



Jefferson County Industrial Development Agency

2022 Annual Report
Jefferson County Industrial Development Agency (JCIDA)

CEO's ANNUAL MESSAGE--- 2022

Believe it or not, there is fair amount of economic growth and expansion underway in Jefferson County. Although we still have challenges, there is much reason for optimism. Let me highlight a few examples.

German-owned New York Air Brake is transforming itself into an engineering and machining center of excellence, having just moved a new product line from its parent company in Germany to Watertown. The company's state-of-the-art brake control valve is the only such product to have received unconditional approval by the rail industry. Roth Industries, another German-owned company, expanded their facility this past year in order to add a new production line (and another 8 jobs). MetalCraft Marine announced plans to expand, adding 15 to 25 jobs to its current 26. The Canadian-owned company manufactures high performance aluminum boats for use by the coast guard, the navy, research institutions, fire departments, and more. Its new fireboat was recently recognized as the most significant boat of the year by that industry. Even now, as we begin 2023, Knowlton Technologies, which has a local history of more than 200 years, announced plans to add 20-30 jobs.

New businesses are coming as well. CWT Farms International began construction of a state-of-the-art chick hatchery in Watertown. The 50,000 square feet hatchery will be the largest hatchery in New York State, producing 30 million chicks per year and creating 20 new full-time jobs. Jefferson County is also due to soon host the second largest producer of solar panels in the country. Convalt Energy plans to construct a 315,000 square-foot solar panel manufacturing facility that will employ nearly 400 people within three years. Preliminary site preparation is underway. Assuming construction begins in early 2023, the facility could be operating by early to mid-2024.

The Jefferson County Board of Legislators took the initiative to partner with us in supporting economic recovery. With monies they provided from their allocation of American Rescue Plan Act (ARPA) funding, our agency administered several grant programs to support local business recovery from the effects of the pandemic. Through Small Business Productivity and Incumbent Worker Training Grant Programs, as well as a Rental Property Deferred Maintenance program, our own board approved \$ 850,000 in grants for over 90 projects, leveraging an additional \$865,000 dollars in private investment. A portion of those funds also went toward an innovative program to expand the availability of childcare in Jefferson and Lewis Counties. It provided training and assistance to start up a number of home-based

daycare providers as well as funding to expand capacity at center-based facilities. The program received recognition in a national publication and interest from across the state.

Progress on the new YMCA Community and Aquatics Center at 146 Arsenal Street is on schedule and due for completion in November of this year. That facility will have a transformative impact on the community—both visually and in terms of the foot traffic it will bring to downtown Watertown. It will be a great complement to the streetscape and façade improvements throughout the city center.

I must point out that behind all that we do is an active and engaged board of directors. These volunteers commit significant time and energy to governing our agencies, reviewing and approving projects, and providing valuable input and guidance to staff. They make us better, so we can serve you better.

Respectfully,

David J. Zembiec
Chief Executive Officer

Jefferson County Local Development Corporation Mission Statement

To advance the job opportunities, health, general prosperity and economic welfare of the people of Jefferson County and to improve their recreation opportunities, prosperity and standard of living.

JCIDA Projects

| | Name of Company | Type | Total Project Amount | Maturity Date | Purpose |
|----------|-----------------------------|------------------|-----------------------------|----------------------|--|
| 1 | Adams Renewables, LLC | PILOT | \$ 5,979,158.00 | 2036 | Solar |
| 2 | ASA Clayton NY Solar I LLC | PILOT | \$ 1,186,250.00 | 2038 | Solar |
| 3 | Aviagen North America, Inc. | PILOT | \$ 5,000,000.00 | 2030 | Renovate existing building in Corporate Park |
| 4 | Black River Solar, LLC | PILOT | \$ 6,309,357.00 | 2036 | Solar |
| 5 | Brennans Bay Inc. | LL/Tax Exemption | \$ 593,880.00 | 2022 | Renovation/reconstruction of bulkhead walls, levy walls, gas dock, park roads, marina parking areas and other related water damaged facilities |
| 6 | Butterville Road Solar, LLC | PILOT | \$ 1,515,231.00 | 2037 | Solar |
| 7 | Clayton Harbor Hotel, LLC | PILOT | \$ 22,662,000.00 | 2030 | Construction of hotel |
| 8 | COR Watertown Company, LLC | PILOT | \$ 42,945,173.00 | 2024 | Construction of approx. 300 mulit-family rental housing units together with related buildings |

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| 9 | Current Applications, Inc. | PILOT | \$ 736,804.00 | 2031 | Construction of a 10,000 square foot addition to existing building |
| 10 | CWT Farms International Inc. | PILOT | \$ 16,795,967.00 | 2038 | Egg Hatchery/Office/Warehouse |
| 11 | Great Lakes Cheese of New York | PILOT | \$ 86,610,000.00 | 2028 | Expansion and improvements to building |
| 12 | GSPP 24658 County Route 47 North, LLC | PILOT | \$ 1,507,840.00 | 2037 | Solar |
| 13 | GSPP 24658 County Route 47 South, LLC | PILOT | \$ 1,507,840.00 | 2037 | Solar |
| 14 | Lawler Realty LLC | PILOT | \$ 15,474,375.00 | 2023 | Construction of 9 multi-family residential apartment buildings and related buildings |
| 15 | LeRay Jackson, LLC | PILOT | \$ 9,987,060.00 | 2037 | Solar |
| 16 | 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 |
| 17 | Mohawk Adirondack & Northern RR | PILOT | \$ 2,472,000.00 | 2031 | Refurbishment of short-line rail line in Jefferson County |
| 18 | Morgan Watertown Townhomes, LLC | PILOT | \$ 54,655,127.00 | 2024 | Construction of 394 rental units and related facilities |
| 19 | New York Air Brake LLC | PILOT | \$ 3,141,628.00 | 2029 | Construction of test lab |
| 20 | NY USLE Carthage SR26A LLC | PILOT | \$ 9,688,751.00 | 2037 | Solar |
| 21 | NY USLE Carthage SR26B LLC | PILOT | \$ 7,412,769.00 | 2037 | Solar |
| 22 | OYA Blanchard Road LLC | PILOT | \$ 10,750,000.00 | 2035 | Solar |
| 23 | OYA Blanchard Road 2 LLC | PILOT | \$ 10,750,000.00 | 2035 | Solar |
| 24 | OYA Ellisburg Solar LLC | PILOT | \$ 9,922,967.00 | 2038 | Solar |
| 25 | OYA Great Lakes Seaway LLC | PILOT | \$ 10,750,000.00 | 2035 | Solar |
| 26 | OYA NYS RTE 12 LLC | PILOT | \$ 10,750,000.00 | 2035 | Solar |
| 27 | OYA Robinson Road, LLC | PILOT | \$ 10,321,000.00 | 2037 | Solar |
| 28 | OYA Wayside Drive, LLC | PILOT | \$ 10,321,000.00 | 2037 | Solar |
| 29 | Pamelia Solar, LLC | PILOT | \$ 8,945,258.00 | 2037 | Solar |
| 30 | ReEnergy Black River LLC | Bond | \$ 13,145,000.00 | 2024 | Restructure existing debt - renovations |
| 31 | ReEnergy Black River LLC | Bond | \$ 5,000,000.00 | 2022 | Acquisition, construction, and rehab of facility |

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| 32 | Roth Industries Inc. | PILOT | \$ 5,385,000.00 | 2032 | 26,000 square foot expansion |
| 33 | Roth Industries Inc. | PILOT | \$ 6,000,000.00 | 2032 | |
| 34 | SunCap Watertown, LLC (FedEx Ground) | PILOT | \$ 7,575,829.00 | 2024 | Construction of FedEx Ground distribution facility |
| 35 | Waddingham Road Solar, LLC | PILOT | \$ 6,611,304.00 | 2037 | Solar |
| 36 | Watertown Renewables, LLC, (North) | PILOT | \$ 11,284,796 | 2038 | Solar |
| 37 | Watertown Renewables, LLC, (South) | PILOT | \$ 10,962,688 | 2038 | Solar |
| 38 | WICLDC | PILOT | Original PILOT in 1995 - \$8,000,000 | 2025 | New 10 Year PILOT - replaced original PILOT for incubator building(s) |
| 39 | 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. |