

St. Lawrence County IDA 2021 Annual Assessment of Active IDA Projects

#	Project Code	Project Name	Project Amount	Benefitted Amount	Jobs Prior	Jobs to Create	Jobs Now	Jobs +/- vs. Goal	New Square Footage Added to Tax Roll	Assessment Value Currently Added to Tax Roll	Assessment Value added to Tax Roll at PILOT end	New MW Generation Added	S&U or MRT Exemption	Property Tax Exemptions	PILOT Payments Made	Project Ends	Project Performance/Notes
1	4001-13-01	AJ Missert, Inc - Warehouse PILOT	\$ 380,000	\$ 380,000	21	0	22	1	6,400	\$ 150,000	\$ 300,000		\$ -	\$ 16,278.00	\$ 8,149	2023	6,400 sf added to existing 29,000 warehouse facility.
2	4001-18-02	AmTech Yarns, Inc.	\$ 3,700,000	\$ 685,800	0	9	10	1	23,600	\$ -	\$ 415,800		\$ -	\$ 29,024.00	\$ -	2029	Lot 18 RVRDA building with 3,600 sf addition. Addition now complete and assessment value increased by \$184,200.
3	4001-15-03	Ansen Corporation - Proctor Ave Expansion	\$ 1,100,000	\$ 595,000	0	30	33	3	40,000	\$ -	\$ 450,000		\$ -	\$ 24,418.00	\$ -	2026	OBPA building not on tax roll prior to project. Jobs at facility went up 6.
4	4001-21-07	Atlantic Testing Laboratories, Limited	\$ 425,000	\$ 380,000	22	2	24.5	0.5					\$ 29,845.00			2022	Second drill rig project with ATL. First one (2016) jobs went from 20 to 22.
5	4001-21-04	Black Water Solar Partners, LLC	\$ 3,621,000	\$ 3,621,000	0	0	0	0				2				2052	104 Horseshoe Road, Heuvelton. Project closed 12/23/21, construction expected in 2022.
6	4001-18-01	Corning 2018 Expansion	\$ 13,799,893	\$ 4,415,083	0	0	0	0	9,845	\$ -	\$ 2,823,680		\$ -	\$ 102,083.00	\$ -	2028	Also includes renovation of 4,400 sf of space and an additional bag house.
7	4001-21-11	Corning Forming and Manufacturing Project 2021	\$ 19,600,000	\$ 15,668,410	0	20	26	6	22,225	\$ -	\$ -		\$ 80,003.94	\$ -	\$ -	2028	Also includes 8,700 of new pollution control facility space.
8	4001-14-02	Corning Plant Expansion - new production space and warehouse addition	\$ 7,320,000	\$ 6,450,000	234	40	290	16	40,000	\$ 600,000	\$ 1,200,000		\$ -	\$ 43,383.00	\$ 21,510	2025	Expansion includes construction of approximately 31,000 sq. ft. of new facility space (amended to add another 9,000). Jobs for the Corning projects are included in this project up until this year, which starts at 290.

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9	4001-19-03	Corning - Mason Shop	\$ 13,327,000	\$ 9,103,942	0	0	0	0	16,000	\$ -	\$ 5,400,000		\$ 12,355.94	\$ 193,560.00	\$ -	2030	Also includes renovation of 4,400 sf of space and an additional bag house.
10	4001-19-01	C&C - From the Heart Cabinetry	\$ 892,473	\$ 696,100	5	3	10	2	12,000	\$ -	\$ 410,000		\$ -	\$ 22,850.00	\$ -	2034	Project puts Potsdam Commerce Park building on PILOT path to tax roll.
11	4001-07-05	Curran Renewable Energy Bond - Pellet mill	\$ 8,000,000	\$ 8,000,000	0	50	36	-14	45,000	\$ 1,396,000	\$ 1,396,000		\$ -	\$ 67,529.00	\$ 67,529	2037	Jobs to Create total is supposed to be 23, originally entered in error as 50 and cannot be changed.
12	4001-15-01A	DeFelsko - Beamko	\$ 3,000,000	\$ 1,800,000	60	15	82	7	25,000	\$ 500,000	\$ 1,000,000		\$ -	\$ 54,262.00	\$ 27,163	2025	HQ expansion in OBPA park, also resulted in A.N. Deringer building going o the tax roll at an assessed value of \$400,000.
13	4001-12-05	Fockler Industries	\$ 29,250	\$ 0	7	5	7.5	-4.5	9,000	\$ 106,175	\$ 212,350		\$ -	\$ 10,274.00	\$ 5,153	2022	Have added 1/2 FTE, have lost workers to other local operations.
14	4001-20-09	GSPP 126 Little Bow Rd N, LLC	\$ 10,286,813	\$ 4,792,750	0	0	0	0				4.75				2042	126 Little Bow Road, Gouverneur. Project closed 11/30/21, under construction (51 FTE).
15	4001-20-10	GSPP 126 Little Bow Rd S, LLC	\$ 10,281,495	\$ 4,792,750	0	0	0	0				4.00				2042	127 Little Bow Road, Gouverneur. Project closed 11/30/21, under construction (47 FTE).
16	4001-21-01	GSPP 409 Ferris Road, LLC	\$ 11,191,937	\$ 8,670,000	0	0	0	0				5.00				2042	409 Ferris Road, Lawrence. Project closed 11/30/21, under construction (24 FTE).
17	4001-21-02	GSPP 641 Ferris Road East, LLC	\$ 8,599,506	\$ 7,023,824	0	0	0	0				4.00				2042	649 Ferris Rd, Lawrence. Project closed 11/30/21, under with construction (23 FTE).
18	4001-21-03	GSPP 641 Ferris Road West, LLC	\$ 5,949,760	\$ 4,797,894	0	0	0	0				2.50				2042	641 Ferris Rd, Lawrence. Project closed 11/30/21, under with construction (24 FTE).

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19	4001-20-11	GSPP County Road 31, LLC	\$ 5,961,335	\$ 3,900,000	0	0	0	0				2.50				2042	County Road 31, Waddington. Project closed 02/26/21, under construction (40 FTE).
20	4001-13-02-PILOT	High Peaks Winery - Pickle St. Expansion	\$ 222,000	\$ 100,000	1	1.5	1	-1.5	2,580	\$ 55,500	\$ 111,000		\$ -	\$ 4,178.00	\$ 2,090	2024	Winery facility in Winthrop. Numerous discussions on job levels, current operations do not justify additional staff.
21	4001-13-08*	Hoosier Magnetics, Inc.	\$ 100,000	\$ 70,000	30	2	26	-6	2,800	\$ 35,000	\$ 70,000		\$ -	\$ 3,798.00	\$ 1,901	2024	Project was erroneously removed from PARIS two years ago. Company currently seeking to fill multiple positions.
22	4001-17-01	LC Drives - RBEG	\$ 242,735	\$ 47,621	6	10	76	60					\$ -	\$ -	\$ -	2021	RBEG lease of equipment. \$6,803 payment, being removed from PARIS.
23	4001-18-05	LC Drives - RDEG	\$ 232,360	\$ 57,850	0	0	0	0					\$ -	\$ -	\$ -	2021	RDEG lease of equipment. \$8,264 payment, removing from PARIS. Jobs counted in 4001-17-01.
24	4001-19-02	Lawrence Ave Community Partners	\$ 22,677,110	\$ 18,000,000	3	0	4	1					\$ -	\$ -	\$ -	2049	137 affordable multifamily units in 6 residential buildings, 10.483-acre site.
25	4001-20-12	Madrid Solar 1, LLC	\$ 7,308,722	\$ 7,308,722	0	0	0	0				5.00				2042	2 Brady Road, Madrid. Project closed 09/02/21, construction underway.
26	4001-20-13	Madrid Solar 2, LLC	\$ 3,891,876	\$ 3,891,876	0	0	0	0				2.00				2042	70 Brady Road, Madrid. Project closed 09/02/21, construction underway.
27	4001-17-02	New York Power Tools	\$ 350,000	\$ 350,000	2	0	2	0	20,000	\$ 232,900	\$ 465,800		\$ -	\$ 22,531.00	\$ 11,266	2027	Lease/Purchase of Lot 17 building in the Massena Industrial Park.
28	4001-13-04	Op-Tech MIB 20	\$ 663,000	\$ 600,000	39	19	49	-9	20,000	\$ 465,200	\$ 465,200		\$ -	\$ 22,502.00	\$ 22,502	2024	Lease/Purchase of Lot 20 building in the MIP. PILOT payments = full tax value payment.

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29	4001-20-14	Oswegatchie Solar, LLC	\$ 6,508,336	\$ 6,508,366	0	0	0	0				5.00				2042	56 Rufa Rd, Oswegatchie. Project closed 09/21/21, construction underway.
30	4001-07-02	Potsdam Auxiliary and College Educational Services	\$ 2,500,000	\$ 2,500,000	139	5	110.75	-33.25					\$ -	\$ -	\$ -	2037	PACES operates dining halls, college store, Union Market, and vending services at SUNY Potsdam. Impact on jobs this year from covid remains.
31	4001-20-18	RPNY Solar 1, LLC	\$ 6,273,433	\$ 5,045,000	0	0	0	0				3.50				2052	609 Co Rte 11, Gouverneur. Project closed 08/27/21, construction underway.
32	4001-11-01	St. Lawrence Gas Company	\$ 11,884,000	\$ 0	49	4	56	3		\$ 6,329,278	\$ 11,507,778			\$ 444,521.00	\$ 256,645	2026	SL Gas owned by Enbridge, acquired by Liberty Utilities in 2020.
33	4001-20-15	Stockholm Solar, LLC (Nexamp)	\$ 4,304,630	\$ 4,304,630	0	0	0	0				3.35				2042	52 Wells Road, Stockholm. Project closed 09/02/21, construction underway.
34	4001-20-02	The Quarry Potsdam, LLC	\$ 15,000,000	\$ 15,000,000	0	2	4	2	88,572	\$ -			\$ 332,967.60	\$ 293,977.00	\$ 119,774	2052	Adaptive Reuse and Affordable Housing project. \$883,860 is calculated value of assessment based on \$50,000 PILOT payment.
35	4001-98-01	United Helpers Management Company	\$ 3,800,000	\$ 3,800,000	0	7	7	0	0				\$ -	\$ -	\$ -	2025	Tax Exempt Bond for Partridge Knoll facility. 36 independent living apartments.
36	4001-20-17	Waddington Solar, LLC (Nexamp)	\$ 7,240,309	\$ 7,240,309	0	0	0	0				5.00				2042	1020 County Route 31, Waddington. Project closed 09/02/21.
37	4001-21-09	Wadhams Solar, LLC (Nexamp)	\$ 7,303,914	\$ 7,303,914	0	0	0	0				4.75				2042	6866 State HWY 37, Ogdensburg. Project closed 12/22/21.
38	4001-20-19	Michels Corporation	\$ 0	\$ 0	0	0	0	0	8,870		\$ 595,530		\$ -	\$ -	\$ -	2022	No financial assistance, incentives, or exemptions are being provided.

2021 St. Lawrence County IDA Annual Assessment of Active IDA Projects Summary

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618	224.5	876.8	34.25	391,892	\$ 9,870,053	\$ 26,823,138	53.35	\$ 455,172.48	\$ 1,355,168	\$ 543,682
Job Added:		259						Total Exemptions:	\$ 1,810,340	

	Total # Of Projects	Net Employment Change	Total Exemptions	PILOT Payments	Net Exemptions
2020	25	269.25	\$ 2,098,255.43	\$ 364,062.00	\$ 1,734,193
2021	37	259.00	\$ 1,810,340.48	\$ 543,682.00	\$ 1,266,658