

Annual Report for Middletown Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 04/01/2022

Status: CERTIFIED

Certified Date: 03/30/2022

**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	<a href="https://www.middletown-ny.com/en/doc-center/forms-documents-applications/industrial-development-agency/2021-documents-2/3811-industrial-developmnet-agency-2021-annual-report/file.html">https://www.middletown-ny.com/en/doc-center/forms-documents-applications/industrial-development-agency/2021-documents-2/3811-industrial-developmnet-agency-2021-annual-report/file.html</a>
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	<a href="https://www.middletown-ny.com/en/boards/industrial-development-agency.html">https://www.middletown-ny.com/en/boards/industrial-development-agency.html</a>
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	<a href="https://www.middletown-ny.com/en/boards/industrial-development-agency.html">https://www.middletown-ny.com/en/boards/industrial-development-agency.html</a>
6. Are any Authority staff also employed by another government agency?	Yes	City of Middletown
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	<a href="https://www.middletown-ny.com/en/boards/industrial-development-agency.html">https://www.middletown-ny.com/en/boards/industrial-development-agency.html</a>
9. Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		<a href="https://www.middletown-ny.com/en/doc-center/forms-documents-applications/industrial-development-agency/2021-documents-2/3811-industrial-developmnet-agency-2021-annual-report/file.html">https://www.middletown-ny.com/en/doc-center/forms-documents-applications/industrial-development-agency/2021-documents-2/3811-industrial-developmnet-agency-2021-annual-report/file.html</a>

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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):		<a href="https://www.middletown-ny.com/en/doc-center/forms-documents-applications/industrial-development-agency/2021-documents-2/3811-industrial-developmnet-agency-2021-annual-report/file.html">https://www.middletown-ny.com/en/doc-center/forms-documents-applications/industrial-development-agency/2021-documents-2/3811-industrial-developmnet-agency-2021-annual-report/file.html</a>
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		<a href="https://www.middletown-ny.com/en/boards/industrial-development-agency.html">https://www.middletown-ny.com/en/boards/industrial-development-agency.html</a>
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	<a href="https://www.middletown-ny.com/en/doc-center/forms-documents-applications/industrial-development-agency/2021-documents-2/3421-2021-ida-bylaws-mission-policies-1/file.html">https://www.middletown-ny.com/en/doc-center/forms-documents-applications/industrial-development-agency/2021-documents-2/3421-2021-ida-bylaws-mission-policies-1/file.html</a>
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	<a href="https://www.middletown-ny.com/en/doc-center/forms-documents-applications/industrial-development-agency/2021-documents-2/3421-2021-ida-bylaws-mission-policies-1/file.html">https://www.middletown-ny.com/en/doc-center/forms-documents-applications/industrial-development-agency/2021-documents-2/3421-2021-ida-bylaws-mission-policies-1/file.html</a>
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	<a href="https://www.middletown-ny.com/en/doc-center/forms-documents-applications/industrial-development-agency/2021-documents-2/3421-2021-ida-bylaws-mission-policies-1/file.html">https://www.middletown-ny.com/en/doc-center/forms-documents-applications/industrial-development-agency/2021-documents-2/3421-2021-ida-bylaws-mission-policies-1/file.html</a>
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	<a href="https://www.middletown-ny.com/en/doc-center/forms-documents-applications/industrial-development-agency/2021-documents-2/3421-2021-ida-bylaws-mission-policies-1/file.html">https://www.middletown-ny.com/en/doc-center/forms-documents-applications/industrial-development-agency/2021-documents-2/3421-2021-ida-bylaws-mission-policies-1/file.html</a>

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**Board of Directors Listing**

<b>Name</b>	Britto, Andrew	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	2/16/2021	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	12/31/2022	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	

<b>Name</b>	Cantoli, Anthony J	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	2/9/2021	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	12/31/2022	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	

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<b>Name</b>	DeStefano, Joseph	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	2/9/2021	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	12/31/2022	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	Yes
<b>Designee Name</b>		<b>Ex-Officio</b>	

<b>Name</b>	Hawkins, Wayne	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	2/9/2021	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	12/31/2022	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	

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<b>Name</b>	Madden, David	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	Yes	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>	Elected by Board	<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	2/16/2021	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	12/31/2022	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	

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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	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/ Allowances/ Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the authority	If yes Is payment made by state or local government
Bruni, Maria	Administrative Director	Administrative and Clerical				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	Yes
Naumchik, John	Treasurer	Administrative and Clerical				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	Yes
Racine, Patricia	Secretary	Administrative and Clerical				PT	Yes	\$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

**Board Members**

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
Britto, Andrew	Board of Directors												X	
Cantoli, Anthony J	Board of Directors												X	
DeStefano, Joseph	Board of Directors												X	
Hawkins, Wayne	Board of Directors												X	
Madden, David	Board of Directors												X	

**Staff**

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
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**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
<b>Assets</b>			
<b>Current Assets</b>			
	Cash and cash equivalents		\$115,753.00
	Investments		\$0.00
	Receivables, net		\$0.00
	Other assets		\$0.00
	<b>Total Current Assets</b>		<b>\$115,753.00</b>
<b>Noncurrent Assets</b>			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$0.00
	Other assets		\$0.00
	<b>Capital Assets</b>		
		Land and other nondepreciable property	\$0.00
		Buildings and equipment	\$0.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$0.00
		Net Capital Assets	\$0.00
	<b>Total Noncurrent Assets</b>		<b>\$0.00</b>
<b>Total Assets</b>			<b>\$115,753.00</b>
<b>Liabilities</b>			
<b>Current Liabilities</b>			
	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
	<b>Total Current Liabilities</b>		<b>\$0.00</b>
<b>Noncurrent Liabilities</b>			

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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
<b>Total Liabilities</b>			\$0.00
<b>Net Asset (Deficit)</b>			
<b>Net Assets</b>			
	Invested in capital assets, net of related debt		\$0.00
	Restricted		\$0.00
	Unrestricted		\$115,753.00
	Total Net Assets		\$115,753.00

**SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS**

			Amount
<b>Operating Revenues</b>			
	Charges for services		\$9,000.00
	Rental & financing income		\$0.00
	Other operating revenues		\$0.00
	Total Operating Revenue		\$9,000.00
<b>Operating Expenses</b>			
	Salaries and wages		\$0.00
	Other employee benefits		\$0.00
	Professional services contracts		\$7,500.00
	Supplies and materials		\$137.00
	Depreciation & amortization		\$0.00
	Other operating expenses		\$2,295.00
	Total Operating Expenses		\$9,932.00
<b>Operating Income (Loss)</b>			(\$932.00)
<b>Nonoperating Revenues</b>			
	Investment earnings		\$57.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

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	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$0.00
	<b>Total Nonoperating Revenue</b>		\$57.00
<b>Nonoperating Expenses</b>			
	Interest and other financing charges		\$0.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$0.00
	<b>Total Nonoperating Expenses</b>		\$0.00
	<b>Income (Loss) Before Contributions</b>		(\$875.00)
<b>Capital Contributions</b>			\$0.00
<b>Change in net assets</b>			(\$875.00)
<b>Net assets (deficit) beginning of year</b>			\$116,628.00
<b>Other net assets changes</b>			\$0.00
<b>Net assets (deficit) at end of year</b>			\$115,753.00

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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?	No
2. If yes, has the Authority issued any debt during the reporting period?	

**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					
Conduit		Conduit Debt - Pilot Increment Financing					
<b>TOTALS</b>							

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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	<a href="https://www.middletown-ny.com/en/doc-center/forms-documents-applications/industrial-development-agency/2021-documents-2/3811-industrial-developmnet-agency-2021-annual-report/file.html">https://www.middletown-ny.com/en/doc-center/forms-documents-applications/industrial-development-agency/2021-documents-2/3811-industrial-developmnet-agency-2021-annual-report/file.html</a>
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	<a href="https://www.middletown-ny.com/en/doc-center/forms-documents-applications/industrial-development-agency/2021-documents-2/3421-2021-ida-bylaws-mission-policies-1/file.html">https://www.middletown-ny.com/en/doc-center/forms-documents-applications/industrial-development-agency/2021-documents-2/3421-2021-ida-bylaws-mission-policies-1/file.html</a>
3.	In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	N/A



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**IDA Projects**

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	33021202A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$7,257.88	
<b>Project Name</b>	Danza Leser Group LLC and Dan LG Holdings LLC	<b>Local Sales Tax Exemption</b>	\$7,763.37	
		<b>County Real Property Tax Exemption</b>	\$18,674.57	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$62,747.69	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$113,163.39	
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$56,750,000.00	<b>Total Exemptions</b>	\$209,606.90	
<b>Benefited Project Amount</b>	\$33,846,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$10,989.79
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$36,926.35
<b>Date Project approved</b>	2/1/2013		<b>School District PILOT</b>	\$76,109.15
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$124,025.29
<b>Date IDA Took Title to Property</b>	2/1/2013		<b>Net Exemptions</b>	\$85,581.61
<b>Year Financial Assistance is Planned to End</b>	2028	<b>Project Employment Information</b>		
<b>Notes</b>	Former Horton Hospital Center and affiliated facilities, to be adapted to various uses including medical school, dormitory, assisted living, nursing, offices. 2013 annual salary ranges apply to construction jobs which were all prevailing wage. PILOT payments commence in 2015.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	5.00	
<b>Address Line1</b>	60 Prospect Avenue	<b>Original Estimate of Jobs to be Created</b>	150.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created (at Current Market rates)</b>	0.00	
<b>City</b>	MIDDLETOWN	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	10940	<b>Estimated Average Annual Salary of Jobs to be Retained (at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	137.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	132.00	
<b>Applicant Name</b>	Danza Leser Group LLC and Dan LG Holdings LLC			
<b>Address Line1</b>	1481 47th street	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	BROOKLYN	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	11219	<b>IDA Does Not Hold Title to the Property</b>		

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<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	
<b>Country</b>	USA		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	330201901 A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	Equilibrium Brewery II	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$3,379.03	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$11,353.75	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$20,290.97	
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$2,650,000.00	<b>Total Exemptions</b>		\$35,023.75	
<b>Benefited Project Amount</b>	\$1,630,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>				<b>County PILOT</b>	\$1,458.41
<b>Not For Profit</b>				<b>Local PILOT</b>	\$4,899.63
<b>Date Project approved</b>	1/22/2019			<b>School District PILOT</b>	\$8,754.96
<b>Did IDA took Title to Property</b>	Yes			<b>Total PILOT</b>	\$15,113.00
<b>Date IDA Took Title to Property</b>	3/1/2019			<b>Net Exemptions</b>	\$19,910.75
<b>Year Financial Assistance is Planned to End</b>	2028			<b>Project Employment Information</b>	
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		4.00	
<b>Address Line1</b>	2 -8 South Street	<b>Original Estimate of Jobs to be Created</b>		3.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		55,000.00	
<b>City</b>	MIDDLETOWN	<b>Annualized Salary Range of Jobs to be Created</b>		23,000.00	To: 78,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		4.00	
<b>Zip - Plus4</b>	10940	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		55,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		44.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		40.00	
<b>Applicant Name</b>	Equilibrium Brewery				
<b>Address Line1</b>	2-8 South Street				
<b>Address Line2</b>		<b>Project Status</b>			
<b>City</b>	MIDDLETOWN	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10940	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	2015			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Equilibrium Brewery LLC and 22 Henry Street LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$2,094.05	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$7,036.13	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$12,574.58	
<b>Project Purpose Category</b>	Wholesale Trade	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$1,957,604.00	<b>Total Exemptions</b>	\$21,704.76	
<b>Benefited Project Amount</b>	\$1,713,604.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$671.25
<b>Not For Profit</b>			<b>Local PILOT</b>	\$2,255.14
<b>Date Project approved</b>	1/22/2015		<b>School District PILOT</b>	\$4,029.61
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$6,956.00
<b>Date IDA Took Title to Property</b>	11/6/2015		<b>Net Exemptions</b>	\$14,748.76
<b>Year Financial Assistance is Planned to End</b>	2036	<b>Project Employment Information</b>		
<b>Notes</b>				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	22 Henry Street	<b>Original Estimate of Jobs to be Created</b>	7.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	37,000.00	
<b>City</b>	MIDDLETOWN	<b>Annualized Salary Range of Jobs to be Created</b>	28,000.00	To: 52,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	10940	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	28,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	20.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	20.00	
<b>Applicant Name</b>	Equilibrium Brewery LLC			
<b>Address Line1</b>	192 North Shore Road	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	ROCK HILL	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	12775	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	33021401A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Heritage Properties LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$5,808.87		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$19,518.15		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$34,881.77		
<b>Project Purpose Category</b>	Wholesale Trade	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$2,325,000.00	<b>Total Exemptions</b>	\$60,208.79		
<b>Benefited Project Amount</b>	\$1,477,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$0.00		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$1,158.00	\$1,158.00
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$3,890.40	\$3,890.40
<b>Date Project approved</b>	5/8/2014		<b>School District PILOT</b>	\$6,951.60	\$6,951.60
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$12,000.00	\$12,000.00
<b>Date IDA Took Title to Property</b>	8/19/2014		<b>Net Exemptions</b>	\$48,208.79	
<b>Year Financial Assistance is Planned to End</b>	2036	<b>Project Employment Information</b>			
<b>Notes</b>	A project that will repurpose an historic industrial building to house a brewery, wholesale beverage distributing business, light industrial, housing and restaurant. There were no sales tax exempt purchases during 2014. Construction was delayed until January 2015. PILOT payments begin in 2016.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	14-22 Cottage Street	<b>Original Estimate of Jobs to be Created</b>	20.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created (at Current Market rates)</b>	35,000.00		
<b>City</b>	MIDDLETOWN	<b>Annualized Salary Range of Jobs to be Created</b>	30,000.00	To: 80,000.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	10940	<b>Estimated Average Annual Salary of Jobs to be Retained (at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	24.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	24.00		
<b>Applicant Name</b>	Kenan Porter				
<b>Address Line1</b>	480 Liberty Corners Road	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	PINE ISLAND	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10969	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	33021101A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	SML Group Enterprises, LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$29,927.43	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$100,558.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$181,353.02	
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$4,420,000.00	<b>Total Exemptions</b>	\$311,838.45	
<b>Benefited Project Amount</b>	\$4,420,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$4,706.14
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$15,808.86
<b>Date Project approved</b>	12/14/2011		<b>School District PILOT</b>	\$29,080.00
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$49,595.00
<b>Date IDA Took Title to Property</b>	12/27/2011		<b>Net Exemptions</b>	\$262,243.45
<b>Year Financial Assistance is Planned to End</b>	2022	<b>Project Employment Information</b>		
<b>Notes</b>	Project was the acquisition, construction, equipment and renovation of senior housing.2013 annual salary range \$8.60 per hour to annual salary of \$73,500.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	70 Fulton Street	<b>Original Estimate of Jobs to be Created</b>	0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00	
<b>City</b>	MIDDLETOWN	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	10940	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	31.25	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	31.25	
<b>Applicant Name</b>	SML Group Enterprises, LLC	<b>Project Status</b>		
<b>Address Line1</b>	70 Fulton Street			
<b>Address Line2</b>				
<b>City</b>	MIDDLETOWN	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	10940	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	33021201A				
<b>Project Type</b>	Bonds/Notes Issuance	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Southeast Towers Preservation, L.P.	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$24,217.56		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$87,784.07		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$146,752.55		
<b>Project Purpose Category</b>	Finance, Insurance and Real Estate	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$7,731,600.00	<b>Total Exemptions</b>	\$258,754.18		
<b>Benefited Project Amount</b>	\$3,000,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>	\$4,600,000.00	<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>	Tax Exempt	<b>County PILOT</b>	\$8,080.00	\$8,080.00	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$29,292.81	\$29,292.81	
<b>Date Project approved</b>	6/11/2012	<b>School District PILOT</b>	\$50,821.34	\$50,821.34	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$88,194.15	\$88,194.15	
<b>Date IDA Took Title to Property</b>	1/1/2013	<b>Net Exemptions</b>	\$170,560.03		
<b>Year Financial Assistance is Planned to End</b>	2042	<b>Project Employment Information</b>			
<b>Notes</b>	The project consists of the purchase and renovation of Southeast Towers Apartments, a 106unit affordable rental community for seniors.Construction was completed in December 2013				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	3.50		
<b>Address Line1</b>	55 Fulton Street	<b>Original Estimate of Jobs to be Created</b>	3.50		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	MIDDLETOWN	<b>Annualized Salary Range of Jobs to be Created</b>	19,644.45	To: 41,600.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	3.50		
<b>Zip - Plus4</b>	10940	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	5.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	1.50		
<b>Applicant Name</b>	Southeast Towers Preservation, L.P.				
<b>Address Line1</b>	c/o Related Companies	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10023	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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**IDA Projects Summary Information:**

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
6	\$897,136.83	\$295,883.44	\$601,253.39	249



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**Additional Comments**

Certified Financial Audit for Middletown Industrial Development Agency

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**Financial Documents**

Question	Response
1. Attach the independent audit of the Authority's financial statements.	N/A

URL (If Applicable)	Attachments
<a href="https://www.middletown-ny.com/en/doc-center/forms-documents-applications/industrial-development-agency/2021-documents-2/3809-industrial-development-agency-audit-ye-123121-financial-statement-final/fil">https://www.middletown-ny.com/en/doc-center/forms-documents-applications/industrial-development-agency/2021-documents-2/3809-industrial-development-agency-audit-ye-123121-financial-statement-final/fil</a>	Attachment Included

Question	Response
2. Has the Authority's independent auditor issued a management letter to the Authority in connection with its audit of the Authority's financial statements?	Yes

URL (If Applicable)	Attachments
<a href="https://www.middletown-ny.com/en/doc-center/forms-documents-applications/industrial-development-agency/2021-documents-2/3810-industrial-development-agency-management-letter-2021-audit/file.html">https://www.middletown-ny.com/en/doc-center/forms-documents-applications/industrial-development-agency/2021-documents-2/3810-industrial-development-agency-management-letter-2021-audit/file.html</a>	Attachment Included

Question	Response
3. Has the Authority's independent auditor issued a Report on Internal Controls Over Financial Reporting to the Authority?	Yes

URL (If Applicable)	Attachments
<a href="https://www.middletown-ny.com/en/doc-center/forms-documents-applications/industrial-development-agency/2021-documents-2/3811-industrial-developmnet-agency-2021-annual-report/file.html">https://www.middletown-ny.com/en/doc-center/forms-documents-applications/industrial-development-agency/2021-documents-2/3811-industrial-developmnet-agency-2021-annual-report/file.html</a>	Attachment Included

Question	Response
4. Attach any other communication required or allowed by government auditing standards issued by the Comptroller General of the United States to be issued by the Authority's independent auditor in connection with its annual audit of the Authority's financial statements.	

URL (If Applicable)	Attachments

Certified Financial Audit for Middletown Industrial Development Agency

Fiscal Year Ending: 12/31/2021

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**Additional Comments**

Investment Report for Middletown Industrial Development Agency

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Run Date : 04/01/2022

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**Investment Information**

Question		Response	URL (If Applicable)
1.	Has the Authority prepared an Annual Investment Report for the reporting period as required by Section 2925 (6) of PAL?	Yes	<a href="https://www.middletown-ny.com/en/doc-center/forms-documents-applications/industrial-development-agency/2021-documents-2/3811-industrial-developmnet-agency-2021-annual-report/file.html">https://www.middletown-ny.com/en/doc-center/forms-documents-applications/industrial-development-agency/2021-documents-2/3811-industrial-developmnet-agency-2021-annual-report/file.html</a>
2.	Are the Authority's investment guidelines reviewed and approved annually?	Yes	
3.	Did the Authority have an independent audit of investments as required by Section 2925(3)(f) of PAL?	Yes	<a href="https://www.middletown-ny.com/en/doc-center/forms-documents-applications/industrial-development-agency/2021-documents-2/3809-industrial-development-agency-audit-ye-123121-financial-statement-final/fil">https://www.middletown-ny.com/en/doc-center/forms-documents-applications/industrial-development-agency/2021-documents-2/3809-industrial-development-agency-audit-ye-123121-financial-statement-final/fil</a>
4.	Has the Authority's independent auditor issued a management letter to the Authority in connection with its annual audit of investments?	Yes	<a href="https://www.middletown-ny.com/en/doc-center/forms-documents-applications/industrial-development-agency/2021-documents-2/3810-industrial-development-agency-management-letter-2021-audit/file.html">https://www.middletown-ny.com/en/doc-center/forms-documents-applications/industrial-development-agency/2021-documents-2/3810-industrial-development-agency-management-letter-2021-audit/file.html</a>

**Additional Comments**

Procurement Report for Middletown Industrial Development Agency

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**Procurement Information:**

Question	Response	URL (If Applicable)
1. Does the Authority have procurement guidelines?	Yes	<a href="https://www.middletown-ny.com/en/doc-center/forms-documents-applications/industrial-development-agency/2021-documents-2/3421-2021-ida-bylaws-mission-policies-1/file.html">https://www.middletown-ny.com/en/doc-center/forms-documents-applications/industrial-development-agency/2021-documents-2/3421-2021-ida-bylaws-mission-policies-1/file.html</a>
2. Are the procurement guidelines reviewed annually, amended if needed, and approved by the Board?	Yes	
3. Does the Authority allow for exceptions to the procurement guidelines?	Yes	
4. Does the Authority assign credit cards to employees for travel and/or business purchases?	No	
5. Does the Authority require prospective bidders to sign a non-collusion agreement?	Yes	
6. Does the Authority incorporate a summary of its procurement policies and prohibitions in its solicitation of proposals, bid documents, or specifications for procurement contracts?	Yes	
7. Did the Authority designate a person or persons to serve as the authorized contact on a specific procurement, in accordance with Section 139-j(2)(a) of the State Finance Law, "The Procurement Lobbying Act"?	Yes	
8. Did the Authority determine that a vendor had impermissible contact during a procurement or attempted to influence the procurement during the reporting period, in accordance with Section 139-j(10) of the State Finance Law?	No	
8a. If Yes, was a record made of this impermissible contact?		
9. Does the Authority have a process to review and investigate allegations of impermissible contact during a procurement, and to impose sanctions in instances where violations have occurred, in accordance with Section 139-j(9) of the State Finance Law?	Yes	

Procurement Report for Middletown Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 04/01/2022

Status: CERTIFIED

Certified Date : 03/30/2022

**Procurement Transactions Listing:**

The Authority has indicated that it had no procurement transactions during the reporting period.

**Additional Comments**