

Annual Report for The Catskill Local Development Corporation
 Fiscal Year Ending:12/31/2013

Run Date: 02/19/2015
 Status: CERTIFIED

Governance Information (Authority-Related)

Question	Response	URL (if applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	http://www.welcometocatskill.com/ldc
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	http://www.welcometocatskill.com/ldc
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?	No	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	http://www.welcometocatskill.com/ldc
6. Are any Authority staff also employed by another government agency?	No	
7. Has the Authority posted their mission statement to their website?	Yes	http://www.welcometocatskill.com/ldc
8. Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
9. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL.		http://www.welcometocatskill.com/ldc

Governance Information (Board-Related)

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

Board of Directors Listing

Name	Chewens, James	Name	Seeley, Vincent
Chair of Board	No	Chair of Board	No
If yes, Chair designated By.		If yes, Chair designated By.	
Term Start Date	01/01/2014	Term Start Date	01/01/2010
Term Expiration Date	12/31/2014	Term Expiration Date	12/31/2014
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	Yes	Does the Board member/designee also hold an elected or appointed municipal government position?	Yes

<u>Board of Directors Listing</u>			
Name	Talbot, Hudson	Name	Gagliardy, Tina
Chair of Board	No	Chair of Board	No
If yes, Chair designated By.		If yes, Chair designated By.	
Term Start Date	01/01/2013	Term Start Date	12/10/2012
Term Expiration Date	12/31/2014	Term Expiration Date	12/31/2014
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	No
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	No
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Cotten, Forest
Chair of Board	Yes
If yes, Chair designated By.	Elected by Board
Term Start Date	01/01/2010
Term Expiration Date	12/31/2014
Title	
Has the Board member appointed a designee?	
Designee Name	
Ex-officio	No
Nominated By	Local
Appointed By	Local
Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No

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Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Barga- ining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individua l	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensa tion/Allo wances/Ad justments	Total Compens -ation	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by a State or local government
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This authority has indicated that it has no staff during the reporting period.

Benefit Information

During the fiscal year, did the Authority continue to pay for any of the above mentioned benefits for No

Board Members

Name	Title	Severance Package	Payment for Unused Leave	Club Member- ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transpo- rtation	Housing Allow- ance	Spousal / Dependent Life Insurance	Tuition Assist- ance	Multi- Year Employ- ment	None of These Benefits	Other
Talbot, Hudson	Board of Directors												X	
Chewens, James	Board of Directors												X	
Gagliardy, Tina	Board of Directors												X	
Cotten, Forest	Board of Directors												X	
Seeley, Vincent	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment for Unused Leave	Club Member- ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transpo- rtation	Housing Allow- ance	Spousal / Dependent Life Insurance	Tuition Assist- ance	Multi- Year Employ- ment	None of These Benefits	Other
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No Data has been entered by the Authority for this section in PARIS

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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 Aut No

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

Name of Subsidiary/Component Unit	Establishment Date	Entity Purpose
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Subsidiary/Component Unit Termination

Name of Subsidiary/Component Unit	Termination Date	Termination Reason	Proof of Termination
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No Data has been entered by the Authority for this section in PARIS

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

<u>Assets</u>	
Current Assets	
Cash and cash equivalents	\$36,113
Investments	\$0
Receivables, net	\$25,230
Other assets	\$0
Total Current Assets	\$61,343
Noncurrent Assets	
Restricted cash and investments	\$0
Long-term receivables, net	\$122,737
Other assets	\$0
Capital Assets	
Land and other nondepreciable property	\$0
Buildings and equipment	\$0
Infrastructure	\$0
Accumulated depreciation	\$0
Net Capital Assets	\$0
Total Noncurrent Assets	\$122,737
Total Assets	\$184,080

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities

Current Liabilities

Accounts payable	\$0
Pension contribution payable	\$0
Other post-employment benefits	\$0
Accrued liabilities	\$0
Deferred revenues	\$0
Bonds and notes payable	\$0
Other long-term obligations due within one year	\$0
Total Current Liabilities	\$0

Noncurrent Liabilities

Pension contribution payable	\$0
Other post-employment benefits	\$0
Bonds and notes payable	\$0
Long Term Leases	\$0
Other long-term obligations	\$2,426
Total Noncurrent Liabilities	\$2,426

Total Liabilities	\$2,426
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Net Asset (Deficit)

Net Asset

Invested in capital assets, net of related debt	\$0
Restricted	\$0
Unrestricted	\$181,654
Total Net Assets	\$181,654

Summary Financial InformationSUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGE IN NET ASSETSOperating Revenues

Charges for services	\$0
Rental & financing income	\$3,127
Other operating revenues	\$0
Total Operating Revenue	\$3,127

Operating Expenses

Salaries and wages	\$0
Other employee benefits	\$0
Professional services contracts	\$15,008
Supplies and materials	\$0
Depreciation & amortization	\$0
Other operating expenses	\$2,402
Total Operating Expenses	\$17,410

Operating Income (Loss)	(\$14,283)
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Nonoperating Revenues

Investment earnings	\$0
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$0
Total Nonoperating Revenue	\$0

Summary Financial InformationSUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGE IN NET ASSETSNonoperating Expenses

Interest and other financing charges	\$0
Subsidies to other public authorities	\$0
Grants and donations	\$11,185
Other nonoperating expenses	\$0
Total Nonoperating Expenses	\$11,185
Income (Loss) Before Contributions	(\$25,468)
Capital Contributions	\$0
Change in net assets	(\$25,468)
Net assets (deficit) beginning of year	\$207,122
Other net assets changes	\$0
Net assets (deficit) at end of year	\$181,654

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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 List by Type of Debt and Program

No Data has been entered by the Authority for this section in PARIS

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 Supported					
State Contingent Obligation					
State Moral Obligation					
Other State Funded					
Authority Obligation					
General Obligation					
Revenue					
Other Non-State Funded					
Conduit					
Conduit Debt					
Conduit Debt - Pilot Increment Financing					

Real Property Acquisition/Disposal List

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

Personal Property

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

Property Documents

Question	Response	URL (if applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	http://welcometocatskill.com/ldc/default.asp
2. Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	http://welcometocatskill.com/ldc/default.asp
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	

Grant Information

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

Loan Information

1. Source of Loan Funds: Municipal
 Name of Loan Recipient: Amanda Passaretti
 Address Line1: 806 Rt 23A
 Address Line2:
 City: CATSKILL
 State: NY
 Zip - Plus4: 12414
 Province/Region:
 Country: USA
 Original Amount of Loan: \$25,000
 Date Loan Awarded: 12/16/2008
 Interest Rate(%): 3
 Length of Loan(# of years
 to repay): 10
 Amount of Loan Prinicipal Repaid
 to Date: \$2,836.11
 Purpose of Loan: Business Expansion/Startup

Was the Loan expected to result
 in new jobs being created? No
If yes, how many jobs were planned
 to be created?
If yes, how many jobs have been
 created to date?
Have the terms of the loan been
 completed? No

2. Source of Loan Funds: Municipal
 Name of Loan Recipient: Amanda Passaretti
 Address Line1: 806 Rt 23A
 Address Line2:
 City: CATSKILL
 State: NY
 Zip - Plus4: 12414
 Province/Region:
 Country: USA
 Original Amount of Loan: \$25,000
 Date Loan Awarded: 08/08/2007
 Interest Rate(%): 3
 Length of Loan(# of years
 to repay): 10
 Amount of Loan Prinicipal Repaid
 to Date: \$6,954.41
 Purpose of Loan: Business Expansion/Startup

Was the Loan expected to result
 in new jobs being created? Yes
If yes, how many jobs were planned
 to be created? 1
If yes, how many jobs have been
 created to date? 0
Have the terms of the loan been
 completed? No

Loan Information

3. Source of Loan Funds: Municipal
Name of Loan Recipient: Brian Kozloski
Address Line1: 46 South Jefferson Ave
Address Line2:
City: CATSKILL
State: NY
Zip - Plus4: 12414
Province/Region:
Country: USA
Original Amount of Loan: \$15,000
Date Loan Awarded: 12/16/2008
Interest Rate(%): 3
Length of Loan(# of years
to repay): 10
Amount of Loan Prinicipal Repaid
to Date: \$6,485.16
Purpose of Loan: Business Expansion/Startup

Was the Loan expected to result
in new jobs being created? No
If yes, how many jobs were planned
to be created?
If yes, how many jobs have been
created to date?
Have the terms of the loan been
completed? No

4. Source of Loan Funds: Municipal
Name of Loan Recipient: Cone-E-Island Inc. Craig Remaley
Address Line1: 8 West Bridge St
Address Line2:
City: CATSKILL
State: NY
Zip - Plus4: 12414
Province/Region:
Country: USA
Original Amount of Loan: \$25,000
Date Loan Awarded: 06/15/2007
Interest Rate(%): 3
Length of Loan(# of years
to repay): 10
Amount of Loan Prinicipal Repaid
to Date: \$6,670.65
Purpose of Loan: Business Expansion/Startup

Was the Loan expected to result
in new jobs being created? Yes
If yes, how many jobs were planned
to be created? 1
If yes, how many jobs have been
created to date? 0
Have the terms of the loan been
completed? No

Loan Information

5. Source of Loan Funds: Municipal
 Name of Loan Recipient: John Vierheller
 Address Line1: 388 Roosevelt Ave.
 Address Line2:
 City: CAIRO
 State: NY
 Zip - Plus4: 12413
 Province/Region:
 Country: USA
 Original Amount of Loan: \$25,000
 Date Loan Awarded: 06/15/2007
 Interest Rate(%): 3
 Length of Loan(# of years
 to repay): 10
 Amount of Loan Prinicipal Repaid
 to Date: \$25,000.00
 Purpose of Loan: Business Expansion/Startup

Was the Loan expected to result
 in new jobs being created? Yes
If yes, how many jobs were planned
 to be created? 3
If yes, how many jobs have been
 created to date? 0
Have the terms of the loan been
 completed? No

6. Source of Loan Funds: Municipal
 Name of Loan Recipient: Kelli Beers
 Address Line1: 395 Main St.
 Address Line2:
 City: CATSKILL
 State: NY
 Zip - Plus4: 12414
 Province/Region:
 Country: USA
 Original Amount of Loan: \$10,500
 Date Loan Awarded: 12/28/2012
 Interest Rate(%): 3
 Length of Loan(# of years
 to repay): 10
 Amount of Loan Prinicipal Repaid
 to Date: \$993.39
 Purpose of Loan: Business Expansion/Startup

Was the Loan expected to result
 in new jobs being created? No
If yes, how many jobs were planned
 to be created?
If yes, how many jobs have been
 created to date?
Have the terms of the loan been
 completed? No

Loan Information

7. Source of Loan Funds: Municipal
 Name of Loan Recipient: MOD Gourmet Cafe Dana Wegener
 Address Line1: 163 Grandview Ave
 Address Line2:
 City: CATSKILL
 State: NY
 Zip - Plus4: 12414
 Province/Region:
 Country: USA
 Original Amount of Loan: \$47,000
 Date Loan Awarded: 04/08/2008
 Interest Rate(%): 3
 Length of Loan(# of years
 to repay): 10
 Amount of Loan Prinicipal Repaid
 to Date: \$13,489.08
 Purpose of Loan: Equipment and Fixed Asset Acquisition

Was the Loan expected to result
 in new jobs being created? No
If yes, how many jobs were planned
 to be created?
If yes, how many jobs have been
 created to date?
Have the terms of the loan been
 completed? No

8. Source of Loan Funds: Municipal
 Name of Loan Recipient: Mountain T Shirts Craig Remaley
 Address Line1: 8 West Bridge St.
 Address Line2:
 City: CATSKILL
 State: NY
 Zip - Plus4: 12414
 Province/Region:
 Country: USA
 Original Amount of Loan: \$25,000
 Date Loan Awarded: 12/08/2007
 Interest Rate(%): 3
 Length of Loan(# of years
 to repay): 10
 Amount of Loan Prinicipal Repaid
 to Date: \$1,458.94
 Purpose of Loan: Equipment and Fixed Asset Acquisition

Was the Loan expected to result
 in new jobs being created? No
If yes, how many jobs were planned
 to be created?
If yes, how many jobs have been
 created to date?
Have the terms of the loan been
 completed? No

Loan Information

9. Source of Loan Funds: Municipal
Name of Loan Recipient: Panini Cafe & Pizzeria Inc.
Address Line1: 26 West Bridge St.
Address Line2:
City: CATSKILL
State: NY
Zip - Plus4: 12414
Province/Region:
Country: USA
Original Amount of Loan: \$75,000
Date Loan Awarded: 12/18/2007
Interest Rate(%): 3
Length of Loan(# of years
to repay): 10
Amount of Loan Prinicipal Repaid
to Date: \$5,422.26
Purpose of Loan: Business Expansion/Startup

Was the Loan expected to result
in new jobs being created? Yes
If yes, how many jobs were planned
to be created? 2
If yes, how many jobs have been
created to date? 0
Have the terms of the loan been
completed? No

10. Source of Loan Funds: Municipal
Name of Loan Recipient: Rip Van Winkle Service Station Inc.
Address Line1: 96 West Bridge St.
Address Line2:
City: CATSKILL
State: NY
Zip - Plus4: 12414
Province/Region:
Country: USA
Original Amount of Loan: \$50,000
Date Loan Awarded: 08/02/2007
Interest Rate(%): 3
Length of Loan(# of years
to repay): 10
Amount of Loan Prinicipal Repaid
to Date: \$144.23
Purpose of Loan: Business Expansion/Startup

Was the Loan expected to result
in new jobs being created? Yes
If yes, how many jobs were planned
to be created? 2
If yes, how many jobs have been
created to date? 0
Have the terms of the loan been
completed? No

Loan Information

11. Source of Loan Funds: Municipal
 Name of Loan Recipient: Suntime Tanning Center Inc
 Address Line1: 207 West Bridge St
 Address Line2:
 City: CATSKILL
 State: NY
 Zip - Plus4: 12414
 Province/Region:
 Country: USA
 Original Amount of Loan: \$18,000
 Date Loan Awarded: 11/27/2013
 Interest Rate(%): 3
 Length of Loan(# of years
 to repay): 10
 Amount of Loan Prinicipal Repaid
 to Date: \$0.00
 Purpose of Loan: Business Expansion/Startup

Was the Loan expected to result
 in new jobs being created? No
If yes, how many jobs were planned
 to be created?
 If yes, how many jobs have been
 created to date?
Have the terms of the loan been
 completed? No

12. Source of Loan Funds: Municipal
 Name of Loan Recipient: Suntime Tanning Center Inc.
 Address Line1: 207 West Bridge St
 Address Line2:
 City: CATSKILL
 State: NY
 Zip - Plus4: 12414
 Province/Region:
 Country: USA
 Original Amount of Loan: \$25,000
 Date Loan Awarded: 06/03/2009
 Interest Rate(%): 3
 Length of Loan(# of years
 to repay): 10
 Amount of Loan Prinicipal Repaid
 to Date: \$10,183.00
 Purpose of Loan: Business Expansion/Startup

Was the Loan expected to result
 in new jobs being created? No
If yes, how many jobs were planned
 to be created?
 If yes, how many jobs have been
 created to date?
Have the terms of the loan been
 completed? No

Loan Information

13. Source of Loan Funds: Municipal
 Name of Loan Recipient: The Paisley Pig Tina Gagliardy
 Address Line1: 393 Main St
 Address Line2:
 City: CATSKILL
 State: NY
 Zip - Plus4: 12414
 Province/Region:
 Country: USA
 Original Amount of Loan: \$15,000
 Date Loan Awarded: 06/25/2010
 Interest Rate(%): 3
 Length of Loan(# of years
 to repay): 10
 Amount of Loan Prinicipal Repaid
 to Date: \$5,295.16
 Purpose of Loan: Business Expansion/Startup

Was the Loan expected to result
 in new jobs being created? Yes
If yes, how many jobs were planned
 to be created? 1
If yes, how many jobs have been
 created to date? 1
Have the terms of the loan been
 completed? No

14. Source of Loan Funds: Municipal
 Name of Loan Recipient: West Side Salon Tracey Darling
 Address Line1: 28 West Bridge St
 Address Line2:
 City: CATSKILL
 State: NY
 Zip - Plus4: 12414
 Province/Region:
 Country: USA
 Original Amount of Loan: \$10,000
 Date Loan Awarded: 06/15/2007
 Interest Rate(%): 3
 Length of Loan(# of years
 to repay): 10
 Amount of Loan Prinicipal Repaid
 to Date: \$4,382.48
 Purpose of Loan: Business Expansion/Startup

Was the Loan expected to result
 in new jobs being created? No
If yes, how many jobs were planned
 to be created?
If yes, how many jobs have been
 created to date?
Have the terms of the loan been
 completed? No

Bond Information

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

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Additional Comments: