

*CITY OF SCHENECTADY*  
*INDUSTRIAL DEVELOPMENT AGENCY*

*FINANCIAL STATEMENTS*

*DECEMBER 31, 2024*

**CITY OF SCHENECTADY**  
**INDUSTRIAL DEVELOPMENT AGENCY**  
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*DECEMBER 31, 2024*

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**INDEPENDENT AUDITOR'S REPORT**

Board of Directors  
City of Schenectady Industrial Development Agency

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

***Opinions***

We have audited the accompanying financial statements of the business-type activities of the City of Schenectady Industrial Development Agency ("the Agency") as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the City of Schenectady Industrial Development Agency's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the City of Schenectady Industrial Development Agency, as of December 31, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

***Basis for Opinions***

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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Schenectady Industrial Development Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

***Emphasis of Matter***

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not 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. Our opinions on the basic financial statements are not affected by this missing information.

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

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

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

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

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

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

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

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

***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Schenectady Industrial Development Agency’s basic financial statements. The accompanying supplementary information on page 10 is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated February 21, 2025, on our consideration of the City of Schenectady Industrial Development 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 solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City of Schenectady Industrial Development Agency’s internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Schenectady Industrial Development Agency’s internal control over financial reporting and compliance.



**CUSACK & COMPANY, CPA’S LLC**

Latham, New York  
February 21, 2025

**CITY OF SCHENECTADY**  
**INDUSTRIAL DEVELOPMENT AGENCY**  
*STATEMENT OF NET POSITION*  
*DECEMBER 31, 2024*

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**ASSETS**

Current Assets:	
Cash and Equivalents	\$ 773,418
Prepaid Expenses	<u>284</u>
Total Current Assets	<u>773,702</u>
Non-Current Assets:	
Property Held for Development	30,966
Notes Receivable	<u>204,000</u>
Total Non-Current Assets	<u>234,966</u>
Total Assets	<u>\$ 1,008,668</u>

**LIABILITIES AND NET POSITION**

Current Liabilities:	
Accounts Payable and Accrued Expenses	\$ 3,600
Unearned Revenue	<u>2,414</u>
Total Liabilities	6,014
Net Position:	
Unrestricted	<u>1,002,654</u>
Total Liabilities and Net Position	<u>\$ 1,008,668</u>

**CITY OF SCHENECTADY**  
**INDUSTRIAL DEVELOPMENT AGENCY**  
*STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION*  
*FOR THE YEAR ENDED DECEMBER 31, 2024*

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Revenues:	
Application Fees	\$ 3,500
Interest Income	24,444
Sale of Real Property	224,095
Other Income	<u>2,420</u>
Total Revenues	<u>254,459</u>
Program Expenses:	
Project Expenses	109,058
Professional Fees	21,411
Other Expense	<u>21,767</u>
Total Expenses	<u>152,236</u>
Change in Net Position	102,223
Net Position, Beginning of Year	<u>900,431</u>
Net Position, End of Year	<u>\$ 1,002,654</u>

*CITY OF SCHENECTADY*  
*INDUSTRIAL DEVELOPMENT AGENCY*  
*STATEMENT OF CASH FLOWS*  
*FOR THE YEAR ENDED DECEMBER 31, 2024*

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Cash Flows Provided By (Used In) Operating Activities:	
Receipts from Customers	\$ 5,000
Sale of Real Property	224,095
Interest Income	24,444
Payments for Project Expenses	(109,058)
Payments to Vendors	<u>(41,409)</u>
 Cash Provided By Operating Activities	 <u>103,072</u>
Cash Flows Provided By Investing Activities:	
Payments on Notes Receivable	<u>4,000</u>
 Change in Cash and Equivalents	 107,072
 Cash and Equivalents, Beginning of Year	 <u>666,346</u>
 Cash and Equivalents, End of Year	 <u>\$ 773,418</u>
Reconciliation of Change in Net Position to Net Cash Provided By Operating Activities:	
 Change in Net Position	 \$ 102,223
Adjustments to Reconcile Change in Net Position to Net Cash Provided By Operating Activities:	
Change in Operating Assets and Liabilities	
Accounts Receivable	1,500
Prepaid Expenses	(31)
Accounts Payable and Accrued Expenses	1,800
Unearned Revenue	<u>(2,420)</u>
Cash Provided By Operating Activities	<u>\$ 103,072</u>



**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

*Organization and Purpose*

The City of Schenectady Industrial Development Agency (the Agency) was created during 1977 by the City Council of the City of Schenectady (the “City”), under the provisions of Chapter 783, Section 856.1-a of General Municipal Laws of New York State for the purpose of encouraging economic growth in the City. The Agency, although established by the City Council of the City, is a separate entity, operates independently and is not a component unit of the City.

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

A summary of the significant accounting policies applied in the accompanying financial statements follows.

*Accounting Method*

The Agency is classified as an “enterprise fund”, as defined by the Government Accounting Standards Board (GASB), and, as such, the financial statements are prepared using the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (GAAP). GASB is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

In accordance with GAAP, revenues are recognized in the period in which they are earned and expenses are recognized in the period in which they are incurred.

*Estimates*

In preparing financial statements in accordance with GAAP, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

*Cash and Equivalents*

The Agency’s investment policy and statutes authorize the Agency to maintain deposits with FDIC-insured commercial banks located within the state. The Agency is authorized to use demand accounts, money market accounts and certificates of deposit. Collateral is required for all deposits not covered by federal deposit insurance. As of December 31, 2024, all of the Agency’s deposits were fully insured or collateralized.

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

*Prepaid Expenses*

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid expenses.

*Unearned Revenues*

Unearned revenue arises when resources are received before the Agency has a legal claim to them. In subsequent periods, or when the Agency has legal claim to the resources, the liability is removed and revenue is recognized.

*Property Held for Development*

Property held for development is reported at the lower of cost or expected realizable value. All property held for development by the Agency are nondepreciable assets. Expenditures for acquisitions, renewals, and betterments are capitalized, whereas maintenance and repair costs are expensed as incurred. When property held for development is retired or disposed of, the appropriate accounts are relieved of costs and any resultant gain or loss is credited to operations.

The Agency evaluated prominent events or changes in circumstances affecting property held for development to determine if impairment of property held for development has occurred. There were no impaired property held for development at December 31, 2024.

*Industrial Development Revenue Bond and Note Transactions*

Certain industrial development revenue bonds and notes issued by the Agency are secured by property which is leased to companies and is retired by these payments. The bonds and notes are not obligations of the Agency, the City, or New York State. The Agency does not record the assets or liabilities resulting from completed bonds and notes issued in its accounts since its primary function is to arrange the financing between the borrowing companies and the bond note holders, and funds arising therefrom are controlled by trustees or banks acting as fiscal agents. For providing this service, the Agency receives bond administration fees from the borrowing companies. Such administrative fee income is recognized immediately upon issuance of the bonds and notes.

Industrial development revenue bonds issued and outstanding at December 31, 2024 were \$3,385,000.

*Tax Status*

The Agency is exempt from federal, state and local income taxes.

**CITY OF SCHENECTADY**  
**INDUSTRIAL DEVELOPMENT AGENCY**  
*NOTES TO FINANCIAL STATEMENTS (CONTINUED)*  
*DECEMBER 31, 2024*

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**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

*Subsequent Events*

In preparing the financial statements and notes thereto, the Agency considered subsequent events or transactions as to any potential material impact on operations or financial position occurring through February 21, 2025, the date the financial statements were available to be issued. No such events or transactions were identified.

**2. PROPERTY HELD FOR DEVELOPMENT**

Property held for development consists of the following:

Land - 451 Duane Avenue	\$ 7,956
Land - 223 Liberty Street	<u>23,010</u>
	<u>\$ 30,966</u>

Property held for development is evaluated for impairment on an annual basis.

**3. NOTES RECEIVABLE**

During 2013, the Agency made a \$200,000 thirty year loan bearing interest at 1% to the Development of Broadway, LLC. Interest and principal are due in full in June 1, 2043.

During 2016, the Agency sold land for \$40,000 payable in interest free annual installments of \$4,000.

The balance due on these notes at December 31, 2024 was \$204,000.

**4. ADMINISTRATIVE SERVICE AGREEMENT**

Effective in 2012, the Agency entered into an administrative service agreement with the Schenectady Metroplex Development Authority (the "Authority"), an unrelated party. In accordance with the agreement, the Authority provides general administrative functions and other requested services. The terms of the agreement require the Agency to pay 30% of the administrative fees collected at closing of projects. The Agency accrued no management fees for the year ended December 31, 2024.

**SUPPLEMENTARY INFORMATION**

*CITY OF SCHENECTADY*  
**INDUSTRIAL DEVELOPMENT AGENCY**  
*SCHEDULE OF INDEBTEDNESS*  
*FOR THE YEAR ENDED DECEMBER 31, 2024*

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<u>Project Description</u>	<u>Original Issue Date</u>	<u>Current Interest Rate</u>	<u>Outstanding January 1, 2024</u>	<u>Issued During 2024</u>	<u>Principal Payments 2024</u>	<u>Outstanding December 31, 2024</u>	<u>Final Maturity Date</u>
Union Graduate College	01/2008	2.30%	\$ 3,585,000	\$ -	\$ 200,000	\$ 3,385,000	09/2037

**ADDITIONAL REPORT REQUIRED BY  
*GOVERNMENT AUDITING STANDARDS***

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**INDEPENDENT AUDITOR’S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF  
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE  
WITH *GOVERNMENT AUDITING STANDARDS***

Board of Directors  
City of Schenectady 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 business-type activities of the City of Schenectady Industrial Development Agency (the Agency), as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the City of Schenectady Industrial Development Agency’s basic financial statements, and have issued our report thereon dated February 21, 2025.

**Report on Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the City of Schenectady Industrial Development Agency’s internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Schenectady Industrial Development Agency’s internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Schenectady Industrial Development 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 or significant deficiencies may exist that were not identified.

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

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

### **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.



**CUSACK & COMPANY, CPA'S LLC**

Latham, New York  
February 21, 2025