

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

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.

Zoom:

<https://us02web.zoom.us/j/84355250468?pwd=R0t4VjRPdGJBZDJrL2JQYVVVjKytDdz09>

Meeting ID: 843 5525 0468

Passcode: 011440

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

Please confirm your attendance with Peggy Sampson 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**

BOARD MEETING

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**

12/13/2025

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 1st or the county would have to negotiate a PILOT before March 1st 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 31st. 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

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
Revenues					
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
Total Revenues	727,251.00	1,536.89	1,536.89	41,568.10	725,714.11
Operations					
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
Total Operations	723,651.00	10,963.96	10,963.96	166,627.38	712,687.04
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
Net Income Over Expenditures	\$ 3,600.00	(9,427.07)	\$ (9,427.07)	(125,059.28)	13,027.07

JCIDA BALANCE SHEET

<u>Current Assets</u>	IDA	12/31/2025	1/31/2026
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
Total Current Assets		\$ 5,922,496.48	\$ 6,784,626.78

Property and Equipment

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)
Total Property and Equipment	(1,429,285.10)	(1,550,541.13)

Other Assets

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
Total Other Assets	7,088,509.21	7,037,325.06

Total Assets	\$ 11,581,720.59	\$ 12,271,410.71
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JCIDA BALANCE SHEET

LIABILITIES AND CAPITAL

Current Liabilities

Accounts Payable - Unrestricte	\$ 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
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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
Total Liabilities & Capital	11,581,720.59	12,271,410.71

Jefferson County IDA
Balance Sheet
January 31, 2026

ASSETS

Current Assets		
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		18,801.76
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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	(77,403.72)	
		<hr/>
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		3,264,556.08
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Total Other Assets		7,037,325.06
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Total Assets	\$	<u><u>12,271,410.71</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable - Unrestricte	\$	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		11,000.00
		<hr/>
Total Current Liabilities		3,106,919.00

Long-Term Liabilities

Jefferson County IDA
Balance Sheet
January 31, 2026

Due NYS/IAP L.T.	180,159.78	
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Total Long-Term Liabilities		180,159.78
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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)	
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Total Capital		8,984,331.93
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Total Liabilities & Capital	\$	12,271,410.71
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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	33,255.65
1/29/26	127004 100001	1276	Invoice: 4086 JEFFERSON COUNTY INDUSTRIAL	3,095.49	3,095.49
1/29/26	425001 100001	8256	REPAYMENT TO UNRESTRICTED FOR OVERPAYMENT TO CITY SCHOOL JEFFERSON COUNTY INDUSTRIAL	10.00	10.00
				<u>36,371.14</u>	<u>36,371.14</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	
				2,714.96	2,714.96

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	34,192.79
1/22/26	121001 102001	365	Invoice: 4066 NY USLE CARTHAGE UNIT B	22,567.24	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 WADDINGHAM 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
				402,121.81	402,121.81

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
Report Total					86,377.30	86,377.30

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.

Customer	Amount Due
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	\$ 242,173.71 4 MONTHS DELINQUENT
	\$ 2,108,725.37

BALANCE AS OF 1/31/26:	LOAN	INTEREST	LATE FEES	LEGAL SET UP	LEGAL	TOTAL
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
	\$ 1,299,219.33	\$ 157,964.65	\$ 3,209.74	\$ 38,716.80	\$ 46,779.50	\$ 1,545,890.02

** 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
	\$	82,544.98

BALANCE AS OF 1/31/26:	LOAN	LATE FEES	LEGAL	TOTAL
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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
	\$	82,544.98	\$ 362.46	\$ -
				\$ 82,907.44

MICRO SAVINGS ACCOUNT	\$	138,771.26
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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.

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

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

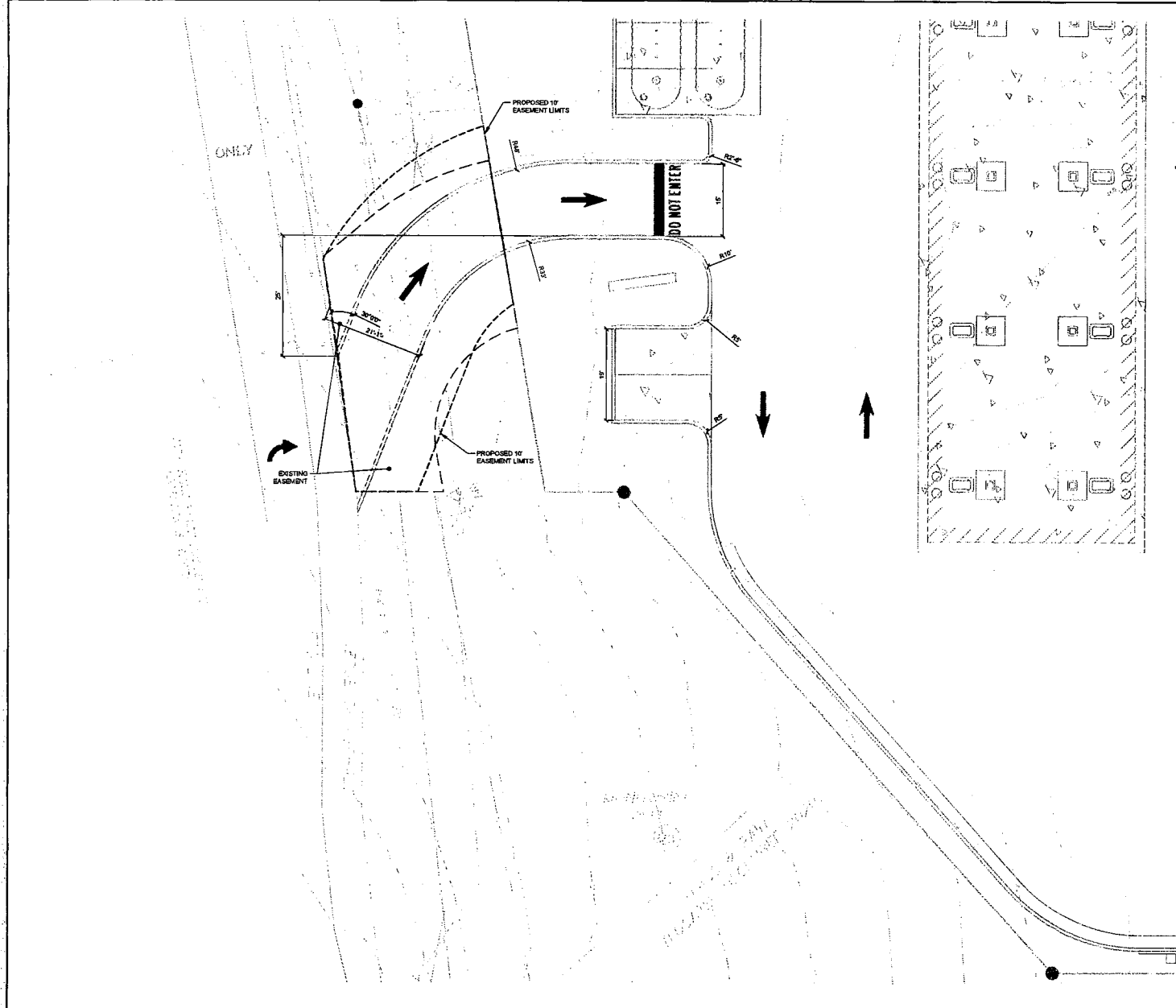
Filter Criteria includes: 1) Includes Drop Shipments. Report order is by ID. Report is printed in Detail Format.

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

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

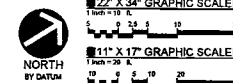
Filter Criteria includes: Report order is by Date. Report is printed in Detail Format.

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
Total				4,568.78	4,568.78



EXISTING LEGEND	
[Symbol]	WATER AND SEWER EASEMENT
[Symbol]	HIGHWAY BOUNDARY LINE
[Symbol]	EXISTING REBAR
[Symbol]	EXISTING IRON PIPE
[Symbol]	5/8 INCH REBAR WITH RED PLASTICS CAP SET
[Symbol]	"MAG" NAIL SET
[Symbol]	UTILITY POLE
[Symbol]	TRAFFIC SIGNAL BOX
[Symbol]	WATER METER
[Symbol]	SANITARY MANHOLE
[Symbol]	CATCH BASIN
[Symbol]	POST
[Symbol]	GAS METER
[Symbol]	GAS MARKER
[Symbol]	OVERHEAD UTILITY LINE
[Symbol]	MINOR CONTOUR LINE
[Symbol]	MAJOR CONTOUR LINE
[Symbol]	STORM SEWER LINE
[Symbol]	SANITARY SEWER LINE
[Symbol]	WATER LINE
[Symbol]	TELECOMMUNICATIONS LINE
[Symbol]	GAS LINE
[Symbol]	ELECTRIC LINE
[Symbol]	SIGN
[Symbol]	GAS VALVE
[Symbol]	GAS TEST VALVE
[Symbol]	REFLECTOR POST
[Symbol]	HYDRANT
[Symbol]	WATER VALVE
[Symbol]	GUY ANCHOR

PROPOSED LEGEND	
[Symbol]	EXISTING EASEMENT
[Symbol]	PROPOSED EASEMENT LIMITS



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 IT IS A VIOLATION OF SECTION
 709, SUBDIVISION 2, OF THE
 NEW YORK STATE EDUCATION
 LAW FOR ANY PERSON, UNLESS
 ACTING UNDER THE DIRECTION
 OF A LICENSED PROFESSIONAL
 ENGINEER OR LAND SURVEYOR
 TO ALTER THIS DOCUMENT IN
 ANY WAY. IF ALTERED, SUCH
 LICENSEE SHALL AFFIX HEREON
 HER SEAL AND THE NOTATION
 "ALTERED BY" FOLLOWED BY
 HIS OR HER SIGNATURE, DATE
 AND A SPECIFIC DESCRIPTION
 OF ALTERATION.

SEAL:

PROJECT NO: 2004-054
 SCALE: AS NOTED
 DRAWN BY: CC
 DESIGNED BY: CC/PJ
 CHECKED BY: PJ
 DATE ISSUED: N/A

SLIP RAMP DESIGN
 CIRCLE K / WENDY'S / JIMMY JOHN'S
 COUNTY ROUTE 196 AND NYS ROUTE 12F
 TOWN OF WATERTOWN, JEFFERSON COUNTY, STATE OF NEW YORK

LAST REVISED: N/A
 FOR APPROVAL ONLY
 NOT FOR CONSTRUCTION

N/A

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											
Waldroff, W. Edward	E											
Warneck, Paul	P											
Totals:	5											
P - Present												
E - Excused												
A - Absent												