CITY OF AMSTERDAM INDUSTRIAL DEVELOPMENT AGENCY
FINANCIAL STATEMENTS
JUNE 30, 2015

SHELLY VANNOSTRAND CPA, PLLC
2600 STATE HIGHWAY 30A
FONDA, NEW YORK 12068

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INDUSTRIAL DEVELOPMENT AGENCY
ANNUAL FINANCIAL REPORT

____ **Please check here if the name, address, and/or telephone number is different from last year.**

FOR CITY OF AMSTERDAM INDUSTRIAL DEVELOPMENT AGENCY
(name of Industrial Development Agency)

CITY OF AMSTERDAM
(name of sponsoring municipality)

FOR THE FISCAL YEAR ENDED JUNE 30, 2015

General Municipal Law, Section 859 (1):

(b) Within ninety days following the close of its fiscal year, each agency or authority shall prepare a financial statement for that year in such form as may be prescribed by the State Comptroller. Such statement shall be audited within such ninety day period by an independent certified public accountant...

(c) Within thirty days after completion, a copy of the audited financial statement shall be transmitted to the commissioner of the Department of Economic Development, the State Comptroller and the governing body of the municipality for whose benefit the agency was created.

NYS OFFICE OF THE STATE COMPTROLLER
DIVISION OF LOCAL GOVERNMENT SERVICES AND
ECONOMIC DEVELOPMENT
110 STATE STREET, DATA MANAGEMENT UNIT 12TH FLOOR
ALBANY, NEW YORK 12236

SHELLY VANNOSTRAND, CPA PLLC
CERTIFIED PUBLIC ACCOUNTANT
2600 STATE HIGHWAY 30A
FONDA, NEW YORK 12068
(518) 853-8622 – OFFICE
(518) 853-4466 - FAX

INDEPENDENT AUDITOR'S REPORT

To the Chairman and Board of
City of Amsterdam Industrial Development Agency

Report on the Financial Statements

We have audited the accompanying financial statements of the City of Amsterdam Industrial Development Agency, a public benefit corporation, a component unit of the City of Amsterdam, New York, as of and for the years ended June 30, 2015 and 2014, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed on the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Agency as of June 30, 2015 and 2014, and the respective changes in financial position and cash flows thereof for the years ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements, which can be found on pages B-1 through B-2. Such information, although not a part of the basic financial statements, is required by the Governmental 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Agency's financial statements. The statement of indebtness, maturity schedule, and supplementary information are not a required part of the basic financial statements.

The statement of indebtedness, maturity schedule, and supplementary information are the responsibility of management. Such information has not been subjected to the auditing procedures applied by us in the audit of the financial statement and, accordingly, we do not express an opinion or provide any assurance on them.

Report on Other Legal and Regulatory Requirements

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated September 28, 2015 on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on 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 Agency's internal control over financial reporting and compliance.

SHELLY VANNOSTRAND, CPA, PLLC

Fonda, New York
September 28, 2015

AMSTERDAM INDUSTRIAL DEVELOPMENT AGENCY

61 Church Street
Amsterdam, New York 12010

Tel: (518) 842-5011 **Fax: (518) 843-2862**

Management Discussion & Analysis Report

The Amsterdam Industrial Development Agency (IDA or AIDA) is a public benefit corporation created by state legislation to promote economic development within the City of Amsterdam. The City of Amsterdam's Common Council appoints the board members of the agency, but the City exercises no oversight responsibility. The board members of the Agency are involved in the management of the Agency and accountability for fiscal matters.

The Agency, during the fiscal year of 2014-2015 continues to be committed to assisting the City of Amsterdam in its efforts to further economic development opportunity. The IDA continues to seek and market companies who may be interested in expanding or moving to the city. The IDA is mindful of the need to assist companies wanting to relocate to the city. To that end, we continue to offer assistance through loans, financial assistance and through bonding opportunities.

The basic financial statements are very similar to the financial statements of a for profit entity, there are no fund level financial statements applicable to the Agency.

A comparison of this year to last year's financial information is as follows:

	14-15	13-14
Assets		
Current Assets	$ 274,683	$ 266,437
Capital Assets	2,673,946	2,764,957
Total Assets	2,948,629	3,031,394
Liabilities	921,030	1,155,317
Net Position		
Capital Assets net	1,799,411	1,816,445
Unrestricted	205,574	42,960
Restricted	22,614	16,672
Total Net Position	$ 2,027,599	$ 1,876,077

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During fiscal year 2014-2015, the Amsterdam Industrial Development Agency continued to work with existing manufacturing companies to expand with the aid of federal and state grant assistance, stabilized the agency's income and reduce its debt load, and work to redevelop the former Mohasco formally owned by the City of Amsterdam.

Business Assistance

During the fiscal year, the Agency worked with Mohawk Fabric Manufacturing, Vida-Blend Manufacturing, and GIANT Solutions to successfully complete their grant obligations for grants obtained by the IDA for each of them. As of June 30, 2015, all job requirements and expenditures were reached by each of the companies. In addition, the IDA received a new grant from the NYS Office of Homes and Community Renewal to rebuild an exterior boiler room and provide a new perimeter security fence needed to assist Beckmann's Converting with its expansion plans. The Agency also approved a new Payment-in-lieu-of-tax Agreement with Mohawk Properties to allow them to acquire a new site for future development.

Finances

The Agency signed a new five year lease agreement with Brenton Industries ensuring the company would remain in Amsterdam. In addition, while Power and Composite Technologies (PCT) needed to relocate to a larger facility just outside the City limits, Advanced Generator Technologies (AGT) Services signed a new five year lease with the IDA for the former PCT building. Also, the renovation of 44-46 East Main Street was completed and the building is now 80% occupied. These rents help stabilize the Agency's operating revenue. With the completion of 44-46 East Main Street, the NYS Empire State Development also reimbursed the Agency $225,000 which allowed the Agency to pay off entirely its construction loan on the building.

Mohasco Redevelopment Site

In addition to the Mayor signing the deeds to transfer the former Mohasco Site and the Esquire Site to the Agency, a settlement was reached between the Agency's Counsel and Special Counsel and the attorneys for Noteworthy Industries to sell a property owned by Noteworthy to the IDA which separated the two former City-owned sites. With the completion of the sale, AIDA will have some 25 acres of contiguous property within the City to be able to redevelop.

Jody Zakrevsky
Chief Executive Officer

CITY OF AMSTERDAM INDUSTRIAL DEVELOPMENT AGENCY
(ENTERPRISE FUND)
STATEMENTS OF NET POSITION
JUNE 30, 2015 AND 2014

	2015	2014
ASSETS:		
Current assets:		
Cash & cash equivalents - unrestricted	$ 114,718	$ 89,683
Cash & cash equivalents - restricted (Note 2)	22,614	16,672
Investments (Note 1)	31,500	31,500
Accounts & notes receivable (net) (Note 3)	95,741	120,990
Land deposit (Note 9)	500	-
Prepaid expenses	9,610	7,592
Total current assets	$ 274,683	$ 266,437
Fixed assets (Note 4):		
Land & land improvements - non-depreciable	$ 282,398	$ 282,398
Land improvements - depreciable	444,729	444,729
Buildings	3,207,557	3,166,253
Building improvements	288,842	288,842
Equipment	-	6,000
Office equipment	13,211	13,211
Less: Accumulated depreciation	(1,562,791)	(1,436,476)
Total net fixed assets	$ 2,673,946	$ 2,764,957
Total assets	$ 2,948,629	$ 3,031,394

The accompanying notes are an integral part of these financial statements

CITY OF AMSTERDAM INDUSTRIAL DEVELOPMENT AGENCY
(ENTERPRISE FUND)
STATEMENTS OF NET POSITION
JUNE 30, 2015 AND 2014

	2015	2014
LIABILITIES AND NET POSITION:		
Current liabilities:		
Accounts payable	$ 6,795	$ 10,451
Accrued liabilities (Note 5)	8,220	8,175
Prepaid rent	-	2,800
Security deposits	4,500	3,400
Loan payable	-	155,000
Total current liabilities	$ 19,515	$ 179,826
Long-term liabilities:		
Bond payable	$ 874,536	$ 948,512
Other liabilities:		
Due to other governments	$ 26,979	$ 26,979
Total other liabilities	$ 26,979	$ 26,979
Total liabilities	$ 921,030	$ 1,155,317
Net position		
Invested in capital assets, net of related debt	$ 1,799,411	$ 1,816,445
Restricted - cash	22,614	16,672
Unrestricted	205,574	42,960
Total net positon	$ 2,027,599	$ 1,876,077
Total liabilities and net position	$ 2,948,629	$ 3,031,394

The accompanying notes are an integral part of these financial statements

CITY OF AMSTERDAM INDUSTRIAL DEVELOPMENT AGENCY
(ENTERPRISE FUND)
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
FOR THE YEARS ENDED JUNE 30, 2015 AND 2014

	2015	2014
Operating revenues:		
Charges for services	$ 6,120	$ 3,924
Rental & lease income	361,216	320,658
Total operating revenues	367,336	324,582
Operating expenses	$ 385,398	$ 366,231
Net operating (loss)	$ (18,062)	$ (41,649)
Non-operating income (expenses)		
Grant income	$ 225,000	$ -
Interest income	2,915	3,694
Interest expense	(46,042)	(48,547)
Loss on disposal of assets	(12,289)	-
Total non-operating income (loss)	$ 169,584	$ (44,853)
Change in net position	151,522	(86,502)
Net position, beginning of year	1,876,077	1,962,579
Net position, end of year	$ 2,027,599	$ 1,876,077

The accompanying notes are an integral part of these financial statements

CITY OF AMSTERDAM INDUSTRIAL DEVELOPMENT AGENCY
(ENTERPRISE FUND)
STATEMENTS OF OPERATING EXPENSES
FOR THE YEARS ENDED JUNE 30, 2015 AND 2014

	2015	2014
Advertising	$ -	$ 139
Bank fees	1,803	3,665
Professional & consulting fees	47,849	45,365
Insurance	10,135	9,321
Office expense	3,051	3,416
Repairs & maintenance	20,715	3,361
Memberships & dues	203	663
Commissions	2,150	2,800
Utilities	2,729	5,892
Payroll	98,273	97,238
Employee benefits	10,533	9,676
Property taxes	2,254	3,838
Pilots	36,631	36,457
Water, sewer, & garbage	13,190	10,365
Agency fees	-	2,830
Depreciation	132,999	131,180
Project fee	2,883	-
Miscellaneous	-	25
Total operating expenses	$ 385,398	$ 366,231

The accompanying notes are an integral part of these financial statements

CITY OF AMSTERDAM INDUSTRIAL DEVELOPMENT AGENCY
(ENTERPRISE FUND)
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED JUNE 30, 2015 AND 2014

	2015	2014
CASH FLOWS FROM OPERATING ACTIVITIES:		
Cash received from providing services	$ 595,040	$ 464,371
Cash payments contractual expenses	(156,469)	(156,611)
Cash payments personal services & benefits	(108,715)	(103,868)
Other operating revenues (expenses)	-	-
Net cash provided by operating activities	$ 329,856	$ 203,892
CASH FLOWS FROM NON-CAPITAL & FINANCING ACTIVITIES		
Real property taxes	$ (38,885)	$ (40,295)
Net cash (used) by non-capital financing activities	$ (38,885)	$ (40,295)
CASH FLOWS FROM CAPITAL & RELATED FINANCING ACTIVITIES		
Principal payments on debt	$ (228,977)	$ (270,762)
Proceeds received from debt	-	155,000
Proceeds dispursed as note(s) receivable	-	(50,000)
Principal payments received from note(s) receivable	20,846	60,296
Net cash (used) by capital and related financing activities	$ (208,131)	(105,466)
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest income	$ 2,915	$ 3,694
Purchase of fixed assets	(64,163)	(268,728)
Deposit on fixed assets	(500)	-
Sale of fixed assets	9,885	-
Net cash (used) by investing activities	$ (51,863)	$ (265,034)
Net increase (decrease) in cash & cash equivalents	30,977	(206,903)
Cash, beginning of year	106,355	313,258
Cash, end of year	$ 137,332	$ 106,355
RECONCILIATION OF OPERATING INCOME TO NET CASH		
Net income (loss)	$ 151,522	$ (86,502)
Depreciation	132,999	131,180
Decrease in accounts receivable	4,404	133,589
(Decrease) in accounts payable & accrued expenses	(3,610)	(17,408)
(Increase) decrease in prepaid expenses	(2,018)	232
Increase (decrease) in deferred income & security deposits	(1,700)	6,200
Loss on disposal of fixed assets	12,289	-
Interest income	(2,915)	(3,694)
Real property taxes	38,885	40,295
Net cash provided by operating activities	$ 329,856	$ 203,892

The accompanying notes are an integral part of these financial statements

CITY OF AMSTERDAM INDUSTRIAL DEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2015

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of Amsterdam Industrial Development Agency (Agency) have been prepared in conformity with U.S. generally accepted accounting principles (GAAP). Significant accounting policies are:

A. Financial Reporting Entity

The City of Amsterdam Industrial Development Agency (Agency) is a public benefit corporation created by State legislation to promote economic development within the City of Amsterdam. The Board members of the Agency are appointed by the City of Amsterdam's Common Council, but the City exercises no oversight responsibility. Agency Board members have complete responsibility for management of the Agency and accountability for fiscal matters.

The financial reporting entity includes functions and activities over which the Board exercises oversight responsibility. Oversight responsibility is determined on the basis of financial interdependency, selection of governing authority, designation of management, ability to significantly influence operations and accountability for fiscal matters.

Based on the foregoing criteria and the significant factors presented below, the following functions or activities are included in the reporting entity.

Jobs for Amsterdam Grant

The Agency is a named participating party in a Housing and Urban Development (HUD) grant to the City of Amsterdam for the Amsterdam Community Development Program to operate a revolving loan fund of $195,000. These funds are to be loaned, for a period not to exceed ten years, to industry and not-for-profit organizations for the purpose of creating and retaining permanent jobs within the City of Amsterdam. Significant factors requiring inclusion of the grant activity in the Agency reporting entity are as follows:

(i) Loans are made to area businesses in the name of the Agency and repayment is due to the Agency.

(ii) The Agency's Board approves all loans.

Brookside Grant

The Agency is a participating party in a HUD grant to the City of Amsterdam to operate a revolving loan fund of $160,000. Significant factors requiring inclusion of the grant activity in the Agency reporting entity are as follows

(i) Loans are made to area businesses in the name of the Agency and repayment is due to the Agency.

(ii) The Agency's Board approves all loans.

The revolving loan funds created from the HUD grants, as described above, provides local industry and not-for-profit organizations a source of credit which they may not be able to obtain elsewhere. Due to the high-risk nature of the loans made by the Agency,

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. *Financial Reporting Entity*

some part or all of the grant funds may be lost. The Agency is not responsible for repayment to HUD for funds lost as a result of loans that become uncollectible. The effect on the Agency is that there are fewer funds from which additional loans can be made.

B. *Basis of Presentation*

The Agency's operations are accounted for in a manner similar to a private business enterprise. The measurement focus is upon determination of net income, financial position, and changes in cash flows.

C. *Basis of Accounting*

Basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements. The accrual basis of accounting is followed. Using this basis of accounting, revenues are recognized when earned and expenses are recorded when incurred. Revenues from Federal, State and other grants designated for payment of specific expenditures are recognized when the related expenditures are incurred. Any excess of grant receipts or expenditures at the fiscal year-end is recorded as deferred revenue or accounts receivable, respectively.

The Agency policy defines operating revenues as those which are a result of having provided services to local businesses, ex. Lease and rental income. Non-operating revenues can include grant proceeds and interest earned on deposits in banks.

It is the Agency's policy to apply FASB pronouncements issued after November 30, 1989.

D. *Fixed Assets*

Fixed assets are stated at cost. Expenditures for additions, renewals and betterments are capitalized; expenditures for maintenance and repairs are charged to expense as incurred. Upon retirement or disposal of assets, the cost and accumulated depreciation are eliminated from the accounts and the resulting gain or loss is included in revenue.

The Agency pursues economic development, in part, by purchasing real property and preparing the property for sale or lease, with an option to buy, to local businesses or to those businesses which desire to relocate to the City of Amsterdam. During the time the Agency holds the property the Agency attempts to maintain the condition of the property by offering it to businesses under the terms of operating leases. The operating leases are incidental to the objective of selling the property and thereby increasing the City's real property tax base. Depreciation is not recognized on those properties being temporarily utilized as described above. Depreciation is recognized when an asset is placed in service.

CITY OF AMSTERDAM INDUSTRIAL DEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2015

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

D. Fixed Assets

As of June 30, 2015 the following assets are being depreciated using the straight-line method:

Asset	Estimated Useful Life
Furniture, fixtures and equipment	5 years
Improvements to Edson Street industrial park picnic area	8 years
Improvements to Edson Street industrial park railroad spur	30 years
Buildings	23 - 30 years
Improvements to 44-46 East Main St.	20 years

E. Provision for Uncollectible Accounts

The Agency uses the allowance method to account for uncollectible accounts based on an estimate of amounts deemed uncollectible. When continued collection activity results in receipt of amounts previously written off, revenue is recognized for the amount collected.

F. Industrial Revenue Bonds

The Agency may issue industrial revenue bonds. The bonds are special obligations of the Agency payable solely from revenue derived from the leasing, sale or other disposition of a project. The Agency has no responsibility to repay the bonds in the event of default. There is no liability to the Agency; therefore, the obligations are not accounted for in the accounts of the Agency. However, memorandum accounts are maintained until the bonds are paid.

The following is a summary of the outstanding bonds as of June 30, 2015:

	Noteworthy, Industries, Inc.
Payable at June 30, 2014	$ 117,229
Redeemed	117,229
Payable at June 30, 2015	$ -

G. Investments

Investments are stated at cost.

Investments in common stock as of June 30, 2015 consist of:

Amsterdam Chuctanunda and Northern Railroad Company (A)	$ 31,500

(A) Carrying value is the cost of the shares owned.

CITY OF AMSTERDAM INDUSTRIAL DEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2015

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

H. Risk Management

The Agency has purchased insurance coverage for property damage and personal injury liability for the Agency's real property. Judgments and claims are recorded when it is probable that an asset has been impaired or a liability has been incurred and the amount of loss can be reasonably estimated. There were no claims that exceeded coverage for the year ended June 30, 2015.

I. Compensated Absences

Agency employees are granted vacation and sick leave in varying amounts. In the event of termination, employees are entitled to payment for accumulated vacation time.

J. Cash

The Agency's investment policies are governed by State statutes. Agency monies must be deposited in any bank or trust company located within the State. The Agency is authorized to use demand accounts and certificates of deposit. Permissible investments include obligations of the U.S. Treasury and obligations of New York State or its localities.

Collateral is required for demand deposits and certificates of deposit for all deposits not covered by federal deposit insurance. Obligations that may be pledged as collateral are obligations of the United States and its agencies and obligations of the State and its municipalities and school districts.

As of June 30, 2015, the book amount of the Agency's deposits was $137,332. The bank balance was $137,332, which was covered by $137,332 of FDIC insurance.

K. Cash and Cash Equivalents

For the purposes of the cash flows statements, cash and cash equivalents are those investments that have an initial maturity less than three months.

L. Date of Management's Review

Management has evaluated subsequent events through September 28, 2015, which is the date the financial statements were available to be issued.

2. RESTRICTED ASSETS

Restricted assets consist of cash. As of June 30, restricted assets consist of the following:

	2015	2014
Jobs for Amsterdam and Brookside grants (A)(B)(C)	$ 22,614	$ 16,672

2. RESTRICTED ASSETS

(A) The cash can be used only for the purpose of loans to private industry and not-for-profit organizations for the purpose of creating and retaining permanent jobs within the City of Amsterdam.

(B) In February 2006, the Agency authorized a loan from the restricted Jobs For Amsterdam Fund in the amount of $150,000 for the City's local Waterfront Revitalization Program. See Note 6 (B). The $150,000, when fully loaned, shall be repaid to the restricted cash account from the Agency resources. As of June 30, 2014 the Agency has advanced $98,799 to the City. The Waterfront Program closed and no payment is expected.

(C) In September 2011, the Agency authorized a loan to Vida-Blend from the restricted Jobs for Amsterdam Fund. Balance owed at June 30, 2015 is $26,591.

(D) In 2012, the Agency authorized a loan to A & M Cleaners for $20,000. The loan shall be repaid to the restricted cash account. Balance owed at June 30, 2015 is $17,018. The Agency also authorized the purchase of 46 E Main Street for $39,909 and the purchase of 2 Chuctanunda Street, Emma Lou's Diner, for $24,818 with funds from the restricted account.

(E) In 2013, the Agency authorized a loan to William McCord, DTC Caboose, Inc. for $50,000. The loan shall be repaid to the restricted cash account. Balance owed at June 30, 2015 is $35,148.

3. OTHER RECEIVABLES

Other receivables as of June 30, 2015 are comprised of the following:

Accounts receivable	$	2,618
Note receivable		93,123
Total	$	95,741

The following is a schedule of the note receivable as of June 30, 2015:

Payable From/Description	Original Amount	Interest Rate (%)	Monthly Payment	Balance at June 30, 2015
A & M Cleaners	$ 20,000	3.25	$ 365.98	$ 17,018
La Cucina di Parillo	26,234	4.25	263.84	16,366
Vida-Blend, Inc.	52,801	3.25	954.64	26,591
William McCord DTE Caboose, Inc	50,000	3.75	915.20	35,148
Less allowance for doubtful accounts				(2,000)
Note Receivable				$ 93,123

3. OTHER RECEIVABLES

(A) The Michael DeRose Jr., A & M Cleaners note is payable over 57 monthly payments starting October 1, 2012 at an interest rate of 3.25%. The note is secured by certain equipment and a personal guarantee from the owner.

(B) The La Cucina di Parillo note is payable over 72 monthly payments of $264, beginning March 15, 2011 at an interest rate of 4.25% with the remaining balance due at the end of the 72 months. The note is secured by certain equipment and a personal guarantee from the owner.

(C) The Vida-Blend, Inc. note is payable over 60 monthly payments of $954, beginning November 2012 at an interest rate of 3.25%. The note is secured by certain equipment and personal guarantees from the owners.

(D) The William McCord DTE Caboose, Inc. note is payable over 60 monthly payments of $915, beginning August 2013 at an interest rate of 3.75%. The note is secured by certain equipment and a personal guarantee from the owner.

4. FIXED ASSETS

Fixed asset balances for the year ended June 30, 2015 are as follows:

	Balance June 30, 2014	Increase	Decrease	Balance June 30, 2015
Fixed assets that are not depreciated				
Land	$ 204,076	$ -	$ -	$ 204,076
Land improvements	78,322	-	-	78,322
Total Non-depreciable	282,398	-	-	282,398
Fixed assets that are depreciated:				
Land improvements	444,729	-	-	444,729
Buildings and improvements	3,455,095	64,162	22,858	3,496,399
Furniture, fixtures and equipment	19,211	-	6,000	13,211
Total Depreciated Assets	3,919,035	64,162	28,858	3,954,339
Less accumulated depreciation:				
Land improvements	444,727	-	-	444,727
Buildings	977,814	131,570	3,727	1,105,657
Furniture, fixtures and equipment	13,935	1,429	2,957	12,407
Total Accumulated Depreciation	1,436,476	132,999	6,683	1,562,791
Total Depreciated Assets, net	$ 2,764,957	$ -	$ 91,011	$ 2,673,946

Please note that the net decrease is adjusted by $1 for rounding purposes.

Certain of the above properties are described below:

4. FIXED ASSETS

Description of Property and/or Location

A. VanDerveer Park

Located at the northeastern corner of Park Street and Locust Avenue.

B. Edson Street Industrial Park (A)

The Park is located in the City of Amsterdam and contains 39.5 acres of land as of June 30, 2015 The Agency has subdivided the industrial park and prepared the parcels for sale or lease.

C. Front Street

During August 1994, the Agency purchased land from individual property owners. The property is in the process of development for sale or lease by the Agency.

5. COMPENSATED ABSENCES

The Agency does not accrue a liability for accumulating sick leave, since payment is based on an uncontrollable future event (sickness). In accordance with the provisions of Governmental Accounting Standards Board Statement No. 16, the value of accumulating sick leave is considered a contingent liability. The Agency amount of accumulated sick leave at June 30, 2015 is immaterial.

The Agency records the value of the earned and unused portion of the liability for vacation time for employees. The liability at June 30, 2015 is $5,267. In addition, accrued payroll and payroll taxes at June 30, 2015 is $2,953 resulting in an accrued liability of $8,220. See Note 1.I.

6. COMMITMENTS AND CONTINGENCIES

(A) The Agency has received significant amounts of Federal and State grants for specific purposes that are subject to review and audit by the grantor agencies or their designee. Such audits could lead to a request for reimbursement to the grantor Agency for expenditures disallowed under terms of the grant. Based on prior experience, the Agency believes such disallowance, if any, would be immaterial.

(B) The Agency had committed a $150,000 grant to the City of Amsterdam for the Bridge Street Reconstruction. As of June 30, 2015, the Agency had paid $60,924 of the grant. The Waterfront Program closed and no payment is expected.

(C) The Agency had committed up to $70,000 for the construction of a building at Riverlink Park with the Amsterdam Waterfront Foundation. The Agency has advanced $7,000 bad $3,497 in July and August 2007 respectively. No further money will be advanced as the Waterfront Foundation is defunct.

6. COMMITMENTS AND CONTINGENCIES

(D) In July 2008, the Agency entered into a new operating lease with AGT Services, Inc. See note 7. As part of the new lease the Agency committed additional land to the facility so that an addition to the existing facility could be constructed. Construction has been completed and the Agency entered into a permanent loan agreement. The operating lease will provide sufficient cash flow for the repayment of the Agency's loan obligation. The land, building and lease are collateral for the loan.

(E) In January 2011, the Agency entered into a new operating lease with Power & Composite Technologies (PCT). The least with PCT has ended and PCT has chosen not to renew the lease in favor of pursuing a new facility outside the City limits. The Agency entered into a new operating lease with AGT Services, Inc. to lease the property once occupied by PCT. See note 7.

(F) In February 2011, the Agency entered into a promissory note with Paul Parillo, dba La Cucina di Parillo. The note is for $27,000 to be paid back in 71 installments of $264 and a balloon payment at the end of the term. As of June 30, 2015, the balance is $16,366.

(G) In July 2013, the Agency entered into a promissory note with William McCord, DTS Caboose, Inc. The note is for $50,000 to be paid back in 60 installments of $915. As of June 30, 2015, the balance is $35,148.

7. OPERATING LEASES

The Agency has real property available for lease to promote economic development within the City of Amsterdam.

During September 2002, the Agency leased land and buildings in the Edson Street Park to AGT Services, Inc. for a period of five years with an option to renew or an option to purchase. In 2007, AGT exercised its option to renew its lease for an additional five years. In July, 2008, the Agency renewed their lease with AGT for a period of 15 years with an option to renew and option to purchase. In October 2009 the lease payments were adjusted because the construction of the new addition was complete and a permanent loan was in place. The cost, carrying value of the land, building, accumulated depreciation, and net book value of the building at June 30, 2015 are $4,323, $606,355, $262,754 and $343,601, respectively.

During September 2004, the Agency leased land and building in the Edson Street Park to Comptech Corporation for a period of five years with an option to renew. On July 1, 2008 the Agency amended its lease with Comptech Corporation to remove Comptech as tenant and replace them with Breton Industries, Inc., subtenants of Comptech. The lease period is July 1, 2008 through August 31, 2014. The Agency has renewed the lease with Brenton Industries, Inc. for an additional 60 months from September 1, 2014 through August 31, 2019. The cost, carrying value of the land, building, accumulated depreciation and net book value of the building at June 30, 2015 are $4,371, $312,493, $114,581, and $197,912, respectively.

7. OPERATING LEASES

In May 2006, the Agency leased land and buildings at 14 Park Drive to Beckmann Converting, Inc. for a period of seven years. Starting June 2013, the Agency and Beckmann Converting, Inc, extended their lease for a period of three years. The cost, carrying value of the land, building, accumulated depreciation and net book value of the building at June 30, 2015 are $3,166, $76,557, $60,298, and $16,259, respectively.

In October, 2007, the Agency leased land and buildings at 30-32 and 24-26 East Main Street to the Professional Wrestling Hall of Fame and Museum for a period of ten years with an option to purchase. The cost, carrying value of the land, building, accumulated depreciation and net book value of the building at June 30, 2015 are $4,540, $189,942, $75,531 and $114,411, respectively.

During December, 2009, the Agency leased land and buildings located at 5 Sam Stratton Drive in the Edson Street Industrial Park for a period of five years to Power and Composite Technologies, LLC. (PCT). This lease has expired and AGT Services, Inc. entered an agreement with the Agency to lease this property for a term of 60 months starting September 1, 2014 through August 31, 2019. The cost, carrying value of the land, building, accumulated depreciation and net book value of the building at June 30, 2015 are $68,709, $480,000, $272,000 and $208,000, respectively.

During June 2012, the Agency leased land and buildings located at 2 Chuctanunda Street for a period of seven years to Emma Lou's Diner with an option to purchase. On April 20, 2015, the Agency decided to sell the property with a purchase price of $10,000. Subsequently, the Agency recognizes a loss in the amount of $12,289 for the sale of the land, building, and equipment. The Agency no longer owns this property.

During the fiscal year, the Agency leased land and buildings located on 44-46 Main Street to multiple parties These parties and lease terms are as follows:

- Sarada Setchfield & Trevor Jurquera starting May 1, 2014 for one year ending May 1, 2015. This lease has been renewed starting May 1, 2015 for one year ending May 1, 2016.
- Kayla Bronson & Timothy Hartman starting May 1, 2014 for one year ending April 30, 2015. This lease was not renewed once the term ended.
- Ronco Home Improvement Starting June 1, 2014 for six months ending November 30, 2014. The lease was extended for an additional six months ending May 31, 2015. This lease was not renewed once the term ended.
- David & Dawn Jobin starting November 1, 2014 for five years ending October 31, 2019.
- Kyla Santiago starting February 1, 2015 for one year ending January 31, 2016.
- Joanna Kurtzner starting May 15, 2015 for one year and one half month ending May 31, 2016.
- Kristen Noelle Barringer starting June 1, 2015 for one year ending May 31, 2016.

The cost, carrying value of the building, accumulated depreciation, and net book value of the building at June 30, 2015 are $577,699, $69,820, and $507,879, respectively.

A schedule of future minimum rentals on non-cancellable operating leases is as follows:

CITY OF AMSTERDAM INDUSTRIAL DEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2015

For the year ended June 30,	AGT Services, Inc.	Beckman Converting	Brenton Industries, Inc.	The Professional Wrestling Hall of Fame	Saranda Setchfield & Trevor Jurquera	David & Dawn Jobin	Kyla Santiago	Joanna Kurtzner	Kristen Noelle Barringer	Total
2016	$ 183,702	$ 64,884	$ 31,200	$ 501	$ 7,500	$ 9,600	$ 4,900	$ 7,700	$ 8,250	$ 318,237
2017	183,702	64,884	31,200	501	-	9,600	-	-	-	289,887
2018	183,702	59,477	31,200	501	-	9,600	-	-	-	284,480
2019	183,702	-	31,200	501	-	9,600	-	-	-	225,003
2020	188,952	-	5,200	501	-	2,400	-	-	-	197,053
Totals	$ 923,760	$ 189,245	$ 130,000	$ 2,505	$ 7,500	$ 40,800	$ 4,900	$ 7,700	$ 8,250	$ 1,314,660

8. RESTRICTED NET ASSETS

The Agency has $22,614 of restricted net assets from having received federal grant funds for a revolving loan fund. See note 1A.

9. LAND DEPOSIT

The Agency paid a deposit to Peter & Cindy Demitraszek in the amount of $500 on June 2, 2015. The Agency intends on purchasing certain lands held by Peter & Cindy Demitraszek for the purpose of development and to lease. As of June 30, 2015 and the release of these financial statements, no sale has occurred between the Agency and Peter & Cindy Demitraszek to purchase any property.

SHELLY VANNOSTRAND, CPA, PLLC
CERTIFIED PUBLIC ACCOUNTANT
2600 STATE HIGHWAY 30A
FONDA, NEW YORK 12068
(518) 853-8622 – OFFICE
(518) 853-4466 – FAX

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 Chairman and Board of
City of Amsterdam Industrial Development Agency

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 the City of Amsterdam Industrial Development Agency , a public benefit corporation, a component unit of the City of Amsterdam, New York, as of and for the year ended June 30, 2015, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated September 28, 2015.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing an opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency'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 a 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 may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency'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 determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

SHELLY VANNOSTRAND, CPA, PLLC
CERTIFIED PUBLIC ACCOUNTANT
2600 STATE HIGHWAY 30A
FONDA, NEW YORK 12068
(518) 853-8622 – OFFICE
(518) 853-4466 – FAX

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 entity'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 entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Shelly VanNostrand CPA, P.L.L.C.

Fonda, New York
September 28, 2015

CITY OF AMSTERDAM INDUSTRIAL DEVELOPMENT AGENCY
SCHEDULE OF INDEBTEDNESS

FOR THE FISCAL YEAR ENDED JUNE 30, 2015

Bonds Entity	Original Issue	Issued	Interest	Outstanding Beginning of Year	Issued During Fiscal Year	Paid During Fiscal Year	Outstanding End of Fiscal Year	Final Maturity Date
Noteworthy Industries, Inc.	$1,400,000	12/07	5.061	$117,229	-	$117,229	$0	12/2014

MATURITY SCHEDULE
BONDS ISSUED DURING THE YEAR

		EDP CODE					
PURPOSE OF ISSUE		.....	Manufacturing-Noteworthy Industries, Inc.				
For State Comptroller Use Only		2P3CE					
TOTAL PRINCIPAL		2P3PR	1,400,000				
DATE OF ISSUE*		2P3DT	12/01/07	/ /	/ /	/ /	/ /
INTEREST RATE (In Decimals)		2P3PC	.05061				
DATE OF FINAL MATURITY*		2P3DM	12/31/14	/ /	/ /	/ /	/ /
Amount of Principal Redeemed In or to be Redeemed In Fiscal Year Ending In	2002	2P302	0				
	2003	2P303	0				
	2004	2P304	0				
	2005	2P305	0				
	2006	2P306	0				
	2007	2P307	0				
	2008	2P308	84,425				
	2009	2P309	175,381				
	2010	2P310	184,466				
	2011	2P311	194,022				
	2012	2P312	204,072				
	2013	2P313	214,643				
	2014	2P314	225,762				
	2015	2P315	117,229				
	2016	2P316	0				

Continue on Reverse Side

*PLEASE INSERT SIX DIGITS, FOR EXAMPLE, APRIL 1, 2003 SHOULD BE SHOWN AS 04/01/03
NOTE: If two or more purposes are combined in a consolidated issue, show the maturity schedule for each purpose.

INSTRUCTIONS FOR COMPLETING SCHEDULE OF SUPPLEMENTAL BOND/NOTE AND LEASE INFORMATION FOR INDUSTRIAL DEVELOPMENT AGENCIES AND AUTHORITIES

The Supplemental Information follows the Maturity Schedule and is required to be completed for each project begun in 1990 and thereafter for which debt was issued, outstanding or retired during the fiscal year or any straight lease agreement which was entered into since 1990 and thereafter and is outstanding. (Photocopy additional sheets if needed).

1. On the Schedule of Supplemental Information, the name of the project, the name of the project owner, and the project owner's address must be completed for all projects begun in 1990 and thereafter. This information should be current and reflect any changes since the project was undertaken. The project code must be established and reported for all projects started in 1998 and thereafter. Refer to separate instructions for coding structure for IDA project identification numbers. This code should also be used to identify the project in reporting project activity to other state agencies or departments.
2. The project purpose code should be taken from the list on the top of pages 11 and 12 of the annual report forms. The definitions for the codes follows these instructions.
3. Total Project Amount is the cost of the entire project.
4. Benefitted Project Amount is Total Project Amount less any project costs that will not result in an IDA-derived benefit. For example, items included within the project amount that are not sales taxable (e.g. services, such as legal, architectural, engineering) or do not result in an increase in the real property assessment.
5. Bond or Note Amount is the original principal amount of bond or note issued.
6. Show the federal tax status of each bond or note using the codes on top of page 11.
7. Not-for-Profit Organization status of project occupant should be indicated by putting a "yes" in the not-for-profit column.
8. New Tax Revenue If No Exemptions Granted refers to the amount of tax revenues a project would generate if the project did not receive any tax exemptions.
9. Method of Financial Assistance Other Than Tax Exemptions or other economic benefits can be detailed on another page if necessary.
10. Tax exemptions refer to the total dollar amount of exemptions received <u>during the year for which the report is being completed</u>. For real property tax exemptions, please indicate the total amount of taxes for which the project would have been liable if the IDA was not involved. Do not deduct amounts paid pursuant to any payment in lieu of taxes (PILOT) agreements. Real property tax exemptions must be shown for all projects including those to which PILOTS are made.
11. Total Real Property Tax Exemptions Net of RPTL section 485-b Exemptions is the amount of real property tax exemptions the project received as a result of IDA status, i.e., deduct from the IDA exemption the amount of any real property tax exemptions the project would have received, irrespective of IDA involvement.
12. Each project where a PILOT is made must be listed on pages 11b and 12b.
    – code 1 (all local units); -- code 2 (selected local units)
13. FTE Jobs Created and Retained-report the number of full time equivalent jobs.

PROJECT PURPOSE CODE DEFINITIONS

Services: This category includes establishments primarily engaged in providing a wide variety of services for individuals, business and government establishments and other organizations. Hotels and other lodging places, recreational services, health, legal, engineering, and other professional services; educational institutions, membership organizations, and other miscellaneous services, are included.

Construction: This category includes establishments primarily engaged in construction. Three broad types of construction activity are covered: (1) building construction by general contractors or by operative builders; (2) heavy construction other than building by general contractors and special trade contractors; and (3) construction activity by other special trade contractors.

Agriculture, Forestry and Fishing: This category includes establishments primarily engaged in agricultural production, forestry, commercial fishing, hunting and trapping and related services.

Wholesale Trade: This category includes establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, construction contractors, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies.

Retail Trade: This category includes establishments engaged in selling merchandise for personal or household consumption and rendering services incidental to the sale of the goods. In general, retail establishments are classified by kind of business according to the principal lines of commodities sold (groceries, hardware, etc.), or the usual trade designation (drug store, cigar store, etc.). Some of the important characteristics of retail trade establishments are: the establishment is usually a place of business and is engaged in activities to attract the general public to buy; the establishment buys or receives merchandise as well as sells; the establishment may process its products, but such processing is incidental or subordinate to selling; the establishment is considered as retail in the trade; and the establishment sells to customers for personal or household use.

Finance, Insurance and Real Estate: This category includes establishments operating primarily in the fields of finance, insurance and real estate. Finance includes depository institutions, non-depository credit institutions, holding (but not predominantly operating) companies, other investment companies, brokers and dealers in securities and commodity contracts, and security and commodity exchanges. Insurance covers carriers of all types of insurance, and insurance agents and brokers. Real estate includes owners, lessors, lessees, buyers, sellers, agents, and developers of real estate.

Transportation, Communications, Electric, Gas and Sanitary Services: This category includes establishments providing, to the general public or to other business enterprises, passenger and freight transportation, communications services, or electricity, gas, steam, water or sanitary services.

Other Categories:

--Exempt Facility
--Local furnishing of electric energy or gas
– Water and sewage facilities
--Exempt sports facility
--Docks, wharves and public transit
--Pollution control
--Solid waste and resource recovery
--Civic Facility-- Facility owned or occupied by a nonprofit organization

Manufacturing: The manufacturing category includes establishments engaged in the mechanical or chemical transformation of materials or substances into new products. These establishments are usually described as plants, factories, or mills and characteristically use power drive machines and materials handling equipment. Establishments engaged in assembling component parts of manufactured products are also considered manufacturing if the new product is neither a structure nor other fixed improvement. Also included is the blending of materials, such as lubricating oils, plastic resins, or liquors.

SCHEDULE OF SUPPLEMENTAL INFORMATION
BONDS/NOTES

Refer to Page 10 of this report for instructions

*Total Exemptions (page 11a) less total PILOTS (page 11b)

No.	Project Code	Name of Project, Project Owner and Address	Purpose	Total Project Amount	Benefitted Project Amount	Bond/Note Amount	Federal Tax Status	Not for Profit	New Tax Revenues If No Exemptions Granted*
1.		Noteworthy Industries, Inc. 100 Church Street Amsterdam, NY 12010	Mfg 9		$1,400,000	$1,400,000	Taxable 1	N	N/A

BANK RECONCILIATION
CASH BY FUNDS, PER BALANCE SHEETS
Includes Petty Cash
June 30, 2015

Enterprise Fund	**$137,332**
***TOTAL ALL FUNDS**	**$137,332**

BANK BALANCES
Identify Bank Balances with Funds by Listing the Applicable Code Letters

Name and Location of Bank	Fund Code	Bank Balance	Less Outstanding Checks	Add Cash on Hand	Adjusted Bank Balance
First Niagara, Amsterdam, NY	EF	$75,310			$75,310
KeyBank, Amsterdam, NY	EF	$9,987			$9,987
First Niagara, Amsterdam, NY	EF	$11,290	$3,782		$7,508
First Niagara, Amsterdam, NY	EF	$3,516			$3,516
Key Bank, Amsterdam, NY	EF	$0			$0
First Niagara, Amsterdam, NY	EF	$22,614			$22,614
Patriot Federal Bank, Amsterdam, NY	EF	$10,050			$10,050
NBT Bank, Amsterdam, NY	EF	$3,596	$0		$3,596
NBT Bank, Amsterdam, NY	EF	$4,601			$4,601
TOTALS		$140,964	$3,782		$137,182
	Add:	**Petty Cash Funds**			$150
		Adjustments (specify)			
		***TOTAL ADJUSTED BANK BALANCE AND PETTY CASH**			**$137,332**

*These amounts must agree.

NOTE: **Bank certification forms are not required to be filed with this report. However, The Office of the State Comptroller may confirm bank balances directly with the bank.**

CERTIFICATE OF CHIEF FISCAL OFFICER

I, JODY ZAKREVSKY, CERTIFY THAT I AM THE **CHIEF FISCAL OFFICER** OF THE CITY OF AMSTERDAM INDUSTRIAL DEVELOPMENT AGENCY AND THAT THIS REPORT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, IS A TRUE AND CORRECT STATEMENT OF THE FINANCIAL TRANSACTIONS AND FISCAL CONDITION FOR THE FISCAL YEAR ENDED JUNE 30, 2015.

SIGNATURE _____ DATE _____

TITLE CHIEF FISCAL OFFICER

OFFICIAL ADDRESS:
61 CHURCH STREET
AMSTERDAM NY 12010

OFFICE TELEPHONE NO.

PLEASE PRINT ADDITIONAL INFORMATION BELOW

CHIEF EXECUTIVE OFFICER (CEO): JODY ZAKREVSKY

TITLE: EXECUTIVE DIRECTOR

OFFICIAL ADDRESS:
61 CHURCH STREET
AMSTERDAM, NEW YORK 12010

OFFICE TELEPHONE NO.
(518) 842-5011

PLEASE MAIL REPORT TO:

NYS COMPTROLLERS OFFICE
DIVISION OF LOCAL GOVERNMENT SERVICES AND ECONOMIC DEVELOPMENT
110 STATE STREET, DATA MANAGEMENT UNIT 12TH FL
ALBANY, NEW YORK 12236

IF YOU HAVE ANY QUESTIONS RELATING TO THIS REPORT, PLEASE CALL: (518) 408-2941.

City of Amsterdam Industrial Development Agency
Schedule of Projects Undertaken during Fiscal Year
June 30, 2015

During the fiscal year July 1, 2014 to June 30, 2015, the Agency initiated:

Evaluating the conditions of its Rail ROW to ascertain the possibility of renewed service to industrial clients. The Agency has also been working with a new manufacturing company from the NYS metropolitan area to start a manufacturing operation within the city of Amsterdam. The Agency has been looking to lease out to new tenants, specifically for 44-46 East Main Street, which has gone through substantial renovation.

City of Amsterdam Industrial Development Agency
Schedule of Real Property
June 30, 2015

A. The Agency, as of June 30, 2015, does not have any properties that it intends to dispose of having an estimated fair value in excess of $15,000.

B. The Agency, as of June 30, 2015, has ownership in the following properties

Property Location	Estimated Fair Market Value As of June 30, 2015
1. Locust & Park	$4,348
2. Off Morris	870
3. 46-48 Lark St.	10,870
4. Edson St. Ext	44,780
5. Edson St.	3,620
6. 362 E. Main St.	3,900
7. 48 John St.	725
8. 46 John St.	725
9. 44 John St.	1,000
10. Sam Stratton Dr.	144,920
11. Sam Stratton Rd.	550,700
12. Park Dr	940,000
13. 7 Dandreano Dr.	326,000
14. Sam Stratton Dr.	28,990
15. RR Second Ave.	71,000
16. Fourth Ave	7,240
17. Kellogg	2,900
18. RR, Kellog-East	66,670
19. Fredrick St. Rear	220
20. Fredrick St. Rear	220
21. Fredrick St. Rear	6,500
22. Edson St.	3,600
23. 30-32 E. Main St.	111,870
24. Power Station (Lower Mill)	43,480
25. 24-26 E. Main St.	54,430
26. Sam Stratton Dr	1,086,960
27. 44-46 E. Main Street	515,450
28. Church Street	14,490

C. In addition, the Agency, during the fiscal year ended June 30, 2015, disposed of 2 Chuctanunda Street, in a sale with its former tenant, Emma Lou Hazelton. This property previously had an estimated fair value of $56,725. No other properties were disposed of that had an estimated fair value in excess of $15,000.

Chapter 23

ETHICS

ARTICLE I
Code of Ethics

§ 23-1. Legislative intent.
§ 23-2. Definitions.
§ 23-3. Standards of conduct.
§ 23-4. Exemption for certain filings.
§ 23-5. Distribution of Code of Ethics.
§ 23-6. Penalties for offenses.

ARTICLE II
Board of Ethics

§ 23-7. Board of Ethics established; membership.
§ 23-8. Powers and duties.

[HISTORY: Adopted by the Common Council of the City of Amsterdam; Art. I, 8-4-1970; Art. II, 8-4-1970. Amendments noted where applicable.]

ARTICLE I
Code of Ethics
[Adopted 8-4-1970]

§ 23-1. Legislative intent.

Pursuant to the provisions of § 806 of the General Municipal Law, the Common Council of the City of Amsterdam recognizes that there are rules of ethical conduct for public officers and employees which must be observed if a high degree of moral conduct is to be obtained and if public confidence is to be maintained in our unit of local government. It is the purpose of this article to promulgate these rules of ethical conduct for the officers and employees of the City of Amsterdam. These rules shall serve as a guide for official conduct of the officers and employees of the City of Amsterdam. The rules of ethical conduct of this article, as adopted, shall not conflict with, but shall be in addition to, any prohibition of Article 18 of the General Municipal Law or any other general or special law relating to ethical conduct and interest in contracts of municipal officers and employees.

§ 23-2. Definitions.

As used in this article, the following terms shall have the [illegible]

INTEREST[1] — A direct or indirect pecuniary or material benefit accruing to a municipal officer or employee as the result of a contract with the municipality which such officer or employee serves. For the purposes of this chapter, a municipal officer or employee shall be deemed to have an interest in the contract of.

1 Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)

A. His spouse, minor children and dependents, except a contract of employment with the municipality which such officer or employee serves.

B. A firm, partnership or association of which such officer or employee is a partner or employee.

C. A corporation of which such officer or employee is an officer, director or employee.

D. A corporation, any stock of which is owned or controlled directly or indirectly by such officer or employee.

MUNICIPAL OFFICER or EMPLOYEE— An officer or employee of the City of Amsterdam whether paid or unpaid, including members of any administrative board, commission or other agency thereof. No person shall be deemed to be a municipal officer or employee solely by reason of being a volunteer fireman or civil defense volunteer, except a Chief Engineer or Assistant Chief Engineer.

§ 23-3. Standards of conduct.

Every officer or employee of the City of Amsterdam shall be subject to and abide by the following standards of conduct:

A. Gifts. He shall not, directly or indirectly, solicit any gift or accept or receive any gift having a value of $75 or more, whether in form of money, services, loan, travel, entertainment, hospitality, thing or promise or any other form under circumstances in which it could reasonably be inferred that the gift was intended to influence him in the performance of his official duties or was included as a reward for any official action on his part.[2]

B. Confidential information. He shall not disclose confidential information acquired by him in the course of his official duties or use such information to further his personal interest.

C. Representation before one's own agency. He shall not receive or enter into any agreement, express or implied, for compensation for services to be rendered in relation to any matter before any municipal agency of which he is an officer, member or employee, or of any municipal agency over which he has jurisdiction or to which he has the power to appoint any member, officer or employee.

D. Representation before any agency for a contingent fee. He shall not receive or enter into any agreement, express or implied, for compensation for services to be rendered in relation to any matter before any agency of his municipality, whereby his compensation is to be dependent or contingent upon any action by such agency with respect to such matter, provided that this subsection shall not prohibit the fixing at any time of fees based upon the reasonable value of the services rendered.

E. Disclosure of interest in legislation. To the extent that he knows thereof, a member of the Common Council and any officer or employee of the City of Amsterdam, whether paid or unpaid, who participates in the discussion, or gives official opinion to the Common Council on any legislation before the Common Council, shall publicly disclose on the

2. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

E2

official record the nature and extent of any direct or indirect financial or other private interest he has in such legislation.

F. Investment in conflict with official duties. He shall not invest or hold an investment directly or indirectly in any financial, business, commercial or other private transaction which creates a conflict with his official duties.

G. Private employment. He shall not engage in, solicit, negotiate for or promise to accept private employment or render services for private interests when such employment or service creates a conflict with or impairs the proper discharge of his official duties.

H. Future employment. He shall not, after the termination of service or employment with such municipality, appear before any board or agency of the City of Amsterdam in relation to any case, proceeding or application in which he personally participated during the period of his service or employment or which was under his active consideration.

§ 23-4. Exemption for certain filings.

Nothing herein shall be deemed to bar or prevent the timely filing by a present or former municipal officer or employee of any claim, account, demand or suit against the City of Amsterdam, or any agency thereof on behalf of himself or any member of his family arising out of any personal injury or property damage or for any lawful benefit authorized or permitted by law.

§ 23-5. Distribution of Code of Ethics.[1]

The Mayor of the City of Amsterdam shall cause a copy of this Code of Ethics to be distributed to every officer and employee of the City of Amsterdam within 60 days after the effective date of this article. Each officer and employee elected or appointed thereafter shall be furnished a copy before entering upon the duties of his office or employment. Failure to distribute any such copy or failure of any officer or employee to receive such copy shall have no effect on the duty of compliance with such code, nor the enforcement provisions thereof.

§ 23-6. Penalties for offenses.

In addition to any penalty contained in any other provision of law, any person who shall knowingly and intentionally violate any of the provisions of this code may be fined, suspended or removed from office or employment, as the case may be, in the manner provided by law.

[1]. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

ARTICLE II
Board of Ethics
[Adopted 8-4-1970]

§ 23-7. Board of Ethics established; membership.

There is hereby established a Board of Ethics consisting of five members to be appointed by the Mayor and who shall serve without compensation and at the pleasure of the Mayor. A majority of such members shall be persons other than officers or employees of the City of Amsterdam, New York, but shall include the Corporation Counsel of the City of Amsterdam and, whenever possible, one Common Council member of the minority party in office in the City of Amsterdam.

§ 23-8. Powers and duties.

The Board of Ethics shall have the powers and duties prescribed by Article 18 of the General Municipal Law and shall render advisory opinions to the officers and employees of the City of Amsterdam with respect to Article 18 of the General Municipal Law and any Code of Ethics adopted pursuant to such article, under such rules and regulations as the Board may prescribe. In addition, the Board may make recommendations with respect to any amendments to the Code of Ethics upon request of the Common Council

AMSTERDAM INDUSTRIAL DEVELOPMENT AGENCY
NARRATIVE ON INTERNAL CONTROL
JUNE 30, 2015

Disbursements:

Sandy Yutes, the Executive Secretary, opens the bills. If there are bills that reoccur, she cuts the check and holds until the board meeting. If the board meeting is late, the check sometimes will be sent out ahead of time, such as checks for contractual services.

The non-reoccurring bills are given to Jody Zakrevsky, the Executive Director, or Pat Baia, Chairman of the Board of Directors, to verify the correctness of the bill. Once verified, Sandy will cut the check. The check is held until the board meeting if possible. The Board of Directors will review both the bill and check for correctness. If the check is sent out ahead of time, the board will approve post check signing.

Two (2) signatures are required on each check. These two signatures come from the Board of Directors, who are the only individuals authorized to sign the checks. Sandy and Jody do not have the authorization to sign any checks. After the board members review the bill and check for correctness, Sandy Sends the checks out.

Revenues:

Sandy opens and makes copies of each check that comes in. She will post this in a binder. Sandy prepares checking account deposit. The Executive Director will audit the deposit prior to the deposit being sent off to the bank. Once approved, the Executive Director will sign off or initial the deposit slips after the money have been deposited.

The revenues and disbursements are recorded manually using a one-write system. These records are given to Tracy Freemantle, CPA who is the external accountant. She reviews and compiles the information given into QuickBooks and generates the financial reports. In addition, Tracy Freemantle reconciled the bank accounts for the Agency. These reports are given back to the Agency to be reviewed by the Board of Directors to check for unusual items, and make sure that all controls in place are properly implemented.

Audit Committee – Michael LaCoppola, Michael Rossi, CPA & Pat Baia (Board Members)