



Jefferson County Industrial Development Agency

2025 Annual Report
Jefferson County Industrial Development Agency (JCIDA)

CEO's ANNUAL MESSAGE--- 2025

As we reflect on the past year, Jefferson County Economic Development efforts continue to be guided by a clear and practical objective: preparing our communities for long-term growth by investing in the foundational assets that employers require to succeed. Chief among those assets are reliable infrastructure and a portfolio of development-ready sites capable of supporting modern industry.

Throughout 2025 and moving forward into 2026, Jefferson County has taken deliberate steps to strengthen its infrastructure capacity in collaboration with utility partners, state agencies, and local governments. These efforts recognize that access to dependable, scalable power, water, and sewer is no longer a competitive advantage—it is a prerequisite. By proactively addressing current and future demand, the County is positioning itself to attract energy-intensive industries, advanced manufacturing, and technology-driven employers while supporting the continued expansion of existing businesses.

Equally important has been our focus on site development and readiness. Jefferson County Economic Development has worked to identify, plan, and advance available sites across the County, ensuring they are appropriately zoned, infrastructure-served, and aligned with market demand. This work reduces development timelines, improves project certainty, and signals to prospective employers that Jefferson County is prepared to move quickly and responsibly when opportunities arise.

These initiatives are not undertaken in isolation. They reflect a broader commitment to regional collaboration, fiscal responsibility, and thoughtful growth that respects our communities while expanding economic opportunity. Investments in infrastructure and site readiness support job creation, strengthen the local tax base, and enhance the County's ability to compete for investment in an increasingly competitive economic landscape.

Looking ahead, Jefferson County remains focused on building momentum. We will continue to pursue strategic infrastructure investments, advance shovel-ready sites, and engage partners at the local, state, and federal levels to ensure our communities are positioned for sustainable economic success.

On behalf of our Board, staff, and partners, thank you for your continued support and collaboration. Together, we are laying the groundwork today for the employers and opportunities of tomorrow.

F. Marshall Weir
Chief Executive Officer

Jefferson County Industrial 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 Current Projects

	Name of Company	Type	Total Project Amount	Maturity Date	Purpose
1	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
2	31606 Felt Mills, LLC	PILOT	\$ 5,500,000.00	2039	Solar
3	4XL, LLC (L2, LLC)	PILOT	\$ 5,995,000.00	2035	Construction of approx. 30,000 sq. ft. office and manufacturing facility
4	ASA Clayton NY Solar I LLC	PILOT	\$ 1,186,250.00	2038	Solar
5	Adams Renewables, LLC	PILOT	\$ 5,979,158.00	2036	Solar
6	AES Black River Solar, LLC	PILOT	\$ 9,263,822.00	pending	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	CWT Farms International Inc.	PILOT	\$ 16,795,967.00	2038	Egg Hatchery/Office/Warehouse
11	Clayton Harbor Hotel, LLC	PILOT	\$ 22,662,000.00	2030	Construction of hotel
12	Current Applications, Inc.	PILOT	\$ 736,804.00	2031	Construction of a 10,000 square foot addition to existing building
13	GSPP 24658 County Route 47 North, LLC	PILOT	\$ 1,507,840.00	2037	Solar
14	GSPP 24658 County Route 47 South, LLC	PILOT	\$ 1,507,840.00	2037	Solar
15	Great Lakes Cheese of New York	PILOT	\$ 86,610,000.00	2028	Expansion and improvements to building
16	LeRay Jackson, LLC	PILOT	\$ 9,987,060.00	2037	Solar
17	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
18	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
19	Morgan Watertown Townhomes, LLC	PILOT	\$ 54,655,127.00	2029	Construction of 394 rental units and related facilities
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	New York Air Brake LLC	PILOT	\$ 3,141,628.00	2029	Construction of test lab
23	North American Tapes, LLC	PILOT	\$ 6,991,310.00	2034	Construction of approx. 19,200 sq. ft. addition
24	OYA Blanchard Road LLC	PILOT	\$ 10,750,000.00	2035	Solar
25	OYA Blanchard Road 2 LLC	PILOT	\$ 10,750,000.00	2035	Solar
26	OYA Ellisburg Solar LLC	PILOT	\$ 9,922,967.00	2038	Solar
27	OYA Great Lakes Seaway LLC	PILOT	\$ 10,750,000.00	2035	Solar
28	OYA NYS RTE 12 LLC	PILOT	\$ 10,750,000.00	2035	Solar
29	OYA Robinson Road, LLC	PILOT	\$ 10,321,000.00	2037	Solar
30	OYA Wayside Drive, LLC	PILOT	\$ 10,321,000.00	2037	Solar
31	Pamelia Solar, LLC	PILOT	\$ 8,945,258.00	2037	Solar
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	Waddingham Road Solar, LLC	PILOT	\$ 6,611,304.00	2037	Solar
35	Watertown Industrial Center LDC	PILOT	Original PILOT in 1995 - \$8,000,000	2025	New 10 Year PILOT - replaced original PILOT for incubator building(s)
36	Watertown Renewables, LLC (North Site)	PILOT	\$ 11,284,795.00	2038	Solar
37	Watertown Renewables, LLC (South Site)	PILOT	\$ 10,962,688.00	2038	Solar
38	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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