



Jefferson County Industrial Development Agency

2023 Annual Report

Jefferson County Industrial Development Agency (JCIDA)

CEO's ANNUAL MESSAGE--- 2023

In economic development, we are often focused on what needs to be done, although it's just as important to reflect on what has been accomplished. There has been plenty of activity in 2023, with much of it setting the stage for an even bigger year in 2024.

We continued to administer American Rescue Plan Act funds, allocated to us by the Jefferson County Legislature, to support business recovery from the COVID pandemic. From 2022 through 2023, we awarded 147 grants totaling more than \$1.8 million to local businesses for small business productivity improvements, incumbent worker training, value-added food processing, and tourism business enhancements. These grants were easily matched by more than \$2 million in additional private investment.

We joined the YMCA in the December 11th ribbon cutting for its new YMCA Community and Aquatics Center. The new facility will have a transformative impact on downtown Watertown's appearance and its economic vitality as it draws more pedestrian traffic to the city center. Both of our sister agencies—JCED and the JCIDA—are proud to have supported this \$27.5 million investment with direct financial assistance and as the sponsor of a \$9 million Department of Defense Grant through the Office of Local Defense Community Cooperation.

Convalt Energy continues its activities to line up customer commitments and secure permanent financing to construct a 315,000 sq. ft. solar panel manufacturing facility adjacent to the Watertown International Airport. Although progress slowed as Convalt and its potential customers awaited IRS guidance on the renewable energy incentives to be available through the Inflation Reduction Act, the project has continued to move forward. We hope to see construction begin in 2024.

Regionally, Jefferson County Economic Development and Naturally Lewis have continued joint hosting of the Jefferson-Lewis Manufacturing Alliance, which brings together Jefferson and Lewis County manufacturers to network; identify partnership opportunities and issues of common concern; and host peer group tours of local manufacturing operations. We remain an active partner in the "Drum Country NY" regional marketing effort, working with our counterpart economic developers in Lewis and St. Lawrence Counties, the Development Authority of the North Country, National Grid, and Advocate Drum. We are also actively engaged in the tradeable sectors work group for the North Country Region Economic Development Council.

David J. Zembiec
Chief Executive Officer

Jefferson County Industrial Development Agency 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.

20	Morgan Watertown Townhomes, LLC	PILOT	\$ 54,655,127.00	2024	Construction of 394 rental units and related facilities
21	New York Air Brake LLC	PILOT	\$ 3,141,628.00	2029	Construction of test lab
22	North American Tapes, LLC	PILOT	\$ 6,991,310.00	2034	Construction of approx. 19,200 sq. ft. addition
23	NY USLE Carthage SR26A LLC	PILOT	\$ 9,688,751.00	2037	Solar
24	NY USLE Carthage SR26B LLC	PILOT	\$ 7,412,769.00	2037	Solar
25	OYA Blanchard Road LLC	PILOT	\$ 10,750,000.00	2035	Solar
26	OYA Blanchard Road 2 LLC	PILOT	\$ 10,750,000.00	2035	Solar
27	OYA Ellisburg Solar LLC	PILOT	\$ 9,922,967.00	2038	Solar
28	OYA Great Lakes Seaway LLC	PILOT	\$ 10,750,000.00	2035	Solar
29	OYA NYS RTE 12 LLC	PILOT	\$ 10,750,000.00	2035	Solar
30	OYA Robinson Road, LLC	PILOT	\$ 10,321,000.00	2037	Solar
31	OYA Wayside Drive, LLC	PILOT	\$ 10,321,000.00	2037	Solar
32	Pamela Solar, LLC	PILOT	\$ 8,945,258.00	2037	Solar
33	ReEnergy Black River LLC	Bond	\$ 13,145,000.00	2024	Restructure existing debt - renovations
34	ReEnergy Black River LLC	Bond	\$ 5,000,000.00	2022	Acquisition, construction, and rehab of facility
35	Roth Industries Inc.	PILOT	\$ 5,385,000.00	2032	26,000 square foot expansion
36	Roth Industries Inc.	PILOT	\$ 6,000,000.00	2032	
37	SunCap Watertown, LLC (FedEx Ground)	PILOT	\$ 7,575,829.00	2024	Construction of FedEx Ground distribution facility
38	Three Mile Bay Ventures, LLC	LL/Tax Exempt	\$ 8,350,000.00		Construction of an approx. 10,000 sq. ft. events center destination facility
39	Waddingham Road Solar, LLC	PILOT	\$ 6,611,304.00	2037	Solar
40	Watertown Renewables, LLC (North Site)	PILOT	\$ 11,284,795.00	2038	Solar
41	Watertown Renewables, LLC (South Site)	PILOT	\$ 10,962,688.00	2038	Solar
42	WICLDC	PILOT	Original PILOT in 1995 - \$8,000,000	2025	New 10 Year PILOT - replaced original PILOT for incubator building(s)
43	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

JCIDA Current Projects

	Name of Company	Type	Total Project Amount	Maturity Date	Purpose
1	31606 Felt Mills, LLC	PILOT	\$ 5,500,000.00	2039	Solar
2	4XL, LLC (L2, LLC)	PILOT	\$ 4,895,000.00	2035	Construction of approx. 30,000 sq. ft. office and manufacturing facility
3	Adams Renewables, LLC	PILOT	\$ 5,979,158.00	2036	Solar
4	ASA Clayton NY Solar I LLC	PILOT	\$ 1,186,250.00	2038	Solar
5	Avlagen North America, Inc.	PILOT	\$ 5,000,000.00	2030	Renovate existing building in Corporate Park
6	Black River Solar, LLC	PILOT	\$ 6,309,357.00	2036	Solar
7	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
8	Butterville Road Solar, LLC	PILOT	\$ 1,515,231.00	2037	Solar
9	Clayton Harbor Hotel, LLC	PILOT	\$ 22,662,000.00	2030	Construction of hotel
10	COR Watertown Company, LLC	PILOT	\$ 42,945,173.00	2024	Construction of approx. 300 multi-family rental housing units together with related buildings
11	Current Applications, Inc.	PILOT	\$ 736,804.00	2031	Construction of a 10,000 square foot addition to existing building
12	CWT Farms International Inc.	PILOT	\$ 16,795,967.00	2038	Egg Hatchery/Office/Warehouse
13	Great Lakes Cheese of New York	PILOT	\$ 86,610,000.00	2028	Expansion and improvements to building
14	GSPP 24658 County Route 47 North, LLC	PILOT	\$ 1,507,840.00	2037	Solar
15	GSPP 24658 County Route 47 South, LLC	PILOT	\$ 1,507,840.00	2037	Solar
16	Lawler Realty LLC	PILOT	\$ 15,474,375.00	2023	Construction of 9 multi-family residential apartment buildings and related buildings
17	LeRay Jackson, LLC	PILOT	\$ 9,987,060.00	2037	Solar
18	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
19	Mohawk Adirondack & Northern RR	PILOT	\$ 2,472,000.00	2031	Refurbishment of short-line rail line in Jefferson County