Fiscal Year Ending:12/31/2012

Governance Information (Authority-Related)

Question	Response	URL (if applicable)
 Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL? 	Yes	www.capitalizealbany.com
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	www.capitalizealbany.com
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	www.capitalizealbany.com
6. Are any Authority staff also employed by another government agency?	Yes	City of Albany
7. Has the Authority posted their mission statement to their website?	Yes	www.capitalizealbany.com
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.		www.capitalizealbany.com

Fiscal Year Ending:12/31/2012

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?	No	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):		www.capitalizealbany.com
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		www.capitalizealbany.com
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	www.capitalizealbany.com
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	www.capitalizealbany.com
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	

Annual Report for Capitalize Albany Corporation

Fiscal Year Ending:12/31/2012

Name	Castellana, Michael	Name	Sullivan, R. Mark
Chair of Board	Yes	Chair of Board	No
If yes, Chair designated By.	Elected by Board	If yes, Chair designated By.	
Term Start Date	12/18/2012	Term Start Date	12/28/2011
Term Expiration Date	12/18/2015	Term Expiration Date	12/28/2014
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	Other	Nominated By	Other
Appointed By	Other	Appointed By	Other
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?	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

Annual Report for Capitalize Albany Corporation

Fiscal Year Ending:12/31/2012

Board of Directors Listing			
Name	Linnan, James	Name	Whitehead, Dorsey
Chair of Board	No	Chair of Board	No
If yes, Chair designated By.		If yes, Chair designated By.	
Term Start Date	12/18/2012	Term Start Date	12/14/2010
Term Expiration Date	12/18/2015	Term Expiration Date	12/14/2013
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	Other	Nominated By	Other
Appointed By	Other	Appointed By	Other
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?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Annual Report for Capitalize Albany Corporation

Fiscal Year Ending:12/31/2012

Board of Directors Listing			
Name	Tomson, Anders	Name	Zimpher, Nancy
Chair of Board	No	Chair of Board	No
If yes, Chair designated By.		If yes, Chair designated By.	
Term Start Date	12/28/2011	Term Start Date	12/18/2012
Term Expiration Date	12/28/2014	Term Expiration Date	12/18/2015
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	Other	Nominated By	Other
Appointed By	Other	Appointed By	Other
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?	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

Annual Report for Capitalize Albany Corporation

Fiscal Year Ending:12/31/2012

Beard of Directors Listing Vero, John Rame Pancher, Michael Name Vero, John Ame Pancher, Michael Chair of Board No Chair of Board No If yes, Chair designated By. 12/18/2012 Fern Start Date 12/14/2013 Terns Start Date 12/18/2015 Fern Stort Date 12/14/2013 Title 12/18/2015 Fern Stort Date 12/14/2013 Take Stord member appointed 1/18/2015 Fern Stort Date 12/14/2013 Adeignee? Internove Stort Date 12/14/2013 12/14/2013 Designee Name Internove Stort Date 12/14/2013 12/14/2013 Moninated By Internove Stort Date No 12/14/2013 Stort Date Appointed Stort Date No 12/14/2013 Stort Date Internove Stort Date No 12/14/2013 Date No Stort Date No 12/14/2013 Date No Stort Date No 12/14/2013 Complication Stort Date No Stort Date No				
Chair of BoardNoChair of BoardNoIf yes, Chair designated By.If yes, Chair designated By.If yes, Chair designated By.Tern Start Date12/18/2012Tern Stpiration Date12/14/2013Tern Expiration Date12/18/2015Tern Expiration Date12/14/2013TitleImage: Chair designed By.12/14/2013Image: Chair designed By.Bas the Board member appointed a designee?Image: Chair designee?1/14/2013Designee NameImage: Chair designee?NoImage: Chair designee?Designee NameImage: Chair designee?Image: Chair designee?NoConfirmed Dy Senate?Image: Chair designee?Image: Chair designee?Image: Chair designee?Complied with training requirement of Section 2824?NoImage: Chair designee also hold an elected or appointed State goorDess the Board member/designee also hold an elected or appointed State goorNoImage: Chair designee also hold an elected or appointed municipalDess	Board of Directors Listing			
InterventionInterventionIf yes, Chair designated By.If yes, Chair designated By.Term Start Date12/18/2012Term Stpiration Date12/18/2015Title12/18/2015Has the Board member appointed a designee?12/14/2013Abs the Board member appointed a designee?12/18/2012Designee Name1Ex-officioNoNoEx-officioNoNoConfirmed ByOtherOtherAppointed ByOtherOtherConfirmed by Senate?YesHas the Board member/designee signed the acknowledgement of fiduciary duty?NoSection 2824?Does the Board member/designee also hold an elected or appointed fisch gene section 2824?Does the Board member/designee also hold an elected or appointed fisch gene section 2824Does the Board member/designee also hold an elected or appointed fisch gene also hold an elected or appointed municipalNoNoDoes the Board member/designee also hold an elected or appointed fisch gene also hold an elected or appointed municipalNoNoDoes the Board member/designee also hold an elected or appointed municipalNoNoDoes the Board member/designee also hold an elected or appointed municipalNoNoDoes the Board member/design	Name	Vero, John	Name	Fancher, Michael
Term Start Date12/18/2012Term Start Date12/14/2010Term Expiration Date12/18/2015Term Expiration Date12/14/2013TitleImage: Construction Date12/14/201312/14/2013Has the Board member appointed a designee?Image: Construction Date12/14/2013Designee NameImage: Construction Date12/14/2013Ex-officioNoEx-officioNoNoEx-officioNoEx-officioNoImage: Construction DateNoConfirmed ByOtherNominated ByOtherConfirmed by Senate?Image: Construction DateYesHas the Board member/designee signed the acknowledgement of fiduciary duty?NoComplied with training requirement of Section 28247NoDoes the Board member/designee also hold an elected or appointed State goveNoDoes the Board member/designee also hold an elected or appointed municipalNoDoes the Board member/designee also hold an elected or appointed municipalNo	Chair of Board	No	Chair of Board	No
Term Expiration Date12/18/2015Term Expiration Date12/14/2013Title12/18/2015Title12/14/2013TitleITitleIHas the Board member appointed a designee?IIBeignee NameIIIEx-officioNoEx-officioNoNominated ByOtherMoninated ByOtherAppointed ByOtherConfirmed by Senate?IItas the Board member/designee signed the acknowledgement of fiduciary duty?NoIComplied with training requirement of Section 2824?NoComplied with training requirement of Section 2824?NoDoes the Board member/designee also hold an elected or appointed municipalNoINoSection 2824 and an elected or appointed municipalNo	If yes, Chair designated By.		If yes, Chair designated By.	
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Confirmed by Senate?Confirmed by Senate?Has the Board member/designee signed the acknowledgement of fiduciary duty?YesComplied with training requirement of Section 2824?NoDoes the Board member/designee also hold an elected or appointed State goveNoDoes the Board member/designee also hold an elected or appointed municipalNo	Nominated By	Other	Nominated By	Other
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member/designee also hold an member/designee also hold an elected or appointed municipal elected or appointed municipal	member/designee also hold an	No	member/designee also hold an	No
	member/designee also hold an elected or appointed municipal	No	member/designee also hold an elected or appointed municipal	No

Annual Report for Capitalize Albany Corporation

Fiscal Year Ending:12/31/2012

Board of Directors Listing			
Name	Parente, David	Name	McElroy, Lee
Chair of Board	No	Chair of Board	No
If yes, Chair designated By.		If yes, Chair designated By.	
Term Start Date	12/18/2012	Term Start Date	12/18/2012
Term Expiration Date	12/18/2015	Term Expiration Date	12/18/2015
Title		Title	
Has the Board member appointed		Has the Board member appointed	
a designee?		a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Other	Nominated By	Other
Appointed By	Other	Appointed By	Other
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee	Yes	Has the Board member/designee	Yes
signed the acknowledgement of		signed the acknowledgement of	
fiduciary duty?		fiduciary duty?	
Complied with training	No	Complied with training	No
requirement of		requirement of	
Section 2824?		Section 2824?	
Does the Board	No	Does the Board	No
member/designee also hold an		member/designee also hold an	
elected or appointed State gove		elected or appointed State gove	
Does the Board	No	Does the Board	No
member/designee also hold an		member/designee also hold an	
elected or appointed municipal		elected or appointed municipal	
government position?		government position?	

Annual Report for Capitalize Albany Corporation

Fiscal Year Ending:12/31/2012

Name	Vennard, Michele	Name	Harris, John
Chair of Board	No	Chair of Board	No
If yes, Chair designated By.		If yes, Chair designated By.	
Term Start Date	12/28/2011	Term Start Date	12/14/2010
Term Expiration Date	12/28/2014	Term Expiration Date	12/14/2013
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	Other	Nominated By	Other
Appointed By	Other	Appointed By	Other
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?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Annual Report for Capitalize Albany Corporation

Fiscal Year Ending:12/31/2012

Board of Directors Lifeting Curley, Robert Rame Sperry, Jeffrey Name Curley, Robert Rame Sperry, Jeffrey Chair of Board No If yes, Chair designated By. Jerry, Sperry, Jeffrey If yes, Chair designated By. If yes, Chair designated By. Jerry, Jeffrey Term Start Date 12/18/2011 Term Start Date Jelf/8/2012 Term Start Date 12/18/2014 Term Start Date Jelf/8/2013 Term Start Date 12/18/2014 Term Start Date Jelf/8/2013 Term Start Date 12/18/2014 Term Start Date Jelf/8/2013 Term Start Date Jelf/8/2014 Term Start Date Jelf/8/2013 Term Start Date Jelf Second member appointed Jelf/8/2013 Besignee Name Mo Second member daspointed Second member daspointed Second member daspointed Adsignee Name Mo Second member daspointed No Second member daspointed Second member/dasignee Ocher Second member/dasignee No Second member/dasignee Second member/dasignee <				
Chair of BoardNoChair of BoardNoIf yes, Chair designated By.If yes, Chair designated By.XoTern Start Date12/28/2011Tern Start Date12/18/2012Tern Expiration Date12/28/2014Tern Expiration Date12/18/2015TitleImage: Chair designee Age1/18/2015Image: Chair designee AgeHas the Board member appointed a designee?Image: Chair designee?Image: Chair designee?Designee NameImage: Chair designee?NoImage: Chair designee?Confirmed DyImage: Chair designee?NoImage: Chair designee?Confirmed DyImage: Chair designee?Image: Chair designee?Complied with training requirement of Section 2824?YesImage: Chair designee?Des the Board member/designee also hold an elected or appointed fited or appointed fited geveNoDes the Board member/designee also hold	Board of Directors Listing			
International and the set of	Name	Curley, Robert	Name	Sperry, Jeffrey
Term Start Date12/28/2011Term Start Date12/18/2012Term Expiration Date12/28/2014Term Expiration Date12/18/2015TitleImage: Image: Ima	Chair of Board	No	Chair of Board	No
Term Expiration Date12/28/2014Term Expiration Date12/18/2015Title12/28/2014Title12/18/2015TitleImage: Construction of the Board member appointed a designee?Image: Construction of the Board member appointed a designee?Image: Construction of the Board member appointed a designee?Designee NameImage: Construction of the Board member appointed a designee?Image: Construction of the Board member appointed a designee?Image: Construction of the Board member appointed a designee?Designee NameImage: Construction of the Board member/designee signed the acknowledgement of fiduciary duty?Image: Construction of the Board member/designee signed the acknowledgement of signed the acknowledgement of fiduciary duty?Image: Complied with training requirement of Section 2824?Image: Complied with tra	If yes, Chair designated By.		If yes, Chair designated By.	
TitleTitleIteleHas the Board member appointed a designee?Fas the Board member appointed a designee?Fas the Board member appointed a designee?Designee NameNoDesignee NameIteleEx-officioNoEx-officioNoNominated ByOtherNominated ByOtherAppointed ByOtherAppointed ByOtherConfirmed by Senate?IteleConfirmed by Senate?IteleHas the Board member/designee signed the acknowledgement of fiduciary duty?YesYesComplied with training requirement of section 2242rNoComplied with training requirement of section 2242rNoDoes the Board member/designee also hold an elected or appointed municipalNoNoNoSection 2300 and on appointed municipalNoDoes the Board member/designee also hold an elected or appointed municipalNo	Term Start Date	12/28/2011	Term Start Date	12/18/2012
Index of the Board a designee?Index of the Board member appointed a designee?Index of the Board member appointed a designee?Besignee NameIndex of the Board member appointed a designee?Designee NameIndex of the Board member/designeeNoEx-officioNoIndex of the Board Moninated ByOtherNoNominated ByOtherOtherOtherOtherAppointed ByOtherOtherOtherIndex of the Board designeeOtherConfirmed by Senate?Index of the School and the School and an ember/designee signed the acknooledgement of Section 2824?NoComplied with training requirement of Section 2824?NoDoes the Board member/designee also hold an elected or appointed municipalNoDoes the Board member/designee also hold an elected or appointed municipalNo	Term Expiration Date	12/28/2014	Term Expiration Date	12/18/2015
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Confirmed by Senate?Confirmed by Senate?Has the Board member/designee signed the acknowledgement of fiduciary duty?YesComplied with training requirement of Section 2824?NoDoes the Board member/designee also hold an elected or appointed municipalNoDoes the Board member/designee also hold an elected or appointed municipalNo	Nominated By	Other	Nominated By	Other
Has the Board member/designee signed the acknowledgement of fiduciary duty?YesHas the Board member/designee signed the acknowledgement of fiduciary duty?YesComplied with training requirement of Section 2824?NoComplied with training requirement of section 2824?YesDoes the Board member/designee also hold an elected or appointed state goveNoDoes the Board member/designee also hold an elected or appointed municipalNo	Appointed By	Other	Appointed By	Other
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requirement of section 2824?requirement of section 2824?requirement of section 2824?Does the Board member/designee also hold an elected or appointed State goveNoDoes the Board member/designee also hold an elected or appointed State goveNoDoes the Board member/designee also hold an elected or appointed State goveNoDoes the Board member/designee also hold an elected or appointed State goveNo	signed the acknowledgement of	Yes	signed the acknowledgement of	Yes
member/designee also hold an elected or appointed State gove member/designee also hold an elected or appointed State gove Does the Board member/designee also hold an elected or appointed municipal No Does the Board member/designee also hold an elected or appointed municipal	requirement of	No	requirement of	Yes
member/designee also hold anmember/designee also hold anelected or appointed municipalelected or appointed municipal	member/designee also hold an		member/designee also hold an	No
	member/designee also hold an elected or appointed municipal	No	member/designee also hold an elected or appointed municipal	No

Annual Report for Capitalize Albany Corporation

Fiscal Year Ending:12/31/2012

Run Date: 03/29/2013 Status: CERTIFIED

Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Barga- ining Unit	Full Time/ Part Time		Annualized Salary	Actual salary paid to the Individua 1	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
Chevalier , Bradley	Senior Economic Developer	Professional				FT	Yes	53,560.00	49,400	0	0	0	0	49,400	No	
	Vice President	Executive				PT	Yes	25,000.00	4,808	0	0	0	0	4,808	No	
	Administra tive Assistant	Administrative and Clerical				FT	Yes	35,350.00	35,350	0	0	0	0	35,350	No	
Hyland, Martha	Controller	Professional				FT	Yes	69,000.00	64,092.91	0	0	550	0	64,642.91	No	
-	Senior Economic Developer	Professional				FT	Yes	53,560.00	53,426.1	0	0	0	0	53,426.1	No	
Opalka, Mark	Controller	Professional				FT	Yes	70,000.00	4,038	0	0	0	0	4,038	No	
Reginelli , Sarah	Director of Economic Developmen t	Professional				FT	Yes	85,000.00	55,212	0	0	0	0	55,212	No	
	Vice President & CFO	Executive				FT	Yes	95,000.00	95,000	0	0	3,000	0	98,000	No	
Vitullo, Amanda	Communicat ions & Marketing Assistant	Professional				FT	Yes	41,000.00	2,838	0	0	0	0	2,838	NO	
Yevoli, Michael	President	Executive				PT	Yes	30,000.00	30,000	0	0	0	0	30,000	No	



Fiscal Year Ending:12/31/2012

Benefit Information

During the fiscal year, did the Authority continue to pay for any of the above mentioned benefits for

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
Castellana	Board of												X	
, Michael	Directors													
Vennard,	Board of												X	
Michele	Directors													
Linnan,	Board of												X	
James	Directors													
McElroy,	Board of												Х	
Lee	Directors													
Fancher,	Board of												x	
Michael	Directors													
Tomson,	Board of												Х	
Anders	Directors													
Parente,	Board of												Х	
David	Directors													
Sperry,	Board of												X	
Jeffrey	Directors													
Harris,	Board of												X	
John	Directors													
Sullivan,	Board of												X	
R. Mark	Directors													
Curley,	Board of												X	
Robert	Directors													
Zimpher,	Board of												X	
Nancy	Directors													
Whitehead,	Board of												X	
Dorsey	Directors													
Vero, John	Board of												х	
	Directors													

Staff

Name	Title	Severance	Payment	Club	Use of	Personal	Auto	Transpo-	Housing	Spousal /	Tuition	Multi-	None	Other
		Package	for	Member-	Corporate	Loans		rtation	Allow-	Dependent	Assist-	Year	of	
			Unused	ships	Credit				ance	Life	ance	Employ-	These	
			Leave		Cards					Insurance		ment	Benefits	

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

No

Annual Report for Capitalize Albany Corporation

Fiscal Year Ending:12/31/2012

Subsidiary/Component Unit Verification

Is the list of subsidiaries, as assembled by the Office of the State Comptroller, correct? No 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

Subsidiary/Component Unit Creation

Name of Subsidiary/Component Unit	Establishment	Entity Purpose
	Date	
Citywide Property Holdings, LLC.	04/28/2008	Assisting the Corporation in the futherance of its
		mission and to enhance project development.

Subsidiary/Component Unit Termination

	Name of Subsidiary/Component Unit	Termination Date	Termination Reason	Proof of Termination
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Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Assets

Cash and cash equivalents	\$2,842,349
Investments	\$2,745,164
Receivables, net	\$423,659
Other assets	\$193,589
Total Current Assets	\$6,204,761
Noncurrent Assets	
Restricted cash and investments	\$387,719
Long-term receivables, net	\$2,652,968
Other assets	\$2,542,695
Capital Assets	
Land and other nondepreciable property	\$792,101
Buildings and equipment	\$4,920,952
Infrastructure	\$132,028
Accumulated depreciation	\$2,015,606
Net Capital Assets	\$3,829,475
Total Noncurrent Assets	\$9,412,857
Total Assets	\$15,617,618

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

<u>Liabilities</u>

Current	Liabilities
---------	-------------

Accounts payable	\$21,462
Pension contribution payable	\$0
Other post-employment benefits	\$ O
Accrued liabilities	\$180,927
Deferred revenues	\$856,373
Bonds and notes payable	\$339,846
Other long-term obligations due within one year	\$ O
Total Current Liabilities	\$1,398,608
Noncurrent Liabilities	
Pension contribution payable	\$ O
Other post-employment benefits	\$ O
Bonds and notes payable	\$3,868,590
Long Term Leases	\$ O
Other long-term obligations	\$783,322
Total Noncurrent Liabilities	\$4,651,912
Total Liabilities	\$6,050,520
Net Asset (Deficit)	
Net Asset	
Invested in capital assets, net of related debt	\$1,454,474
Restricted	\$293,037
Unrestricted	\$7,819,587
Total Net Assets	\$9,567,098

Annual Report for Capitalize Albany Corporation

Fiscal Year Ending:12/31/2012

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGE IN NET ASSETS

Operating Revenues	
Charges for services	\$306,234
Rental & financing income	\$552,939
Other operating revenues	\$14,204
Total Operating Revenue	\$873,377
Operating Expenses	
Salaries and wages	\$396,822
Other employee benefits	\$111,705
Professional services contracts	\$307,362
Supplies and materials	\$7,226
Depreciation & amortization	\$189,303
Other operating expenses	\$169,254
Total Operating Expenses	\$1,181,672
Operating Income (Loss)	(\$308,295)
Nonoperating Revenues	
Investment earnings	\$120,512
State subsidies/grants	\$314,000
Federal subsidies/grants	\$33,837
Municipal subsidies/grants	\$0
Public authority subsidies	\$420,000
Other nonoperating revenues	\$72,821
Total Nonoperating Revenue	\$961,170



Fiscal Year Ending:12/31/2012

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGE IN NET ASSETS

Nonoperating	Expenses

N	Net assets (deficit) at end of year	\$9,567,098
c	Other net assets changes	\$0
N	Net assets (deficit) beginning of year	\$9,321,814
c	Change in net assets	\$245,284
c	Capital Contributions	\$0
	Income (Loss) Before Contributions	\$245,284
	Total Nonoperating Expenses	\$407,591
	Other nonoperating expenses	\$351
	Grants and donations	\$306,673
	Subsidies to other public authorities	\$0
	Interest and other financing charges	\$100,567



Fiscal Year Ending:12/31/2012

Current Debt

Question	
1. Did the Authority have any outstanding debt, including conduit debt, at any point during the reporting period?	Yes
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



Fiscal Year Ending:12/31/2012

Schedule of Authority Debt

Type of Debt	Statutory	Outstanding Start	New Debt	Debt Retired	Outstanding
	Authorization	of Fiscal Year	Issuances	(\$)	End of
	(\$)	(\$)	(\$)		Fiscal Year (\$)
State Obligation					
State Guaranteed					
State Supported					
State Contingent Obligation					
State Moral Obligation					
Other State Funded					
Authority Obligation					
General Obligation					
Revenue	0.00	4,530,548.00	0.00	322,112.00	4,208,436.00
Other Non-State Funded					
Conduit					
Conduit Debt					
Conduit Debt - Pilot Increment Financing					



Annual Report for Capitalize Albany Corporation Fiscal Year Ending:12/31/2012 Run Date: 03/29/2013 Status: CERTIFIED

Real Property Acquisition/Disposal List

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



Annual Report for Capitalize Albany Corporation Fiscal Year Ending:12/31/2012 Run Date: 03/29/2013 Status: CERTIFIED

Personal Property

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

Annual Report for Capitalize Albany Corporation

Fiscal Year Ending:12/31/2012

Property Documents

Question	Response	URL (if applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a	Yes	www.capitalizealbany.com
report at least annually of all real property of the Authority. Has this report been		
prepared?		
2. Has the Authority prepared policies, procedures, or guidelines regarding the use,	Yes	www.capitalizealbany.com
awarding, monitoring, and reporting of contracts for the acquisition and disposal of		
property?		
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting	Yes	
officer who shall be responsible for the Authority's compliance with and enforcement		
of such guidelines?		

Annual Report for Capitalize Albany Corporation

Fiscal Year Ending:12/31/2012

Grant Information

Source of Grant Funds: State Source of Grant Funds: State 1. 2. Name of Grant Recipient: 39 Sheridan Realty, LLC Name of Grant Recipient: 4-6 Sheridan Avenue, LLC Address Line1: 39 Sheridan Avenue Address Line1: 9 Eliot Drive Address Line2: Address Line2: City: ALBANY City: SLINGERLANDS State: NY State: NY Zip - Plus4: 12207 Zip - Plus4: 12159 Province/Region: Province/Region: Country: USA Country: USA Amount of Grant Award Provided Amount of Grant Award Provided During Reporting Year: \$150,000 During Reporting Year: \$150,000 Date Grant Awarded: 12/17/2012 Date Grant Awarded: 03/28/2012 Purpose of Grant: Residential Property Purpose of Grant: Residential Property Construction/Acquisition/Rehabilitation/Im Construction/Acquisition/Rehabilitation/Im provement provement Was the grant expected to result Was the grant expected to result in new jobs being created? No in new jobs being created? No If yes, how many jobs were planned If yes, how many jobs were planned to be created? to be created? If yes, how many jobs have been If yes, how many jobs have been created to date? created to date?

Annual Report for Capitalize Albany Corporation

Fiscal Year Ending:12/31/2012

Loan Information

1. Source of Loan Funds: Other Source of Loan Funds: Other 2. Name of Loan Recipient: 196 Washington Ave., Inc. Name of Loan Recipient: 39 Sheridan Realty, LLC Address Linel: 1 Rapp Road Address Linel: 646 Plank Road Address Line2: Address Line2: Suite 205 City: ALBANY City: CLIFTON PARK State: NY State: NY Zip - Plus4: 12203 Zip - Plus4: 12065 Province/Region: Province/Region: Country: USA Country: USA Original Amount of Loan: \$125,000 Original Amount of Loan: \$400,000 Date Loan Awarded: 05/04/2000 Date Loan Awarded: 03/20/2012 Interest Rate(%): 6 Interest Rate(%): 5 Length of Loan(# of years Length of Loan(# of years to repay): 22 to repay): 22 Amount of Loan Prinicipal Repaid Amount of Loan Prinicipal Repaid to Date: \$28,567.00 to Date: \$0.00 Purpose of Loan: Residential Property Purpose of Loan: Commercial Property Construction/Acquisition/Revitalization/I Construction/Acquisition/Rehabilitation/I mprovement mprovement Was the Loan expected to result Was the Loan expected to result in new jobs being created? No in new jobs being created? No If yes, how many jobs were planned If yes, how many jobs were planned to be created? to be created? If yes, how many jobs have been If yes, how many jobs have been created to date? created to date? Have the terms of the loan been Have the terms of the loan been completed? No completed? No

Annual Report for Capitalize Albany Corporation

Fiscal Year Ending:12/31/2012

Loan Information

3. Source of Loan Funds: Other Source of Loan Funds: Federal 4. Name of Loan Recipient: Ace Holding, LLC. Name of Loan Recipient: Ace Holding, LLC. Address Linel: 2C Sterling Ridge Drive Address Linel: 2C Sterling Ridge Drive Address Line2: Address Line2: City: RENSSELAER City: RENSSELAER State: NY State: NY Zip - Plus4: 12144 Zip - Plus4: 12144 Province/Region: Province/Region: Country: USA Country: USA Original Amount of Loan: \$45,000 Original Amount of Loan: \$100,000 Date Loan Awarded: 11/02/2001 Date Loan Awarded: 02/19/2004 Interest Rate(%): 5 Interest Rate(%): 5 Length of Loan(# of years Length of Loan(# of years to repay): 15 to repay): 20 Amount of Loan Prinicipal Repaid Amount of Loan Prinicipal Repaid to Date: \$10,858.00 to Date: \$8,898.00 Purpose of Loan: Residential Property Purpose of Loan: Commercial Property Construction/Acquisition/Rehabilitation/I Construction/Acquisition/Revitalization/I mprovement mprovement Was the Loan expected to result Was the Loan expected to result in new jobs being created? Yes in new jobs being created? No If yes, how many jobs were planned If yes, how many jobs were planned to be created? 3to be created? If yes, how many jobs have been If yes, how many jobs have been created to date? 3created to date? Have the terms of the loan been Have the terms of the loan been completed? No completed? No

Annual Report for Capitalize Albany Corporation

Fiscal Year Ending:12/31/2012

Loan Information

5. Source of Loan Funds: Other Source of Loan Funds: Other б. Name of Loan Recipient: Adirondack Environmental Services Name of Loan Recipient: Albany Center for Economic Success Address Line1: 314 North Pearl Street Address Line1: 255 Orange Street Address Line2: Address Line2: City: ALBANY City: ALBANY State: NY State: NY Zip - Plus4: 12207 Zip - Plus4: 12210 Province/Region: Province/Region: Country: USA Country: USA Original Amount of Loan: \$564,220 Original Amount of Loan: \$220,000 Date Loan Awarded: 09/28/1989 Date Loan Awarded: 04/20/1993 Interest Rate(%): 5 Interest Rate(%): 3 Length of Loan(# of years Length of Loan(# of years to repay): 30 to repay): 25 Amount of Loan Prinicipal Repaid Amount of Loan Prinicipal Repaid to Date: \$514,439.00 to Date: \$0.00 Purpose of Loan: Commercial Property Purpose of Loan: Commercial Property Construction/Acquisition/Revitalization/I Construction/Acquisition/Revitalization/I mprovement mprovement Was the Loan expected to result Was the Loan expected to result in new jobs being created? Yes in new jobs being created? No If yes, how many jobs were planned If yes, how many jobs were planned to be created? 10 to be created? If yes, how many jobs have been If yes, how many jobs have been created to date? 10 created to date? Have the terms of the loan been Have the terms of the loan been completed? No completed? No

Annual Report for Capitalize Albany Corporation

Fiscal Year Ending:12/31/2012

Loan Information

7. Source of Loan Funds: Other 8. Source of Loan Funds: Federal Name of Loan Recipient: Albany Community Development Agency Name of Loan Recipient: Albany Community Development Agency Address Line1: 200 Henry Johnson Blvd. Address Line1: 200 Henry Johnson Blvd. Address Line2: Address Line2: City: ALBANY City: ALBANY State: NY State: NY Zip - Plus4: 12210 Zip - Plus4: 12210 Province/Region: Province/Region: Country: USA Country: USA Original Amount of Loan: \$90,000 Original Amount of Loan: \$410,000 Date Loan Awarded: 12/23/2011 Date Loan Awarded: 12/23/2011 Interest Rate(%): 5.75 Interest Rate(%): 5.75 Length of Loan(# of years Length of Loan(# of years to repay): 10 to repay): 10 Amount of Loan Prinicipal Repaid Amount of Loan Prinicipal Repaid to Date: \$6,272.00 to Date: \$28,574.00 Purpose of Loan: Commercial Property Purpose of Loan: Commercial Property Construction/Acquisition/Revitalization/I Construction/Acquisition/Revitalization/I mprovement mprovement Was the Loan expected to result Was the Loan expected to result in new jobs being created? No in new jobs being created? No If yes, how many jobs were planned If yes, how many jobs were planned to be created? to be created? If yes, how many jobs have been If yes, how many jobs have been created to date? created to date? Have the terms of the loan been Have the terms of the loan been completed? No completed? No

Annual Report for Capitalize Albany Corporation

Fiscal Year Ending:12/31/2012

Loan Information

9. Source of Loan Funds: Federal Source of Loan Funds: Federal 10. Name of Loan Recipient: Albany Community Development Agency Name of Loan Recipient: Andrea Thompson-Howe Address Line1: 200 Henry Johnson Blvd. Address Linel: 241 Livingston Ave. Address Line2: Address Line2: City: ALBANY City: ALBANY State: NY State: NY Zip - Plus4: 12210 Zip - Plus4: 12210 Province/Region: Province/Region: Country: USA Country: USA Original Amount of Loan: \$200,000 Original Amount of Loan: \$11,107 Date Loan Awarded: 02/12/2004 Date Loan Awarded: 05/26/1987 Interest Rate(%): 4.25 Interest Rate(%): 3 Length of Loan(# of years Length of Loan(# of years to repay): 15 to repay): 30 Amount of Loan Prinicipal Repaid Amount of Loan Prinicipal Repaid to Date: \$67,913.00 to Date: \$0.00 Purpose of Loan: Commercial Property Purpose of Loan: Residential Property Construction/Acquisition/Revitalization/I Construction/Acquisition/Rehabilitation/I mprovement mprovement Was the Loan expected to result Was the Loan expected to result in new jobs being created? Yes in new jobs being created? No If yes, how many jobs were planned If yes, how many jobs were planned to be created? 5to be created? If yes, how many jobs have been If yes, how many jobs have been created to date? 7 created to date? Have the terms of the loan been Have the terms of the loan been completed? No completed? No

Annual Report for Capitalize Albany Corporation

Fiscal Year Ending:12/31/2012

Loan Information

Source of Loan Funds: Federal Source of Loan Funds: Federal 11. 12. Name of Loan Recipient: Angela Boney D/B/A Boney Enterprises Name of Loan Recipient: Angela Boney D/B/A Boney Enterprises Address Linel: P.O. Box 12421 Address Linel: P.O. Box 12421 Address Line2: Address Line2: City: ALBANY City: ALBANY State: NY State: NY Zip - Plus4: 12212 Zip - Plus4: 12212 Province/Region: Province/Region: Country: USA Country: USA Original Amount of Loan: \$15,000 Original Amount of Loan: \$55,000 Date Loan Awarded: 10/01/2002 Date Loan Awarded: 10/25/2000 Interest Rate(%): 5 Interest Rate(%): 5 Length of Loan(# of years Length of Loan(# of years to repay): 17 to repay): 20 Amount of Loan Prinicipal Repaid Amount of Loan Prinicipal Repaid to Date: \$6,167.00 to Date: \$24,092.00 Purpose of Loan: Commercial Property Purpose of Loan: Commercial Property Construction/Acquisition/Revitalization/I Construction/Acquisition/Revitalization/I mprovement mprovement Was the Loan expected to result Was the Loan expected to result in new jobs being created? No in new jobs being created? No If yes, how many jobs were planned If yes, how many jobs were planned to be created? to be created? If yes, how many jobs have been If yes, how many jobs have been created to date? created to date? Have the terms of the loan been Have the terms of the loan been completed? No completed? No

Annual Report for Capitalize Albany Corporation

Fiscal Year Ending:12/31/2012

Loan Information

Source of Loan Funds: Federal Source of Loan Funds: Other 13. 14. Name of Loan Recipient: Anthony Perkins Name of Loan Recipient: Arbor Hill Development Corporation Address Linel: 225 Livingston Ave. Address Line1: 241 Clinton Avenue Address Line2: Address Line2: City: ALBANY City: ALBANY State: NY State: NY Zip - Plus4: 12210 Zip - Plus4: 12210 Province/Region: Province/Region: Country: USA Country: USA Original Amount of Loan: \$11,107 Original Amount of Loan: \$65,000 Date Loan Awarded: 03/29/1989 Date Loan Awarded: 08/12/1994 Interest Rate(%): 3 Interest Rate(%): 7 Length of Loan(# of years Length of Loan(# of years to repay): 30 to repay): 30 Amount of Loan Prinicipal Repaid Amount of Loan Prinicipal Repaid to Date: \$0.00 to Date: \$23,705.00 Purpose of Loan: Residential Property Purpose of Loan: Commercial Property Construction/Acquisition/Rehabilitation/I Construction/Acquisition/Revitalization/I mprovement mprovement Was the Loan expected to result Was the Loan expected to result in new jobs being created? Yes in new jobs being created? No If yes, how many jobs were planned If yes, how many jobs were planned to be created? ² to be created? If yes, how many jobs have been If yes, how many jobs have been created to date? 2 created to date? Have the terms of the loan been Have the terms of the loan been completed? No completed? No

Annual Report for Capitalize Albany Corporation

Fiscal Year Ending:12/31/2012

Loan Information

Source of Loan Funds: Federal Source of Loan Funds: Federal 15. 16. Name of Loan Recipient: Barbara Smith Name of Loan Recipient: Benjamin White Address Linel: 235 Livingston Ave. Address Linel: 179 Livingston Ave. Address Line2: Address Line2: City: ALBANY City: ALBANY State: NY State: NY Zip - Plus4: 12210 Zip - Plus4: 12210 Province/Region: Province/Region: Country: USA Country: USA Original Amount of Loan: \$11,107 Original Amount of Loan: \$11,107 Date Loan Awarded: 04/03/1987 Date Loan Awarded: 12/28/1988 Interest Rate(%): 3 Interest Rate(%): 3 Length of Loan(# of years Length of Loan(# of years to repay): 30 to repay): 30 Amount of Loan Prinicipal Repaid Amount of Loan Prinicipal Repaid to Date: \$0.00 to Date: \$0.00 Purpose of Loan: Residential Property Purpose of Loan: Residential Property Construction/Acquisition/Rehabilitation/I Construction/Acquisition/Rehabilitation/I mprovement mprovement Was the Loan expected to result Was the Loan expected to result in new jobs being created? No in new jobs being created? No If yes, how many jobs were planned If yes, how many jobs were planned to be created? to be created? If yes, how many jobs have been If yes, how many jobs have been created to date? created to date? Have the terms of the loan been Have the terms of the loan been completed? No completed? No

Annual Report for Capitalize Albany Corporation

Fiscal Year Ending:12/31/2012

Loan Information

Source of Loan Funds: Other Source of Loan Funds: Federal 17. 18. Name of Loan Recipient: Boulevard Apartments, LLC. Name of Loan Recipient: Byron Hamilton Address Line1: 112 High Street Address Line1: P.O. Box 5216 Address Line2: Address Line2: City: HOOSICK FALLS City: ALBANY State: NY State: NY Zip - Plus4: 12090 Zip - Plus4: 12205 Province/Region: Province/Region: Country: USA Country: USA Original Amount of Loan: \$175,000 Original Amount of Loan: \$11,107 Date Loan Awarded: 06/19/2003 Date Loan Awarded: 11/23/1988 Interest Rate(%): 7 Interest Rate(%): 3 Length of Loan(# of years Length of Loan(# of years to repay): 30 to repay): 30 Amount of Loan Prinicipal Repaid Amount of Loan Prinicipal Repaid to Date: \$20,964.00 to Date: \$0.00 Purpose of Loan: Residential Property Purpose of Loan: Residential Property Construction/Acquisition/Rehabilitation/I Construction/Acquisition/Rehabilitation/I mprovement mprovement Was the Loan expected to result Was the Loan expected to result in new jobs being created? Yes in new jobs being created? No If yes, how many jobs were planned If yes, how many jobs were planned to be created? 1to be created? If yes, how many jobs have been If yes, how many jobs have been created to date? 0 created to date? Have the terms of the loan been Have the terms of the loan been completed? No completed? No

Annual Report for Capitalize Albany Corporation

Fiscal Year Ending:12/31/2012

Loan Information

Source of Loan Funds: Other Source of Loan Funds: Other 19. 20. Name of Loan Recipient: C.H. Evans Brewing Co., Inc. Name of Loan Recipient: Center for Medical Science, Inc. Address Linel: 19 Quakenbush Square Address Line1: 747 Pierce Road Address Line2: Address Line2: City: ALBANY City: CLIFTON PARK State: NY State: NY Zip - Plus4: 12207 Zip - Plus4: 12065 Province/Region: Province/Region: Country: USA Country: USA Original Amount of Loan: \$90,500 Original Amount of Loan: \$500,000 Date Loan Awarded: 10/23/1997 Date Loan Awarded: 08/28/2009 Interest Rate(%): 7 Interest Rate(%): 7.25 Length of Loan(# of years Length of Loan(# of years to repay): 20 to repay): 10 Amount of Loan Prinicipal Repaid Amount of Loan Prinicipal Repaid to Date: \$56,060.00 to Date: \$74,698.00 Purpose of Loan: Commercial Property Purpose of Loan: Commercial Property Construction/Acquisition/Revitalization/I Construction/Acquisition/Revitalization/I mprovement mprovement Was the Loan expected to result Was the Loan expected to result in new jobs being created? Yes in new jobs being created? No If yes, how many jobs were planned If yes, how many jobs were planned to be created? 30 to be created? If yes, how many jobs have been If yes, how many jobs have been created to date? 32 created to date? Have the terms of the loan been Have the terms of the loan been completed? No completed? No

Annual Report for Capitalize Albany Corporation Fiscal Year Ending:12/31/2012

Run Date: 03/29/2013 Status: CERTIFIED

Loan Information

21. Source of Loan Funds: Federal Source of Loan Funds: Federal 22. Name of Loan Recipient: Commando Lodge Name of Loan Recipient: Constance Spann Address Line1: 39 Second Street Address Linel: 173 Livingston Ave. Address Line2: Address Line2: City: ALBANY City: ALBANY State: NY State: NY Zip - Plus4: 12210 Zip - Plus4: 12210 Province/Region: Province/Region: Country: USA Country: USA Original Amount of Loan: \$50,000 Original Amount of Loan: \$11,107 Date Loan Awarded: 12/27/1996 Date Loan Awarded: 12/05/1988 Interest Rate(%): 5 Interest Rate(%): 3 Length of Loan(# of years Length of Loan(# of years to repay): 20 to repay): 30 Amount of Loan Prinicipal Repaid Amount of Loan Prinicipal Repaid to Date: \$37,030.00 to Date: \$0.00 Purpose of Loan: Commercial Property Purpose of Loan: Residential Property Construction/Acquisition/Revitalization/I Construction/Acquisition/Rehabilitation/I mprovement mprovement Was the Loan expected to result Was the Loan expected to result in new jobs being created? No in new jobs being created? No If yes, how many jobs were planned If yes, how many jobs were planned to be created? to be created? If yes, how many jobs have been If yes, how many jobs have been created to date? created to date? Have the terms of the loan been Have the terms of the loan been completed? No completed? No

Annual Report for Capitalize Albany Corporation Fiscal Year Ending:12/31/2012

Loan Information

23. Source of Loan Funds: Other Source of Loan Funds: Federal 24. Name of Loan Recipient: Costev, Inc. Name of Loan Recipient: Danz Properties Inc. Address Linel: 31 Hanacreek Drive Address Line1: 386 Elk Street Address Line2: Address Line2: City: RAVENA City: ALBANY State: NY State: NY Zip - Plus4: 12143 Zip - Plus4: 12206 Province/Region: Province/Region: Country: USA Country: USA Original Amount of Loan: \$145,000 Original Amount of Loan: \$75,000 Date Loan Awarded: 12/11/2008 Date Loan Awarded: 06/20/2001 Interest Rate(%): 5 Interest Rate(%): 6.5 Length of Loan(# of years Length of Loan(# of years to repay): 30 to repay): 20 Amount of Loan Prinicipal Repaid Amount of Loan Prinicipal Repaid to Date: \$6,954.00 to Date: \$30,626.00 Purpose of Loan: Commercial Property Purpose of Loan: Commercial Property Construction/Acquisition/Revitalization/I Construction/Acquisition/Revitalization/I mprovement mprovement Was the Loan expected to result Was the Loan expected to result in new jobs being created? Yes in new jobs being created? No If yes, how many jobs were planned If yes, how many jobs were planned to be created? 3to be created? If yes, how many jobs have been If yes, how many jobs have been created to date? 3created to date? Have the terms of the loan been Have the terms of the loan been completed? No completed? No

Annual Report for Capitalize Albany Corporation

Fiscal Year Ending:12/31/2012

Loan Information

25. Source of Loan Funds: Other Source of Loan Funds: Federal 26. Name of Loan Recipient: Douglas Townsend Name of Loan Recipient: Historic Albany Foundation, Inc. Address Line1: 12 Ramsey Place Address Linel: 89 Lexington Ave. Address Line2: Address Line2: City: ALBANY City: ALBANY State: NY State: NY Zip - Plus4: 12208 Zip - Plus4: 12206 Province/Region: Province/Region: Country: USA Country: USA Original Amount of Loan: \$56,000 Original Amount of Loan: \$190,000 Date Loan Awarded: 09/15/1997 Date Loan Awarded: 10/19/2007 Interest Rate(%): 8.5 Interest Rate(%): 5 Length of Loan(# of years Length of Loan(# of years to repay): 20 to repay): 2 Amount of Loan Prinicipal Repaid Amount of Loan Prinicipal Repaid to Date: \$33,274.00 to Date: \$185,000.00 Purpose of Loan: Commercial Property Purpose of Loan: Commercial Property Construction/Acquisition/Revitalization/I Construction/Acquisition/Revitalization/I mprovement mprovement Was the Loan expected to result Was the Loan expected to result in new jobs being created? Yes in new jobs being created? No If yes, how many jobs were planned If yes, how many jobs were planned to be created? 2 to be created? If yes, how many jobs have been If yes, how many jobs have been created to date? 2 created to date? Have the terms of the loan been Have the terms of the loan been completed? No completed? No

Annual Report for Capitalize Albany Corporation Fiscal Year Ending:12/31/2012

Run Date: 03/29/2013 Status: CERTIFIED

Loan Information

27. Source of Loan Funds: Federal Source of Loan Funds: Federal 28. Name of Loan Recipient: James McBride Name of Loan Recipient: John Raimo Address Linel: 243 Livingston Ave. Address Linel: 4 Revere Run Address Line2: Address Line2: City: ALBANY City: MECHANICVILLE State: NY State: NY Zip - Plus4: 12210 Zip - Plus4: 12118 Province/Region: Province/Region: Country: USA Country: USA Original Amount of Loan: \$11,107 Original Amount of Loan: \$11,107 Date Loan Awarded: 11/26/1986 Date Loan Awarded: 10/26/1989 Interest Rate(%): 3 Interest Rate(%): 3 Length of Loan(# of years Length of Loan(# of years to repay): 30 to repay): 30 Amount of Loan Prinicipal Repaid Amount of Loan Prinicipal Repaid to Date: \$0.00 to Date: \$0.00 Purpose of Loan: Residential Property Purpose of Loan: Residential Property Construction/Acquisition/Rehabilitation/I Construction/Acquisition/Rehabilitation/I mprovement mprovement Was the Loan expected to result Was the Loan expected to result in new jobs being created? No in new jobs being created? No If yes, how many jobs were planned If yes, how many jobs were planned to be created? to be created? If yes, how many jobs have been If yes, how many jobs have been created to date? created to date? Have the terms of the loan been Have the terms of the loan been completed? No completed? No

Annual Report for Capitalize Albany Corporation

Fiscal Year Ending:12/31/2012

Loan Information

29. Source of Loan Funds: Federal Source of Loan Funds: Federal 30. Name of Loan Recipient: Joyce Banks Name of Loan Recipient: M.K. Rooney's Realty, LLC. Address Linel: 162 Livingston Ave. Address Linel: 61 Ryckman Avenue Address Line2: Address Line2: City: ALBANY City: ALBANY State: NY State: NY Zip - Plus4: 12210 Zip - Plus4: 12208 Province/Region: Province/Region: Country: USA Country: USA Original Amount of Loan: \$11,107 Original Amount of Loan: \$75,000 Date Loan Awarded: 03/02/1989 Date Loan Awarded: 09/14/2001 Interest Rate(%): 3 Interest Rate(%): 6.5 Length of Loan(# of years Length of Loan(# of years to repay): 30 to repay): 20 Amount of Loan Prinicipal Repaid Amount of Loan Prinicipal Repaid to Date: \$0.00 to Date: \$29,995.00 Purpose of Loan: Residential Property Purpose of Loan: Commercial Property Construction/Acquisition/Rehabilitation/I Construction/Acquisition/Revitalization/I mprovement mprovement Was the Loan expected to result Was the Loan expected to result in new jobs being created? Yes in new jobs being created? No If yes, how many jobs were planned If yes, how many jobs were planned to be created? 3to be created? If yes, how many jobs have been If yes, how many jobs have been created to date? 3 created to date? Have the terms of the loan been Have the terms of the loan been completed? No completed? No

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Loan Information

Source of Loan Funds: Other Source of Loan Funds: Other 31. 32. Name of Loan Recipient: MNM Holding Company, LLC Name of Loan Recipient: Mansions Rehab Associates Address Linel: 374 Broadway Address Linel: 117 West Liberty Street Address Line2: Address Line2: City: ALBANY City: ROME State: NY State: NY Zip - Plus4: 12207 Zip - Plus4: 13440 Province/Region: Province/Region: Country: USA Country: USA Original Amount of Loan: \$250,000 Original Amount of Loan: \$330,800 Date Loan Awarded: 11/13/2012 Date Loan Awarded: 09/23/1982 Interest Rate(%): 5 Interest Rate(%): 9 Length of Loan(# of years Length of Loan(# of years to repay): 43 to repay): 11 Amount of Loan Prinicipal Repaid Amount of Loan Prinicipal Repaid to Date: \$0.00 to Date: \$30,800.00 Purpose of Loan: Residential Property Purpose of Loan: Commercial Property Construction/Acquisition/Rehabilitation/I Construction/Acquisition/Revitalization/I mprovement mprovement Was the Loan expected to result Was the Loan expected to result in new jobs being created? No in new jobs being created? No If yes, how many jobs were planned If yes, how many jobs were planned to be created? to be created? If yes, how many jobs have been If yes, how many jobs have been created to date? created to date? Have the terms of the loan been Have the terms of the loan been completed? No completed? No

Annual Report for Capitalize Albany Corporation

Fiscal Year Ending:12/31/2012

Loan Information

Source of Loan Funds: Federal Source of Loan Funds: Other 33. 34. Name of Loan Recipient: Mary Smalls Name of Loan Recipient: Michael and Antonella Urgo Address Line1: 260 Colonie Street Address Line1: 12 Briarwood Terrace Address Line2: Address Line2: City: ALBANY City: ALBANY State: NY State: NY Zip - Plus4: 12210 Zip - Plus4: 12203 Province/Region: Province/Region: Country: USA Country: USA Original Amount of Loan: \$14,805 Original Amount of Loan: \$125,000 Date Loan Awarded: 10/23/1992 Date Loan Awarded: 06/16/2006 Interest Rate(%): 3 Interest Rate(%): 5 Length of Loan(# of years Length of Loan(# of years to repay): 30 to repay): 30 Amount of Loan Prinicipal Repaid Amount of Loan Prinicipal Repaid to Date: \$0.00 to Date: \$10,795.00 Purpose of Loan: Residential Property Purpose of Loan: Residential Property Construction/Acquisition/Rehabilitation/I Construction/Acquisition/Rehabilitation/I mprovement mprovement Was the Loan expected to result Was the Loan expected to result in new jobs being created? No in new jobs being created? No If yes, how many jobs were planned If yes, how many jobs were planned to be created? to be created? If yes, how many jobs have been If yes, how many jobs have been created to date? created to date? Have the terms of the loan been Have the terms of the loan been completed? No completed? No

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Loan Information

35. Source of Loan Funds: Other Source of Loan Funds: Federal 36. Name of Loan Recipient: Morris Street Development, LLC. Name of Loan Recipient: Moses Devanandan Address Linel: 1536 Union Street Address Linel: 177 Livingston Ave. Address Line2: Address Line2: City: SCHENECTADY City: ALBANY State: NY State: NY Zip - Plus4: 12309 Zip - Plus4: 12210 Province/Region: Province/Region: Country: USA Country: USA Original Amount of Loan: \$125,000 Original Amount of Loan: \$11,107 Date Loan Awarded: 12/11/2009 Date Loan Awarded: 03/31/1988 Interest Rate(%): 6.5 Interest Rate(%): 3 Length of Loan(# of years Length of Loan(# of years to repay): 10 to repay): 30 Amount of Loan Prinicipal Repaid Amount of Loan Prinicipal Repaid to Date: \$6,513.00 to Date: \$0.00 Purpose of Loan: Residential Property Purpose of Loan: Residential Property Construction/Acquisition/Rehabilitation/I Construction/Acquisition/Rehabilitation/I mprovement mprovement Was the Loan expected to result Was the Loan expected to result in new jobs being created? No in new jobs being created? No If yes, how many jobs were planned If yes, how many jobs were planned to be created? to be created? If yes, how many jobs have been If yes, how many jobs have been created to date? created to date? Have the terms of the loan been Have the terms of the loan been completed? No completed? No

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Loan Information

37. Source of Loan Funds: Other Source of Loan Funds: Other 38. Name of Loan Recipient: Old Worl Provisions, Inc. Name of Loan Recipient: Pastures Redevelopment Company Address Line1: 84 Westerlo Street Address Linel: 117 West Liberty Street Address Line2: Address Line2: City: ALBANY City: ROME State: NY State: NY Zip - Plus4: 12202 Zip - Plus4: 13440 Province/Region: Province/Region: Country: USA Country: USA Original Amount of Loan: \$150,000 Original Amount of Loan: \$316,950 Date Loan Awarded: 10/16/1995 Date Loan Awarded: 06/22/1982 Interest Rate(%): 5 Interest Rate(%): 9 Length of Loan(# of years Length of Loan(# of years to repay): 42 to repay): 20 Amount of Loan Prinicipal Repaid Amount of Loan Prinicipal Repaid to Date: \$143,384.00 to Date: \$0.00 Purpose of Loan: Commercial Property Purpose of Loan: Commercial Property Construction/Acquisition/Revitalization/I Construction/Acquisition/Revitalization/I mprovement mprovement Was the Loan expected to result Was the Loan expected to result in new jobs being created? Yes in new jobs being created? No If yes, how many jobs were planned If yes, how many jobs were planned to be created? 6 to be created? If yes, how many jobs have been If yes, how many jobs have been created to date? 13 created to date? Have the terms of the loan been Have the terms of the loan been completed? No completed? No

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Loan Information

39. Source of Loan Funds: Other Source of Loan Funds: Other 40. Name of Loan Recipient: Paul Truman, Inc. Name of Loan Recipient: Penta On Broadway Address Line1: 80 North Pearl Street Address Line1: 95 Daniel Street Address Line2: Address Line2: City: ALBANY City: SLINGERLANDS State: NY State: NY Zip - Plus4: 12207 Zip - Plus4: 12159 Province/Region: Province/Region: Country: USA Country: USA Original Amount of Loan: \$45,000 Original Amount of Loan: \$250,000 Date Loan Awarded: 01/06/2004 Date Loan Awarded: 02/17/2012 Interest Rate(%): 5 Interest Rate(%): 5.75 Length of Loan(# of years Length of Loan(# of years to repay): 15 to repay): 7 Amount of Loan Prinicipal Repaid Amount of Loan Prinicipal Repaid to Date: \$22,380.00 to Date: \$0.00 Purpose of Loan: Commercial Property Purpose of Loan: Residential Property Construction/Acquisition/Revitalization/I Construction/Acquisition/Rehabilitation/I mprovement mprovement Was the Loan expected to result Was the Loan expected to result in new jobs being created? Yes in new jobs being created? No If yes, how many jobs were planned If yes, how many jobs were planned to be created? 1to be created? If yes, how many jobs have been If yes, how many jobs have been created to date? 1 created to date? Have the terms of the loan been Have the terms of the loan been completed? No completed? No

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Loan Information

41. Source of Loan Funds: Federal Source of Loan Funds: Federal 42. Name of Loan Recipient: Richard Dobush Name of Loan Recipient: Steuben Place Partners Address Linel: 16 Tivoli Street Address Linel: P.O. Box 648 Address Line2: Address Line2: City: ALBANY City: COHOES State: NY State: NY Zip - Plus4: 12207 Zip - Plus4: 12047 Province/Region: Province/Region: Country: USA Country: USA Original Amount of Loan: \$75,000 Original Amount of Loan: \$850,000 Date Loan Awarded: 07/02/2001 Date Loan Awarded: 04/15/1981 Interest Rate(%): 5 Interest Rate(%): 0 Length of Loan(# of years Length of Loan(# of years to repay): 20 to repay): 100 Amount of Loan Prinicipal Repaid Amount of Loan Prinicipal Repaid to Date: \$31,067.00 to Date: \$50,089.00 Purpose of Loan: Commercial Property Purpose of Loan: Commercial Property Construction/Acquisition/Revitalization/I Construction/Acquisition/Revitalization/I mprovement mprovement Was the Loan expected to result Was the Loan expected to result in new jobs being created? Yes in new jobs being created? No If yes, how many jobs were planned If yes, how many jobs were planned to be created? 2 to be created? If yes, how many jobs have been If yes, how many jobs have been created to date? 2 created to date? Have the terms of the loan been Have the terms of the loan been completed? No completed? No

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Loan Information

43. Source of Loan Funds: Other Source of Loan Funds: Other 44. Name of Loan Recipient: The College of Saint Rose Name of Loan Recipient: Theresa Kellom Address Linel: 432 Western Avenue Address Line1: 462 Madison Avenue Address Line2: Address Line2: City: ALBANY City: ALBANY State: NY State: NY Zip - Plus4: 12203 Zip - Plus4: 12207 Province/Region: Province/Region: Country: USA Country: USA Original Amount of Loan: \$500,000 Original Amount of Loan: \$35,000 Date Loan Awarded: 03/11/2011 Date Loan Awarded: 12/31/2003 Interest Rate(%): 0 Interest Rate(%): 5 Length of Loan(# of years Length of Loan(# of years to repay): 5 to repay): 15 Amount of Loan Prinicipal Repaid Amount of Loan Prinicipal Repaid to Date: \$300,000.00 to Date: \$19,893.00 Purpose of Loan: Commercial Property Purpose of Loan: Commercial Property Construction/Acquisition/Revitalization/I Construction/Acquisition/Revitalization/I mprovement mprovement Was the Loan expected to result Was the Loan expected to result in new jobs being created? Yes in new jobs being created? No If yes, how many jobs were planned If yes, how many jobs were planned to be created? 3to be created? If yes, how many jobs have been If yes, how many jobs have been created to date? 3 created to date? Have the terms of the loan been Have the terms of the loan been completed? No completed? No

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Loan Information

45. Source of Loan Funds: Federal Source of Loan Funds: Federal 46. Name of Loan Recipient: Valentine Wilson Name of Loan Recipient: Wanda Austin-Peters Address Line1: 258 Colonie Street Address Line1: 25 Hunter's Run Blvd. Address Line2: Address Line2: City: ALBANY City: COHOES State: NY State: NY Zip - Plus4: 12210 Zip - Plus4: 12047 Province/Region: Province/Region: Country: USA Country: USA Original Amount of Loan: \$14,805 Original Amount of Loan: \$11,107 Date Loan Awarded: 10/23/1992 Date Loan Awarded: 08/16/1988 Interest Rate(%): 3 Interest Rate(%): 3 Length of Loan(# of years Length of Loan(# of years to repay): 30 to repay): 30 Amount of Loan Prinicipal Repaid Amount of Loan Prinicipal Repaid to Date: \$0.00 to Date: \$0.00 Purpose of Loan: Residential Property Purpose of Loan: Residential Property Construction/Acquisition/Rehabilitation/I Construction/Acquisition/Rehabilitation/I mprovement mprovement Was the Loan expected to result Was the Loan expected to result in new jobs being created? No in new jobs being created? No If yes, how many jobs were planned If yes, how many jobs were planned to be created? to be created? If yes, how many jobs have been If yes, how many jobs have been created to date? created to date? Have the terms of the loan been Have the terms of the loan been completed? No completed? No

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Loan Information

47. Source of Loan Funds: Federal Name of Loan Recipient: William Windom Address Linel: 245 Livingston Ave. Address Line2: City: ALBANY State: NY Zip - Plus4: 12210 Province/Region: Country: USA Original Amount of Loan: \$11,107 Date Loan Awarded: 12/05/1986 Interest Rate(%): 3 Length of Loan(# of years to repay): 30 Amount of Loan Prinicipal Repaid to Date: \$0.00 Purpose of Loan: Residential Property Construction/Acquisition/Rehabilitation/I mprovement 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



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Bond Information

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



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Additional Comments:

Capitalize Albany Corporation has continued to work to comply with PAAA/PARA. It is expected that the Board of Directors will revise the Corporation's mission statement in 2013.