



## Jefferson County Industrial Development Agency

2024 Annual Report  
Jefferson County Industrial Development Agency (JCIDA)

### CEO's ANNUAL MESSAGE--- 2024

While we are focused on our goals for 2025, it is also important to reflect on the changes of the past year and how our agency has addressed them. I am proud of our staff and our board of directors serving at the pleasure of the Jefferson County Board of Legislators. We are all united in our pursuit of an increased standard of living for the residents of Jefferson County.

The current trend for economic development in New York State continues to be available sites and workforce. Our investments in infrastructure have Jefferson County, NY, well positioned for the future, and our workforce efforts through many educational partners will provide these projects with the human resources they need for success.

We continue to administer American Rescue Plan Act funds, allocated to us by the Jefferson County Legislature, to support business recovery from the COVID pandemic. From the outset of this grant program, we awarded 214 grants totaling more than \$3.3 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 \$4 million in additional private investment.

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 Regional Economic Development Council.

Jefferson County Economic Development stands ready to assist your business in any way possible! Let's work together to achieve success!

F. Marshall Weir  
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.

**JCIDA Current Projects**

	Name of Company	Type	Total Project Amount	Maturity Date	Purpose
1	4XL, LLC (L2, LLC)	PILOT	\$ 5,995,000.00	2035	Construction of approx. 30,000 sq. ft. office and manufacturing facility
2	302 Globe, LLC	PILOT	\$ 4,035,000.00	2040	Renovate 302 Court Street, Watertown, NY as a mixed use facility comprised of approximately 16,000 square feet of commercial retail in the first floor and 11 market rate apartment units on the second floor
3	31606 Felt Mills, LLC	PILOT	\$ 5,500,000.00	2039	Solar
4	Adams Renewables, LLC	PILOT	\$ 5,979,158.00	2036	Solar
5	AES Black River Solar, LLC	PILOT	\$ 9,263,822.00	pending	Solar
6	ASA Clayton NY Solar I LLC	PILOT	\$ 1,186,250.00	2038	Solar
7	Aviagen North America, Inc.	PILOT	\$ 5,000,000.00	2030	Renovate existing building in Corporate Park
8	Black River Solar, LLC	PILOT	\$ 6,309,357.00	2036	Solar
9	Butterville Road Solar, LLC	PILOT	\$ 1,515,231.00	2037	Solar
10	Clayton Harbor Hotel, LLC	PILOT	\$ 22,662,000.00	2030	Construction of hotel
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
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

	Name of Company	Type	Total Project Amount	Maturity Date	Purpose
20	Morgan Watertown Townhomes, LLC	PILOT	\$ 54,655,127.00	2029	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	Pamelia Solar, LLC	PILOT	\$ 8,945,258.00	2037	Solar
33	Roth Industries Inc.	PILOT	\$ 5,385,000.00	2032	26,000 square foot expansion
34	Roth Industries Inc.	PILOT	\$ 6,000,000.00	2032	
35	Waddingham Road Solar, LLC	PILOT	\$ 6,611,304.00	2037	Solar
36	Watertown Industrial Center LDC	PILOT	Original PILOT in 1995 - \$8,000,000	2025	New 10 Year PILOT - replaced original PILOT for incubator building(s)
37	Watertown Renewables, LLC (North Site)	PILOT	\$ 11,284,795.00	2038	Solar
38	Watertown Renewables, LLC (South Site)	PILOT	\$ 10,962,688.00	2038	Solar
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 on the remaining floors in the historic Woolworth Building and additional vacant land for parking

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