

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

Governance Information (Authority-Related)

Question		Response	URL(If Applicable)
1.	Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	https://jcida.com/wp-content/uploads/2026/02/2025-JCIDAANNUALREPORTparis.pdf
2.	As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	https://jcida.com/wp-content/uploads/2025/07/IDA-Annual-Assmt-of-Internal-Controls-2025.pdf
3.	Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4.	Does the independent auditor provide non-audit services to the Authority?	No	N/A
5.	Does the Authority have an organization chart?	Yes	https://jcida.com/wp-content/uploads/2021/02/JCIDA-Organizational-Chart-as-of-100117.pdf
6.	Are any Authority staff also employed by another government agency?	No	
7.	Does the Authority have Claw Back agreements?	No	N/A
8.	Has the Authority posted their mission statement to their website?	Yes	https://jcida.com/wp-content/uploads/2025/06/JCIDA-Mission-Statement-120122-reviewed-010925.pdf
9.	Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
10.	Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		https://jcida.com/wp-content/uploads/2026/03/JCIDA-Authority-Mission-Statement-and-Performance-Measurements-2025.pdf

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

Governance Information (Board-Related)

Question	Response	URL (If Applicable)
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established a Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		https://jcida.com/about-us/jcida/
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		https://jcida.com/about-us/jcida/
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	https://jcida.com/wp-content/uploads/2025/06/JCIDA-BYLAWS-4880-2535-7118-1-010925.pdf
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	https://jcida.com/wp-content/uploads/2025/06/JCIDA-Code-of-Ethics-Policy-100120.pdf
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	No	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	No	
17. Has the board adopted a Uniform Tax Exemption Policy (UTEP) according to Section 874(4) of GML?	Yes	https://jcida.com/wp-content/uploads/2021/07/JCIDA-UTEP-adopted-070921.pdf

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

Board of Directors Listing

Name	Aliasso, Jr., Robert E	Nominated By	Local
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	Elected by Board	Confirmed by Senate?	N/A
Term Start Date	12/12/2023	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2027	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Condino, John J	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	11/15/2022	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2026	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

Name	Converse, David J	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	11/15/2022	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2026	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Johnson, William W	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	11/12/2025	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2026	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

Name	L'Huillier, Lisa	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	11/12/2024	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2028	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	

Name	Walldroff, W. Edward	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	11/15/2022	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2026	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

Name	Warneck, Paul J	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	11/12/2024	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2028	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/ Allowances/ Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the authority	If yes Is payment made by state or local government
Eaton, Lyle V	CFO	Managerial				FT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Kimball, Dorena L	Incoming CFO	Operational				FT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Matteson, Jay M	Agricultural Coordinator /Deputy CEO	Executive				FT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Sampson, Peggy S	Executive Assistant	Administrative and Clerical				FT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Stephenson, Robin E	Director of Business Development	Administrative and Clerical				FT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Weir, Frank M	CEO	Executive				FT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

Benefit Information

During the fiscal year, did the authority continue to pay for any of the above mentioned benefits for former staff or individuals affiliated with the authority after those individuals left the authority?	No
---	----

Board Members

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
Aliasso, Jr., Robert E	Board of Directors												X	
Condino, John J	Board of Directors												X	
Converse, David J	Board of Directors												X	
Johnson, William W	Board of Directors												X	
L'Huillier, Lisa	Board of Directors												X	
Walldroff, W. Edward	Board of Directors												X	
Warneck, Paul J	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
------	-------	-------------------	--------------------------	------------------	-------------------------------	----------------	------	----------------	-------------------	------------------------------------	--------------------	-----------------------	------------------------	-------

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

Subsidiary/Component Unit Verification

Is the list of subsidiaries, as assembled by the Office of the State Comptroller, correct?	Yes
Are there other subsidiaries or component units of the Authority that are active, not included in the PARIS reports submitted by this Authority and not independently filing reports in PARIS?	No

Name of Subsidiary/Component Unit	Status
-----------------------------------	--------

Request Subsidiary/Component Unit Change

Name of Subsidiary/Component Unit	Status	Requested Changes
-----------------------------------	--------	-------------------

Request Add Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Establishment Date	Purpose of Subsidiary/Component Unit
-----------------------------------	--------------------	--------------------------------------

Request Delete Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
-----------------------------------	------------------	------------------------	------------------------------------

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

Summary Financial Information
SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$693,784.00
	Investments		\$119,386.00
	Receivables, net		\$868,362.00
	Other assets		\$21,152.00
	Total current assets		\$1,702,684.00
Noncurrent Assets			
	Restricted cash and investments		\$2,383,578.00
	Long-term receivables, net		\$1,599,216.00
	Other assets		\$0.00
	Capital Assets		
		Land and other nondepreciable property	\$1,519,068.00
		Buildings and equipment	\$4,033,407.00
		Infrastructure	\$1,484,852.00
		Accumulated depreciation	\$1,532,888.00
		Net Capital Assets	\$5,504,439.00
	Total noncurrent assets		\$9,487,233.00
Total assets			\$11,189,917.00
Liabilities			
Current Liabilities			
	Accounts payable		\$1,559,060.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$1,589.00
	Deferred revenues		\$0.00
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$0.00
	Total current liabilities		\$1,560,649.00
Noncurrent Liabilities			

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$0.00
	Long term leases		\$0.00
	Other long-term obligations		\$880,160.00
	Total noncurrent liabilities		\$880,160.00
Total liabilities			\$2,440,809.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$5,324,279.00
	Restricted		\$3,941,023.00
	Unrestricted		(\$516,194.00)
	Total net assets		\$8,749,108.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$56,936.00
	Rental and financing income		\$0.00
	Other operating revenues		\$100,386.00
	Total operating revenue		\$157,322.00
Operating Expenses			
	Salaries and wages		\$0.00
	Other employee benefits		\$0.00
	Professional services contracts		\$200,930.00
	Supplies and materials		\$0.00
	Depreciation and amortization		\$119,896.00
	Other operating expenses		\$251,816.00
	Total operating expenses		\$572,642.00
Operating income (loss)			(\$415,320.00)
Nonoperating Revenues			
	Investment earnings		\$0.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$452,043.00
	Total nonoperating revenue		\$452,043.00
Nonoperating Expenses			
	Interest and other financing charges		\$0.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$0.00
	Total nonoperating expenses		\$0.00
	Income (loss) before contributions		\$36,723.00
Capital contributions			\$0.00
Change in net assets			\$36,723.00
Net assets (deficit) beginning of year			\$8,712,385.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$8,749,108.00

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

Current Debt

Question		Response
1.	Did the Authority have any outstanding debt, including conduit debt, at any point during the reporting period?	Yes
2.	If yes, has the Authority issued any debt during the reporting period?	Yes

New Debt Issuances

Type of Debt: Authority Debt - Other

Program:

Project	Amounts	Bond Closing Date	Issue Process	True Interest Cost	Interest Type	Term(Yrs)	Cost of Issuance
NYS DOT Industrial Access Project	Refunding \$0.00	8/1/2002	Competitive	0%	Fixed	5	\$0.00
	New \$180,160.00						
	Total \$180,160.00						

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

Schedule of Authority Debt

Type of Debt			Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation	State Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation						
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other		0.00	0.00	180,160.00	0.00	180,160.00
Conduit		Conduit Debt					
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS			0.00	0.00	180,160.00	0.00	180,160.00

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

Real Property Acquisition/Disposal List

This Authority has indicated that it had no real property acquisitions or disposals during the reporting period.

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

Personal Property

This Authority has indicated that it had no personal property disposals during the reporting period.

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

Property Documents

Question		Response	URL (If Applicable)
1.	In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	https://jcida.com/wp-content/uploads/2026/01/IDA-Property-Inventory-Report-2025.pdf
2.	Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	https://jcida.com/about-us/jcida/
3.	In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	N/A

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

IDA Projects

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2201-24-02A				
Project Type	Lease	State Sales Tax Exemption		\$41,350.62	
Project Name	302 Globe, LLC	Local Sales Tax Exemption		\$41,350.62	
		County Real Property Tax Exemption		\$1,722.10	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$1,452.18	
Original Project Code		School Property Tax Exemption		\$1,606.31	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$7,080.00	
Total Project Amount	\$4,035,000.00	Total Exemptions		\$94,561.83	
Benefited Project Amount	\$4,035,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$1,722.10	\$1,722.10
Not For Profit	No	Local PILOT		\$1,452.18	\$1,452.18
Date Project approved	6/27/2024	School District PILOT		\$1,606.31	\$1,606.31
Did IDA took Title to Property	Yes	Total PILOT		\$4,780.59	\$4,780.59
Date IDA Took Title to Property	9/20/2024	Net Exemptions		\$89,781.24	
Year Financial Assistance is Planned to End	2040	Project Employment Information			
Notes	PILOT starts 1/1/26 The planning, design, internal demolition, reconstruction, and renovation of a 32,000 sq. ft. building to establish a mixed-use facility.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	302 Court Street	Original Estimate of Jobs to be Created	3.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00		
City	WATERTOWN	Annualized Salary Range of Jobs to be Created	15,000.00	To: 30,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13601	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	2.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	35.00		
Applicant Information		Net Employment Change	2.00		
Applicant Name	302 Globe, LLC				
Address Line1	1721 Cochran Road	Project Status			
Address Line2					
City	PITTSBURGH	Current Year Is Last Year for Reporting			
State	PA	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	15220	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions			

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

Country	USA		
---------	-----	--	--

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2201-23-02A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	31606 Felt Mills LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$356.49	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$148.89	
Original Project Code		School Property Tax Exemption		\$34,061.28	
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$5,500,000.00	Total Exemptions		\$34,566.66	
Benefited Project Amount	\$5,500,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$8,706.94	\$8,706.94
Not For Profit	No	Local PILOT		\$3,636.37	\$3,636.37
Date Project approved	11/4/2021	School District PILOT		\$9,428.09	\$9,428.09
Did IDA took Title to Property	Yes	Total PILOT		\$21,771.40	\$21,771.40
Date IDA Took Title to Property	6/27/2023	Net Exemptions		\$12,795.26	
Year Financial Assistance is Planned to End	2039	Project Employment Information			
Notes	Solar School tax was entered incorrectly; corrected below. There was an assessment change in May 2025.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	31606 NY 3 Felt Mills Road	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	FELTS MILLS	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13638	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	31606 Felt Mills LLC				
Address Line1	501 Boylston Street	Project Status			
Address Line2					
City	BOSTON	Current Year Is Last Year for Reporting			
State	MA	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	02116	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2201-23-04A				
Project Type	Lease	State Sales Tax Exemption		\$42,673.85	
Project Name	4XL, LLC	Local Sales Tax Exemption		\$42,673.85	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$869.22	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$5,995,000.00	Total Exemptions		\$86,216.92	
Benefited Project Amount	\$5,995,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	10/6/2022	School District PILOT		\$869.22	\$869.22
Did IDA took Title to Property	Yes	Total PILOT		\$869.22	\$869.22
Date IDA Took Title to Property	12/29/2023	Net Exemptions		\$85,347.70	
Year Financial Assistance is Planned to End	2035	Project Employment Information			
Notes	PILOT starts 1/1/26 Project is under construction. New 35,000 sf office and manufacturing facility				
Location of Project		# of FTEs before IDA Status	30.00		
Address Line1	Lot 10 County Route 200	Original Estimate of Jobs to be Created	10.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	67,000.00		
City	WATERTOWN	Annualized Salary Range of Jobs to be Created	40,000.00	To: 120,000.00	
State	NY	Original Estimate of Jobs to be Retained	30.00		
Zip - Plus4	13601	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	67,000.00		
Province/Region		Current # of FTEs	87.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	10.00		
Applicant Information		Net Employment Change	57.00		
Applicant Name	4XL, LLC				
Address Line1	206 Ambrose Street	Project Status			
Address Line2					
City	SACKETS HARBOR	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	13685	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2201-2009			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	ASA Clayton NY Solar I LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$5,721.54	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$698.16	
Original Project Code		School Property Tax Exemption	\$7,263.86	
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,186,250.00	Total Exemptions	\$13,683.56	
Benefited Project Amount	\$1,186,250.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,718.69	\$3,718.69
Not For Profit	No	Local PILOT	\$453.76	\$453.76
Date Project approved	10/15/2020	School District PILOT	\$4,721.10	\$4,721.10
Did IDA took Title to Property	Yes	Total PILOT	\$8,893.55	\$8,893.55
Date IDA Took Title to Property	6/24/2022	Net Exemptions	\$4,790.01	
Year Financial Assistance is Planned to End	2038	Project Employment Information		
Notes	Solar			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	13467 County Route 5	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	CLAYTON	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13624	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	ASA Clayton NY Solar I LLC			
Address Line1	518 17th Street	Project Status		
Address Line2				
City	DENVER	Current Year Is Last Year for Reporting		
State	CO	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	80202	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2201-2007			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Adams Renewables, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$13,163.59	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$935.62	
Original Project Code		School Property Tax Exemption	\$17,722.92	
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,979,158.00	Total Exemptions	\$31,822.13	
Benefited Project Amount	\$5,979,158.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$9,909.83	\$9,909.83
Not For Profit	No	Local PILOT	\$704.35	\$704.35
Date Project approved	10/15/2020	School District PILOT	\$12,613.67	\$12,613.67
Did IDA took Title to Property	Yes	Total PILOT	\$23,227.85	\$23,227.85
Date IDA Took Title to Property	11/20/2020	Net Exemptions	\$8,594.28	
Year Financial Assistance is Planned to End	2036	Project Employment Information		
Notes	Solar			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	13396 NYS Rt. 178	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	ADAMS	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13605	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Adams Renewables, LLC			
Address Line1	101 Summer Street	Project Status		
Address Line2				
City	BOSTON	Current Year Is Last Year for Reporting		
State	MA	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	02110	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2201-1504				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Aviagen North America, Inc.	Local Sales Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$11,721.02	
		Local Property Tax Exemption		\$0.00	
		School Property Tax Exemption		\$18,969.21	
		Mortgage Recording Tax Exemption		\$0.00	
		Total Exemptions		\$30,690.23	
Original Project Code	Other Categories	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Project Purpose Category	\$5,000,000.00	Pilot payment Information			
Total Project Amount	\$1,800,000.00			Actual Payment Made	Payment Due Per Agreement
Benefited Project Amount	\$0.00	County PILOT		\$5,860.51	\$5,860.51
Bond/Note Amount	No	Local PILOT		\$0.00	\$0.00
Annual Lease Payment	10/1/2015	School District PILOT		\$9,484.60	\$9,484.60
Federal Tax Status of Bonds	Yes	Total PILOT		\$15,345.11	\$15,345.11
Not For Profit	12/18/2015	Net Exemptions		\$15,345.12	
Date Project approved	2030	Project Employment Information			
Did IDA took Title to Property	Renovation of existing building - convert from a broiler hatchery to a breeder hatchery (PILOT)				
Date IDA Took Title to Property		# of FTEs before IDA Status		0.00	
Year Financial Assistance is Planned to End		Original Estimate of Jobs to be Created		38.00	
Notes		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		35,000.00	
Location of Project		Annualized Salary Range of Jobs to be Created		30,000.00	To: 75,000.00
Address Line1	20768 County Route 200	Original Estimate of Jobs to be Retained		0.00	
Address Line2		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
City	WATERTOWN	Current # of FTEs		49.00	
State	NY	# of FTE Construction Jobs during Fiscal Year		0.00	
Zip - Plus4	13601	Net Employment Change		49.00	
Province/Region					
Country	United States				
Applicant Information					
Applicant Name	Keith Lewis				
Address Line1	920 Explorer Blvd. NW	Project Status			
Address Line2					
City	HUNTSVILLE	Current Year Is Last Year for Reporting			
State	AL	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	35806	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2201-2008			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Black River Solar, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$11,550.04	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$2,016.07	
Original Project Code		School Property Tax Exemption	\$17,295.93	
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$6,309,357.00	Total Exemptions	\$30,862.04	
Benefited Project Amount	\$6,309,357.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$10,259.27	\$10,259.27
Not For Profit	No	Local PILOT	\$1,790.76	\$1,790.76
Date Project approved	10/15/2020	School District PILOT	\$15,363.02	\$15,363.02
Did IDA took Title to Property	Yes	Total PILOT	\$27,413.05	\$27,413.05
Date IDA Took Title to Property	11/20/2020	Net Exemptions	\$3,448.99	
Year Financial Assistance is Planned to End	2036	Project Employment Information		
Notes	Error in 2024 (incorrect tax used) Solar			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	NYS Route 3	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	EVANS MILLS	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13637	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Black River Solar, LLC			
Address Line1	101 Summer Street	Project Status		
Address Line2				
City	BOSTON	Current Year Is Last Year for Reporting		
State	MA	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	02110	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2201-2113			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Butterville Road Solar, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$5,292.25	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$577.23	
Original Project Code		School Property Tax Exemption	\$4,342.99	
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,515,231.00	Total Exemptions	\$10,212.47	
Benefited Project Amount	\$1,515,231.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,435.92	\$2,435.92
Not For Profit	No	Local PILOT	\$263.84	\$263.84
Date Project approved	5/6/2021	School District PILOT	\$3,098.69	\$3,098.69
Did IDA took Title to Property	Yes	Total PILOT	\$5,798.45	\$5,798.45
Date IDA Took Title to Property	5/27/2021	Net Exemptions	\$4,414.02	
Year Financial Assistance is Planned to End	2037	Project Employment Information		
Notes	Solar			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	12849 NYS RTE 178	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	HENDERSON	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13650	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Butterville Road Solar, LLC			
Address Line1	101 Summer Street	Project Status		
Address Line2				
City	BOSTON	Current Year Is Last Year for Reporting		
State	MA	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	02110	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2201-22-02A				
Project Type	Lease	State Sales Tax Exemption		\$2,420.00	
Project Name	CWT Farms International Inc.	Local Sales Tax Exemption		\$2,420.00	
		County Real Property Tax Exemption		\$26,653.63	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$39,887.60	
Project Purpose Category	Agriculture, Forestry and Fishing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$16,795,967.00	Total Exemptions		\$71,381.23	
Benefited Project Amount	\$16,795,967.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$6,663.41	\$6,663.41
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	4/7/2022	School District PILOT		\$9,971.90	\$9,971.90
Did IDA took Title to Property	Yes	Total PILOT		\$16,635.31	\$16,635.31
Date IDA Took Title to Property	8/16/2022	Net Exemptions		\$54,745.92	
Year Financial Assistance is Planned to End	2038	Project Employment Information			
Notes	Egg Hatchery/Office/Warehouse CWT through their construction company sent in revised sales tax savings as follows: 2022 - \$99,544, 2023 - \$131,948, 2024 - \$182,440. ST-340's were submitted to NYS Tax Department. \$413,932 life to date - 2025 reported below.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	20835 Alexander Drive	Original Estimate of Jobs to be Created	20.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	41,250.00		
City	WATERTOWN	Annualized Salary Range of Jobs to be Created	35,000.00	To: 70,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13601	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	33.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	3.00		
Applicant Information		Net Employment Change	33.00		
Applicant Name	CWT Farms International Inc.				
Address Line1	1180 Airport Parkway	Project Status			
Address Line2					
City	GAINESVILLE	Current Year Is Last Year for Reporting			
State	GA	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	30501	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2201-1301				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Clayton Harbor Hotel, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$70,654.15	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$78,505.63	
Original Project Code		School Property Tax Exemption		\$86,551.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$22,662,000.00	Total Exemptions		\$235,710.78	
Benefited Project Amount	\$7,068,400.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$47,820.00	\$47,820.00
Not For Profit	No	Local PILOT		\$56,804.00	\$56,804.00
Date Project approved	2/11/2013	School District PILOT		\$75,005.00	\$75,005.00
Did IDA took Title to Property	Yes	Total PILOT		\$179,629.00	\$179,629.00
Date IDA Took Title to Property	2/28/2013	Net Exemptions		\$56,081.78	
Year Financial Assistance is Planned to End	2030	Project Employment Information			
Notes	PILOT schedule fixed amount change; adjusted every 5 years PILOT; Construction of hotel				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	200 Riverside Drive	Original Estimate of Jobs to be Created	95.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	28,469.00		
City	CLAYTON	Annualized Salary Range of Jobs to be Created	10,710.00	To: 80,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13624	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	90.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	90.00		
Applicant Name	Clayton Harbor Hotel, LLC				
Address Line1	617 Dingens Street	Project Status			
Address Line2					
City	BUFFALO	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	14206	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2201-1501				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Current Applications, Inc.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$5,306.37	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$4,474.64	
Original Project Code		School Property Tax Exemption		\$4,949.56	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$736,804.00	Total Exemptions		\$14,730.57	
Benefited Project Amount	\$265,454.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$2,653.18	\$2,653.18
Not For Profit	No	Local PILOT		\$2,237.32	\$2,237.32
Date Project approved	2/12/2015	School District PILOT		\$2,424.78	\$2,424.78
Did IDA took Title to Property	Yes	Total PILOT		\$7,315.28	\$7,315.28
Date IDA Took Title to Property	4/9/2015	Net Exemptions		\$7,415.29	
Year Financial Assistance is Planned to End	2031	Project Employment Information			
Notes	PILOT Construction of a 10,000 sq ft addition to existing building				
Location of Project		# of FTEs before IDA Status	48.00		
Address Line1	275 Bellew Avenue South	Original Estimate of Jobs to be Created	6.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	22,000.00		
City	WATERTOWN	Annualized Salary Range of Jobs to be Created	20,000.00	To: 22,000.00	
State	NY	Original Estimate of Jobs to be Retained	48.00		
Zip - Plus4	13601	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	25,000.00		
Province/Region		Current # of FTEs	59.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	11.00		
Applicant Name	George Anderson				
Address Line1	275 Bellew Avenue South	Project Status			
Address Line2					
City	WATERTOWN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13601	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2201-2011A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	GSPP 24658 County Route 47 North, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$2,802.46	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$1,407.87	
Original Project Code		School Property Tax Exemption	\$3,052.46	
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,507,840.00	Total Exemptions	\$7,262.79	
Benefited Project Amount	\$1,507,840.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,355.09	\$2,355.09
Not For Profit	No	Local PILOT	\$1,183.13	\$1,183.13
Date Project approved	10/15/2020	School District PILOT	\$2,565.19	\$2,565.19
Did IDA took Title to Property	Yes	Total PILOT	\$6,103.41	\$6,103.41
Date IDA Took Title to Property	10/29/2021	Net Exemptions	\$1,159.38	
Year Financial Assistance is Planned to End	2037	Project Employment Information		
Notes	Solar			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	24658 County Route 47	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	GREAT BEND	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13643	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	GSPP 24658 County Route 47 North, LLC			
Address Line1	1 Landmark Square	Project Status		
Address Line2				
City	STAMFORD	Current Year Is Last Year for Reporting		
State	CT	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	06901	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2201-2112A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	GSPP 24658 County Route 47 South, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$2,802.46	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$1,407.87	
Original Project Code		School Property Tax Exemption	\$3,052.46	
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,507,840.00	Total Exemptions	\$7,262.79	
Benefited Project Amount	\$1,507,840.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,355.09	\$2,355.09
Not For Profit	No	Local PILOT	\$1,183.13	\$1,183.13
Date Project approved	10/15/2020	School District PILOT	\$2,565.19	\$2,565.19
Did IDA took Title to Property	Yes	Total PILOT	\$6,103.41	\$6,103.41
Date IDA Took Title to Property	10/29/2021	Net Exemptions	\$1,159.38	
Year Financial Assistance is Planned to End	2037	Project Employment Information		
Notes	Solar			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	24658 County Route 47	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	GREAT BEND	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13643	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	GSPP 24658 County Route 47 South, LLC			
Address Line1	1 Landmark Square	Project Status		
Address Line2				
City	STAMFORD	Current Year Is Last Year for Reporting		
State	CT	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	06901	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2201-0802				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Great Lakes Cheese of New York	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$173,774.74	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$241,068.93	
Original Project Code		School Property Tax Exemption		\$287,506.47	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$86,610,000.00	Total Exemptions		\$702,350.14	
Benefited Project Amount	\$86,610,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$37,112.85	\$37,112.85
Not For Profit	No	Local PILOT		\$51,484.77	\$51,484.77
Date Project approved	2/7/2008	School District PILOT		\$61,402.38	\$61,402.38
Did IDA took Title to Property	Yes	Total PILOT		\$150,000.00	\$150,000.00
Date IDA Took Title to Property	2/7/2008	Net Exemptions		\$552,350.14	
Year Financial Assistance is Planned to End	2028	Project Employment Information			
Notes	PILOT; Expansion land improvements, building				
Location of Project		# of FTEs before IDA Status		78.00	
Address Line1	23 Phelps Street	Original Estimate of Jobs to be Created		12.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		37,688.84	
City	ADAMS	Annualized Salary Range of Jobs to be Created		31,293.00	To: 55,519.00
State	NY	Original Estimate of Jobs to be Retained		78.00	
Zip - Plus4	13605	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		35,706.71	
Province/Region		Current # of FTEs		139.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		61.00	
Applicant Name	Great Lakes Cheese				
Address Line1	23 Phelps Street	Project Status			
Address Line2					
City	ADAMS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	13605	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2201-2108			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	LeRay Jackson Solar, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$9,987,060.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$9,987,060.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	5/6/2021	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	5/27/2021	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2037	Project Employment Information		
Notes	Solar Commercial operations as of 12/18/24 PILOT will start in 2026			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	29368 Van Tassel	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	EVANS MILLS	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13637	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	LeRay Jackson Solar, LLC			
Address Line1	101 Summer Street	Project Status		
Address Line2				
City	BOSTON	Current Year Is Last Year for Reporting		
State	MA	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	02110	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2201-1903				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	MDD, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$3,812.01	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$6,704.74	
Project Purpose Category	Wholesale Trade	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,027,500.00	Total Exemptions		\$10,516.75	
Benefited Project Amount	\$481,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$953.00	\$953.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	12/5/2019	School District PILOT		\$1,426.18	\$1,426.18
Did IDA took Title to Property	Yes	Total PILOT		\$2,379.18	\$2,379.18
Date IDA Took Title to Property	1/23/2020	Net Exemptions		\$8,137.57	
Year Financial Assistance is Planned to End	2036	Project Employment Information			
Notes	Construction of an 8,050 sq. ft. building and the equipping thereof with certain machinery, equipment to constitute a warehouse, distribution and redemption facility.				
Location of Project		# of FTEs before IDA Status		22.00	
Address Line1	19970 NYS Route 3	Original Estimate of Jobs to be Created		10.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		29,000.00	
City	WATERTOWN	Annualized Salary Range of Jobs to be Created		34,000.00	To: 35,000.00
State	NY	Original Estimate of Jobs to be Retained		22.00	
Zip - Plus4	13601	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		47,000.00	
Province/Region		Current # of FTEs		42.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		20.00	
Applicant Name	Oswego Beverage Company LLC				
Address Line1	1043 County Route 25	Project Status			
Address Line2					
City	OSWEGO	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	13126	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2201-1603				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Mohawk, Adirondack and Northern RailRoad	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$2,472,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$388,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	9/1/2016	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	No	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2031	Project Employment Information			
Notes	Renovate, modernize and equip an existing commercial railroad. PILOT is in place, but payments are based on the use of the rail line to transport materials. No use has taken place, so no payments made.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Strip of land over 4 parcels	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	CARTHAGE	Annualized Salary Range of Jobs to be Created	0.00	To:	0.00
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13619	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	17.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	17.00		
Applicant Name	Mohawk, Adirondack and Northern RailRoad				
Address Line1	One Mill Street	Project Status			
Address Line2					
City	BATAVIA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	14020	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2201-1204				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Morgan Watertown Townhomes, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$200,167.10	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$299,553.45	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$54,655,127.00	Total Exemptions		\$499,720.55	
Benefited Project Amount	\$19,676,800.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$200,167.10	\$200,167.10
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	6/7/2012	School District PILOT		\$299,553.45	\$299,553.45
Did IDA took Title to Property	Yes	Total PILOT		\$499,720.55	\$499,720.55
Date IDA Took Title to Property	7/27/2012	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2024	Project Employment Information			
Notes	Expiration date - 2029 0% exempt and paying full taxes the last five years of the PILOT Construction of 394 rental units and related facilities				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	County Route 202	Original Estimate of Jobs to be Created	9.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	52,444.00		
City	WATERTOWN	Annualized Salary Range of Jobs to be Created	42,500.00	To: 65,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13601	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	9.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	9.00		
Applicant Name	Morgan Management				
Address Line1	1170 Pittsford Victor Road	Project Status			
Address Line2					
City	PITTSFORD	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	14534	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2201-2102			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	NY USLE Carthage SR26 A LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$13,859.11	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$6,962.38	
Original Project Code		School Property Tax Exemption	\$15,095.43	
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$9,688,751.00	Total Exemptions	\$35,916.92	
Benefited Project Amount	\$9,688,751.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$13,457.70	\$13,457.70
Not For Profit	No	Local PILOT	\$6,760.73	\$6,760.73
Date Project approved	3/4/2021	School District PILOT	\$14,658.22	\$14,658.22
Did IDA took Title to Property	Yes	Total PILOT	\$34,876.65	\$34,876.65
Date IDA Took Title to Property	6/4/2021	Net Exemptions	\$1,040.27	
Year Financial Assistance is Planned to End	2036	Project Employment Information		
Notes	Solar			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	35890 State Route 26	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	CARTHAGE	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13619	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	NY USLE Carthage SR26 A LLC			
Address Line1	600 Third Ave., 38th Floor	Project Status		
Address Line2				
City	NEW YORK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	10016	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2201-2103			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	NY USLE Carthage SR26 B LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$13,859.11	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$6,962.38	
Original Project Code		School Property Tax Exemption	\$15,095.43	
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$7,412,769.00	Total Exemptions	\$35,916.92	
Benefited Project Amount	\$7,412,769.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$8,882.09	\$8,882.09
Not For Profit	No	Local PILOT	\$4,462.08	\$4,462.08
Date Project approved	3/4/2021	School District PILOT	\$9,674.42	\$9,674.42
Did IDA took Title to Property	Yes	Total PILOT	\$23,018.59	\$23,018.59
Date IDA Took Title to Property	6/4/2021	Net Exemptions	\$12,898.33	
Year Financial Assistance is Planned to End	2037	Project Employment Information		
Notes	Solar			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	35890 State Route 26	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	CARTHAGE	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13619	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	NY USLE Carthage SR26 B LLC			
Address Line1	600 Third Ave., 38th Floor	Project Status		
Address Line2				
City	NEW YORK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	10016	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2201-1503			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	New York Air Brake LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$11,691.79	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$9,859.20	
Original Project Code		School Property Tax Exemption	\$10,905.62	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,141,628.00	Total Exemptions	\$32,456.61	
Benefited Project Amount	\$754,814.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$5,845.90	\$5,845.90
Not For Profit	No	Local PILOT	\$4,929.60	\$4,929.60
Date Project approved	7/2/2015	School District PILOT	\$5,452.81	\$5,452.81
Did IDA took Title to Property	Yes	Total PILOT	\$16,228.31	\$16,228.31
Date IDA Took Title to Property	10/1/2015	Net Exemptions	\$16,228.30	
Year Financial Assistance is Planned to End	2030	Project Employment Information		
Notes	PILOT - end date 2031 In 2022, NYAB to retain one of its major customers and remain globally competitive, moved a number of lower-paying assembly jobs to Mexico where that customer was located. NYAB confirmed its commitment to Watertown and will retain its North American engineering center in Watertown. PILOT - New 7,300 sq ft engineering test lab plus renovations to a 2,500 sq ft cold storage building.			
Location of Project		# of FTEs before IDA Status	548.00	
Address Line1	748 Starbuck Avenue	Original Estimate of Jobs to be Created	10.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	WATERTOWN	Annualized Salary Range of Jobs to be Created	35,000.00	To: 83,312.00
State	NY	Original Estimate of Jobs to be Retained	548.00	
Zip - Plus4	13601	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	67,000.00	
Province/Region		Current # of FTEs	191.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-357.00	
Applicant Name	New York Air Brake LLC			
Address Line1	748 Starbuck Avenue	Project Status		
Address Line2				
City	WATERTOWN	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	13601	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions		

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

Country	USA		
---------	-----	--	--

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2201-23-03A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	North American Tapes, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$6,991,310.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$3,793,128.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	8/10/2023	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	11/6/2023	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2034	Project Employment Information			
Notes	PILOT starts January 2026 The planning, design, construction and operation of an approx. 19,200 sf addition to the existing 48,000 sf manufacturing facility				
Location of Project		# of FTEs before IDA Status		45.00	
Address Line1	22430 Fisher Road	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	WATERTOWN	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		45.00	
Zip - Plus4	13601	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		43,052.00	
Province/Region		Current # of FTEs		52.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		10.00	
Applicant Information		Net Employment Change		7.00	
Applicant Name	North American Tapes, LLC				
Address Line1	22430 Fisher Road	Project Status			
Address Line2					
City	WATERTOWN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	13601	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2201-2003			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	OYA Blanchard Road 2 LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$35,598.22	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$27,133.70	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$10,750,000.00	Total Exemptions	\$62,731.92	
Benefited Project Amount	\$10,750,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$9,704.03	\$9,704.03
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	1/9/2020	School District PILOT	\$23,612.37	\$23,612.37
Did IDA took Title to Property	Yes	Total PILOT	\$33,316.40	\$33,316.40
Date IDA Took Title to Property	2/1/2020	Net Exemptions	\$29,415.52	
Year Financial Assistance is Planned to End	2035	Project Employment Information		
Notes	Solar			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	14829 Blanchard Road	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	CLAYTON	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13624	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	OYA Blanchard Road 2 LLC			
Address Line1	700 Universe Blvd.	Project Status		
Address Line2				
City	JUNO BEACH	Current Year Is Last Year for Reporting		
State	FL	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	33408	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2201-2002			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	OYA Blanchard Road LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$41,635.81	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$52,847.74	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$10,750,000.00	Total Exemptions	\$94,483.55	
Benefited Project Amount	\$10,750,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$14,681.45	\$14,681.45
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	1/9/2020	School District PILOT	\$18,634.95	\$18,634.95
Did IDA took Title to Property	Yes	Total PILOT	\$33,316.40	\$33,316.40
Date IDA Took Title to Property	2/1/2020	Net Exemptions	\$61,167.15	
Year Financial Assistance is Planned to End	2035	Project Employment Information		
Notes	Solar			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	15112 Blanchard Road	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	CLAYTON	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13624	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	OYA Blanchard Road LLC			
Address Line1	700 Universe Blvd.	Project Status		
Address Line2				
City	JUNO BEACH	Current Year Is Last Year for Reporting		
State	FL	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	33408	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2201-22-03A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	OYA Ellisburg Solar LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$13,060.27	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$3,875.44	
Original Project Code		School Property Tax Exemption	\$16,615.20	
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$9,922,967.00	Total Exemptions	\$33,550.91	
Benefited Project Amount	\$9,922,967.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$13,847.86	\$13,847.86
Not For Profit	No	Local PILOT	\$4,109.15	\$4,109.15
Date Project approved	4/7/2022	School District PILOT	\$17,617.17	\$17,617.17
Did IDA took Title to Property	Yes	Total PILOT	\$35,574.18	\$35,574.18
Date IDA Took Title to Property	9/30/2022	Net Exemptions	-\$2,023.27	
Year Financial Assistance is Planned to End	2038	Project Employment Information		
Notes	Solar			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	13624 County Route 91	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	ADAMS	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13605	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	OYA Ellisburg Solar LLC			
Address Line1	144 Front Street West	Project Status		
Address Line2				
City	Toronto	Current Year Is Last Year for Reporting		
State		There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	M5J 2L7	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions		
Country	Canada			

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2201-2004			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	OYA Great Lakes Seaway LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$24,508.25	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$2,990.57	
Original Project Code		School Property Tax Exemption	\$31,136.04	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$10,750,000.00	Total Exemptions	\$58,634.86	
Benefited Project Amount	\$10,750,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$13,925.62	\$13,925.62
Not For Profit	No	Local PILOT	\$1,699.25	\$1,699.25
Date Project approved	1/9/2020	School District PILOT	\$17,691.53	\$17,691.53
Did IDA took Title to Property	Yes	Total PILOT	\$33,316.40	\$33,316.40
Date IDA Took Title to Property	2/1/2020	Net Exemptions	\$25,318.46	
Year Financial Assistance is Planned to End	2035	Project Employment Information		
Notes	tax rates went down from 2024 to 2025 Solar			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	15246 Blanchard Road	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	CLAYTON	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13624	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	OYA Great Lakes Seaway LLC			
Address Line1	700 Universe Blvd.	Project Status		
Address Line2				
City	JUNO BEACH	Current Year Is Last Year for Reporting		
State	FL	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	33408	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2201-2001			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	OYA NYS RTE 12 LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$50,318.59	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$63,868.67	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$10,750,000.00	Total Exemptions	\$114,187.26	
Benefited Project Amount	\$10,750,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$14,681.45	\$14,681.45
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	1/9/2020	School District PILOT	\$18,634.95	\$18,634.95
Did IDA took Title to Property	Yes	Total PILOT	\$33,316.40	\$33,316.40
Date IDA Took Title to Property	2/1/2020	Net Exemptions	\$80,870.86	
Year Financial Assistance is Planned to End	2035	Project Employment Information		
Notes	Solar			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	15227 Blanchard Road	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	CLAYTON	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13624	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	OYA NYS RTE 12 LLC			
Address Line1	700 Universe Blvd.	Project Status		
Address Line2				
City	JUNO BEACH	Current Year Is Last Year for Reporting		
State	FL	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	33408	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2201-2105				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	OYA Robinson Road LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$12,794.60	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$14,892.50	
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$10,321,000.00	Total Exemptions		\$27,687.10	
Benefited Project Amount	\$10,321,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$15,166.11	\$15,166.11
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	8/6/2020	School District PILOT		\$17,652.86	\$17,652.86
Did IDA took Title to Property	Yes	Total PILOT		\$32,818.97	\$32,818.97
Date IDA Took Title to Property	4/1/2021	Net Exemptions		-\$5,131.87	
Year Financial Assistance is Planned to End	2037	Project Employment Information			
Notes	Unable to locate to send the annual project verification. Solar				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	18600 Robinson Road	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	CLAYTON	Annualized Salary Range of Jobs to be Created	0.00	To:	0.00
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13624	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	OYA Robinson Road LLC				
Address Line1	144 Front Street West, Suite 310	Project Status			
Address Line2					
City	Toronto	Current Year Is Last Year for Reporting			
State		There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	M5J 2L7	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions			
Country	Canada				

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2201-2106				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	OYA Wayside Drive LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$7,983.46	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$31,395.00	
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$10,321,000.00	Total Exemptions		\$39,378.46	
Benefited Project Amount	\$10,321,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$13,337.55	\$13,337.55
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	8/6/2020	School District PILOT		\$19,481.42	\$19,481.42
Did IDA took Title to Property	Yes	Total PILOT		\$32,818.97	\$32,818.97
Date IDA Took Title to Property	4/1/2021	Net Exemptions		\$6,559.49	
Year Financial Assistance is Planned to End	2037	Project Employment Information			
Notes	assessment change (increased school tax) Unable to locate to send the annual project verification. Solar				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	22533 Wayside Drive	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	WATERTOWN	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13601	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	OYA Wayside Drive				
Address Line1	144 Front Street, Suite 310	Project Status			
Address Line2					
City	Toronto	Current Year Is Last Year for Reporting			
State		There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	M5J 2L7	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions			
Country	Canada				

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2201-2109				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Pamelia Solar, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$12,672.82	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$7,131.60	
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$8,945,258.00	Total Exemptions		\$19,804.42	
Benefited Project Amount	\$8,945,258.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$24,352.07	\$24,352.07
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	5/6/2021	School District PILOT		\$11,222.11	\$11,222.11
Did IDA took Title to Property	Yes	Total PILOT		\$35,574.18	\$35,574.18
Date IDA Took Title to Property	5/27/2021	Net Exemptions		-\$15,769.76	
Year Financial Assistance is Planned to End	2037	Project Employment Information			
Notes	assessment change (increase school tax) Solar				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	25731 Co Route 32	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	WATERTOWN	Annualized Salary Range of Jobs to be Created	0.00	To:	0.00
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13601	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Pamelia Solar, LLC				
Address Line1	101 Summer Street	Project Status			
Address Line2					
City	BOSTON	Current Year Is Last Year for Reporting			
State	MA	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	02110	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2201-1602				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Roth Industries	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$6,790.09	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$9,531.59	
Original Project Code		School Property Tax Exemption		\$10,543.24	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$5,385,000.00	Total Exemptions		\$26,864.92	
Benefited Project Amount	\$1,040,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$3,395.05	\$3,395.05
Not For Profit	No	Local PILOT		\$4,765.79	\$4,765.79
Date Project approved	5/5/2016	School District PILOT		\$5,271.62	\$5,271.62
Did IDA took Title to Property	Yes	Total PILOT		\$13,432.46	\$13,432.46
Date IDA Took Title to Property	11/18/2016	Net Exemptions		\$13,432.46	
Year Financial Assistance is Planned to End	2032	Project Employment Information			
Notes	Parcel 9-43-105.000-700 (% of Exemption = 50%) *Current employment numbers reported in 2021 project 26,000 square foot expansion - PILOT				
Location of Project		# of FTEs before IDA Status	20.00		
Address Line1	268 Bellew Avenue South	Original Estimate of Jobs to be Created	12.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	60,000.00		
City	WATERTOWN	Annualized Salary Range of Jobs to be Created	50,000.00	To: 60,000.00	
State	NY	Original Estimate of Jobs to be Retained	20.00		
Zip - Plus4	13601	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	50,000.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-20.00		
Applicant Name	Roth Industries				
Address Line1	268 Bellew Avenue South	Project Status			
Address Line2					
City	WATERTOWN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	13601	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2201-0502 (1)				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Roth Industries	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$13,127.32	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$18,427.46	
Original Project Code		School Property Tax Exemption		\$20,383.29	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$6,000,000.00	Total Exemptions		\$51,938.07	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$13,127.32	\$13,127.32
Not For Profit	No	Local PILOT		\$18,427.46	\$18,427.46
Date Project approved	10/6/2005	School District PILOT		\$20,383.29	\$20,383.29
Did IDA took Title to Property	Yes	Total PILOT		\$51,938.07	\$51,938.07
Date IDA Took Title to Property	12/28/2005	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2032	Project Employment Information			
Notes	Parcel 9-43-105.000 (full tax) *Current employment numbers reported in 2021 project Construction of manufacturing facility				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	268 Bellew Avenue	Original Estimate of Jobs to be Created	13.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,120.00		
City	WATERTOWN	Annualized Salary Range of Jobs to be Created	22,880.00	To: 41,600.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13601	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Roth Industries				
Address Line1	77 Circuit Drive	Project Status			
Address Line2					
City	NORTH KINGSTOWN	Current Year Is Last Year for Reporting			
State	RI	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	02852	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions		Yes	
Country	USA				

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2201-2101A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Roth Industries, Inc.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$5,378.81	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$7,550.50	
Original Project Code		School Property Tax Exemption		\$8,351.89	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$6,000,000.00	Total Exemptions		\$21,281.20	
Benefited Project Amount	\$6,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	3/4/2021	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	11/30/2021	Net Exemptions		\$21,281.20	
Year Financial Assistance is Planned to End	2032	Project Employment Information			
Notes	Parcel 9-43-105.000-701 (% of Exemption = 100% through 2027) Expansion (6,700 sq. ft. addition to house blow molding machine and a 10,000 sq. ft. storage warehouse)				
Location of Project		# of FTEs before IDA Status		25.00	
Address Line1	268 Bellew Avenue	Original Estimate of Jobs to be Created		8.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		33,000.00	
City	WATERTOWN	Annualized Salary Range of Jobs to be Created		30,000.00	To: 33,000.00
State	NY	Original Estimate of Jobs to be Retained		25.00	
Zip - Plus4	13601	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		825,000.00	
Province/Region		Current # of FTEs		44.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		19.00	
Applicant Name	Roth Industries, Inc.				
Address Line1	268 Bellew Avenue	Project Status			
Address Line2					
City	WATERTOWN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	13601	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions			
Countrv	USA				

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2201-2110			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Waddingham Road Solar, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$11,755.76	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$2,051.98	
Original Project Code		School Property Tax Exemption	\$5,418.00	
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$6,611,304.00	Total Exemptions	\$19,225.74	
Benefited Project Amount	\$6,611,304.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$17,401.74	\$17,401.74
Not For Profit	No	Local PILOT	\$3,037.49	\$3,037.49
Date Project approved	5/6/2021	School District PILOT	\$8,020.12	\$8,020.12
Did IDA took Title to Property	Yes	Total PILOT	\$28,459.35	\$28,459.35
Date IDA Took Title to Property	5/27/2021	Net Exemptions	-\$9,233.61	
Year Financial Assistance is Planned to End	2037	Project Employment Information		
Notes	Solar			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	26719 Waddingham Road	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	EVANS MILLS	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13637	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Waddingham Road Solar, LLC			
Address Line1	101 Summer Street	Project Status		
Address Line2				
City	BOSTON	Current Year Is Last Year for Reporting		
State	MA	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	02110	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2201-1601				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Watertown Industrial Center Local Development Corporation	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$10,052.35	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$14,110.98	
Original Project Code		School Property Tax Exemption		\$15,608.67	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$8,000,000.00	Total Exemptions		\$39,772.00	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$5,384.15	\$5,384.15
Not For Profit	Yes	Local PILOT		\$10,536.87	\$10,536.87
Date Project approved	3/3/2016	School District PILOT		\$11,655.21	\$11,655.21
Did IDA took Title to Property	Yes	Total PILOT		\$27,576.23	\$27,576.23
Date IDA Took Title to Property	9/25/1995	Net Exemptions		\$12,195.77	
Year Financial Assistance is Planned to End	2025	Project Employment Information			
Notes	New 10 Year PILOT (replaced original PILOT) Total Project Amount is from original PILOT in 1995				
Location of Project		# of FTEs before IDA Status		2.00	
Address Line1	800 Starbuck Avenue	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	WATERTOWN	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		2.00	
Zip - Plus4	13601	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		44,000.00	
Province/Region		Current # of FTEs		2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	WICLDC				
Address Line1	800 Starbuck Avenue	Project Status			
Address Line2					
City	WATERTOWN	Current Year Is Last Year for Reporting		Yes	
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	13601	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions		Yes	
Country	USA				

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2201-22-04A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Watertown Renewables, LLC (North Site)	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$15,887.98	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$16,847.23	
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$11,284,795.00	Total Exemptions	\$32,735.21	
Benefited Project Amount	\$11,284,795.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$18,089.71	\$18,089.71
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	9/1/2022	School District PILOT	\$27,089.50	\$27,089.50
Did IDA took Title to Property	Yes	Total PILOT	\$45,179.21	\$45,179.21
Date IDA Took Title to Property	10/31/2022	Net Exemptions	-\$12,444.00	
Year Financial Assistance is Planned to End	2038	Project Employment Information		
Notes	Solar			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	22560 County Route 60	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	WATERTOWN	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13601	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Watertown Renewables, LLC			
Address Line1	101 Summer Street	Project Status		
Address Line2				
City	BOSTON	Current Year Is Last Year for Reporting		
State	MA	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	02110	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	2201-22-05A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Watertown Renewables, LLC (South Site)	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$15,746.39	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$16,702.99	
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$10,962,688.00	Total Exemptions	\$32,449.38	
Benefited Project Amount	\$10,962,688.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$18,085.90	\$18,085.90
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	9/1/2022	School District PILOT	\$27,093.31	\$27,093.31
Did IDA took Title to Property	Yes	Total PILOT	\$45,179.21	\$45,179.21
Date IDA Took Title to Property	10/31/2022	Net Exemptions	-\$12,729.83	
Year Financial Assistance is Planned to End	2038	Project Employment Information		
Notes	Solar			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	22560 County Route 60	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	WATERTOWN	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13601	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Watertown Renewables, LLC			
Address Line1	101 Summer Street	Project Status		
Address Line2				
City	BOSTON	Current Year Is Last Year for Reporting		
State	MA	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	02110	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	2201-1304				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Woolworth Watertown LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$40,495.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$34,147.75	
Original Project Code		School Property Tax Exemption		\$37,772.07	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$15,851,634.00	Total Exemptions		\$112,414.82	
Benefited Project Amount	\$6,139,397.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$4,439.00	\$4,439.00
Not For Profit	No	Local PILOT		\$4,435.00	\$4,435.00
Date Project approved	8/1/2013	School District PILOT		\$6,126.00	\$6,126.00
Did IDA took Title to Property	Yes	Total PILOT		\$15,000.00	\$15,000.00
Date IDA Took Title to Property	12/4/2013	Net Exemptions		\$97,414.82	
Year Financial Assistance is Planned to End	2030	Project Employment Information			
Notes	PILOT. 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 of vacant land for parking.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	11 Public Square	Original Estimate of Jobs to be Created	2.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	23,000.00		
City	WATERTOWN	Annualized Salary Range of Jobs to be Created	21,280.00	To: 34,200.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13601	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	2.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	2.00		
Applicant Name	David Gallo				
Address Line1	50 Jericho Quadrangle	Project Status			
Address Line2					
City	JERICO	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	11753	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
38	\$2,772,981.71	\$1,546,925.34	\$1,226,056.37	0

Annual Report for Jefferson Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 08/26/2026

Status: CERTIFIED

Certified Date: 08/26/2026

Additional Comments

Long-Term Debt

Notes payable: New York State Department of Transportation – grant repayment of 40% of Industrial Access project – payments to start five years from project completion – project is partially completed.