

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?	No	
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	No	
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2800(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	No	
6. Are any Authority staff also employed by another government agency?	Yes	City of Yonkers
7. Has the Authority posted their mission statement to their website?		
8. Has the Authority mission statement been revised and adopted during the reporting period?		N/A
9. Attach the Authoritys measurement report, as required by section 2824-a of Public Authorities Law and provide the URL?		N/A

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?		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):		
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		
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	
8. Has the Board adopted a code of ethics for Board members and staff?	No	
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	No	N/A
Time and Attendance	No	N/A
Whistleblower Protection	No	N/A
Defense and Indemnification of Board Members	No	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?		N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?		N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?		
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?		

Board of Directors Listing

Name	Amicone, Philip A	Name	Spano, Michael
Chair of Board	Yes	Chair of Board	No
If yes, Chairman Designated by	By Virtue of Position	If yes, Chairman Designated by	
Term Start Date	01/01/2004	Term Start Date	09/20/1994
Term Expiration Date	Ex-Officio	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Appointed By(Name of Ex-officio Board member)	Yes	Appointed By(Name of Ex-officio Board member)	No
Nominated By	Ex-Officio	Nominated By	Local
Appointed By	Ex-Officio	Appointed By	Local
Confirmed by Senate		Confirmed by Senate	
Has the board member/designee signed the acknowledgement of fuduciary duty?		Has the board member/designee signed the acknowledgement of fuduciary duty?	
Complied with Training requirement of Section 2824 ?	No	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	Yes
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?	No

Board of Directors Listing

Name	McDow, Patricia	Name	Goldman, Jerrold
Chair of Board	No	Chair of Board	No
If yes, Chairman Designated by		If yes, Chairman Designated by	
Term Start Date	01/01/2004	Term Start Date	06/30/2008
Term Expiration Date	Pleasure of Authority	Term Expiration Date	06/30/2011
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Appointed By(Name of Ex-officio Board member)	No	Appointed By(Name of Ex-officio Board member)	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?		Has the board member/designee signed the acknowledgement of fiduciary duty?	
Complied with Training requirement of Section 2824 ?	No	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?	Yes	Does the board member/designee also hold an elected or appointed municipal government Position?	No

Board of Directors Listing

Name	Mascetta, William	Name	Sheerin, William
Chair of Board	No	Chair of Board	No
If yes, Chairman Designated by		If yes, Chairman Designated by	
Term Start Date	06/30/2008	Term Start Date	06/30/2007
Term Expiration Date	06/30/2011	Term Expiration Date	06/30/2013
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Appointed By(Name of Ex-officio Board member)	No	Appointed By(Name of Ex-officio Board member)	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?		Has the board member/designee signed the acknowledgement of fiduciary duty?	
Complied with Training requirement of Section 2824 ?	No	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	Blum, Herbert	Name	Gottschall, Robert
Chair of Board	No	Chair of Board	No
If yes, Chairman Designated by		If yes, Chairman Designated by	
Term Start Date	06/30/2006	Term Start Date	06/30/2007
Term Expiration Date	06/30/2012	Term Expiration Date	06/30/2013
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Appointed By(Name of Ex-officio Board member)	No	Appointed By(Name of Ex-officio Board member)	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 fuduciary duty?		Has the board member/designee signed the acknowledgement of fuduciary duty?	
Complied with Training requirement of Section 2824 ?	No	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	Vacant	Name	Jenkins, Kenneth
Chair of Board	No	Chair of Board	No
If yes, Chairman Designated by		If yes, Chairman Designated by	
Term Start Date		Term Start Date	02/13/2007
Term Expiration Date		Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Appointed By(Name of Ex-officio Board member)		Appointed By(Name of Ex-officio Board member)	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate	No	Confirmed by Senate	
Has the board member/designee signed the acknowledgement of fuduciary duty?		Has the board member/designee signed the acknowledgement of fuduciary duty?	
Complied with Training requirement of Section 2824 ?	No	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?	Yes

Board of Directors Listing

Name	Indelicato, Charlene	Name	Regan, William
Chair of Board	No	Chair of Board	No
If yes, Chairman Designated by		If yes, Chairman Designated by	
Term Start Date	09/20/1994	Term Start Date	01/01/2004
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Ex-Officio
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Appointed By(Name of Ex-officio Board member)	No	Appointed By(Name of Ex-officio Board member)	Yes
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 fuduciary duty?		Has the board member/designee signed the acknowledgement of fuduciary duty?	
Complied with Training requirement of Section 2824 ?	No	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?	Yes	Does the board member/designee also hold an elected or appointed municipal government Position?	Yes

Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/Part Time	Exempt Indicator	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/Allowances/Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the authority	If yes Is payment made by state or local government
Cabriele, Ronald	Assistant Director	Executive				PT	Yes	0.00		0	0			0	Yes	Yes
Kuhnel, Kathleen M	Real Estate Coordinator	Operational				PT	Yes	0.00		0	0			0	Yes	Yes
Pinto, James	Executive Director	Executive				PT	Yes	0.00		0	8,400			0	Yes	Yes
Smith, Victoria	Secretary to the Director	Operational				PT	Yes	0.00		0	0			0	Yes	Yes

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 Membership	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of These Benefits	Other
Amicone, Philip A	Board of Directors												X	
McDow, Patricia	Board of Directors												X	
Regan, William	Board of Directors												X	
Indelicato, Charlene	Board of Directors												X	
Jenkins, Kenneth	Board of Directors												X	
Spano, Michael	Board of Directors												X	
Gottschall, Robert	Board of Directors												X	
Blum, Herbert	Board of Directors												X	
Sheerin, William	Board of Directors												X	
Mascetta, William	Board of Directors												X	
Goldman, Jerrold	Board of Directors												X	
Vacant	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment for Unused Leave	Club Membership	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of These Benefits	Other
No Data has been entered by the Authority for this section in PARIS														

Subsidiary/Affiliate Verification

Is the list of subsidiaries, as assembled by the Office of the State Comptroller, correct? Yes
 Are there other affiliates or subsidiaries of the authority that are active, not included in the PARIS reports submitted by this authority? No

Name of Subsidiary/Affiliate	Status	Requested Changes
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Subsidiary/Affiliate Creation

Name of Subsidiary/Affiliate	Establishment Date	Entity Purpose
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Subsidiary/Affiliate Termination

Name of Subsidiary/Affiliate	Termination Date	Termination Reason	Proof 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	\$99,493
Investments	\$197,345
Receivables, net	\$1,184,587
Other assets	\$69,568
Total Current Assets	\$1,550,993
Noncurrent Assets	
Restricted cash and investments	\$0
Long-term receivables, net	\$0
Other assets	\$0
Capital Assets	
Land and other nondepreciable property	\$658,484
Buildings and equipment	\$1,706,146
Infrastructure	\$0
Accumulated depreciation	\$604,630
Net Capital Assets	\$1,760,000
Total Noncurrent Assets	\$1,760,000
Total Assets	\$3,310,993

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities

Current Liabilities

Accounts payable	\$49,870
Pension contribution payable	\$0
Other post-employment benefits	\$0
Accrued liabilities	\$123,947
Deferred revenues	\$0
Bonds and notes payable	\$1,086,558
Other long-term obligations due within one year	\$1,127
Total Current Liabilities	\$1,261,502

Noncurrent Liabilities

Pension contribution payable	\$0
Other post-employment benefits	\$0
Bonds and notes payable	\$3,400,430
Long Term Leases	\$0
Other long-term obligations	\$0
Total Noncurrent Liabilities	\$3,400,430

Total Liabilities

\$4,661,932Net Asset (Deficit)

Net Asset

Invested in capital assets, net of related debt	\$0
Restricted	\$0
Unrestricted	(\$1,350,939)
Total Net Assets	(\$1,350,939)

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

Charges for services	\$0
Rental & financing income	\$82,500
Other operating revenues	\$0
Total Operating Revenue	\$82,500

Operating Expenses

Salaries and wages	\$158,606
Other employee benefits	\$47,582
Professional services contracts	\$60,064
Supplies and materials	\$0
Depreciation & amortization	\$0
Other operating expenses	\$0
Total Operating Expenses	\$266,252

Operating Income (Loss) **(\$183,752)**

Nonoperating Revenues

Investment earnings	\$0
State subsidies/grants	\$3,090,111
Federal subsidies/grants	\$374,866
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$220,564
Total Nonoperating Revenue	\$3,685,541

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

Interest and other financing charges	\$48,087
Subsidies to other public authorities	\$0
Grants and donations	\$0
Other nonoperating expenses	\$5,964,709
Total Nonoperating Expenses	\$6,012,796
Income (Loss) Before Contributions	(\$2,511,007)
Capital Contributions	\$0
Change in net assets	(\$2,511,007)
Net assets (deficit) beginning of year	\$1,160,068
Other net assets changes	\$0
Net assets (deficit) at end of year	(\$1,350,939)

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

1. Address Line1: 41-49 Buena Vista Avenue

Address Line2:

City: YONKERS

State: NY

Postal Code: 10701

Plus4:

Province/Region:

Country: USA

Property Description: Commercial Building

Estimated Fair Market Value: \$450,000

How was the Fair Market Appraisal

Value Determined?:

Transaction Type: DISPOSITION SALE

If Other, Explain:

Transaction Date: 06/12/2009

Purchase Sale Price: \$450,000.00

Lease Data (If applicable)

Market Rate(\$/square foot):

Lease Rate(\$/square foot):

Lease Period (months):

Seller/Purchaser/Tenant Data:

Organization: Teutonia Buena Vista LLC

Last Name:

First Name:

Address Line1: 92 Main Street

Address Line2:

City: YONKERS

State: NY

Postal Code: 10701

Plus4:

Province/Region:

Country: USA

Relation With Board

member/senior authority

management? No

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?	No	
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?	No	
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

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

Bond Information

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

Additional Comments:

This information is being submitted subject to the presentation to and acceptance by the authorities board.