



Jefferson County Industrial Development Agency

2019-2020 Annual Report
Jefferson County Industrial Development Agency (JCIDA)

CEO'S ANNUAL MESSAGE— 2020

It is obvious to all of you that this year of 2020 has been extraordinary. Each of us have been impacted by the pandemic in a very unpleasant and unpredictable way.

As you can imagine, doing economic development---surrounded by such a high degree of uncertainty---took on a completely new set of parameters. The role instantly changed from job creation to job stabilization and retention. Our Jefferson County Development agencies responded to emergencies occurring almost daily as local businesses of all types came to a virtual standstill.

We provided emergency loans and grants to help our business avert disaster. We offered advice and counsel and tried to help in every way possible. We coordinated Federal and State responses. We worked directly with other development agencies in the County to coordinate our local response. We jumped in when local government officials attempted to help their business community survive and we remain active in nearly every response deemed important by officials throughout the nation.

We became known as the County's business 'first responders.'

Never in the history of the United State had we faced such an almost indefensible and complete meltdown of our society.

The impacts are far from over and the long-term reside of the pandemic is impossible to predict but one thing is abundantly clear, the road ahead will be full of challenges. That said, you can rest-assured that Jefferson County Economic Development will be leading the charge for community redevelopment because this is what we do and have done effectively for nearly 50 years.

Recently, I announced my retirement at years-end. It has been a wonderful time in my life, and I will miss the 'action' terribly.

With that in mind, I would be very remised if I did not take this opportunity to thank this wonderful and dedicated staff at the JCIDA, JCLDC and JCCFDC. Over the last 15 years I have watched them work tirelessly on behalf of all the residents of Jefferson County. So much of what these agencies are tasked to do must be done without public fanfare and so accomplishments are often missed by the community, but they surely have been there. Any success I had during my time here, was theirs.

Thanks also to our Boards of Directors, who serve countless hours in the pursuit of a better community without any compensation. They are the real unsung heroes of development work.

Thanks to local government officials with whom we often work and who are always attempting to achieve a balance between costs and responsibilities with the need to continue to develop their communities for the future.

David Zembiec, a man with years of dedicated community service, will move into this chair. I wish him luck although it's not luck David will need but the continued support of the Jefferson County Community so much of which I have enjoyed during my time here. He will effectively lead us through the challenges ahead. His long-term dedication to the community he has served has made our community a better place and that dedication will continue to serve our community in the years ahead.

I wish each and every one of you the very best as we tackle the future together.

May good fortune always smile on Jefferson County

Don Alexander

CEO

JCIDA Mission & Vision

The Jefferson County Industrial Development Agency's (JCIDA) mission is to advance the job opportunities, health, general prosperity, and economic welfare of the people of the County and to improve their recreation opportunities, prosperity and standard of living. As a result of its varied economic development tools, the JCIDA is a lead economic development entity in Jefferson County, and as such, consistently makes substantial contributions to increasing employment opportunities, preserving existing levels of employment and enhancing the quality of life for residents of Jefferson County. The JCIDA is a corporate governmental agency, constituting a public benefit corporation, created to actively promote, attract, encourage, develop and maintain economically sound commerce and industry for the purpose of expanding employment opportunities, preventing economic deterioration and increasing the general prosperity of Jefferson County. The JCIDA is a leader in syndicate lending designed to assist the establishment of new businesses as well as expand existing business in the community. The JCIDA plays an integral role in shaping strategic plans for the economic future of Jefferson County as well as Northern New York.

JCIDA Values

Integrity – JCIDA deals openly, honestly and in good faith, both internally and externally. The JCIDA deploys its resources in a manner that is transparent to the public and for the good of the community.

Economic Development – JCIDA consistently seeks to expand the economy of Jefferson County by way of increasing the opportunity for quality employment within the community and preventing economic deterioration.

Community – JCIDA seeks to accomplish its goals in a manner that contributes to improving the quality of life for the residents of our community.

JCIDA Current Projects

	Name of Company	Type	Total Project Amount	Maturity Date	Purpose
1	Aviagen North America, Inc.	PILOT	\$ 5,000,000.00	2030	Renovate existing building in Corporate Park
2	COR Watertown Company, LLC	PILOT	\$ 42,945,173.00	2024	Construction of approx. 300 mult-family rental housing units together with related buildings
3	Carthage Development Group	PILOT	\$ 6,799,120.00	2029	Adaptive reuse of vacant downtown building
4	Clayton Harbor Hotel, LLC	PILOT	\$ 22,662,000.00	2030	Construction of hotel
5	Current Applications, Inc.	PILOT	\$ 736,804.00	2031	Construction of a 10,000 square foot addition to existing building
6	Fort Drum Mountain Comm. Homes	LL/Tax Exemption	\$ 71,201,856.00	2021	Renovation, revitalization, construction, re-construction, equipping, restoring and repairing certain residential homes on Fort Drum
7	Great Lakes Cheese of New York	PILOT	\$ 86,610,000.00	2028	Expansion and improvements to building
8	Ives Hill Retirement Community	Bond	\$ 3,600,000.00	2029	Retirement Community Housing
9	Lawler Realty LLC	PILOT	\$ 15,474,375.00	2023	Construction of 9 multi-family residential apartment buildings and related buildings
10	MDD, LLC	PILOT	\$ 1,027,500.00	2034	Construction of a 8,050 sq. ft. building and the equipping thereof with certain machinery and equipment to constitute a warehouse distribution and redemption facility
11	Mohawk Adirondack & Northern RR	PILOT	\$ 2,472,000.00	2031	Refurbishment of short-line rail line in Jefferson County
12	Morgan Watertown Townhomes, LLC	PILOT	\$ 54,655,127.00	2024	Construction of 394 rental units and related facilities
13	New York Air Brake LLC	PILOT	\$ 3,141,628.00	2029	Construction of test lab
14	OYA NYS RTE 12 LLC	PILOT	\$ 10,750,000.00	2035	Solar
15	OYA Blanchard Road LLC	PILOT	\$ 10,750,000.00	2035	Solar
16	OYA Blanchard Road 2 LLC	PILOT	\$ 10,750,000.00	2035	Solar
17	OYA Great Lakes Seaway LLC	PILOT	\$ 10,750,000.00	2035	Solar
18	ReEnergy Black River LLC	Bond	\$ 6,955,000.00	2020	Restructure existing debt - renovations

	Name of Company	Type	Total Project Amount	Maturity Date	Purpose
19	ReEnergy Black River LLC	Bond	\$ 13,145,000.00	2024	Restructure existing debt - renovations
20	ReEnergy Black River LLC	Bond	\$ 5,000,000.00	2022	Acquisition, construction, and rehab of facility
21	Roth Industries	Bond	\$ 6,000,000.00	2021	Construction of manufacturing facility
22	Roth Industries Inc.		\$ 5,385,000.00	2032	26,000 square foot expansion
23	Scholastic Structures	PILOT	\$ 392,000.00	2020	Construct addition at Corporate Park
24	SunCap Watertown, LLC (FedEx Ground)	PILOT	\$ 7,575,829.00	2024	Construction of FedEx Ground distribution facility
25	Turning Point of the Black River, LLC	LL/Tax Exemption	\$ 1,526,000.00	2021	Renovate and equip abandoned warehouse into a restaurant and banquet hall
26	WICLDC	PILOT	Original PILOT in 1995 \$8,000,000	2025	New 10 Year PILOT - replaced original PILOT for incubator building(s)
27	Woolworth Watertown, LLC	PILOT	\$ 15,851,634.00	2030	Renovation, construction and equipping of commercial space on ground floor and 50 low income rental units on the remaining floors in the historic Woolworth Building and additional vacant land for parking