

**TROY INDUSTRIAL  
DEVELOPMENT AUTHORITY**

**Financial Statements,  
Supplementary Information, and  
Independent Auditors Report**

**December 31, 2024 and 2023**

**TROY INDUSTRIAL DEVELOPMENT AUTHORITY**

**December 31, 2024 and 2023**

**Financial Statements**

Independent Auditor's Report .....	1
Statements of Net Position .....	4
Statements of Revenues, Expenses and Change in Net Position .....	5
Statements of Cash Flows .....	6
Notes to Financial Statements .....	7

**Compliance Report**

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 <i>Government Auditing Standards</i> .....	12
Schedule of Findings and Responses .....	14

**Supplementary Information**

Schedule I – Schedule of Supplemental Information – Straight Leases .....	15
---	----



## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors  
Troy Industrial Development Authority  
Troy, New York

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the accompanying financial statements of Troy Industrial Development Authority (the "Authority") as of and for the years ending December 31, 2024 and 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial referred to above present fairly, in all material respects, the financial position of the Authority as of December 31, 2024 and 2023, and the changes in financial position and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

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

#### ***Responsibilities of Management for the Financial Statements***

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

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

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

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

In performing an audit in accordance with GAAS and *Governmental Auditing Standards*, we:

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

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

### ***Required Supplementary Information***

Management has omitted the Management's Discussion and Analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not part of the basic financial statements, is required by the Government Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming an opinion on the basic financial statements as a whole. The supplementary information listed in the table of contents is presented for the purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### ***Other Information***

Management is responsible for the other information included in the annual report. The other information comprises the Annual Report of the Authority as defined by Section 2800 of the New York State Public Authorities Law, *Annual Reports by Authorities*, but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 28, 2025, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

*Wojeski & Company, CPAs, P.C.*

Albany, New York  
March 28, 2025

**TROY INDUSTRIAL DEVELOPMENT AUTHORITY**

**Statements of Net Position**

	December 31,	
	2024	2023
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
Cash and cash equivalents	\$ 898,336	\$ 745,696
Restricted cash	35,241	29,670
Accounts receivable	-	16,556
Prepaid expenses	<u>1,953</u>	<u>1,935</u>
	TOTAL CURRENT ASSETS	935,530
		793,857
<b>NONCURRENT ASSETS</b>		
Land held for sale or development	<u>80,000</u>	<u>80,000</u>
	TOTAL ASSETS	1,015,530
		873,857
<b>LIABILITIES</b>		
<b>CURRENT LIABILITIES</b>		
Accounts payable	180	572
Unearned revenue	500	-
Due to other governments	<u>160,241</u>	<u>46,226</u>
	TOTAL CURRENT LIABILITIES	160,921
		46,798
<b>NET POSITION</b>		
Unrestricted	<u>854,609</u>	<u>827,059</u>
	TOTAL NET POSITION	\$ 854,609
		<u>827,059</u>

See accompanying notes to financial statements.

**TROY INDUSTRIAL DEVELOPMENT AUTHORITY**

**Statements of Revenues, Expenses and Change in Net Position**

	For the Year Ended December 31,	
	2024	2023
<b>OPERATING REVENUES</b>		
Administrative fees	<u>\$ 249,708</u>	<u>\$ 368,651</u>
<b>OPERATING EXPENSES</b>		
Administrative support	125,000	125,000
Professional fees	108,017	246,083
Economic development	25,000	-
Insurance	2,624	2,624
Dues and memberships	2,235	5,083
Other expenses	<u>1,350</u>	<u>953</u>
TOTAL OPERATING EXPENSES	<u>264,226</u>	<u>379,743</u>
OPERATING LOSS	<u>(14,518)</u>	<u>(11,092)</u>
<b>NON-OPERATING INCOME</b>		
Interest income	<u>42,068</u>	<u>20,330</u>
<b>CHANGE IN NET POSITION</b>		
	27,550	9,238
NET POSITION, beginning of year	<u>827,059</u>	<u>817,821</u>
NET POSITION, end of year	<u>\$ 854,609</u>	<u>\$ 827,059</u>

See accompanying notes to financial statements.

**TROY INDUSTRIAL DEVELOPMENT AUTHORITY**

**Statements of Cash Flows**

	For the Year Ended December 31,	
	2024	2023
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Proceeds from administrative fees	\$ 317,849	\$ 368,651
Proceeds from project deposits	5,571	29,670
Payments for revenue sharing agreement	(67,641)	-
Payments to vendors	<u>(139,636)</u>	<u>(379,294)</u>
<b>NET CASH PROVIDED BY OPERATING ACTIVITIES</b>	<b><u>116,143</u></b>	<b><u>19,027</u></b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Proceeds from interest income	<u>42,068</u>	<u>20,330</u>
<b>NET CASH PROVIDED BY INVESTING ACTIVITIES</b>	<b><u>42,068</u></b>	<b><u>20,330</u></b>
<b>NET INCREASE IN CASH, CASH EQUIVALENTS AND RESTRICTED CASH</b>	<b>158,211</b>	<b>39,357</b>
Cash, cash equivalents and restricted cash at beginning of year	<u>775,366</u>	<u>736,009</u>
<b>CASH, CASH EQUIVALENTS AND RESTRICTED CASH AT END OF YEAR</b>	<b><u>\$ 933,577</u></b>	<b><u>\$ 775,366</u></b>
<b>RECONCILIATION OF OPERATING LOSS TO NET CASH PROVIDED BY OPERATING ACTIVITIES</b>		
Operating loss	\$ (14,518)	\$ (11,092)
Changes in operating assets and liabilities:		
Accounts receivable	16,556	108
Prepaid expenses	(18)	(123)
Accounts payable	(392)	572
Unearned revenue	500	-
Due to other governments	<u>114,015</u>	<u>29,562</u>
<b>NET CASH PROVIDED BY OPERATING ACTIVITIES</b>	<b><u>\$ 116,143</u></b>	<b><u>\$ 19,027</u></b>

See accompanying notes to financial statements.

## **TROY INDUSTRIAL DEVELOPMENT AUTHORITY**

### **Notes to Financial Statements**

**December 31, 2024 and 2023**

### **NOTE A--AUTHORITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The Troy Industrial Development Authority (the "Authority") was created in 1967 by the New York State Legislature under the provisions of Chapter 759 of the 1967 Laws of New York State for the purpose of encouraging economic growth in the City of Troy, New York (the "City"). The Authority, although established by the State Legislature, is a separate public benefit authority and operates independently of the City.

The Authority's function is to authorize the issuance of industrial revenue bonds for industrial development projects and to assist businesses in acquiring or constructing various facilities in order to provide job opportunities and increase economic welfare. In return for its efforts, the Authority receives application and closing fees related to this business financing.

#### Basis of Accounting and Financial Statement Presentation

The Authority's financial statements are prepared using the accrual basis in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP). 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 Authority is determined by its measurement focus. The transactions of the Authority 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 statement of net position with revenues recorded when earned and expenses recorded when incurred. Amounts received in advance of the period to which they relate are recorded as unearned revenue and recognized as revenue in the applicable period. Net position is classified into three components – net investment in capital assets; restricted and unrestricted. These classifications are defined as follows:

Net investment in capital assets: This component of net position consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of bonds, notes, and other borrowings that are attributable to the acquisition, construction, or improvement of those assets. If there are unspent debt proceeds at year end, the portion of the debt attributable to the unspent proceeds is not included in the calculation of investment in capital assets, net of related debt. Rather that portion of the debt is included in restricted net position.

Restricted net position: This component of net position represents external restrictions on net position imposed by creditors, grantors, contributors, laws or regulations of other governments and restrictions imposed by law through constitutional provisions or enabling legislation.

Unrestricted net position: This component represents net position that does not meet the definition of "restricted".

## **TROY INDUSTRIAL DEVELOPMENT AUTHORITY**

### **Notes to Financial Statements--Continued**

#### **NOTE A--AUTHORITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES--Continued**

When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, then unrestricted resources as needed.

The Authority distinguishes operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services in connection with the Authority's principal on-going operations. All revenues and expenses that do not meet this definition are reported as non-operating revenues and expenses.

##### Use of Estimates

The preparation of financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

##### Cash and Cash Equivalents

The Authority considers as cash all demand deposits and all highly liquid investments which are readily convertible to cash.

##### Accounts Receivable

Accounts receivable are non-interest bearing and are carried at their estimated collectible amounts. Accounts receivable are periodically evaluated for collectability based on a review of outstanding receivables, historical collection information and current economic conditions. In the opinion of Authority management, all receivable balances are considered collectible; accordingly, no allowance for doubtful accounts has been recorded.

##### Capital Assets

Acquisitions of property and equipment and expenditures which materially change the capacities or extend the useful lives are capitalized and recorded at historical cost. Routine maintenance and repairs and minor replacement costs are charged to expense as incurred. When an asset is sold, or retired, the cost and accumulated depreciation are removed from their respective accounts and the resulting gain or loss is included in the change in net position. Depreciation expense is recorded using the straight-line method over the estimated useful lives of the related assets, generally ranging from 5 to 40 years.

##### Land Held for Sale or Development

Land held for sale or development is recorded at cost and is carried at the lower of cost or fair value. Major additions, renewals, and betterments are capitalized, whereas remediation, maintenance, and repair costs are expensed as incurred. When land held for development or resale is sold or otherwise disposed of, the appropriate accounts are relieved of costs and any resultant gain or loss is credited or charged to the change in net position. Recognition of impairment of land held for development and resale is required when events and circumstances indicate that an entity will not be able to recover the carrying amount of these assets.

## **TROY INDUSTRIAL DEVELOPMENT AUTHORITY**

### **Notes to Financial Statements--Continued**

#### **NOTE A--AUTHORITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES--Continued**

##### Land Held for Development and Resale--Continued

The Authority recognizes an impairment loss, equal to the amount by which the carrying amount of an asset exceeds its fair value, if the carrying amount of the asset is not recoverable. During the years ended December 31, 2024 and 2023, no impairment loss was recorded for land held for development and resale.

##### Conduit Debt Obligations

To further economic development in the county, the Authority has issued bonds that provide capital financing to private-sector entities for the acquisition and construction of facilities. The properties financed are pledged as collateral and the bonds are payable solely from payments from the private sector entities. In addition, no commitments beyond the collateral, the payments from the private sector entities, and maintenance of tax-exempt status of the conduit debt obligation were extended by the Authority. The bonds are not obligations of the Authority or the State of New York. Accordingly, the Authority does not record the assets or liabilities resulting from completed bond transactions in its accounts since its primary function is to arrange financing between borrowing companies and bond holders, and funds arising from those transactions are controlled by trustees or banks acting as fiscal agents. For providing this service, the Authority receives project administration fees from the borrowing companies. Such administrative fee income is recognized immediately upon issuance of bonds. The outstanding balance on the bonds issued totaled \$0 for each of the years ended December 31, 2024 and 2023.

##### Payment in Lieu of Taxes (PILOT)

The Authority enters into and administers PILOT agreements for various unrelated business entities located in the City. Under the terms of the PILOT agreements, title to property owned by the unrelated business entity is transferred to the Authority for a certain period of time. During the period in which the Authority holds title, the business entity pays a PILOT to the Authority 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 Authority 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. For providing the service, the Authority receives project administrative fees from the property owner. The administrative fee income is recognized immediately upon the agreement becoming effective. PILOT receipts and PILOT payments are accounted for as pass-through transactions and are not included in the revenues or expenses of the Authority. The Authority is responsible for collecting and remitting the funds. However, the taxing authorities bear the risk of loss if the PILOT payments are not paid to the Authority by the respective companies. Total pass-through PILOT payments were approximately \$2,494,000 and \$2,370,000 for the years ended December 31, 2024 and 2023, respectively.

## **TROY INDUSTRIAL DEVELOPMENT AUTHORITY**

### **Notes to Financial Statements--Continued**

#### **NOTE A--AUTHORITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES--Continued**

##### Income Taxes

The Authority is exempt from Federal, State and Local income taxes

##### Reclassifications

Certain reclassifications have been made to the 2023 financial statements to conform to the classification used in 2024. These reclassifications had no effect on the change in net position or net position.

##### Subsequent Events

The Authority evaluates transactions that occur subsequent to year end for potential recognition or disclosure in the financial statements through the date on which the financial statements are available to be issued. The financial statements were available to be issued on March 28, 2025.

#### **NOTE B--CASH AND CASH EQUIVALENTS**

The Authority's investment policies are governed by New York State statutes and its own written investment policy. The Authority is authorized to use demand deposit accounts, money market accounts, and certificates of deposit. Permissible investments include obligations of the U.S. Treasury and those of New York State and its municipalities and school districts.

All cash of the Authority is maintained in accounts covered by the Federal Deposit Insurance Corporation (FDIC). In accordance with state law, collateral is required for demand deposits and certificates of deposit not covered by FDIC insurance. The Authority's uninsured deposits are collateralized by accounts held by the pledging financial institution agent in the Authority's name. There were approximately \$662,000 in uninsured deposits at December 31, 2024.

#### **NOTE C--LAND HELD FOR SALE OR DEVELOPMENT**

Land held for resale or development activity is as follows for the years ended December 31, 2024 and 2023:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Subtractions</u>	<u>Ending Balance</u>
December 31, 2024	\$ 80,000	\$ -	\$ -	\$ 80,000
December 31, 2023	\$ 80,000	\$ -	\$ -	\$ 80,000

## **TROY INDUSTRIAL DEVELOPMENT AUTHORITY**

### **Notes to Financial Statements--Continued**

#### **NOTE D--BOARD DESGINATED NET POSITION**

During 2018, the Board approved and designated funds up to \$61,700 for design services related to the Troy Wayfinding System project that will help assist with parking, visitors and overall connectivity in the City of Troy. As of December 31, 2024, these funds have not been expended.

#### **NOTE E--RELATED PARTY TRANSACTIONS**

##### City of Troy

In accordance with an agreement between the Authority and the City, the Authority reimburses the City annually for services and support personnel provided to the Authority during the year. The annual charge for these services was \$125,000 for each of the years ended December 31, 2024 and 2023.

##### Troy Capital Resource Corporation

The Authority's current Board of Directors is the same as that of the Troy Capital Resource Corporation (Troy CRC).

##### Troy Local Development Corporation

The Authority and the Troy Local Development Corporation (TLDC) have entered into a fee sharing agreement. Under the agreement, the IDA will provide TLDC a portion of the administration fee for board approved projects that include TLDC involvement. During the years ended December 31, 2024 and 2023, the Authority paid \$67,640 and \$0, respectively, in administrative fees to the TLDC pursuant to this agreement.

## **COMPLIANCE REPORT**



**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**

To the Board of Directors  
Troy Industrial Development Authority  
Troy, New York

We have audited, in accordance with the 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, the financial statements of Troy Industrial Development Authority (the "Authority"), which comprise the statement of net position as of December 31, 2024, and the related statements of revenues, expenses, and changes in net position and cash flows for the year ended, and the related notes to the financial statements, and have issued our report thereon dated March 28, 2025.

**Report on Internal Control Over Financial Reporting**

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

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a 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. A *significant deficiency* is a deficiency, or combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

## **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed 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 questioned costs as items 2024-001.

## **Troy Industrial Development Authority's Response to Findings**

*Government Auditing Standards* requires the auditor to perform limited procedures on the Authority's responses to the findings identified in our audit and described in the accompanying Schedule of Findings and Responses. The Authority's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

## **Purpose of this Report**

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

*Wojeski & Company, CPAs, P.C.*

Albany, New York  
March 28, 2025

## **TROY INDUSTRIAL DEVELOPMENT AUTHORITY**

### **Schedule of Findings and Responses**

#### **For the Year Ended December 31, 2024**

##### **Finding 2024-001--Timely Remittance of PILOT Payments--Noncompliance**

*Condition:* During the year ended December 31, 2024, the Authority received several Payments in Lieu of Taxes (PILOT) payments, dating back to September of 2024, that were not remitted to the affected tax jurisdictions within 30 days of receipt by the Authority. These payments were not remitted until March of 2025.

*Criteria:* In accordance with New York State Public Authorities Law Article 8 Title 11 Section 1964-a, PILOT payments received by the Authority should be remitted to the affected tax jurisdiction within 30 days of receipt.

*Cause:* The delays in remittance were due to a management oversight.

*Effect:* The Authority could be subject to late payment penalties and interest based on the amount due. In addition, the Authority could be exposed to possible litigation.

*Recommendation:* We recommend that the Authority establish policies and procedures to strengthen the oversight of the pilot tracking process. In addition, we recommend setting up a separate cash account dedicated solely to the receipt and remittance of PILOT payments. A separate cash account will not only help to segregate the PILOT funds received from funds used in operations but will also help to create an additional control. Any unexpected balance in the account would be a reminder that the Authority has received PILOT funds that need to be remitted.

*View of Responsible Officials:* It is our understanding that the finding of non-compliance with timely remittance of PILOT payments was an oversight and corrective action was taken. The IDA does have a contract for a Chief Financial Officer and compliance with this requirement does fall within the scope and purview of the contract. The recommendation to establish policies and procedures to strengthen the oversight of the PILOT tracking process is worthy of further consideration, along with setting up a separate cash account dedicated solely to the receipt and remittance of PILOT payments. Implementation of this recommendation should be accomplished before the next scheduled billing cycle in the 2nd or 3rd quarter of the upcoming fiscal year. In addition, other potential remedies such as the use of technology to alert responsible officials when key administrative milestones are forthcoming should be explored.

## **SUPPLEMENTARY INFORMATION**

**TROY INDUSTRIAL DEVELOPMENT AUTHORITY**

**Schedule I - Schedule of Supplemental Information - Straight Leases**

December 31, 2024

Project	Applicant Address	Project Purpose Code	Not for Profit	Tax Exemptions				Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	Current FTE Employees
				Real Property Tax	Sales Tax	Mortgage Recording Tax				
10 River Street, LLC	PO Box 6515 Albany , NY, 12206	Construction	N	\$ 260,809	\$ -	\$ -		2	-	1
155 River Front, LLC	31 Bushwick Ave Brooklyn, NY, 11211	Construction	N	27,347	3,575	39,970		45	-	-
25 Morrison Ave. Assoc., LLC	172 River Street, Suite D Troy, NY, 12180	Construction	N	183,828	-	-		2	-	3
2920 Fifth Ave. Assoc., LLC	172 River Street, Suite C Troy, NY, 12180	Construction	N	68,085	-	-		2	-	-
3075 6th Ave LLC	38 Yardboro Ave Albany, NY, 12205	Construction	N	-	-	-		2	-	-
33 Second Street LLC	18 Division St, Suite 401 Saratoga Springs, NY, 12866	Construction	N	63,546	-	-		27	6	18
444 River Street Redevelopment Project	305 W. Commercial Street Springfield, MO, 65803	Construction	N	187,673	-	-		3	-	4
625 7th Ave Tenant, LLC	204 Lafayette Street, Suite 2 Schenectady, NY, 12305	Construction	N	59,007	-	158,566		1	-	-
701 River Street, LLC	172 River Street, Suite D Troy, NY, 12180	Construction	N	218,189	-	-		17	-	-
Casa Blanca Troy Realty, Inc.	885 5th Ave Troy, NY, 12182	Retail Trade	N	-	-	-		7	-	-
Chestnut Bur, LLC	64 High Street Hoosick Falls, NY, 12090	Construction	N	63,319	-	-		28	1	-
City Station East	300 Jordan Road Troy, NY, 12180	Other Categories	N	331,345	-	-		9	-	1
City Station North II, LLC	300 Jordan Road Troy, NY, 12180	Construction	N	34,496	278,678	-		45	-	-
City Station South	300 Jordan Road Troy, NY, 12180	Other Categories	N	187,006	-	-		5	-	1
CityStation West, LLC	300 Jordan Road Troy, NY, 12180	Services	N	333,161	-	-		44	-	1
Columbia Chasan MT LLC	302 Washington Ave Ext Albany , NY, 12203	Other Categories	N	131,630	-	-		-	-	74
Columbia Proctors Realty, LLC	302 Washington Ave Ext Albany , NY, 12203	Construction	N	54,468	-	-		40	-	52
Cookie Factory LLC with Fratello Holdings LLC	520 Congress Street Troy, NY, 12180	Manufacturing	N	39,716	-	-		4	24	-
Dauchy/River Triangle LLC - Dauchy Building	18 Division Street, Suite 401 Saratoga Springs, NY, 12866	Construction	N	127,091	-	-		9	8	1
Dauchy/River Triangle LLC - River Triangle Building	18 Division Street, Suite 401 Saratoga Springs, NY, 12866	Construction	N	81,702	-	-		6	19	3
Dinosaur Restaurants LLC	234 West Genesee Street Syracuse, NY, 13202	Retail Trade	N	104,396	-	-		80	-	-
First Columbia 433 River Street, LLC	433 River Street Troy, NY, 12180	Construction	N	732,590	-	-		-	930	846
Fitzgerald OZ, LLC	22 Century Hill Drive, Suite 301 Latham, NY, 12110	Construction	N	270,069	-	-		2	1	1
Five One Five River Street	22 Century Hill Drive, Suite 301 Latham, NY, 12110	Construction	N	499,287	-	-		15	-	30
Fourth Street Troy, LLC	300 Great Oaks Blvd Albany , NY, 12203	Construction	N	467,923	-	-		1	-	2
HV Housing, LLC	300 Jordan Road Troy, NY, 12180	Construction	N	242,381	-	-		5	-	7
Hoosick Hospitality, LLC	302 Washington Ave Ext Albany , NY, 12203	Services	N	383,543	-	-		65	-	75

See independent auditor's report

**TROY INDUSTRIAL DEVELOPMENT AUTHORITY**

**Schedule I - Schedule of Supplemental Information - Straight Leases**

**December 31, 2024**

Project	Applicant Address	Project Purpose Code	Not for Profit	Tax Exemptions			Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	Current FTE Employees
				Real Property Tax	Sales Tax	Mortgage Recording Tax			
Industrial Park Cold Storage, LLC	12 Industrial Park Rd Troy, NY, 12180	Retail Trade	N	63,546	-	-	22	52	100
Irving Ave 158 LLC	PO Box 370707 Brooklyn, NY, 11237	Other Categories	N	147,971	-	-	2	2	14
Kings Commons II, LLC	222 Bloomingdale Rd, Suite 404 White Plains, NY, 10605	Construction	N	16,322	-	-	8	-	-
Kings Commons, LLC	222 Bloomingdale Road, Suite 404 White Plains, NY, 10605	Construction	N	208,793	-	-	3	-	3
LLH Ferry LLC	99 Ferry Street Troy, NY, 12180	Construction	N	5,447	5,789	-	1	-	3
Lion Factory Building LLC	1055 Saw Mill River Road Ardsley, NY, 10502	Construction	N	532,554	-	-	3	-	4
Martin Luther King Revitalization	Two Center Plaza, Suite 700 Boston, MA, 02108	Construction	N	149,786	-	-	-	16	5
Montroy Management L.P.	32 Broad Street Waterford, NY, 12188	Construction	N	70,097	-	-	3	-	2
Monument Square I Limited Partnership	744 Broadway Albany , NY, 12207	Other Categories	N	168,850	-	-	-	3	-
O'Neil	179 Cedar Lane, Suite H Teaneck, NJ, 07666	Other Categories	N	183,828	-	-	3	3	5
Park Place at Brook's Edge, LLC	50 State Street, 6th Floor Albany, NY, 12207	Construction	N	118,013	-	-	3	-	1
R&M Holdings of Troy LLC d/b/a DeFazio's	264 4th Street Troy, NY, 12180	Construction	N	13,617	-	-	33	4	-
Tapestry on the Hudson	744 Broadway Albany , NY, 12207	Construction	N	164,311	-	-	3	-	-
The Hendrick Hudson	18 Division Street, Suite 401 Saratoga Springs, NY, 12866	Construction	N	162,495	-	-	-	80	2
Troy LDC Main Street	433 River Street Troy, NY, 12180	Other Categories	Y	50,383	-	-	-	-	-
Troy Red Tail LLC	81 Worth Street New York, NY, 10013	Construction	N	23,149	33,316	-	3	-	-
Troy_LDC_Water Street	433 River Street Troy, NY, 12180	Other Categories	Y	38,581	-	-	-	-	9
Vecino Group New York, LLC - Hudson Art House	305 W. Commercial Street Springfield, MO, 65803	Construction	N	190,637	-	-	4	-	2
				<b>\$ 7,460,988</b>	<b>\$ 321,357</b>	<b>\$ 198,536</b>	<b>557</b>	<b>1,149</b>	<b>1,270</b>

See independent auditor's report