



Jefferson County Industrial Development Agency

2020-2021 Annual Report
Jefferson County Industrial Development Agency (JCIDA)

CEO's ANNUAL MESSAGE--- 2021

What a year! We are all aware of the impacts the pandemic has had, often devastating, on individuals, families, businesses, communities, non-profits, educational institutions, and government. The road to economic recovery will not be easy, but we are moving forward step by step. We just need to keep working together with our stakeholders and partner agencies to act where we can make a difference to begin improving our situation.

Of course, deciding what to do requires having some idea of what is needed and what you want to accomplish. That direction will be provided by the recently completed **Jefferson County Comprehensive Economic Development Strategy** (CEDS). The County's CEDS committee, of which we are a member, spent most of 2021 developing this 5-year blueprint for action to support economic growth. It includes strategies for workforce development, infrastructure improvements, downtown revitalization, tourism promotion, marketing, and entrepreneurship development. As I write this, the County's Board of Legislators is expected to officially adopt the plan at its December meeting.

Our Jefferson County economic development agencies have undertaken several important initiatives this past year. In partnership with Lewis County Economic Development, Jefferson Community College, Community Action Planning Council, and the Small Business Development Center, we supported a "Bootcamp" training program to assist in the establishment of home-based childcare providers. We heard from employers that the lack of childcare in the community was impacting workforce retention and recruitment. This pilot program proved to be a success in creating additional childcare slots, and we plan to expand the effort in 2022.

Reluctantly, but necessarily, we took on the remediation of PCBs in the former call center at 146 Arsenal Street when they were discovered in the cement floor slab. That effort is underway and is drawing on resources we would rather dedicate to other initiatives; but the community cannot afford to leave a vacant, environmentally contaminated site of that size in the center of the county seat. We anticipate that site becoming home to the YMCA's new Aquatics and Community Center, providing a significant economic impact on downtown Watertown while contributing to quality of life for the county, including our Fort Drum families who find that their familiarity with YMCA programs facilitate their transition into a new community.

We have also negotiated a land development agreement with two sister companies interested in locating in our Business Complex at Watertown International. Convalt Manufacturing will produce

photovoltaic solar panels to reduce reliance on panels sourced from China. DigiCollect develops software operating platforms for application in the various industries and has obtained U.S. Department of Energy patents to produce high tech sensors for real time management of the electric grid. We still have work to do to bring these projects to fruition. If successful, these would be the most significant economic development projects in the region in recent history, with the potential to create a total of 1,500 jobs over the next 5 years.

Everything that we do relies on working with our great network of local and regional partners in education, workforce development, government, and the private sector. They've repeatedly demonstrated their dedication, flexibility, and willingness to work together to get the job done. Their combined talents and capabilities make for a strong team with a deep bench. That is what gives me optimism as I look ahead in the coming year.

Respectfully,

David J. Zembiec
Chief Executive Officer

JCIDA Mission & Vision

The Jefferson County Industrial Development Agency's (JCIDA) mission is to advance the job opportunities, health, general prosperity, and economic welfare of the people of the County and to improve their recreation opportunities, prosperity and standard of living. As a result of its varied economic development tools, the JCIDA is a lead economic development entity in Jefferson County, and as such, consistently makes substantial contributions to increasing employment opportunities, preserving existing levels of employment and enhancing the quality of life for residents of Jefferson County. The JCIDA is a corporate governmental agency, constituting a public benefit corporation, created to actively promote, attract, encourage, develop and maintain economically sound commerce and industry for the purpose of expanding employment opportunities, preventing economic deterioration and increasing the general prosperity of Jefferson County. The JCIDA is a leader in syndicate lending designed to assist the establishment of new businesses as well as expand existing business in the community. The JCIDA plays an integral role in shaping strategic plans for the economic future of Jefferson County as well as Northern New York.

JCIDA Values

Integrity – JCIDA deals openly, honestly and in good faith, both internally and externally. The JCIDA deploys its resources in a manner that is transparent to the public and for the good of the community.

Economic Development – JCIDA consistently seeks to expand the economy of Jefferson County by way of increasing the opportunity for quality employment within the community and preventing economic deterioration.

Community – JCIDA seeks to accomplish its goals in a manner that contributes to improving the quality of life for the residents of our community.

JCIDA Current Projects:

	Name of Company	Type	Total Project Amount	Maturity Date	Purpose
1	Adams Renewables, LLC	PILOT	\$ 5,979,158.00	2036	Solar
2	Aviagen North America, Inc.	PILOT	\$ 5,000,000.00	2030	Renovate existing building in Corporate Park
3	Black River Solar, LLC	PILOT	\$ 6,309,357.00	2036	Solar
4	Brennans Bay Inc.	LL/Tax Exemption	\$ 593,880.00	2022	Renovation/reconstruction of bulkhead walls, levy walls, gas dock, park roads, marina parking areas and other related water damaged facilities
5	Clayton Harbor Hotel, LLC	PILOT	\$ 22,662,000.00	2030	Construction of hotel
6	COR Watertown Company, LLC	PILOT	\$ 42,945,173.00	2024	Construction of approx. 300 multi-family rental housing units together with related buildings
7	Current Applications, Inc.	PILOT	\$ 736,804.00	2031	Construction of a 10,000 square foot addition to existing building
8	Fort Drum Mountain Comm. Homes	LL/Tax Exemption	\$ 71,201,856.00	2021	Renovation, revitalization, construction, re-construction, equipping, restoring, and repairing certain residential homes on Fort Drum
9	Great Lakes Cheese of New York	PILOT	\$ 86,610,000.00	2028	Expansion and improvements to building
10	Ives Hill Retirement Community	Bond	\$ 3,600,000.00	2029	Retirement Community Housing
11	Lawler Realty LLC	PILOT	\$ 15,474,375.00	2023	Construction of 9 multi-family residential apartment buildings and related buildings
12	LeRay Jackson, LLC	PILOT	\$ 9,987,060.00	2037	Solar
13	MDD, LLC	PILOT	\$ 1,027,500.00	2036	Construction of a 8,050 sq. ft. building and the equipping thereof with certain machinery and equipment to constitute a warehouse distribution and redemption facility
14	Mohawk Adirondack & Northern RR	PILOT	\$ 2,472,000.00	2031	Refurbishment of short-line rail line in Jefferson County

15	Morgan Watertown Townhomes, LLC	PILOT	\$ 54,655,127.00	2024	Construction of 394 rental units and related facilities
16	New York Air Brake LLC	PILOT	\$ 3,141,628.00	2029	Construction of test lab
17	NY USLE Carthage SR26A LLC	PILOT	\$ 9,688,751.00	2037	Solar
18	NY USLE Carthage SR26B LLC	PILOT	\$ 7,412,769.00	2037	Solar
19	OYA NYS RTE 12 LLC	PILOT	\$ 10,750,000.00	2035	Solar
20	OYA Blanchard Road LLC	PILOT	\$ 10,750,000.00	2035	Solar
21	OYA Blanchard Road 2 LLC	PILOT	\$ 10,750,000.00	2035	Solar
22	OYA Great Lakes Seaway LLC	PILOT	\$ 10,750,000.00	2035	Solar
23	OYA Robinson Road, LLC	PILOT	\$ 10,321,000.00	2037	Solar
24	OYA Wayside Drive, LLC	PILOT	\$ 10,321,000.00	2037	Solar
25	Pamelia Solar, LLC	PILOT	\$ 8,945,258.00	2037	Solar
26	ReEnergy Black River LLC	Bond	\$ 13,145,000.00	2024	Restructure existing debt - renovations
27	ReEnergy Black River LLC	Bond	\$ 5,000,000.00	2022	Acquisition, construction, and rehab of facility
28	Roth Industries	Bond/PILOT/SL	\$ 6,000,000.00	2021	Construction of manufacturing facility
29	Roth Industries Inc.	PILOT	\$ 5,385,000.00	2032	26,000 square foot expansion
30	Roth Industries Inc.	PILOT	\$6,000,000	2032	Expansion (6,700 sq. ft. addition to house blow molding machine and a 10,000 sq. ft. storage warehouse
31	SunCap Watertown, LLC (FedEx Ground)	PILOT	\$ 7,575,829.00	2024	Construction of FedEx Ground distribution facility
32	Turning Point of the Black River, LLC	LL/Tax Exemption	\$ 1,526,000.00	2021	Renovate and equip abandoned warehouse into a restaurant and banquet hall
33	Waddingham Road Solar, LLC	PILOT	\$ 6,611,304.00	2037	Solar
34	WICLDC	PILOT	Original PILOT in 1995 \$8,000,000	2025	New 10 Year PILOT - replaced original PILOT for incubator building(s)

35	Woolworth Watertown, LLC	PILOT	\$ 15,851,634.00	2030	Renovation, construction and equipping of commercial space on ground floor and 50 low- income rental units
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