

**Jefferson County Industrial Development Agency**

800 Starbuck Avenue, Suite 800

Watertown, New York 13601

Telephone: (315) 782-5865 or (800) 553-4111 Facsimile (315) 782-7915

[www.jcida.com](http://www.jcida.com)

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**Notice of Board Meeting**

**Date:** January 22, 2026

**To:** Hon. William W. Johnson  
David Converse  
W. Edward Walldroff  
Paul Warneck  
Lisa L'Huillier  
John Condino

**From:** Chairman Robert Aliasso

**Re:** Notice of Board of Directors Meeting

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The Jefferson County Industrial Development Agency will hold its Board Meeting on **Thursday, February 5, 2026 at 8:30 a.m.** in the board room at 800 Starbuck Avenue, Watertown, NY.

The live stream link will be available at [www.jcida.com](http://www.jcida.com).

**Zoom:**

<https://us02web.zoom.us/j/84355250468?pwd=R0t4VjRPdGJBZDJrL2JQYVVjKytDdz09>

Meeting ID: 843 5525 0468

Passcode: 011440

1-929-205-6099 US (New York)

Please confirm your attendance with Peggy Sampson [pssampson@jcida.com](mailto:pssampson@jcida.com) at your earliest convenience.

pss

**c:** Marshall Weir, CEO  
Jay Matteson  
Dorena Kimball  
Robin Stephenson  
Dr. Gregory A. Gardner  
Rob Aiken  
Dr. Dawn M. Robinson  
Charles Capone  
Ryan Piche  
Justin S. Miller, Esq.  
Stephen Maier, Esq.  
Media

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**BOARD MEETING AGENDA**  
**Thursday, February 5, 2026 - 8:30 a.m.**

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Privilege of the Floor**
- IV. Minutes – January 8, 2026**
- V. Treasurer’s Report – January 31, 2026**
- VI. Committee Reports**
  - a. Alternative Energy Ad Hoc Committee**
  - b. Building & Grounds Ad Hoc Committee**
    - i. Slip Ramp Design (Jefferson County Corporate Park Entrance)**
- VII. Unfinished Business**
- VIII. New Business**
- IX. Counsel**
- X. Adjournment**

**Jefferson County Industrial Development Agency**  
**Board Meeting Minutes**  
**January 8, 2026**

2025-01-08

The Jefferson County Industrial Development Agency held its board meeting on Thursday, January 8, 2026 in the board room at 800 Starbuck Avenue, Watertown, NY.

**Present:** Robert E. Aliasso, Jr., William Johnson, Lisa L'Huillier, John Condino, Paul Warneck

**Excused:** W. Edward Walldroff, David Converse

**Absent:** None

**Also Present:** Charles Capone, Dr. Dawn Robinson, Rob Aiken, Ryan Piche (Jefferson County Administrator), Bill Vargulick (Town of LeRay Assessor), Craig Fox (Watertown Daily Times), Nancy Dutton

Zoom: Justin Miller, Esq. (Harris Beach), Josh Hartshorne (South Jefferson School District)

**Staff Present:** Marshall Weir, Jay Matteson, Dorena Kimball, Peggy Sampson, Robin Stephenson

**I. Call to Order:** Chairman Aliasso called the meeting to order at 8:36 a.m.

**II. Privilege of the Floor:**

1. **Bill Vargulick, Town of LeRay Assessor** – Mr. Vargulick said there are several solar arrays in the Town of LeRay (5: 3 through the IDA and 2 others). He said there is very little input for the formula they use. He said he has questions about the community adder and was wondering if it is the amount of electricity that the developer will sell back to the local community (the people that sign up for community credits/discounts). Mr. Warneck said there are two different potential inputs – the community credit and the community adder and only one of those is input into the model. He said the Town should be requesting that information from the developer because the incentives are approved by NYSERDA prior to the project being built. Mr. Vargulick said he feels he can't get good data. Mr. Warneck offered to help when the new model is released.

Mr. Vargulick left the meeting at 8:40 a.m.

**III. Minutes:** Minutes of the meeting held on December 4, 2025 were presented. A motion to approve the minutes as presented was made by Ms. L'Huillier, seconded by Mr. Johnson. All in favor. Carried.

**IV. Treasurer's Report:** Mr. Warneck reviewed the financials for the period ending December 31, 2025. Mr. Warneck said we did not receive any PILOT revenue fees and indicated that we ended the year well under revenues. He said that he would like to see a separate spreadsheet of delinquent accounts that show any outstanding balances and a payoff amount. A motion was made by Mr. Warneck to accept the financial statement as presented, seconded by Mr. Johnson. All in favor. Carried.

**Jefferson County Industrial Development Agency  
Board Meeting Minutes  
January 8, 2026**

**V. Committee Reports:**

**a. Audit Committee**

**i. Resolution No. 01.08.2026.01 to Engage Auditors for Annual Audit** – The Audit Committee met on December 12, 2025 and recommended approval of the engagement letter presented by Bowers & Company CPAs, PLLC. The fee for the audit is \$14,200, plus \$300 for PARIS reporting, \$300 for maintenance of capital asset and depreciation schedules for a total fee not to exceed \$14,800. A motion was made by Mr. Warneck to approve the resolution, seconded by Mr. Johnson. All in favor. Carried.

**b. Alternative Energy Committee –**

**NY 18144 Game Farm LLC**

Mr. Warneck said the IDA approved the project in 2021, but it never closed; however, the project was energized in August 2025. He said with it going live they will have to apply for an exemption or close on a PILOT by March 1<sup>st</sup> or the county would have to negotiate a PILOT before March 1<sup>st</sup> because if there is no PILOT in place they are going to be tax exempt. He said the county could issue a letter that if they don't close on the IDA PILOT then the county is going to require them to execute a PILOT for full taxation.

Attorney Miller said unless they received 487 exemptions from the school, the county and the town then they are subject to full tax. He said we don't have to help them be exempt because they chose not to close with the IDA.

Mr. Weir said he is attempting to reach the new owners of the project.

Mr. Johnson said the county did receive notification and they did respond. He said they were waiting and thought that there was going to be a PILOT through the IDA. He does not think they contacted any of the taxing jurisdictions to negotiate a 487.

Mr. Piche said this is a team effort and the county and municipalities have some responsibility too. He said the county has made renewable energy exempt from building permit fees and building permits. He said they will hold them accountable by not issuing the permit until they sign the paper and will require all levels of government working together to control this.

**Convergent**

Mr. Warneck said Assemblyman Scott Gray has been working with Convergent. He said he attended a meeting to come up with an agreement for the 487 issue which could result in the form of a host community agreement. They are discussing how to distribute it which could happen through our agency. He said it was not finalized.

**AES Black River Solar**

The project was due to close in January but due to a minor delay, they expect to close in February.

**Jefferson County Industrial Development Agency  
Board Meeting Minutes  
January 8, 2026**

**c. Building and Grounds Committee –**

- i. Building Review – Lot 11 Corporate Park** - Mr. Condino said Mike Lundy is looking to put up the last section of the old Bomax building as a spec building next to Corry Lawler's current build of his corporate headquarters. He said they are collaborating because the people and equipment are already there.

The Town of Watertown Planning Board won't approve the project until the IDA reviews it. Mr. Lundy reviewed the plans with the committee during Tuesday's meeting. It will be 20,000 square feet, will be three tiers high, meets our covenants, and has room for future expansion. There will be a fair amount of fill that will need to be removed from the site and there was discussion about IDA's Lot 3. Mr. Condino said Mr. Lundy is proposing to come up with an agreement to make Lot 3 shovel ready; discussion on Lot 3 will continue.

Mr. Condino said the committee recommended approval of the building review in order for Mr. Lundy to proceed with the Town of Watertown Planning Board process. A motion was made by Mr. Warneck to accept the building review, seconded by Ms. L'Huillier. All in favor. Carried.

**d. Governance Committee**

- i. Resolution No. 01.08.2026.02 for Annual Internal Policy and Procedure Review** – The Governance Committee met on December 12, 2025 to review the proposed bylaws, the mission statement/performance measurements, the disposition of real property guidelines, the proposed investment policy with internal controls, the procurement policy, the proposed fee calculation and billing for application and administrative fees, and the proposed annual project performance reporting procedures. A motion was made by Mr. Warneck to approve the resolution, seconded by Mr. Johnson. All in favor. Carried.
- ii. Summary Results of Confidential Evaluation of Board Performance** – The Governance Committee reviewed the board evaluations. The results will be sent to the ABO. A strategic planning session will be held within the next several months to improve the areas of concern.

**VI. Unfinished Business:**

- 1. Resolution No. 01.08.2026.03 for Granting Bank Account Access to the CFO** – A motion was made by Mr. Condino to approve the resolution, seconded by Mr. Johnson. All in favor. Carried.

Nancy Dutton joined the meeting at 9:20 a.m.

**Jefferson County Industrial Development Agency  
Board Meeting Minutes  
January 8, 2026**

**VII. New Business:**

1. **Internal Loan Review Risk Rating for YE 2025** – The spreadsheet was included in the packet for review. The RLF reserve for credit losses for 2025 is \$200,358, the MICRO reserve is \$22,579, and the CITY reserve is \$7,333. A motion was made by Mr. Warneck to approve the rating, seconded by Mr. Johnson. All in favor. Carried.
2. **Proposed Committee Structure** – A motion was made by Ms. L’Huillier to approve the committee structure, seconded by Mr. Condino. All in favor. Carried.
3. **Resolution No. 01.08.2026.04 to Engage Bowers for Audit of ESD Project #AC722 (Business Complex Grant)** – Per requirements of the Empire State Development Grant Disbursement Agreement, an audit must be completed before reimbursement. Bowers presented an engagement letter with an estimated fee for services up to \$2,500 with a completion date of January 31<sup>st</sup>. A motion was made by Mr. Warneck to approve the resolution, seconded by Ms. L’Huillier. All in favor. Carried.
4. **Consulting Services** – A request to execute an agreement with Agriculture Energy Resources, LLC for a fee up to \$1,250 to review a complicated business model that is covered under a Non-Disclosure Agreement (NDA). Attorney Miller said the NDA covers staff and board members. Chairman Aliasso said it will generate a confidential report which we will hold under our NDA to use as a tool within loan review and our board to analyze a very complex and unique project. There was consensus by the board for Mr. Weir to execute the agreement. All in favor.

**VIII. Counsel:**

1. **Authorizing Resolution No. 01.08.2026.05 for Adoption of Amendments to Uniform Tax Exemption Policy** – The public hearing was held earlier this morning. There was no public comment. A motion was made by Mr. Warneck to approve the resolution, seconded by Mr. Johnson. Roll call vote was taken. Mr. Aliasso – Yea, Mr. Condino – Yea, Mr. Converse – Absent, Mr. Johnson – Yea, Ms. L’Huillier -Yea, Mr. Walldroff – Absent, and Mr. Warneck – Yea. Carried.

**IX. Adjournment:** With no further business before the board, a motion to adjourn was made by Mr. Warneck, seconded by Mr. Condino. All in favor. The meeting was adjourned at 9:40 a.m.

Respectfully submitted,  
*Peggy Sampson*

**JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**Income Statement for the One Month Period Ending January 31, 2026**  
**UNRECONCILED**

	<b>Current Year Budget</b>	<b>Year-to-Date Total</b>	<b>Current Month</b>	<b>Previous Month</b>	<b>Balance Remaining</b>
<b>Revenues</b>					
PILOT/Sale Leaseback Fees	\$ 655,900.00	0.00	\$ 0.00	0.00	655,900.00
Fee Income - RLF Program	15,000.00	0.00	0.00	33,255.65	15,000.00
Fee Income - Micro Program	8,000.00	0.00	0.00	3,095.49	8,000.00
Interest Income	1,000.00	0.00	0.00	5.09	1,000.00
Interest Income - RLF Program	29,000.00	0.00	0.00	8,705.38	29,000.00
Interest Income - City Fund	14,551.00	1,222.03	1,222.03	0.00	13,328.97
Interest Income - Micro Prog.	3,600.00	259.57	259.57	255.67	3,340.43
Late Payment Penalty - Micro	0.00	45.29	45.29	0.00	(45.29)
Miscellaneous Income	200.00	10.00	10.00	(3,749.18)	190.00
<b>Total Revenues</b>	<b>727,251.00</b>	<b>1,536.89</b>	<b>1,536.89</b>	<b>41,568.10</b>	<b>725,714.11</b>
<b>Operations</b>					
Office Expense	2,500.00	0.00	0.00	200.00	2,500.00
Admin Services Exp	565,451.00	0.00	0.00	0.00	565,451.00
Depreciation Expense - Siding	16,500.00	1,357.96	1,357.96	1,357.96	15,142.04
D&O Insurance	15,000.00	0.00	0.00	0.00	15,000.00
Commercial Insurance	11,000.00	2,350.22	2,350.22	5,310.21	8,649.78
Legal- Retainer	18,000.00	1,500.00	1,500.00	1,500.00	16,500.00
Legal - Unrestricted	20,000.00	0.00	0.00	0.00	20,000.00
Legal - RLF Program	20,000.00	1,422.00	1,422.00	2,170.00	18,578.00
Accounting & Auditing	25,000.00	0.00	0.00	0.00	25,000.00
Coffeen Park Taxes	3,000.00	3,228.33	3,228.33	0.00	(228.33)
Airport Park Taxes	1,200.00	1,105.45	1,105.45	0.00	94.55
Deferit Expense	3,000.00	0.00	0.00	0.00	3,000.00
Fees Expense	2,000.00	0.00	0.00	(160.00)	2,000.00
RLF Program Expense	15,000.00	0.00	0.00	33,255.65	15,000.00
Microenterprise Program Exp	6,000.00	0.00	0.00	3,095.49	6,000.00
Building Depreciation- 146 Ars	0.00	0.00	0.00	119,898.07	0.00
<b>Total Operations</b>	<b>723,651.00</b>	<b>10,963.96</b>	<b>10,963.96</b>	<b>166,627.38</b>	<b>712,687.04</b>
Total Revenue	727,251.00	1,536.89	1,536.89	41,568.10	725,714.11
Total Expenses	723,651.00	10,963.96	10,963.96	166,627.38	712,687.04
<b>Net Income Over Expenditures</b>	<b>\$ 3,600.00</b>	<b>(9,427.07)</b>	<b>\$ (9,427.07)</b>	<b>(125,059.28)</b>	<b>13,027.07</b>

**JCIDA BALANCE SHEET**

<b>Current Assets</b>	<b>IDA</b>	<b>12/31/2025</b>	<b>1/31/2026</b>
General Checking	\$ 633,212.27	\$ 1,172,946.98	
Savings Account	59,092.42	59,097.51	
PILOT Checking	1,606.31	399,697.03	
Microenterprise Account	139,150.61	138,771.26	
City Loan Account	62,505.19	65,005.71	
Revolving Loan Fund Account	2,181,599.81	2,146,531.98	
PILOT Monies Receivable	7,887.59	491,721.65	
Miscellaneous Receivable	86,572.98	86,377.30	
RLF Loans Receivable	2,108,815.37	2,108,725.37	
Microenterprise Loans Rec.	84,955.08	82,544.98	
Want Economic Growth Rec	244,417.75	243,139.78	
Grants Receivable DASNY	23,767.82	15,835.47	
Grants Receivable ESD	372,311.00	360,430.00	
Grants Receivable NBRC	500,000.00	0.00	
Allowance for Bad Debt-RLF	(570,000.00)	(570,000.00)	
Allow. for Bad Debts-MICRO	(35,000.00)	(35,000.00)	
Prepaid Expense	21,602.28	18,801.76	
<b>Total Current Assets</b>	<b>\$ 5,922,496.48</b>	<b>\$ 6,784,626.78</b>	
<b>Property and Equipment</b>			
Accum Depr - Building	(1,300,969.68)	(1,420,867.75)	
Accum Depr. Equipment	(52,269.66)	(52,269.66)	
Accumulated Depreciation Sidin	(76,045.76)	(77,403.72)	
<b>Total Property and Equipment</b>	<b>(1,429,285.10)</b>	<b>(1,550,541.13)</b>	
<b>Other Assets</b>			
IT Server	6,050.00	6,050.00	
Equipment	13,366.00	13,366.00	
Corp. Park Improvements	209,995.14	209,995.14	
Airport Property	884,326.02	884,326.02	
Intangible Asset	53,195.00	53,195.00	
WIP Airport	1,536,035.95	1,484,851.80	
WIP Intersection	244,973.52	244,973.52	
Woolworth Building	505,000.00	505,000.00	
Rail Siding CCIP	244,434.00	244,434.00	
Land 146 Arsenal	126,577.50	126,577.50	
146 Ars Building Improvements	3,264,556.08	3,264,556.08	
<b>Total Other Assets</b>	<b>7,088,509.21</b>	<b>7,037,325.06</b>	
<b>Total Assets</b>	<b>\$ 11,581,720.59</b>	<b>\$ 12,271,410.71</b>	

## JCIDA BALANCE SHEET

### LIABILITIES AND CAPITAL

#### **Current Liabilities**

Accounts Payable - Unrestrict	\$ 48,977.95	\$ 3,078.32
Accounts Payable - RLF	\$ 0.00	1,422.00
PILOT Monies Payable	9,483.90	891,418.68
Due LDC	0.00	0.00
RLF Loan Payable	700,000.00	700,000.00
JCLDC Loan Payable	1,500,000.00	1,500,000.00
Due SHLDC	0.00	0.00
Due HUD-RLFm Interest	1,386.75	0.00
Due HUD Micro nInterest	8.52	0.00
Due HUD City Interest	3.53	0.00
Due JCIDA	0.00	0.00
ARPA Airport Sewer	0.00	0.00
Car Freshner Signage	11,000.00	11,000.00
Total Current Liabilities	\$ 2,270,860.65	\$ 3,106,919.00

#### **Long-Term Liabilities**

Due NYS/IAP L.T.	180,159.78	180,159.78
Total Long-Term Liabilities	180,159.78	180,159.78
Total Liabilities	2,451,020.43	3,287,078.78

#### **Capital**

General Fund Bal - Unrestrict.	4,255,622.39	4,525,765.42
Fund Bal - RLF Restricted	3,992,048.27	3,992,048.27
Fund Bal - Micro Restricted	186,824.76	186,824.76
Fund Bal - City Restricted	289,120.22	289,120.22
Cap. Impr. Convergys	0.33	0.33
Net Income	407,084.19	(9,427.07)
Total Capital	9,130,700.16	8,984,331.93
<b>Total Liabilities &amp; Capital</b>	<b>11,581,720.59</b>	<b>12,271,410.71</b>

**Jefferson County IDA**  
**Balance Sheet**  
**January 31, 2026**

**ASSETS**

<b>Current Assets</b>	
General Checking	\$ 1,172,946.98
Savings Account	59,097.51
PILOT Checking Account	399,697.03
Microenterprise Account	138,771.26
City Loan Account	65,005.71
Revolving Loan Fund Account	2,146,531.98
PILOT Monies Receivable	491,721.65
Miscellaneous Receivable	86,377.30
RLF Loans Receivable	2,108,725.37
Microenterprise Loans Rec.	82,544.98
Watn. Economic Growth Fund Rec	243,139.78
Grants Receivable DASNY	15,835.47
Grants Receivable ESD	360,430.00
Allowance for Bad Debt-RLF	(570,000.00)
Allow. for Bad Debts-MICRO	(35,000.00)
Prepaid Expense	<hr/> 18,801.76
 Total Current Assets	 6,784,626.78
 Property and Equipment	
Accum Depr - Building	(1,420,867.75)
Accum Depr. Equipment	(52,269.66)
Accumulated Depreciation Sidin	<hr/> (77,403.72)
 Total Property and Equipment	 (1,550,541.13)
 Other Assets	
IT Server	6,050.00
Equipment	13,366.00
Corp. Park Improvements	209,995.14
Airport Property	884,326.02
Intangible Asset	53,195.00
WIP Airport	1,484,851.80
WIP Intersection	244,973.52
Woolworth Building	505,000.00
Rail Siding CCIP	244,434.00
Land 146 Arsenal	126,577.50
146 Ars Building Improvements	<hr/> 3,264,556.08
 Total Other Assets	 <hr/> 7,037,325.06
 Total Assets	 <hr/> \$ 12,271,410.71

**LIABILITIES AND CAPITAL**

<b>Current Liabilities</b>	
Accounts Payable - Unrestrict	\$ 3,078.32
Accounts Payable - RLF	1,422.00
PILOT Monies Payable	891,418.68
RLF Loan Payable	700,000.00
JCLDC Loan Payable	1,500,000.00
Car Freshner Signage	<hr/> 11,000.00
 Total Current Liabilities	 3,106,919.00
 Long-Term Liabilities	

Jefferson County IDA  
Balance Sheet  
January 31, 2026

Due NYS/IAP L.T.	<u>180,159.78</u>
Total Long-Term Liabilities	<u>180,159.78</u>
Total Liabilities	3,287,078.78
Capital	
General Fund Bal - Unrestrict.	4,525,765.42
Fund Bal - RLF Restricted	3,992,048.27
Fund Bal - Micro Restricted	186,824.76
Fund Bal - City Restricted	289,120.22
Cap. Impr. Convergys	0.33
Net Income	(9,427.07)
Total Capital	<u>8,984,331.93</u>
Total Liabilities & Capital	<u>\$ 12,271,410.71</u>

**Jefferson County IDA**  
**City Loan Fund Cash Receipts Journal**  
**For the Period From Jan 1, 2026 to Jan 31, 2026**

Filter Criteria includes: Report order is by Check Date. Report is printed in Detail Format.

Date	Account ID	Transaction	Line Description	Debit Amnt	Credit Amnt
1/15/26	127204	4737	Invoice: 3960		1,277.97
	415504		INTEREST INCOME		1,222.03
	104004		HALE'S BUS GARAGE, LLC	2,500.00	
				<u>2,500.00</u>	<u>2,500.00</u>

**Jefferson County IDA**  
**General Checking Cash Receipts Journal**  
**For the Period From Jan 1, 2026 to Jan 31, 2026**

Filter Criteria includes: Report order is by Check Date. Report is printed in Detail Format.

Date	Account ID	Transaction	Line Description	Debit Amnt	Credit Amnt
1/22/26	121001 100001	168635	Invoice: 4049 WATERTOWN SCHOOL DISTRICT	10.00	10.00
1/29/26	126005 100001	2231	Invoice: 4087 JEFFERSON COUNTY INDUSTRIAL	33,255.65	
1/29/26	127004 100001	1276	Invoice: 4086 JEFFERSON COUNTY INDUSTRIAL	3,095.49	
1/29/26	425001 100001	8256	REPAYMENT TO UNRESTRICTED FOR OVERPAYMENT TO CITY SCHOOL JEFFERSON COUNTY INDUSTRIAL	10.00	
				<u><u>36,371.14</u></u>	<u><u>36,371.14</u></u>

**Jefferson County IDA**  
**Microenterprise Cash Receipts Journal**  
**For the Period From Jan 1, 2026 to Jan 31, 2026**

Filter Criteria includes: Report order is by Check Date. Report is printed in Detail Format.

Date	Account ID	Transaction	Line Description	Debit Amnt	Credit Amnt
1/15/26	127003	529892433	Invoice: 3978		304.34
	416003		INTEREST PAYMENT		82.32
	103003		DROIN DISTRIBUTION LTD	386.66	
1/15/26	127003	52998511	Invoice: 3850		672.52
	416003		INTEREST INCOME		100.79
	103003		CLAYTON ISLAND TOURS, LLC	773.31	
1/22/26	127003	10838	Invoice: 3624		715.13
	416003		JAN PYMT INTEREST		39.72
	416103		LATE FEE		45.29
	103003		WILLOWBROOK ENTERPRISE, INC.	800.14	
1/22/26	127003	10838	Invoice: 3624		718.11
	416003		FEB INTEREST PYMT		36.74
	103003		WILLOWBROOK ENTERPRISE, INC.	754.85	
				<b>2,714.96</b>	<b>2,714.96</b>

**Jefferson County IDA****RLF Cash Receipts Journal****For the Period From Jan 1, 2026 to Jan 31, 2026**

Filter Criteria includes: Report order is by Check Date. Report is printed in Detail Format.

Date	Account ID	Transaction	Line Description	Debit Amnt	Credit Amnt
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This report contains no data.

**Jefferson County IDA**  
**PILOT Cash Receipts Journal**  
**For the Period From Jan 1, 2026 to Jan 31, 2026**

Filter Criteria includes: Report order is by Check Date. Report is printed in Detail Format.

Date	Account ID	Transaction	Line Description	Debit Amnt	Credit Amnt
1/15/26	121001 102001	25357	Invoice: 4048 CURRENT APPLICATIONS	2,424.78	2,424.78
1/22/26	121001 102001	364	Invoice: 4065 NY USLE CARTHAGE UNIT A	34,192.79	
1/22/26	121001 102001	365	Invoice: 4066 NY USLE CARTHAGE UNIT B	22,567.24	
1/22/26	121001 121001 102001	48600	Invoice: 4070 Invoice: 4071 ROTH INDUSTRIES, INC.	17,233.72	13,692.50 3,541.22
1/22/26	121001 102001	25465	Invoice: 4075 CURRENT APPLICATIONS	1,662.44	1,662.44
1/22/26	121001 102001	388	Invoice: 4081 MDD, LLC	959.71	959.71
1/22/26	121001 102001	75713	Invoice: 4082 CWT FARMS INTERNATIONAL	7,067.54	7,067.54
1/22/26	121001 102001	1375	Invoice: 4084 302 GLOBE, LLC	269.76	269.76
1/29/26	121001 102001	47416	Invoice: 4080 AVIAGEN NORTH AMERICA, INC	5,914.66	5,914.66
1/29/26	121001 121001 102001	102486664	Invoice: 4076 Invoice: 4077 CLAYTON HARBOR HOTEL, LLC	58,127.00	10,307.00 47,820.00
1/29/26	121001 102001	35185	Invoice: 4054 NEXAMP BUTTERVILLE ROAD	5,684.75	5,684.75
1/29/26	121001 102001	16826	Invoice: 4050 ADAMS RENEWABLES, LLC	22,772.40	22,772.40
1/29/26	121001 102001	16825	Invoice: 4051 NEXAMP BLACK RIVER SOLAR	26,875.54	26,875.54
1/29/26	121001 102001	35184	Invoice: 4057 WADDINGTON ROAD SOLAR, LLC	27,901.32	27,901.32
1/29/26	121001 102001	35175	Invoice: 4056 NEXAMP PAMELA SOLAR	34,876.65	34,876.65
1/29/26	121001 102001	1315	Invoice: 4068 WATERTOWN RENEWABLES, LLC	44,293.34	44,293.34
1/29/26	121001 102001	1314	Invoice: 4067 WATERTOWN RENEWABLES, LLC	44,293.34	44,293.34
1/29/26	121001 102001	2512	Invoice: 4055 NEXAMP LERAY JACKSON	36,285.67	36,285.67
1/29/26	121001 102001	9918631143	Invoice: 4042 ASA CLAYTON NY SOLAR, LLC	8,719.16	8,719.16
				<b>402,121.81</b>	<b>402,121.81</b>

**Jefferson County IDA**  
**Miscellaneous Receivables**  
**As of Jan 31, 2026**

Filter Criteria includes: 1) Includes Drop Shipments. Report order is by ID. Report is printed in Detail Format.

Customer ID Customer Bill To Contact Telephone 1	Invoice/CM	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
CCTI COLLEEN'S CHERRY TREE INN	4018				30.00	30.00
CCTI COLLEEN'S CHERRY TREE INN					30.00	30.00
CONVALT CONVALT ENERGY. LLC	3669 3911 4009				27,486.30 11,230.50 11,230.50	27,486.30 11,230.50 11,230.50
CONVALT CONVALT ENERGY. LLC					49,947.30	49,947.30
THREE MILE BAY THREE MILE BAY VENTURES, LLC	7-10-2020				36,400.00	36,400.00
THREE MILE BAY THREE MILE BAY VENTURES, LLC					36,400.00	36,400.00
<b>Report Total</b>					<b>86,377.30</b>	<b>86,377.30</b>

**Jefferson County IDA**  
**Revolving Loan Fund Receivables**

**As of Jan 31, 2026**

Filter Criteria includes: 1) Includes Drop Shipments. Report order is by ID. Report is printed in Summary Format.

<b>Customer</b>	<b>Amount Due</b>
CONVALT ENERGY, LLC	\$ 850,000.00
JEFFERSON COUNTY INDUSTRIAL	\$ 700,000.00
LCO DESTINY, LLC	\$ 207,045.62
MARZANO EXCAVATING, LLC	\$ 109,506.04 CURRENT
THREE MILE BAY VENTURES, LLC	\$ <u>242,173.71</u> 4 MONTHS DELINQUENT
	<u><b>\$ 2,108,725.37</b></u>

<b>BALANCE AS OF 1/31/26:</b>	<b>LOAN</b>	<b>INTEREST</b>	<b>LATE FEES</b>	<b>LEGAL</b>			<b>TOTAL</b>
				<b>SET UP</b>	<b>LEGAL</b>		
CONVALT ENERGY, LLC **	\$ 850,000.00	\$ 125,125.00		\$ 38,716.80	\$ 46,779.50	\$ 1,060,621.30	
LCO DESTINY, LLC ***	\$ 207,045.62	\$ 32,839.65	\$ 2,779.89			\$ 242,665.16	
THREE MILE BAY VENTURES, LLC	\$ 242,173.71		\$ 429.85			\$ 242,603.56	
	<b>\$ 1,299,219.33</b>	<b>\$ 157,964.65</b>	<b>\$ 3,209.74</b>	<b>\$ 38,716.80</b>	<b>\$ 46,779.50</b>	<b>\$ 1,545,890.02</b>	

\*\* SHLDC BALANCE \$200,000

\*\*\* NCA BALANCE \$125,494.96

RLF SAVINGS ACCOUNT                    \$ 2,146,531.98

Jefferson County IDA  
Micro Loans Receivable As of 1/31/26

Customer	Amount Due
COLLEEN'S CHERRY TREE INN	\$ 18,734.39 last pymt 10/27/25 Interest thru Sept '25
CLAYTON ISLAND TOURS, LLC	\$ 19,485.61 Current
DROIN DISTRIBUTION LTD	\$ 16,159.55 Current
PAINFULL ACRES	\$ 5,458.29 last pymt 12/1/25 Interest thru Nov. '25
PINK KETTLE, LLC	\$ 8,962.66 last pymt 10/17/25 Interest thru July '25
TASTE OF DESIGN	\$ 5,735.67 last pymt 8/26/25 Interest thru Sept. '25
WILLOWBROOK ENTERPRISE, INC.	\$ 8,008.81 Current
	<b>\$ 82,544.98</b>

BALANCE AS OF 1/31/26:	LOAN	LATE FEES	LEGAL	TOTAL
COLLEEN'S CHERRY TREE INN	\$ 18,734.39	\$ 60.16		\$ 18,794.55
CLAYTON ISLAND TOURS, LLC	\$ 19,485.61			\$ 19,485.61
DROIN DISTRIBUTION LTD	\$ 16,159.55			\$ 16,159.55
PAINFULL ACRES	\$ 5,458.29	\$ 33.92		\$ 5,492.21
PINK KETTLE, LLC	\$ 8,962.66	\$ 168.48		\$ 9,131.14
TASTE OF DESIGN	\$ 5,735.67	\$ 99.90		\$ 5,835.57
WILLOWBROOK ENTERPRISE, INC.	\$ 8,008.81			\$ 8,008.81
	<b>\$ 82,544.98</b>	<b>\$ 362.46</b>	<b>\$ -</b>	<b>\$ 82,907.44</b>
<b>MICRO SAVINGS ACCOUNT</b>	<b>\$ 138,771.26</b>			

**Jefferson County IDA**  
**Watn. Economic Growth Fund**  
**As of Jan 31, 2026**

Filter Criteria includes: 1) Includes Drop Shipments. Report order is by ID. Report is printed in Detail Format.

<b>Customer</b>	<b>Amount Due</b>	<b>Date</b>
HALE'S BUS GARAGE, LLC	243,139.78	8/5/24
<b>HALE'S BUS GARAGE, LLC</b>	<b>243,139.78</b>	
	<b>243,139.78</b>	

**Jefferson County IDA**  
**Unrestricted Aged Payables**  
**As of Jan 31, 2026**

Filter Criteria includes: 1) Includes Drop Shipments. Report order is by ID. Report is printed in Detail Format.

<b>Vendor</b>	<b>Invoice/CM #</b>	<b>Date</b>	<b>Net To Pay</b>
CITY COMPTROLLER	CITY INT	1/27/26	4.05
<b>CITY COMPTROLLER</b>			<b>4.05</b>
HARRIS BEACH MURTHA CULLINA	12569781	1/16/26	1,500.00
<b>HARRIS BEACH MURTHA CULLINA</b>			<b>1,500.00</b>
JEFFERSON COUNTY TREASURER	RLF INTEREST MICRO INT	1/27/26 1/27/26	1,574.57 9.70
<b>JEFFERSON COUNTY TREASURER</b>			<b>1,584.27</b>
			<b>3,088.32</b>

**Jefferson County IDA**  
**Cash Disbursements Journal**  
**For the Period From Jan 1, 2026 to Jan 31, 2026**

Filter Criteria includes: Report order is by Date. Report is printed in Detail Format.

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
1/21/26	8254	200002 100001	Invoice: 25-1390 BERNIER, CARR & ASSOCIATES, P.C.	225.00	225.00
1/21/26	8255	200001 100001	Invoice: TAXES TOWN OF HOUNSFIELD	1,105.45	1,105.45
1/21/26	8256	200001 100001	Invoice: 12/22/25 JEFFERSON COUNTY INDUSTRIAL	10.00	10.00
1/21/26	8257	200001 100001	Invoice: TAXES TOWN OF WATERTOWN	3,228.33	3,228.33
<b>Total</b>				<b>4,568.78</b>	<b>4,568.78</b>



Jefferson County Industrial Development Agency  
800 Starbuck Avenue, Suite 800  
Watertown, NY 13601  
(315) 782-5865

**2026 Board Attendance**

Name	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Aliasso, Robert	P											
Condino, John	P											
Converse, David	E											
Johnson, William	P											
L'Huillier, Lisa	P											
Walldroff, W. Edward	E											
Warneck, Paul	P											
<b>Totals:</b>	<b>5</b>											