CORPORATION**

5 Warren Street, Suite 210
Glens Falls, New York 12801

Tel. (518) 792-1312

The December Board meeting of the Counties of Warren and Washington Civic Development Corporation was held at 4:40 pm on Monday December 19, 2022 at 1340 Washington County Municipal Building in Fort Edward New York. The following were:

PRESENT:	Craig Leggett	Vice Chair
	Ginny Sullivan	Member
	Tim Robinson	Member
	Juan Gonzales	Member
	Brian Campbell	Member
	Dan Bruno	Member

ABSENT:	Mike Wild	Member
	Mary King	Member
	Dave O'Brien	Chair
	Nick Caimano	Member

The following were also present: Kara Lais, Esq., FMBF
Chuck Barton, CEO

Minutes were taken by Alie Weaver, Office Administrator

Roll call determined that a quorum was present.

CDC Meeting Minutes – Mr. Gonzales made a motion to approve the November CDC meeting minutes and Mr. Robinson seconded. All voted in favor by roll call vote.

December CDC Payable – Mr. Gonzales made a motion to approve the payable and Ms. Sullivan seconded. All voted in favor by roll call vote.

Board Officer Nominations – Mr. Campbell made a motion to adopt the same slate of officers as nominated by the IDA and Mr. Bruno seconded. All others voted in favor by voice vote.

Adjournment: There being no other business, Mr. Gonzales made a motion to adjourn the December Board Meeting for the WWCDC and Mr. Bruno seconded. All voted in favor by voice vote and the meeting was adjourned at 4:43 pm.

GRANT AGREEMENT

THIS AGREEMENT (the “Agreement”) is between **THE COUNTIES OF WARREN AND WASHINGTON CIVIC DEVELOPMENT CORPORATION** (the “Corporation”), a New York not-for-profit corporation having an address of 5 Warren Street, Glens Falls, New York 12801 and the **COUNTIES OF WARREN AND WASHINGTON INDUSTRIAL DEVELOPMENT AGENCY** (the “Agency”), a public benefit corporation of the State of New York having an address of 5 Warren Street, Glens Falls, New York 12801.

WITNESSETH:

WHEREAS, the Corporation was established by the Counties of Warren and Washington in conjunction with the Agency under Section 1411 of the Not-For-Profit Corporation Law of the State of New York, (the “Law”); and

WHEREAS, the Corporation has the power and authority to enter into agreements and to finance projects and underwrite activities in furtherance of its corporate purposes to promote community and economic development and job creation and retention opportunities within its jurisdiction and to enter into contracts with other economic development organizations within the Counties of Warren and Washington under the Law and paragraph “THIRD” of its Certificate of Incorporation; and

WHEREAS, the Agency was established as a public benefit corporation under Article 18-A of the General Municipal Law of the State of New York and created to actively promote, encourage, attract and develop job and recreational opportunities and economically-sound commerce and industry for the citizens of the Counties of Warren and Washington; and

WHEREAS, the Agency has statutory power and authority to enter into contracts and to accept gifts, grants, loans, or contributions from any public or private legal entity and to use the same for any of its corporate purposes; and

WHEREAS, the Corporation has the desire and authority to grant unto the Agency certain excess funds and the Agency has the desire and authority to accept such funds.

NOW, THEREFORE, in consideration of the promises, responsibilities and covenants herein, the Corporation and the Agency, pursuant to resolutions adopted on April 17, 2023, agree as follows:

SECTION 1: Corporation Grant of Funds

- A. The Corporation will provide the Agency with a grant of One Hundred Fifty Thousand Dollars (\$150,000.00) in fiscal year 2023 from host benefit packages that the Corporation received during the fiscal year 2022 and which are in excess of the Corporation’s needs. The grant is for the specific purpose of covering expenses and improvements relating to and arising out the property owned by the Agency known as Tow Path Lane and 470 Lock 8 Way in the Town of Fort Edward, County of Washington, State of New York and being tax map parcel numbers 163.15-1-4 and 163.-2-20.1 and being commonly known as the Canalside Energy Park (the “Property”). The continued development of the property supports the economic interests of the Agency by preserving the Agency’s rights and ownership to the Property and its future.

SECTION 2. Agency Acceptance of Funds and Purpose/Use.

- A. The Agency agrees to accept the funds for the purpose of covering expenses related to the development of the Property thereby preserving its interest in the Property and providing economic and job creation/retention opportunities and assistance to benefit the citizens of the Counties of Warren and Washington.
- B. The Agency will provide the Corporation with an annual report of its activities and its financial audit, but shall not be required to segregate.

SECTION 3. Disbursement of Funds.

The Corporation shall disburse the funds in one lump sum of One Hundred Fifty Thousand Dollars (\$150,000.00) within ten (10) business days from the date hereof.

SECTION 4. Entire Agreement.

This document constitutes the entire agreement between the Corporation and the Agency as it concerns any excess funds of the Corporation.

IN WITNESS WHEREOF, the parties hereto have entered into this Agreement as of the 1st day of April, 2023.

COUNTIES OF WARREN AND
WASHINGTON INDUSTRIAL
DEVELOPMENT AGENCY

COUNTIES OF WARREN AND
WASHINGTON CIVIC DEVELOPMENT
CORPORATION

By: _____
David O'Brien, Chairman

By: _____
David O'Brien, Chairman

Resolution No. _____
Adopted April 17, 2023

Introduced by _____
who moved its adoption.

Seconded by _____

**RESOLUTION FORMALIZING AND AUTHORIZING THE GRANT OF FUNDS TO
THE COUNTIES OF WARREN AND WASHINGTON INDUSTRIAL DEVELOPMENT
AGENCY**

WHEREAS, the Counties of Warren and Washington Civic Development Corporation (the “Corporation”), was duly incorporated under the laws of the State of New York by Counties of Warren and Washington (the “Counties”) in conjunction with the Agency to benefit the economic development initiatives of not-for-profit corporations within the Counties corporate boundaries; and

WHEREAS, the Counties of Warren and Washington Industrial Development Agency (the “Agency”) is a body corporate and politic duly organized and existing under Sections 856 and 890-c of the General Municipal Law (“GML”) of the State of New York (the “State”), with principal place of business at 5 Warren Street, Glens Falls, New York; and

WHEREAS, it is the intention of the Corporation to grant One Hundred Fifty Thousand Dollars (\$150,000.00) to the Agency from the host benefit package received by the Corporation from CHPE, LLC which occurred on or about November 2, 2022, to be used for any of the Agency’s duly authorized functions and in furtherance of its corporate purposes pursuant to Article 18A of the General Municipal Law of the State of New York; Section 858 and specifically in connection with the Canalside Energy Park; and

WHEREAS, the Corporation has determined that it is in the best interests of the Counties and their respective residents to offer a grant in the amount of One Hundred Fifty Thousand Dollars (\$150,000.00) to assist the Agency of covering expenses and improvements relating to and arising out of the real property owned by the Agency located at Tow Path Lane and 470 Lock 8 Way in the Town of Fort Edward, County of Washington, State of New York and being tax map parcel numbers 163.15-1-4 and 163.-2-20.1 and commonly known as the Canalside Energy Park (the “Property”), in order to support the economic interests of the Agency by preserving the Agency’s rights and ownership to the Property and said grant is being made to the Agency by the Corporation and will be reflected in their respective budgets for fiscal year 2023; and

WHEREAS, it is the intention of this resolution to formalize the offer and delivery of the One Hundred Fifty Thousand Dollars (\$150,000.00) to grant to the Agency as discussed herein.

NOW, THEREFORE, BE IT RESOLVED

1. That the Corporation does hereby grant funds from the Corporation in the amount of One Hundred Fifty Thousand Dollars (\$150,000.00) for the purpose of supporting the Canalside Energy Park.
2. That the Corporation is hereby authorized to enter into a grant agreement with the Agency with regard to said funds; and
3. That the Chairman, or the Vice Chairman, in the absence of the Chairman, is authorized and directed to execute and deliver said grant agreement with the Agency in form and substance attached hereto upon the advice and consent of Counsel.
4. That this resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to a vote by roll call, which resulted as follows:

[Insert Roll Call Vote]

The foregoing resolution was thereupon declared duly adopted.

Annual Report for Counties of Warren and Washington Civic Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 04/13/2023

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	www.warren-washingtonida.com
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	www.warren-washingtonida.com
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	www.warren-washingtonida.com
6. Are any Authority staff also employed by another government agency?	Yes	Town of Kingsbury
7. Has the Authority posted their mission statement to their website?	Yes	www.warren-washingtonida.com
8. Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
9. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL.		www.warren-washingtonida.com

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):		www.warren-washingtonida.com
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		www.warren-washingtonida.com
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	www.warren-washingtonida.com
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	www.warren-washingtonida.com
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?	Yes	www.warren-washingtonida.com

Board of Directors Listing

Name	Bruno, Daniel	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	2/12/2020	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	Caimano, Nicholas	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	6/15/2018	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	

Annual Report for Counties of Warren and Washington Civic Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 04/13/2023
Status: UNSUBMITTED
Certified Date: N/A

Name	Campbell, Brian	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	10/19/2018	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?	No
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	Gonzales, Juan	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	7/15/2022	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	

Annual Report for Counties of Warren and Washington Civic Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 04/13/2023

Status: UNSUBMITTED

Certified Date: N/A

Name	King, Mary A	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	7/19/2021	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	Leggett, Craig	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	7/15/2016	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?	Yes
Designee Name		Ex-Officio	No

Annual Report for Counties of Warren and Washington Civic Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 04/13/2023

Status: UNSUBMITTED

Certified Date: N/A

Name	O'Brien, Dave	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	1/31/2012	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?	Yes
Designee Name		Ex-Officio	No

Name	Robinson, Tim	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	9/16/2022	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	

Annual Report for Counties of Warren and Washington Civic Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 04/13/2023

Status: UNSUBMITTED

Certified Date: N/A

Name	Sullivan, Virginia	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	2/2/2018	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	

Name	Wild, Michael	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	8/17/2018	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	02/03/2022	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?	Yes
Designee Name		Ex-Officio	

Annual Report for Counties of Warren and Washington Civic Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 04/13/2023

Status: UNSUBMITTED

Certified Date: N/A

Name	michael, grasso	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	2/28/2020	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	PlASURE 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	

Annual Report for Counties of Warren and Washington Civic Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 04/13/2023

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	Overtime paid by Authority	Performance Bonus	Extra Pay	Other Compensati on/Allowanc es/Adjustme nts	Total Compensati on paid by Authority	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by a State or local governme nt
Bartol, Charles	CEO	Executive				FT	Yes	\$125,000.00	\$45,103.43	\$0.00	\$0.00	\$0.00	\$6,000.00	\$51,103.43	No	
Ostrander, Michael	Executive Director	Executive				FT	Yes	\$66,000.00	\$68,745.00	\$0.00	\$0.00	\$0.00	\$0.00	\$68,745.00	No	
Weaver, Alie	Office Administrator	Administrative and Clerical				PT	No	\$22,360.00	\$31,907.00	\$0.00	\$0.00	\$0.00	\$0.00	\$31,907.00	No	

Annual Report for Counties of Warren and Washington Civic Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 04/13/2023

Status: UNSUBMITTED

Certified Date: N/A

Benefit Information

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

Board Members

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	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
Bruro, Daniel	Board of Directors												X	
Cainano, Nicholas	Board of Directors												X	
Campbell, Brian	Board of Directors												X	
Gonzales, Juan	Board of Directors												X	
King Mary A	Board of Directors												X	
Leggett, Craig	Board of Directors												X	
O'Brien, Dave	Board of Directors												X	
Robinson, Tim	Board of Directors												X	
Sullivan, Virginia	Board of Directors												X	
Wild, Michael	Board of Directors												X	
Michael, grass	Board of Directors												X	

Staff

Annual Report for Counties of Warren and Washington Civic Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 04/13/2023

Status: UNSUBMITTED

Certified Date: N/A

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
Barton, Charles	CEO													

Annual Report for Counties of Warren and Washington Civic Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 04/13/2023
Status: UNSUBMITTED
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
-----------------------------------	--------

Request Subsidiary/Component Unit Change

Name of Subsidiary/Component Unit	Status	Requested Changes
-----------------------------------	--------	-------------------

Request Add Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Establishment Date	Purpose of Subsidiary/Component Unit
-----------------------------------	--------------------	--------------------------------------

Request Delete Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
-----------------------------------	------------------	------------------------	------------------------------------

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

		Amount
Assets		
Current Assets		
	Cash and cash equivalents	\$0.00
	Investments	\$0.00
	Receivables, net	\$0.00
	Other assets	\$0.00
	Total current assets	\$0.00
Noncurrent Assets		
	Restricted cash and investments	\$0.00
	Long-term receivables, net	\$0.00
	Other assets	\$0.00
	Capital Assets	
	Land and other nondepreciable property	\$0.00
	Buildings and equipment	\$0.00
	Infrastructure	\$0.00
	Accumulated depreciation	\$0.00
	Net Capital Assets	\$0.00
	Total noncurrent assets	\$0.00
	Total assets	\$0.00
Liabilities		
Current Liabilities		
	Accounts payable	\$0.00
	Pension contribution payable	\$0.00
	Other post-employment benefits	\$0.00
	Accrued liabilities	\$0.00
	Deferred revenues	\$0.00
	Bonds and notes payable	\$0.00
	Other long-term obligations due within one year	\$0.00
	Total current liabilities	\$0.00
Noncurrent Liabilities		

Annual Report for Counties of Warren and Washington Civic Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 04/13/2023
Status: UNSUBMITTED
Certified Date: N/A

	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			\$0.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$0.00
	Restricted		\$0.00
	Unrestricted		\$0.00
	Total net assets		\$0.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$0.00
	Rental and financing income		\$0.00
	Other operating revenues		\$0.00
	Total operating revenue		\$0.00
Operating Expenses			
	Salaries and wages		\$0.00
	Other employee benefits		\$0.00
	Professional services contracts		\$0.00
	Supplies and materials		\$0.00
	Depreciation and amortization		\$0.00
	Other operating expenses		\$0.00
	Total operating expenses		\$0.00
Operating income (loss)			\$0.00
Nonoperating Revenues			
	Investment earnings		\$0.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00
	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00

Annual Report for Counties of Warren and Washington Civic Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 04/13/2023
Status: UNSUBMITTED
Certified Date: N/A

	Other nonoperating revenues		\$0.00
	Total nonoperating revenue		\$0.00
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		\$0.00
Capital contributions			\$0.00
Change in net assets			\$0.00
Net assets (deficit) beginning of year			\$39,533.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$0.00

Annual Report for Counties of Warren and Washington Civic Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 04/13/2023

Status: UNSUBMITTED

Certified Date: N/A

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?	Yes

New Debt Issuances

Type of Debt: Conduit Debt

Program :

Project	Amounts	Bond Closing Date	Issue Process	True Interest Cost	Interest type	Term (Yrs)	Cost Of Issuance
The Glen at Hiland Meadows Series 2021B Bond	Refunding \$0.00	8/1/2024	Negotiated	3.06%	Fixed	3	\$0.00
	New \$6,910,918.38						
	Total \$6,910,918.38						
The Glen at Hiland Meadows Series 2021A Bond	Refunding \$0.00	8/2/2028	Negotiated	3.06%	Fixed	2	\$0.00
	New \$6,281,038.35						
	Total \$6,281,038.35						

Annual Report for Counties of Warren and Washington Civic Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 04/13/2023

Status: UNSUBMITTED

Certified Date: N/A

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	30,026,157.77	13,191,956.73	910,448.13	42,307,666.37
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS			0.00	30,026,157.77	13,191,956.73	910,448.13	42,307,666.37

Annual Report for Counties of Warren and Washington Civic Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 04/13/2023

Status: UNSUBMITTED

Certified Date: N/A

Real Property Acquisition/Disposal List

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

Annual Report for Counties of Warren and Washington Civic Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 04/13/2023
Status: UNSUBMITTED
Certified Date: N/A

Personal Property

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

Annual Report for Counties of Warren and Washington Civic Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 04/13/2023

Status: UNSUBMITTED

Certified Date: N/A

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?	No	
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	www.warren-washingtonida.com
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

Annual Report for Counties of Warren and Washington Civic Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 04/13/2023
Status: UNSUBMITTED
Certified Date: N/A

Grant Information

Source of Grant Funds	Private
Name of Grant Recipient	Warren Washington Industrial Development Agency
Address Line1	5 Warren Street Suite 210
Address Line2	
City	GLENS FALLS
State	NY
Postal Code - Plus4	12801
Province/Region	
Country	United States
Amount of Grant Award Provided During Reporting Year	\$1,238,240.00
Date Grant Awarded	11/21/2022
Purpose of Grant	Land Acquisition/Development /Infrastructure Costs (i.e., Water/Sewer)
Was the Grant Expected to Result in New Jobs Being Created?	No
If yes, How Many Jobs Were Planned to be Created?	
If yes, How Many Jobs Have Been Created to Date?	

Annual Report for Counties of Warren and Washington Civic Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 04/13/2023
Status: UNSUBMITTED
Certified Date: N/A

Loan Information

This Authority has indicated that it did not have any outstanding loans during the reporting period.

Annual Report for Counties of Warren and Washington Civic Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 04/13/2023
Status: UNSUBMITTED
Certified Date: N/A

Bond Information

Name of Recipient of Bond Proceeds	Adirondack Housing Association LLC	Bond Interest Rate	2.47
Address Line1	640 Bay Road	Last Year Bonds Expected to be Retired	2044
Address Line2		Amount of Bond Principal Retired during the Reporting Year	535000
City	QUEENSBURY	Amount of Bond Principal Retired Prior to Reporting Year	3340000
State	NY	Current Amount of Bonds Outstanding	\$21,265,000.00
Postal Code	12804	Purpose of Project Requiring the Bond Issuance	Education/Training(Business Development)
Plus4		Was the Bond Issuance Expected to Result in New Jobs Being Created?	Yes
Province/Region		If yes, How Many Jobs Were Planned to be Created?	9
Country	United States	If yes, How Many Jobs Have Been Created to Date?	9
Amount of Bonds Issued	\$25,140,000.00	Have the Bonds Been Fully Retired?	No
Date Bonds Issued	3/1/2012		

Name of Recipient of Bond Proceeds	Silver Bay Association YMCA	Bond Interest Rate	3.52
Address Line1	87 Silver Bay Road	Last Year Bonds Expected to be Retired	2044
Address Line2		Amount of Bond Principal Retired during the Reporting Year	350448.13
City	HAGUE	Amount of Bond Principal Retired Prior to Reporting Year	3583204.56
State	NY	Current Amount of Bonds Outstanding	\$3,028,660.31
Postal Code	12836	Purpose of Project Requiring the Bond Issuance	Business Expansion/Startup
Plus4		Was the Bond Issuance Expected to Result In New Jobs Being Created?	Yes
Province/Region		If yes, How Many Jobs Were Planned to be Created?	2
Country	United States	If yes, How Many Jobs Have Been Created to Date?	60
Amount of Bonds Issued	\$6,962,313.00	Have the Bonds Been Fully Retired?	No
Date Bonds Issued	10/31/2017		

Annual Report for Counties of Warren and Washington Civic Development Corporation

Run Date: 04/13/2023
Status: UNSUBMITTED
Certified Date: N/A

Fiscal Year Ending: 12/31/2022

Name of Recipient of Bond Proceeds	The Glen at Hiland Meadows Series 2021A	Bond Interest Rate	3.06
Address Line 1	39 Longview Drive	Last Year Bonds Expected to be Retired	2028
Address Line 2		Amount of Bond Principal Retired during the Reporting Year	0
City	QUEENSBURY	Amount of Bond Principal Retired Prior to Reporting Year	0
State	NY	Current Amount of Bonds Outstanding	\$3,517,691.22
Postal Code	12804	Purpose of Project Requiring the Bond Issuance	Residential Property Construction/Acquisition/Rehabilitation/Improvement
Plus 4		Was the Bond Issuance Expected to Result in New Jobs Being Created?	Yes
Province/Region		If yes, How Many Jobs Were Planned to be Created?	18
Country	United States	If yes, How Many Jobs Have Been Created to Date?	18
Amount of Bonds Issued	\$3,517,691.22	Have the Bonds Been Fully Retired?	No
Date Bonds Issued	8/19/2021		

Name of Recipient of Bond Proceeds	The Glen at Hiland Meadows Series 2021B	Bond Interest Rate	3.06
Address Line 1	39 Longview Drive	Last Year Bonds Expected to be Retired	2024
Address Line 2		Amount of Bond Principal Retired during the Reporting Year	0
City	QUEENSBURY	Amount of Bond Principal Retired Prior to Reporting Year	0
State	NY	Current Amount of Bonds Outstanding	\$1,329,358.06
Postal Code	12804	Purpose of Project Requiring the Bond Issuance	Residential Property Construction/Acquisition/Rehabilitation/Improvement
Plus 4		Was the Bond Issuance Expected to Result in New Jobs Being Created?	Yes
Province/Region		If yes, How Many Jobs Were Planned to be Created?	18
Country	United States	If yes, How Many Jobs Have Been Created to Date?	18
Amount of Bonds Issued	\$1,329,358.06	Have the Bonds Been Fully Retired?	No
Date Bonds Issued	8/19/2021		

Annual Report for Counties of Warren and Washington Civic Development Corporation

Fiscal Year Ending: 12/31/2022

Run Date: 04/13/2023
Status: UNSUBMITTED
Certified Date: N/A

Additional Comments