

Annual Report for Town of Colonie Local Development Corporation

Fiscal Year Ending: 12/31/2020

Run Date: 08/03/2021

Status: CERTIFIED

Certified Date: 03/31/2021

Governance Information (Authority-Related)

Question		Response	URL (if Applicable)
1.	Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	http://www.coloniedc.org/operations-and-accomplishments
2.	As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	http://www.coloniedc.org/internal-controls-assessments
3.	Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4.	Does the independent auditor provide non-audit services to the Authority?	No	N/A
5.	Does the Authority have an organization chart?	Yes	http://www.coloniedc.org/organizational-chart
6.	Are any Authority staff also employed by another government agency?	Yes	Town of Colonie
7.	Has the Authority posted their mission statement to their website?	Yes	http://www.coloniedc.org/mission-statement
8.	Has the Authority's mission statement been revised and adopted during the reporting period?	Yes	N/A
9.	Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL.		http://www.coloniedc.org/measurements-report

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Governance Information (Board-Related)

Question	Response	URL (If Applicable)
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established a Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		http://www.coloniedc.org/ldc-committees
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		http://www.coloniedc.org/meeting-minutes
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	http://www.coloniedc.org/ldc-by-laws
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	http://www.coloniedc.org/policies
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	No	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	No	

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Board of Directors Listing

Name	Basile, Carm	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	2/11/2016	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2021	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	Blessing, Alison	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	1/1/2018	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2025	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

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Name	Gannon, Peter	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	3/9/2017	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2025	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	Kearney, John	Nominated By	Local
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	Elected by Board	Confirmed by Senate?	N/A
Term Start Date	1/1/2011	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2025	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

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Name	Phillips, Eric	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	1/1/2012	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2021	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	No

Name	Rinaldi, Gary	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	1/1/2011	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2025	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

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Name	Syden, Benjamin	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	1/1/2012	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2021	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	No

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Staff Listing

Name	Title	Group	Department/ Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	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
DelTorto, Thomas	Senior Account Clerk/Typist	Administrative and Clerical	Town of Colonie			PT	No	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	Yes
Kelsey, Christopher	CFO	Executive	Town of Colonie			PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	Yes
Maguire, Sean	Executive Director / CEO	Executive	Town of Colonie			PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	Yes
Normandin, Victoria	Administrative Assistant	Administrative and Clerical	Town of Colonie			PT	No	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	Yes

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Benefit Information

During the fiscal year, did the Authority continue to pay for any of the above mentioned benefits for former staff or individuals affiliated With the Authority after those individuals left the Authority?	No
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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
Basile, Carm	Board of Directors												X	
Blessing, Alison	Board of Directors												X	
Gannon, Peter	Board of Directors												X	
Kearney, John	Board of Directors												X	
Phillips, Eric	Board of Directors												X	
Rinaldi, Gary	Board of Directors												X	
Syden, Benjamin	Board of Directors												X	

Staff

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
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Subsidiary/Component Unit Verification

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

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

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

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

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
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Summary Financial Information
SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$251,255.00
	Investments		\$0.00
	Receivables, net		\$0.00
	Other assets		\$981.00
	Total Current Assets		\$252,236.00
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			\$252,236.00
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			

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	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$0.00
	Long Term Leases		\$0.00
	Other long-term obligations		\$0.00
	Total Noncurrent Liabilities		\$0.00
Total Liabilities			\$0.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$0.00
	Restricted		\$0.00
	Unrestricted		\$252,236.00
	Total Net Assets		\$252,236.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$0.00
	Rental & 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		\$14,482.00
	Supplies and materials		\$0.00
	Depreciation & amortization		\$0.00
	Other operating expenses		\$1,783.00
	Total Operating Expenses		\$16,265.00
Operating Income (Loss)			(\$16,265.00)
Nonoperating Revenues			
	Investment earnings		\$179.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00
	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00

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	Other nonoperating revenues		\$0.00
	Total Nonoperating Revenue		\$179.00
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		(\$16,086.00)
Capital Contributions			\$0.00
Change in net assets			(\$16,086.00)
Net assets (deficit) beginning of year			\$268,322.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$252,236.00

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Current Debt

Question		Response
1.	Did the Authority have any outstanding debt, including conduit debt, at any point during the reporting period?	Yes
2.	If yes, has the Authority issued any debt during the reporting period?	No

New Debt Issuances

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Schedule of Authority Debt

Type of Debt			Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation	State Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation						
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit		Conduit Debt	0.00	45,046,601.00	0.00	762,744.00	44,283,857.00
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS			0.00	45,046,601.00	0.00	762,744.00	44,283,857.00

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Real Property Acquisition/Disposal List

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

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Personal Property

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

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Property Documents

Question		Response	URL (If Applicable)
1.	In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	http://www.coloniedc.org/reports-of-property-owned
2.	Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	http://www.coloniedc.org/policies
3.	In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	N/A

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Grant Information

This Authority has indicated that it did not award any grants during the reporting period.

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Loan Information

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

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Bond Information

Name of Recipient of Bond Proceeds	Colonie Senior Service Centers, Inc.	Bond Interest Rate	0
Address Line1	17 Elks Lane	Last Year Bonds Expected to be Retired	2046
Address Line2		Amount of Bond Principal Retired during the Reporting Year	222744
City	ALBANY	Amount of Bond Principal Retired Prior to Reporting Year	383399
State	NY	Current Amount of Bonds Outstanding	\$12,193,857.00
Postal Code	12205	Purpose of Project Requiring the Bond Issuance	Residential Property Construction/Acquisition/Rehabilitation/Improvement
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?	4
Country	United States	If yes, How Many Jobs Have Been Created to Date?	4
Amount of Bonds Issued	\$12,800,000.00	Have the Bonds Been Fully Retired?	No
Date Bonds Issued	5/9/2016		

Name of Recipient of Bond Proceeds	Shaker Pointe at Carondolet	Bond Interest Rate	0
Address Line1	14 A Gurry Circle	Last Year Bonds Expected to be Retired	2041
Address Line2		Amount of Bond Principal Retired during the Reporting Year	275000
City	WATERVLIET	Amount of Bond Principal Retired Prior to Reporting Year	970000
State	NY	Current Amount of Bonds Outstanding	\$8,755,000.00
Postal Code	12189	Purpose of Project Requiring the Bond Issuance	Residential Property Construction/Acquisition/Rehabilitation/Improvement
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?	46
Country	United States	If yes, How Many Jobs Have Been Created to Date?	44
Amount of Bonds Issued	\$10,000,000.00	Have the Bonds Been Fully Retired?	No
Date Bonds Issued	12/21/2011		

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Name of Recipient of Bond Proceeds	Shaker Pointe at Carondolet	Bond Interest Rate	0
Address Line1	1 Bell Tower Dr	Last Year Bonds Expected to be Retired	2048
Address Line2		Amount of Bond Principal Retired during the Reporting Year	0
City	WATERVLIET	Amount of Bond Principal Retired Prior to Reporting Year	0
State	NY	Current Amount of Bonds Outstanding	\$12,500,000.00
Postal Code	12189	Purpose of Project Requiring the Bond Issuance	Residential Property Construction/Acquisition/Rehabilitation/Improvement
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?	48
Country	United States	If yes, How Many Jobs Have Been Created to Date?	44
Amount of Bonds Issued	\$12,500,000.00	Have the Bonds Been Fully Retired?	No
Date Bonds Issued	6/27/2018		

Name of Recipient of Bond Proceeds	Shaker Pointe at Carondolet	Bond Interest Rate	0
Address Line1	14 A Gurry Circle	Last Year Bonds Expected to be Retired	2041
Address Line2		Amount of Bond Principal Retired during the Reporting Year	265000
City	WATERVLIET	Amount of Bond Principal Retired Prior to Reporting Year	900000
State	NY	Current Amount of Bonds Outstanding	\$10,835,000.00
Postal Code	12189	Purpose of Project Requiring the Bond Issuance	Residential Property Construction/Acquisition/Rehabilitation/Improvement
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?	46
Country	United States	If yes, How Many Jobs Have Been Created to Date?	44
Amount of Bonds Issued	\$12,000,000.00	Have the Bonds Been Fully Retired?	No
Date Bonds Issued	12/26/2013		

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Additional Comments

On the Bond Information pages, true interest cost and bond interest rates are as follows: The interest rate on the 2014 Shaker Pointe Bonds is (0.75 percent of LIBOR) plus 2.60 percent. The interest period for LIBOR is monthly. The interest rate on the 2011 and 2013 Shaker Pointe Bonds is reset weekly by the remarketing agent. The maximum interest rate on the 2011 and 2013 Bonds is 10 percent. The interest rate on the 2016 Colonie Senior Service Centers Bonds is the product of (a) LIBOR plus the Spread and (b) seventy-two (72%) percent. The interest period for LIBOR is monthly. Spread is defined as (A) from the Closing Date to the Stabilization Date, 2.75 percent; and (B) the day immediately succeeding the Stabilization Date through May 1, 2023, 2.50 percent. Stabilization Date is defined as the date that is 10 Business Days after the date that Colonie Senior Service Centers provides written notice that it has rented 91 units in the Project Facility to tenants at the projected rent levels. The interest rate on the 2018 Shaker Pointe bonds is the sum of (a) the Spread and (b) eighty-two (82%) percent of LIBOR. The interest period for LIBOR is monthly. Spread is defined as (a) from the Closing Date until the first Payment Due Date occurring after the issuance of the certificate of occupancy for the Series 2018 Project Facility, three and fifteen-hundredths percent (3.15%) per annum; (b) thereafter until Stabilization is achieved, two and ninety hundredths percent (2.90%) per annum and (c) from and after Stabilization, two and sixty five one hundredths percent (2.65%) per annum. Stabilization means, as reasonably determined by the Holder as of the close of a fiscal year of Shaker Pointe no earlier than June 30, 2020, (i) Shaker Pointe's independent living facility located on the Land of which the Facility comprises a portion shall have achieved a minimum Debt Service Coverage Ratio of 1.45 to 1.00 excluding any impact of entrance fees and (ii) Shaker Pointe has a minimum one hundred ten (110) Days Cash on Hand.