



# ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Ernest J. LaBaff Industrial Building ~ 19 Commerce Lane, Suite 1 ~ Canton, New York 13617  
Phone: (315) 379-9806 / TDD: 711 ~ Fax: (315) 386-2573 ~ [www.SLCIDA.com](http://www.SLCIDA.com)

## MEMBERSHIP

### CHAIRMAN

**Brian W. Staples**  
Brian Staples, CPA

\*

### VICE CHAIRMAN

**Ernest LaBaff**  
President Emeritus,  
Aluminum Brick & Glass  
Workers International Union

\*

### SECRETARY

**Lynn Blevins**  
Blevins Brothers, Inc.

\*

### James Reagen

St. Lawrence County  
Board of Legislators

\*

### Mark C. Hall

Town of Fine, New York

\*

### Andrew McMahon

Massena Electric Department

\*

### Steven Morrill

Gebarten Acres

\*

### CHIEF EXECUTIVE

#### OFFICER

### Patrick J. Kelly

St. Lawrence County  
Industrial Development Agency

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### CHIEF FINANCIAL

#### OFFICER

### Kimberly A. Gilbert

St. Lawrence County  
Industrial Development Agency

## MEMORANDUM

To: James Reagen  
IDA Representative to the County Legislature

From: Patrick J. Kelly  
Chief Executive Officer

Date: October 27, 2022

Re: Report to the Legislature

Pursuant to our Economic Development Services Agreement, attached please find the following:

- Semiannual Mission and Performance Review (January 2022 – June 2022)
- Unaudited Financial Statements for the Period Ending June 2022

Please feel free to contact me if you have any questions.

CC: St. Lawrence County Legislators  
St. Lawrence County Administrator

# **St. Lawrence County Industrial Development Agency**

## **2022 Semiannual Report**

### **Mission Statement**

(Reviewed and Reaffirmed in Public Session on March 29, 2022)

The mission of the St. Lawrence County Industrial Development Agency (“IDA”) is to promote, encourage, attract, and develop job opportunities and economically sound commerce and industry in St. Lawrence County. To accomplish its mission, the IDA constructs and owns industrial sites and buildings, administers loan packaging and industrial revenue bond financing, and provides a variety of tax-reduction incentives.

### **Performance Goals**

- To create new employment opportunities for St. Lawrence County citizens through the attraction of or the creation of new businesses
- To create new employment opportunities for St. Lawrence County citizens through the expansion of existing businesses
- To retain existing employment opportunities
- To leverage the greatest level of private investment in St. Lawrence County businesses
- To educate County businesses, elected officials and community representatives regarding available economic development resources
- Act as a liaison with businesses and government to help coordinate economic development services and reduce bureaucracy
- Work cooperatively with area economic development agencies to market County assets and economic development resources to potential new or expanding businesses
- Ensure a transparent and accountable operation with responsibly-managed Agency assets

### **2022 Performance Review (January 2022 – June 2022)**

- The NYS Department of Transportation (“DOT”) awarded two grant awards, one to the IDA and one to the IDA Local Development Corporation, through the Passenger and Freight Rail Assistance Program, that will enable upgrades to railroad lines at local manufacturing facilities. The IDA secured \$900,000 in program funds to assist Alcoa to replace ties, timbers, switches, rail anchors and signals at its operation in Massena. Similarly, the IDA Local Development Corporation received \$494,000 in DOT grant funds for a proposed railroad improvement project at Dunn Paper in Gouverneur which will fix a railroad spur that leads to the facility. The two awards will assist in improving the rail infrastructure at two long-time county manufacturing operations which combined employ over 550 workers.

- Riverside Iron, LLC in Gouverneur was approved for a loan of up to \$250,000 by the St. Lawrence County IDA – Local Development Corporation, of which \$125,000 was approved for issuance by the St. Lawrence River Valley Redevelopment Agency. The loan will allow for the purchase of new equipment that will enable the company to fabricate products internally that it has had to source from suppliers in the past. The acquisition will not only enable Riverside to make its own products, it will also open new market opportunities for the business. With 7.5 full-time equivalent employees, projections indicate the company will hire two additional FTEs over the next three years.
- A private property developer has submitted a purchase offer for two acres of land in the Gouverneur Industrial Park to build a 10,000 square foot mental health services building.

Within the park, the IDA owns 24 acres of land, 16 of which is considered “developable.” The property has been vacant for quite some time. After speaking with local officials, it

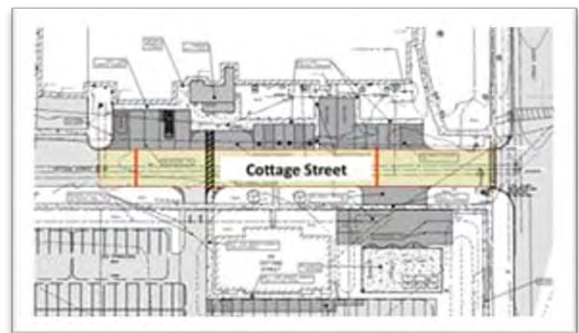


*Two-acre parcel proposed for Gouverneur Wellness Center*

appears there is support for the proposed project at this location and both the Gouverneur Mayor and Town Supervisor indicated that the service would be valuable to the area. The prospective tenant for the building is not able to expand at their current location in Gouverneur. The option is for the outright sale of the property and does not include the provision of IDA incentives. The developer is responsible for getting zoning and planning approval for the project before the project can move forward.

- The St. Lawrence County IDA Civic Development Corporation collaborated with Genesee and Monroe Counties on a multi-jurisdictional bond financing package for the benefit of St. Lawrence Health System (which is now affiliated with Rochester Regional Health Systems) as well as other communities and facilities within the Rochester Regional Health System. The Genesee County Funding Corporation was the lead entity and issued the bonds, with the other entities working collectively to allow for one overall bond issuance as opposed to multiple bonds for projects in each county.

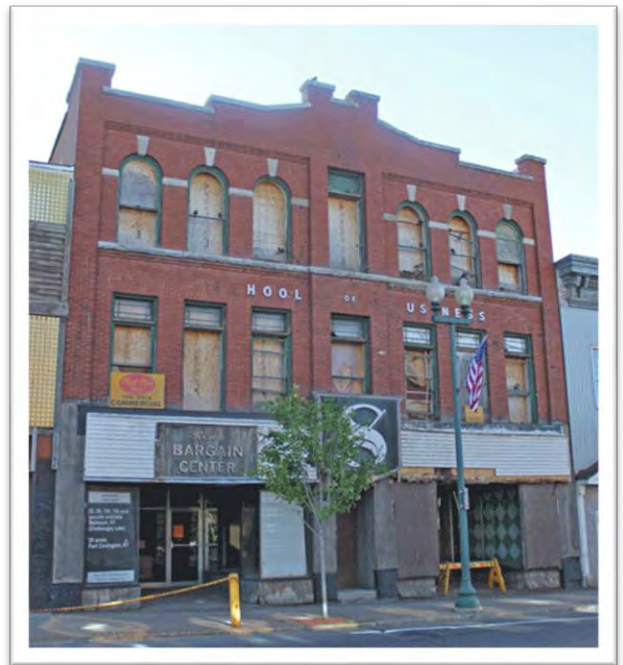
The St. Lawrence County Board of Legislators approved the bond issuance in May. The bond funds will be used for the construction of a four-story bed tower containing approximately 96,189 square feet on the Canton-Potsdam Hospital Campus. The new facility will house an expansion of CPH's emergency department, 60 medical/surgical beds, as well as shell space for future growth. Financing was also provided through the new bond for the refinancing of existing outstanding debt of St. Lawrence Health System.



*Plans for the CPH expansion in Potsdam*

- North American Forest Group (“NAFG”) continues to work with the IDA to acquire wood materials processing equipment through funds provided to the IDA by the Northern Border Regional Council (“NBRC”). The new equipment at the sawmill, located at the former ACCO facility in the Town of Oswegatchie, will be more efficient and enhance the capabilities for improved production. The IDA received a grant for \$535,000 from the NBRC to purchase equipment for the facility, which will then be leased to the company.
- Potsdam Specialty Paper, Inc. was approved for a loan of up to \$195,000 from the SLCIDA-LDC to buy a new quality control system that will trim waste and enable the paper mill to operate with greater efficiency. The St. Lawrence River Valley Redevelopment Agency authorized \$97,500 (half of the SLCIDA-LDC loan) as part of the financing package and the North Country Economic Development Fund provided an additional \$158,000 in loan funds for the project. There are 76 full-time equivalent workers at the facility, and the company is seeking additional workers.
- As part of an Inducement Resolution passed by the IDA, LF Bioenergy LFI, LLC., a private, special purpose business entity, requested tax-exempt bond financing for a proposed anaerobic digester project that would take manure waste from Stauffer Farms in North Lawrence and turn it into renewable natural gas. A public hearing was held on March 24, 2022 and there were no comments made for or against the project.
- Eshelman’s Home and Lawn Services, a business based in DeKalb Junction that performs mowing, maintenance, and cleaning services, received a \$6,500 microenterprise loan from the SLCIDA-LDC for working capital and for a trailer to move equipment to and from job sites.
- The Massena Downtown Revitalization Initiative (“DRI”) formed a local planning committee, co-chaired by Massena Mayor Greg Paquin and IDA CEO Patrick Kelly. Earlier this year, the committee commenced a call for projects to potentially be included as part of the Strategic Investment Plan for the DRI.

The IDA has proposed a project at the former Massena School of Business, which will assist in converting the dilapidated building into a transitional space and courtyard/corridor which will connect to the neighboring buildings. This will leave the front façade of the building and convert the back portion to an open corridor which will avoid an unsightly gap in the building and create ease of getting between the buildings to connect the main street business corridor with the proposed river walk space behind the buildings.



*The former Massena School of Business*



- The St. Lawrence County Comprehensive Economic Development Strategy (“CEDS”) was updated with assistance from various economic development partners providing detailed information for inclusion in the strategy. An evaluation matrix has been provided in the revised CEDS document and will be used as a basis for activity tracking. The CEDS was approved by the St. Lawrence County Board of Legislators on February 7<sup>th</sup>.
- In partnership with the Development Authority of the North Country, the IDA assisted with marketing the services offered by the Procurement Technical Assistance Center (“PTAC”) which is currently housed out of the Greater North County Chamber of Commerce offices. PTAC provides assistance to local businesses to help them understand the process for procuring military and other federal, state, and local government contract work that will enable them to grow their client base. PTAC schedules office hours here once a month to meet with local businesses in-person.
- As part of a combined effort with the St. Lawrence County Chamber of Commerce, IDA staff contacted businesses to see if they were interested in obtaining COVID-19 Test Kits for their employees. St. Lawrence County received a shipment and our staff delivered over 1,000 test kits to area manufacturing businesses where there are typically larger numbers of employees working together in close proximity. This effort was well received by the businesses.
- Business Connection: Spotlight on Resources, a subcommittee of the St. Lawrence County Workforce Pipeline Committee, of which the IDA is a member, held events in February, March, and April at each of the three BOCES Tech Centers in St. Lawrence County for local employers that included group tours with students and instructors to help spotlight the programs and services offered at the Tech Centers and to demonstrate how businesses can connect with students via internship and employment opportunities.



*Business Connection: Spotlight on Resources BOCES Tech Center Tour Events*

- Seven community-scale solar development projects previously approved for PILOT assistance by the IDA have closed in the first half of 2022. These projects will add nearly 27 MW of renewable energy production capacity in the County and will provide an additional \$121,315 in new PILOT revenue for the County and local taxing jurisdictions in the first year of the PILOT agreements, a figure that will increase by 2% per year over the life of the PILOTs. There are about 15 similar projects in the development pipeline as well as a small number of larger, utility-scale projects.

- The Ogdensburg Correctional Facility closed on March 10, 2022. Staff continue to work with stakeholders to find a productive reuse for the facility. The closure resulted in the loss of 270 jobs and a \$25 million payroll. The IDA approved a resolution in support of the continued operation of the remaining two New York State correctional facilities in St. Lawrence County.



*The recently closed Ogdensburg Correctional Facility*

- The St. Lawrence County Property Development Corporation (“SLCPDC”) authorized the lease of Real Property located at the former Newell Manufacturing Property at 100 Paterson Street, Ogdensburg to the SLCIDA, allowing the SLCIDA to manage the property, make necessary improvements, and negotiate lease and PILOT agreements with potential tenants or buyers. The building is now ready for tenant occupancy. Marketing efforts have afforded the opportunity to provide several tours of the facility with prospective businesses and staff continue to work with businesses that have expressed a sincere interest in leasing space.



*100 Paterson Street Facility, Ogdensburg*

- The IDA sought input from several stakeholders throughout the County to help prepare a grant application that was submitted to the Economic Development Administration through the “Good Jobs Challenge.” The Career Pathways Grant has over \$500 million available in funds, which the IDA has requested \$5.3 million to help build a more refined career ladder training system to support and develop our local workforce. While the application was not approved, efforts are ongoing to leverage the connections between economic and workforce development in the County in order to assist employers and job seekers.

- The St. Lawrence County Finance Committee approved a resolution on May 2, 2022 Accepting the ARPA Committee Recommendations for the American Rescue Plan Act (“ARPA”) Funds. At its August board meeting, the St. Lawrence County Board of Legislators allocated American Rescue Plan Act (“ARPA”) funds to be administered by the St. Lawrence County Industrial Development Agency (“IDA”). The Board of Legislators declared that [“economic development and tourism are essential to improving the services and activities available in St. Lawrence County”](#) and allocated \$2,900,000 in ARPA funds to be distributed through the IDA to organizations impacted by the COVID-19 pandemic through a number of program categories.
- With the on-set of the COVID pandemic, the lack of family childcare options in St. Lawrence County grew even greater attention as working families found it increasingly difficult to find access to quality childcare. The IDA began working with the St. Lawrence Child Care Council and the Workforce Development Board back in 2020 to find a way to create greater access to quality childcare for which there continues to be a high demand and need for in St. Lawrence County.

A training program which began in Lewis and Jefferson County during the pandemic caught the eye of these organizations and soon a committee was formed to investigate the potential for creating a similar program in St. Lawrence County. The program will allow individuals to enter (or re-enter) the workforce, encourage new business development, while ensuring access to high quality childcare options.

The program will include entrepreneurship training provided by the Small Business Development Center and enrollment in a 3-credit Early Childhood online course offered through SUNY Canton. The three-year program will launch this July, with a goal of 10-15 licensed providers in the first year, creating 60-120 new licensed childcare slots.



*Launch of the Family Child Care Training Program*

- In an ongoing effort to connect the regional military population to local job opportunities, the IDA and St. Lawrence County Chamber have partnered at events on Fort Drum including job fairs, a North Country Expo, and other informational exchanges. Also, both the IDA and Chamber have participated in meetings with the U.S. Chamber of Commerce Foundation for Hiring Our Heroes Program and with the Fort Drum Chapter of Military Spouse Professional Network to establish the Tri County Region as a Military Spouse Economic Opportunity Zone (MSEEZ). This effort will help strengthen the connections between the region’s employers and the Fort Drum related talent pool of military spouses and transitioning soldiers and help local employers in their quest for workforce talent.



- In effort to retain our local talent pool, staff assisted high school seniors who are entering the workforce after graduation with connecting to jobs with local employers. A pilot was initiated this year with the Ogdensburg Free Academy graduating class. The goal is to include all 18 high schools and the 3 BOCES Tech Centers in the program next school year.
- St. Lawrence County Center for Entrepreneurial Leadership (“CEL”), a program collaboration with the University of Buffalo School of Management Center for Entrepreneurial Leadership, the SLCIDA, and other member organizations of the St. Lawrence County Small Business Working Group saw 10 graduates complete the 2021-2022 program in April of this year.



*2022 St. Lawrence County Center for Entrepreneurial Leadership Graduates*

- The St. Lawrence River Valley Redevelopment Agency’s Community Development and Environmental Improvement Program Applications for the 2022 funding year were made available earlier this year, with a submission deadline of April 15<sup>th</sup>. A total of 12 applications were accepted, requesting \$222,250 in funding, representing \$994,019 in total project costs. The following projects received funding:

Organization	Project Description	Award
Cranberry Lake Mountaineers	Purchase a groomer machine	20,000
Louisville, Town of	Fire station repairs	10,000
Morristown Gateway Museum	Purchase and install a gazebo for covered space	5,000
Norwood Village Green Concert Series	Handicap ramp, railing & new roof to band shell	20,000
Potsdam, Town of	Pickle Ball court creation	10,000
Waddington, Town of	Repairs and renovations to Old Town Hall	5,000



- At the IDA's Annual Meeting, the following officers were elected to a one-year term: Brian W. Staples (Chair); Ernest J. LaBaff (Vice-Chair); Lynn Blevins (Secretary), Patrick J. Kelly (CEO) and Kimberly A. Gilbert (CFO). The firm of Silver and Collins was reappointed as General Counsel.
- Board members approved the 2021 Independent Audit reports in March of 2022. The reports showed no findings. Legislators have been provided the reports electronically. In addition, the reports are available on our website at [www.SLCIDA.com](http://www.SLCIDA.com).
- As part of our Public Authority Law compliance program, annual policy reviews are conducted by the IDA and its affiliated organizations. In the first quarter the Property Disposition, Whistleblower, Code of Ethics, Defense & Indemnification, and Compensation, Reimbursement & Attendance policies were reviewed. Performance documents for 2021 were also reviewed.
- Appointments/Reappointments: A recommendation was sent to the St. Lawrence County Board of Legislators to re-appoint Andrew McMahon to serve another three-year term. His term is set to expire in September 2022.
- Due to the passing of long-time businessperson Ed Murphy, a new member was appointed to the St. Lawrence River Valley Redevelopment Agency. In May, Dale Kramer, was appointed to the RVRDA to represent the Town and Village of Massena.
- The IDA also continued aggressive marketing efforts to better inform local businesses of our resources, to attract outside businesses and investment to St. Lawrence County, and to seek out alumni and former residents of the area to return to the County. Some of these efforts include:
  - Streaming TV advertisements in Canada using the video created for the IDA website. While reviewing analytical data, response to the commercial appeared strong with a higher percentage than expected of people viewing the commercial in its entirety.
  - Attending the Select USA Investment Summit in Washington D.C., the highest profile event for promoting Foreign Direct Investment. Also, staff attended the Montreal Manufacturing Technology Show.
  - Distributing informational flyers with the "Come Back Home and Bring Your Business" theme and attending local alumni events, mega reunions, and festivals this summer to foster attraction efforts.
  - The creation and utilization of advertising and media promotion pieces, including placements in North Country This Week and Northern New York Newspapers.
  - Maintaining memberships in Canadian trade organizations to facilitate access to events and to maintain key contacts with Canadian companies and multiplier organizations.

- Outreach to numerous businesses in the following industry sectors:
  - Food production
  - Glass manufacturing
  - Plastics and plastic manufacturing, molding, extrusion
  - Fiber, yarn, filament, thread manufacturing
  - Paper/packaging industries
  - Music industry
  - Businesses whose operations would benefit from the graduates, faculty, and facilities at the local universities
- Collaborating with NYPA to enhance the value of the IDA's website and social media presence. We continue to promote business resources in St. Lawrence County and to position the County as a location for new investment and a destination from outside the area. Since the start of the new year, there has been an increase in activity utilizing the website and social media platforms. Postings offer information pieces as well as general updates and promotional messaging.

Notable highlights to the website and related social media platforms include:

- Developing a campaign "Come Home to St Lawrence County" to encourage alumni and previous residents to come back to the county;
- Utilizing paid and organic posts for the alumni events and mega reunions;
- Continuing to develop social content highlighting prominent community events that benefit workforce development;
- Social posts have highlighted important stories from community members;
- Weekly posts have included information about key sectors in the local economy.

Website and social media analytics include:

- On average, there are about 900 people visiting the site per month and about 13% of them are returning visitors;
- Highest number of users per month in this period was in April and May 2022, which demonstrates that our social media efforts are working;
- Users spent an average of 2 minutes on the site.

Audience sources:

The best sources of traffic were direct traffic and traffic through organic searches, followed by socials and then referrals. Socials picked up numbers in July.

Social Media Analytics Key Takeaways during the first half of the year:

- Facebook page reach, primarily organic content, increased 228.4%;
- A major change in followers on Instagram with a 450% increase;
- Engagement on Twitter increased to 28.4% in April





## St. Lawrence County Industrial Development Agency

**MEGA REUNION & BLOCK PARTY**

**ARE YOU VISITING FOR MEGA-REUNION WEEKEND BUT WISHING YOU COULD STAY?**

**WORK-LIFE BALANCE**

**Room to Grow**

**Innovative Entrepreneurship**

**Why not BRING YOUR BUSINESS or START ONE HERE?**

The ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY is your central point of contact.

**WE CAN ASSIST YOU WITH:**

- Low interest loans
- Bond financing
- Tax abatement programs
- Networking and business contacts
- Industrial building construction
- Site selection assistance
- Start-up advising
- Workforce training

For more information contact the IDA today!

Email: [info@slcida.com](mailto:info@slcida.com)  
Phone: (315) 379-9806  
[www.SLCIDA.com](http://www.SLCIDA.com)

St. Lawrence County Industrial Development Agency

**NORTH COUNTRY  
PROCUREMENT  
TECHNICAL ASSISTANCE  
CENTER**

**&**

**St. Lawrence  
County IDA**

with a PTAC representative  
The SLC IDA Offices on  
Thursday August 12th

**POWER Your Business**

St. Lawrence County, New York

Renewable, Reliable & Inexpensive Hydropower  
Strategically Located on the US / Canadian Border  
Incentives, Financing, World Class University R&D

ST. LAWRENCE COUNTY  
INDUSTRIAL DEVELOPMENT AGENCY

**Bring Your Business to St. Lawrence  
in Northern New York State**

Energize your business  
and discover success  
in St. Lawrence County

EST. 2008  
Black Lake IDA

**4TH OF JULY**

**Come Home To  
St. Lawrence County**

**Make St. Lawrence County  
Home to Your Business!**

In St. Lawrence County, residents have access to a number of **advantages** for their business growth and development. Including but not limited to:

- Aggressive Tax, Training, Financial & Energy Incentives
- Convenient access to Key U.S. & Canadian Markets
- Access to Air, Rail and Port Transportation
- Variety of Available Sites & Buildings
- Five Area Colleges & Universities

St. Lawrence County Industrial Development Agency

CONTACT: St. Lawrence County Industrial Development Agency  
[www.SLCIDA.com](http://www.SLCIDA.com) or Phone (315) 379-9806  
f/StLawrenceCountyIDA @StLawrenceIDA @SLC\_IDA

**Life Undiscovered**  
ST. LAWRENCE COUNTY

**FIVE MILE FARM**

200

**TRANSITION  
ASSISTANCE PROGRAM**

**Career Fair**

**60+ Employers**

**Thursday  
05 MAY 22  
1000-1400**

**St. Lawrence County Industrial Development Agency**  
**Semiannual Report**

**Unaudited Financial Statements**  
**Period Ending June 2022**



**St. Lawrence County**  
Industrial Development Agency



St. Lawrence County Industrial Development Agency

# Balance Sheet

As of June 30, 2022

Jun 30, 22

## ASSETS

### Current Assets

#### Checking/Savings

200 · Cash	1,396,894.35
200P · Cash - Payroll Checking Account	51,946.84
201 · Cash in Time Deposits	
201N · NBT Bank Cash in Time	2,421,585.01
201K · Key Bank Cash in Time	1,386,968.21
201 · Cash in Time Deposits	3,808,553.22
203 · Cash - Rental Deposits	9,057.85

Total Checking/Savings 5,266,452.26

#### Other Current Assets

202 · Accrued Interest Receivable	6,189.00
211 · Special Reserve	
211A · Special Reserve-Key MM Treasury	2,000,035.21
211C · Special Reserve LPL Cash Acct	6,422.33
Total 211 · Special Reserve	2,006,457.54
220 · Due from Others	
220A · Misc. Due from Others	3,229.19
Total 220 · Due from Others	3,229.19

Total Other Current Assets 2,015,875.73

Total Current Assets 7,282,327.99

### Fixed Assets

111 · Gouverneur Industrial Park	
111-A · Gouverneur Industrial Park	74,139.65
Total 111 · Gouverneur Industrial Park	74,139.65
112 · Vehicles	
112-A · Vehicles	39,560.00
112-B · Vehicles Depreciation	-39,560.00
Total 112 · Vehicles	0.00
119 · Massena Industrial Park-Lot 12	40,963.08
122 · Furnishings	
122-A · Furnishing	25,880.04
122-B · Furnishing Depreciation	-25,880.04
Total 122 · Furnishings	0.00
128 · Canton Industrial Park	
128A · Canton Industrial Park - Land	166,250.00
128B · Canton Industrial Park - Imp-ND	176,990.00
128BD · Canton Ind Park - Imp Deprec	24,269.00
128-C · CIP Depreciation	-16,390.05
Total 128 · Canton Industrial Park	351,118.95
129 · Canton Industrial Building	
129-A · Canton Industrial Building	2,002,339.75
129-B · Canton Industrial Bldg Improv	180,397.87

## St. Lawrence County Industrial Development Agency

**Balance Sheet**

As of June 30, 2022

	<b>Jun 30, 22</b>
129-C · Canton Ind Bldg - Depreciation	-523,027.49
Total 129 · Canton Industrial Building	1,659,710.13
Total Fixed Assets	2,125,931.81
Other Assets	
299 · Deferred Outflow - Pension	1,061,911.00
Capital Lease Receivable	
590 · L/R - Capital Lease OpTechLot20	84,425.73
592 · L/R - NY Power Tools - Lot 17	183,166.37
594 · L/R - From the Heart Cabinetry	564,330.87
Total Capital Lease Receivable	831,922.97
Notes Receivable (N/R)	
591 · N/R - LC Drives RDBG EquipLease	17,435.76
593 · N/R - LC Drives 2018 RDBG	18,819.54
Total Notes Receivable (N/R)	36,255.30
Total Other Assets	1,930,089.27
<b>TOTAL ASSETS</b>	<b>11,338,349.07</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
526 · Deferred Grant Revenue(RDBG)	168,731.48
2100 · Deposit - Rental	9,057.70
522 · Prepaid Revenue	289,038.25
Total Other Current Liabilities	466,827.43
Total Current Liabilities	466,827.43
Long Term Liabilities	
511 · Deferred Inflow of Pension	844,610.00
510 · Net Pension Liability	1,288.00
Notes Payable (N/P)	
654 · N/P - SLCIDA-LDC CIB Loan	532,865.73
Total Notes Payable (N/P)	532,865.73
500 · Emp Compensated Time Accruals	296,628.67
501 · PostEmpBenft Other Than Pension	2,491,833.00
Total Long Term Liabilities	4,167,225.40
Total Liabilities	4,634,052.83
Equity	
3700 · Investment in Capital Assets	1,579,985.28
3800 · Net Assets - Assigned	2,000,000.00
3900 · Net Assets - Unassigned	1,757,025.23
Net Income	1,367,285.73
Total Equity	6,704,296.24
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>11,338,349.07</b>

St. Lawrence County Industrial Development Agency  
Budget Report  
January 1 - June 30, 2022

	2022 Budget	Jun-22	YTD
<b>Operating Revenue</b>			
2400 · Late Fees Received	100.00	0.00	0.00
2401B · Gain/Loss on Investment	35,000.00	6,422.33	7,671.69
2409B · Interest Income - Banking	500.00	23.66	363.68
2409L · Interest Income - Lease	32,500.00	2,533.65	12,821.02
2421 · St. Lawrence County Revenue	350,000.00	87,500.00	262,500.00
2422 · IDALDC Administrative Revenue	200,000.00	0.00	0.00
2423 · GMEDF Administrative Revenue	7,200.00	0.00	0.00
2999 · Miscellaneous Income	100.00	0.00	0.00
<b>Total Operating Revenue</b>	<b>625,400.00</b>	<b>96,479.64</b>	<b>283,356.39</b>
 2450 · Rental Income - CIB	 108,660.00	 9,055.00	 63,385.00
<b>Total Revenue for CIB</b>	<b>108,660.00</b>	<b>9,055.00</b>	<b>63,385.00</b>
 6455408 · Maintenance Expense - CIB	 15,000.00	 1,485.00	 11,187.92
6455411 · Insurance Expense - CIB	5,250.00	0.00	0.00
6455415 · Tax/PILOT Expense - CIB	0.00	0.00	0.00
6455416 · Utilities Expense - CIB	2,500.00	395.55	2,530.76
6455499 · Miscellaneous Expense - CIB	100.00	0.00	0.00
6455500 · Interest Expense - CIB	8,000.00	446.40	1,351.65
6455510 · Depreciation Expense - CIB	65,000.00	0.00	0.00
<b>Total Expenditure for CIB</b>	<b>95,850.00</b>	<b>2,326.95</b>	<b>15,070.33</b>
 <b>Total Canton Industrial Building</b>	 <b>12,810.00</b>	 <b>6,728.05</b>	 <b>48,314.67</b>
<b>Canton Industrial Park</b>			
6456408 · Maintenance Expense - CIP	500.00	0.00	0.00
6456411 · Insurance Expense - CIP	1,000.00	0.00	0.00
6456499 · Miscellaneous Expense - CIP	250.00	0.00	0.00
6456510 · Depreciation Expense - CIP	250.00	0.00	0.00
 <b>Total Canton Industrial Park</b>	 <b>(2,000.00)</b>	 <b>0.00</b>	 <b>0.00</b>
<b>Total Expenditure for CIP</b>	<b>2,000.00</b>	<b>0.00</b>	<b>0.00</b>
 <b>Gouverneur Industrial Park</b>			
6486408 · Maintenance Expense - GIP	4,000.00	600.00	600.00
6486411 · Insurance Expense - GIP	55.00	0.00	0.00
6486499 · Miscellaneous Expense - GIP	250.00	0.00	0.00
<b>Total Expenditure for GIP</b>	<b>4,305.00</b>	<b>600.00</b>	<b>600.00</b>
 <b>Total Gouverneur Industrial Park</b>	 <b>(4,305.00)</b>	 <b>(600.00)</b>	 <b>(600.00)</b>
 Total Building Revenues	 108,660.00	 9,055.00	 63,385.00
Total Building Expenses	102,155.00	2,926.95	15,670.33
Total Building Net Income	6,505.00	6,128.05	47,714.67

	2022 Budget	Jun-22	YTD
<b>Miscellaneous Projects</b>			
2413 · Project Fees	10,000.00	265,982.76	1,387,555.94
2406A · Grant Income RDBG LCDrives	15,068.00	0.00	0.00
2424 · NF Rail NBRC Revenue	234,155.00	0.00	0.00
2504 · CDC Project Revenue	100.00	0.00	0.00
2515 · Newell Bldg Revenue	5,000.00	0.00	0.00
6499 · Miscellaneous Income	500.00	0.00	0.00
<b>Total Revenue for Misc. Projects</b>	<b>264,823.00</b>	<b>265,982.76</b>	<b>1,387,555.94</b>
6420617 · NF Rail Rehab Expense	1,000.00	0.00	2,299.06
6420618 · NF Rail NBRC Expense	193,791.00	0.00	0.00
6475515 · CAP IMP Vehicle	35,000.00	0.00	0.00
<b>Total Expenditure for Misc. Projects</b>	<b>229,791.00</b>	<b>0.00</b>	<b>2,299.06</b>
<b>Total Miscellaneous Projects</b>	<b>35,032.00</b>	<b>265,982.76</b>	<b>1,385,256.88</b>
<b>General Operating Expenses</b>			
6460405 · Bank Fees	300.00	5.46	5.46
6460408 · Maintenance Expense	1,500.00	117.42	419.22
6460411 · Insurance Expense	7,500.00	0.00	0.00
6460416 · Utilities Expense	5,000.00	420.36	4,273.71
6460418 · Underwriting/Credit Report Exp	100.00	0.00	0.00
6460420 · Office Supplies Expense	2,500.00	161.58	786.21
6460421 · Office Equipment Expense	7,500.00	(59.36)	741.98
6460422 · Equipment Repair Expense	250.00	0.00	0.00
6460423 · Telephone Expense	7,500.00	949.79	3,481.32
6460424 · Postage Expense	500.00	131.38	306.16
6460425 · Printing and Copying Expense	2,000.00	73.60	931.68
6460426 · IT Expense	3,000.00	3,026.89	3,670.09
6460427 · Professional Associations Expen	1,500.00	1,485.00	3,335.00
6460432 · Other Legal Expense	5,000.00	0.00	4,772.32
6460433 · Legal Expense - Retainer	5,500.00	1,375.00	1,375.00
6460434 · Accounting Expense	8,125.00	0.00	0.00
6460436 · Promotion/Marketing Expense	25,000.00	(5,423.05)	8,567.40
6460440 · Auto Expense	2,000.00	303.93	590.72
6460441 · Subscriptions & Periodicals	500.00	291.20	405.20
6460442 · Meeting Expense	1,000.00	14.91	14.91
6460443 · Mileage Expense	1,000.00	107.82	528.44
6460444 · Education Workshops Expense	10,000.00	120.00	2,252.24
6460445 · Travel Expense	2,500.00	328.81	839.91
6460499 · Miscellaneous Expense	200.00	30.00	115.21
6460502 · Outside Contracted Expense	100.00	0.00	0.00
6460503 · Payroll Expenses			
503A · Salaries & Wages	448,500.00	35,485.56	217,095.22
503B · Employee Benefits	157,000.00	11,461.54	77,625.26
503C · Post Employment Benefits Expe	150,000.00	0.00	0.00
503D · Payroll Tax Expense	32,500.00	2,589.30	15,867.91
503E · Payroll Processing Fees	2,000.00	154.34	1,041.64
6460599 · Depreciation Expense	3,700.00	0.00	0.00
<b>Total General Operating Expenses</b>	<b>893,775.00</b>	<b>53,151.48</b>	<b>349,042.21</b>
Total Revenue	998,883.00	371,517.40	1,734,297.33
Total Expenses	1,225,721.00	56,078.43	367,011.60
<b>Net Income</b>	<b>(226,838.00)</b>	<b>315,438.97</b>	<b>1,367,285.73</b>



**St. Lawrence County IDALDC**  
**Consolidated Balance Sheet**  
June 2022

	BMRLF	General Fund	GMEDF	Loan Fund	Micro	RVRA	TOTAL
<b>ASSETS</b>							
<b>Current Assets</b>							
<b>Checking/Savings</b>							
<b>205 - BrasherFund</b>							
205-A - NBT - Brasher Fund	31,457.82	0.00	0.00	0.00	0.00	0.00	31,457.82
<b>Total 205 - BrasherFund</b>	<b>31,457.82</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>31,457.82</b>
<b>204 - Cash -MICRO</b>							
204A - Cash - MICRO NBT	0.00	0.00	0.00	0.00	210,758.08	0.00	210,758.08
<b>Total 204 - Cash -MICRO</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>210,758.08</b>	<b>0.00</b>	<b>210,758.08</b>
<b>200 - Cash - General Fund</b>							
<b>200B - Cash - General Fund - KeyBank</b>							
200BG - Cash - General - Key Bank	0.00	110,003.27	0.00	0.00	0.00	0.00	110,003.27
<b>Total 200B - Cash - General Fund - KeyBank</b>	<b>0.00</b>	<b>110,003.27</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>110,003.27</b>
200C - Cash - General - NBTBank	0.00	262,329.48	0.00	0.00	0.00	0.00	262,329.48
200P2 - Cash - General -Comm Payroll	0.00	52,471.25	0.00	0.00	0.00	0.00	52,471.25
<b>Total 200 - Cash - General Fund</b>	<b>0.00</b>	<b>424,804.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>424,804.00</b>
<b>201 - Cash - Revolving Loan Fund</b>							
201D - Cash - RLF - KeyBank	0.00	0.00	0.00	127,896.55	0.00	0.00	127,896.55
201F - Cash - RLF - NBT	0.00	0.00	0.00	1,053,173.21	0.00	0.00	1,053,173.21
201Z - Cash - RLF - CD_NBT	0.00	0.00	0.00	100,000.00	0.00	0.00	100,000.00
<b>Total 201 - Cash - Revolving Loan Fund</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,281,069.76</b>	<b>0.00</b>	<b>0.00</b>	<b>1,281,069.76</b>
<b>202 - Cash - RVRA</b>							
202G - Cash - RVRA - LPL Investments	0.00	0.00	0.00	0.00	0.00	2,016,776.57	2,016,776.57
202A - Cash - RVRA - NBT	0.00	0.00	0.00	0.00	0.00	1,803,551.50	1,803,551.50
202C - Cash - RVRA - Key	0.00	0.00	0.00	0.00	0.00	188,485.34	188,485.34
202E - Cash - RVRA - Community Bank	0.00	0.00	0.00	0.00	0.00	1,585,229.17	1,585,229.17
202F - Cash - RVRA - NBT CDRS	0.00	0.00	0.00	0.00	0.00	1,025,155.44	1,025,155.44
<b>Total 202 - Cash - RVRA</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,619,198.02</b>	<b>6,619,198.02</b>
<b>203 - Cash - GMEDF</b>							
203A - Cash - GMEDF - NBT	0.00	0.00	2,525,712.75	0.00	0.00	0.00	2,525,712.75
<b>Total 203 - Cash - GMEDF</b>	<b>0.00</b>	<b>0.00</b>	<b>2,525,712.75</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,525,712.75</b>
<b>Total Checking/Savings</b>	<b>31,457.82</b>	<b>424,804.00</b>	<b>2,525,712.75</b>	<b>1,281,069.76</b>	<b>210,758.08</b>	<b>6,619,198.02</b>	<b>11,093,000.43</b>
<b>Total Current Assets</b>	<b>31,457.82</b>	<b>424,804.00</b>	<b>2,525,712.75</b>	<b>1,281,069.76</b>	<b>210,758.08</b>	<b>6,619,198.02</b>	<b>11,093,000.43</b>
<b>Fixed Assets</b>							
<b>101 - Massena Lot 19 (MIB19) RVRA</b>							
101A - MIB 19 - Building [RVRA]	0.00	0.00	0.00	0.00	0.00	340,200.00	340,200.00
101B - MIB 19 - Bldg Deprec [RVRA]	0.00	0.00	0.00	0.00	0.00	-130,096.17	-130,096.17
101C - MIB 19 - Improvements	0.00	0.00	0.00	0.00	0.00	92,540.01	92,540.01
<b>Total 101 - Massena Lot 19 (MIB19) RVRA</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>302,643.84</b>	<b>302,643.84</b>
<b>Total Fixed Assets</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>302,643.84</b>	<b>302,643.84</b>
<b>Other Assets</b>							
<b>Capital Lease Receivable[RVRA]</b>							
546 - Cap Lease Lot18 - Amtech[RVRA]	0.00	0.00	0.00	0.00	0.00	338,698.09	338,698.09
<b>Total Capital Lease Receivable[RVRA]</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>338,698.09</b>	<b>338,698.09</b>

**St. Lawrence County IDALDC**  
**Consolidated Balance Sheet**  
June 2022

	BMRLF	General Fund	GMEDF	Loan Fund	Micro	RVRA	TOTAL
<b>Receivables [BMRLF]</b>							
636 · M/R - M&M Eggs - BMRLF	24,973.04	0.00	0.00	0.00	0.00	0.00	24,973.04
556 · M/R Under Cover Storage - BMRLF	24,651.77	0.00	0.00	0.00	0.00	0.00	24,651.77
545 · Russell's Grooming-BMRLF	19,828.65	0.00	0.00	0.00	0.00	0.00	19,828.65
<b>Total Receivables [BMRLF]</b>	<b>69,453.46</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>69,453.46</b>
<b>Note Receivable [MICRO]</b>							
639 · N/R - Eshelmans [MIC]	0.00	0.00	0.00	0.00	5,207.83	0.00	5,207.83
626 · N/R - Shades Tanning [MIC]	0.00	0.00	0.00	0.00	16,351.55	0.00	16,351.55
627 · N/R - Waddington Auto [MIC]	0.00	0.00	0.00	0.00	9,668.61	0.00	9,668.61
633 · N/R - Sharrows 2018 [MIC]	0.00	0.00	0.00	0.00	8,207.40	0.00	8,207.40
634 · N/R - JAPES Pets [MIC]	0.00	0.00	0.00	0.00	16,201.27	0.00	16,201.27
635 · N/R- Under Cover Storage [MIC]	0.00	0.00	0.00	0.00	8,242.57	0.00	8,242.57
<b>Total Note Receivable [MICRO]</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>63,879.23</b>	<b>0.00</b>	<b>63,879.23</b>
<b>Bad Debt Allowance</b>							
555-E · Bad Debt Allowance[BMRLF]	-3,700.00	0.00	0.00	0.00	0.00	0.00	-3,700.00
555-D · Bad Debt Allowance [MIC]	0.00	0.00	0.00	0.00	-9,500.00	0.00	-9,500.00
555-A · Bad Debt Allowance[RLF]	0.00	0.00	0.00	-76,000.00	0.00	0.00	-76,000.00
555-B · Bad Debt Allowance[RVRA]	0.00	0.00	0.00	0.00	0.00	-137,500.00	-137,500.00
555-C · Bad Debt Allowance[GMEDF]	0.00	0.00	-8,500.00	0.00	0.00	0.00	-8,500.00
<b>Total Bad Debt Allowance</b>	<b>-3,700.00</b>	<b>0.00</b>	<b>-8,500.00</b>	<b>-76,000.00</b>	<b>-9,500.00</b>	<b>-137,500.00</b>	<b>-235,200.00</b>
<b>Mortgage Receivable [GMEDF]</b>							
413 · M/R - High Peaks Winery [GMEDF]	0.00	0.00	19,951.65	0.00	0.00	0.00	19,951.65
<b>Total Mortgage Receivable [GMEDF]</b>	<b>0.00</b>	<b>0.00</b>	<b>19,951.65</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>19,951.65</b>
<b>Mortgage Receivable [RLF]</b>							
637 · M/R - Riverside Iron [RLF]	0.00	0.00	0.00	121,140.94	0.00	0.00	121,140.94
501 · M/R - SLCIDACIB [RLF]	0.00	0.00	0.00	532,865.73	0.00	0.00	532,865.73
<b>Total Mortgage Receivable [RLF]</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>654,006.67</b>	<b>0.00</b>	<b>0.00</b>	<b>654,006.67</b>
<b>Mortgage Receivables [RVRA]</b>							
414 · M/R - High Peaks Winery [RVRA]	0.00	0.00	0.00	0.00	0.00	19,973.29	19,973.29
638 · M/R - Riverside Iron 2022[RVRA]	0.00	0.00	0.00	0.00	0.00	122,059.86	122,059.86
551 · M/R - Structural Wood [RVR]	0.00	0.00	0.00	0.00	0.00	238,951.68	238,951.68
<b>Total Mortgage Receivables [RVRA]</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>380,984.83</b>	<b>380,984.83</b>
<b>N/R Revolving Loan Fund - [RLF]</b>							
547 · N/R - AmTech Loan [RLF]	0.00	0.00	0.00	154,109.18	0.00	-1,757.64	152,351.54
531 · N/R - Bregg Winery [RLF]	0.00	0.00	0.00	6,550.91	0.00	0.00	6,550.91
517 · N/R - Canexsys [RLF]	0.00	0.00	0.00	57,399.48	0.00	0.00	57,399.48
492 · N/R - CurranRenewable2012 [RLF]	0.00	0.00	0.00	42,653.68	0.00	0.00	42,653.68
466 · N/R - Hacketts [RLF]	0.00	0.00	0.00	45,556.12	0.00	0.00	45,556.12
549 · N/R - Johnson Newspaper [RLF]	0.00	0.00	0.00	54,258.20	0.00	0.00	54,258.20
533 · N/R - Kingston 2018 [RLF]	0.00	0.00	0.00	28,558.01	0.00	0.00	28,558.01
535 · N/R - NorthAmericanForest [RLF]	0.00	0.00	0.00	332,073.94	0.00	0.00	332,073.94
538 · N/R - No Co Dairy 2018 [RLF]	0.00	0.00	0.00	108,867.35	0.00	0.00	108,867.35
543 · N/R - Pro Sport Trailers [RLF]	0.00	0.00	0.00	37,936.94	0.00	0.00	37,936.94
640 · N/R - PSP, Inc 2022 [RLF]	0.00	0.00	0.00	174,383.00	0.00	0.00	174,383.00
542 · N/R - PSPInc., 2019 [RLF]	0.00	0.00	0.00	16,388.18	0.00	0.00	16,388.18
<b>Total N/R Revolving Loan Fund - [RLF]</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,058,734.99</b>	<b>0.00</b>	<b>-1,757.64</b>	<b>1,056,977.35</b>

**St. Lawrence County IDALDC**  
**Consolidated Balance Sheet**  
June 2022

	BMRLF	General Fund	GMEDF	Loan Fund	Micro	RVRA	TOTAL
<b>Notes Receivable - [RVRA]</b>							
557 · N/R - AtlanticTesting 21 [RVRA]	0.00	0.00	0.00	0.00	0.00	287,246.05	287,246.05
506 · N/R - Ansen 2015 [RVRA]	0.00	0.00	0.00	0.00	0.00	97,119.28	97,119.28
514 · N/R - Atlantic Testing [RVRA]	0.00	0.00	0.00	0.00	0.00	61,539.17	61,539.17
519 · N/R - Canexsys [RVRA]	0.00	0.00	0.00	0.00	0.00	57,399.48	57,399.48
507 · N/R - Curran LOC [RVRA]	0.00	0.00	0.00	0.00	0.00	565,547.98	565,547.98
532 · N/R - Kingston Pharma 18 [RVRA]	0.00	0.00	0.00	0.00	0.00	38,048.35	38,048.35
521 · N/R - Kingston Equip [RVRA]	0.00	0.00	0.00	0.00	0.00	3,931.79	3,931.79
548 · N/R - Pepsi-Cola [RVRA]	0.00	0.00	0.00	0.00	0.00	118,218.25	118,218.25
536 · N/R - NorthAmericanForest [RVR]	0.00	0.00	0.00	0.00	0.00	83,164.05	83,164.05
537 · N/R - No Co Dairy 2018 [RVR]	0.00	0.00	0.00	0.00	0.00	435,509.38	435,509.38
544 · N/R - Pro Sport Trailers [RVRA]	0.00	0.00	0.00	0.00	0.00	37,936.94	37,936.94
641 · N/R - PSP, Inc 2022 [RVRDA]	0.00	0.00	0.00	0.00	0.00	87,191.50	87,191.50
511 · N/R - Swift Labs [RVRA]	0.00	0.00	0.00	0.00	0.00	9,548.51	9,548.51
534 · N/R - Thew [RVRA]	0.00	0.00	0.00	0.00	0.00	27,598.12	27,598.12
520 · N/R - Kingston Pharma [RVRA]	0.00	0.00	0.00	0.00	0.00	-1,550.29	-1,550.29
<b>Total Notes Receivable - [RVRA]</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,908,448.56</b>	<b>1,908,448.56</b>
<b>Notes Receivable GMEDF</b>							
432 · N/R - CliftonFineHosp [GMEDF]	0.00	0.00	47,160.27	0.00	0.00	0.00	47,160.27
518 · N/R - Canexsys [GMEDF]	0.00	0.00	57,399.48	0.00	0.00	0.00	57,399.48
<b>Total Notes Receivable GMEDF</b>	<b>0.00</b>	<b>0.00</b>	<b>104,559.75</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>104,559.75</b>
<b>220 · Due from Affiliate</b>							
220-Ins · Due From Tenant for Insurance	0.00	0.00	0.00	0.00	0.00	549.77	549.77
220 · Due from Affiliate - Other	0.00	0.00	0.00	25.90	0.00	0.00	25.90
<b>Total 220 · Due from Affiliate</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>25.90</b>	<b>0.00</b>	<b>549.77</b>	<b>575.67</b>
<b>Total Other Assets</b>	<b>65,753.46</b>	<b>0.00</b>	<b>116,011.40</b>	<b>1,636,767.56</b>	<b>54,379.23</b>	<b>2,489,423.61</b>	<b>4,362,335.26</b>
<b>TOTAL ASSETS</b>	<b>97,211.28</b>	<b>424,804.00</b>	<b>2,641,724.15</b>	<b>2,917,837.32</b>	<b>265,137.31</b>	<b>9,411,265.47</b>	<b>15,757,979.53</b>
<b>LIABILITIES &amp; EQUITY</b>							
<b>Liabilities</b>							
<b>Long Term Liabilities</b>							
524 · Due to Affiliates	0.00	0.00	0.00	1,185.92	0.00	0.00	1,185.92
<b>Total Long Term Liabilities</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,185.92</b>	<b>0.00</b>	<b>0.00</b>	<b>1,185.92</b>
<b>Total Liabilities</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,185.92</b>	<b>0.00</b>	<b>0.00</b>	<b>1,185.92</b>
<b>Equity</b>							
3800 · Net Assets - No Restrictions	0.00	322,883.42	0.00	98,194.58	0.00	0.00	421,078.00
3900 · Net Assets - Donor Restricted	96,138.09	0.00	2,639,971.15	2,807,075.21	263,168.14	9,583,065.63	15,389,418.22
<b>Net Income</b>	<b>1,073.19</b>	<b>101,920.58</b>	<b>1,753.00</b>	<b>11,381.61</b>	<b>1,969.17</b>	<b>-171,800.16</b>	<b>-53,702.61</b>
<b>Total Equity</b>	<b>97,211.28</b>	<b>424,804.00</b>	<b>2,641,724.15</b>	<b>2,916,651.40</b>	<b>265,137.31</b>	<b>9,411,265.47</b>	<b>15,756,793.61</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>97,211.28</b>	<b>424,804.00</b>	<b>2,641,724.15</b>	<b>2,917,837.32</b>	<b>265,137.31</b>	<b>9,411,265.47</b>	<b>15,757,979.53</b>

**St. Lawrence County IDALDC**  
**Budget Report**  
**January 1 - June 30, 2022**

	2022 Budget	Gen Fund June 2022	Loan Fund June 2022	GMEDF June 2022	RVRDA June 2022	MICRO June 2022	BMRLF June 2022	Combined June 2022	YTD
<b>OPERATING REVENUE</b>									
2400 · Late Fees Received	1,100.00	0.00	25.00	0.00	100.00	0.00	0.00	125.00	745.00
2401 · Gain/Loss on Investments	25,000.00	0.00	0.00	0.00	(0.77)	0.00	0.00	(0.77)	(7,530.79)
2409B · Interest Income - Banking	3,520.00	0.45	26.43	41.51	188.79	3.59	0.55	261.32	1,595.34
2409L · Interest Income - Loans	123,300.00	0.00	3,518.64	217.19	7,291.66	534.60	205.72	11,767.81	52,704.71
2411 · Refund of prior years expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2412 · RVRDA Administrative Revenue	300,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150,000.00
2421 · Salary Stipend Revenue	11,625.00	2,538.44	0.00	0.00	0.00	0.00	0.00	2,538.44	5,499.96
2449 · Brasher Admin	1,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2450 · Miscellaneous Income	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,400.00
<b>Total OPERATING REVENUE</b>	<b>468,245.00</b>	<b>2,538.89</b>	<b>3,570.07</b>	<b>258.70</b>	<b>7,579.68</b>	<b>538.19</b>	<b>206.27</b>	<b>14,691.80</b>	<b>204,414.22</b>
<b>MASSENA IND BLDG LOT19</b>									
2423 · MIB Lot 19 Rent	33,750.00	0.00	0.00	0.00	2,557.50	0.00	0.00	2,557.50	17,902.50
<b>Total Revenue for MIB19</b>	<b>33,750.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,557.50</b>	<b>0.00</b>	<b>0.00</b>	<b>2,557.50</b>	<b>17,902.50</b>
6487408 · MIB19 - Maintenance Expense	1,000.00	0.00	0.00	0.00	180.00	0.00	0.00	180.00	180.00
6487411 · MIB19 - Insurance Expense	4,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6487416 · MIB19 - Utility Expense	1,500.00	0.00	0.00	0.00	266.97	0.00	0.00	266.97	1,169.64
6487499 · MIB19 - Miscellaneous Expense	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6487500 · MIB19 - Depreciation Expense	16,058.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Expenditures for MIB19</b>	<b>23,258.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>446.97</b>	<b>0.00</b>	<b>0.00</b>	<b>446.97</b>	<b>1,349.64</b>
<b>Total MIB 19</b>	<b>10,492.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,110.53</b>	<b>0.00</b>	<b>0.00</b>	<b>2,110.53</b>	<b>16,552.86</b>
Total Building Revenues	33,750.00	0.00	0.00	0.00	2,557.50	0.00	0.00	2,557.50	2,557.50
Total Building Expenditures	23,258.00	0.00	0.00	0.00	446.97	0.00	0.00	446.97	446.97
Total Building Net Income	10,492.00	0.00	0.00	0.00	2,110.53	0.00	0.00	2,110.53	2,110.53
<b>COMMUNITY DEVELOPMENT PROGRAM</b>									
6460450-17 · CDEIP 2017	68,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6460450-18 · CDEIP 2018	13,655.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,310.45
6460450-19 · CDEIP 2019	40,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6460450-20 · CDEIP 2020	75,200.00	0.00	0.00	0.00	6,419.58	0.00	0.00	6,419.58	6,419.58
6460450-21 · CDEIP 2021	100,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,866.00
6460450-22 · CDEIP 2022	100,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total MASSENA IND BLDG LOT19</b>	<b>397,355.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,419.58</b>	<b>0.00</b>	<b>0.00</b>	<b>6,419.58</b>	<b>41,596.03</b>
6460411 · Insurance Expense	1,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6460417 · Bank Charges	300.00	0.00	85.55	0.00	64.10	0.00	0.00	149.65	794.63
6460418 · Underwriting Expense	3,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	777.00
6460420 · Office Supplies Expense	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6460427 · Professional Assoc. Expense	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6460430 · Contractual Expenses to MED	30,000.00	0.00	0.00	0.00	2,500.00	0.00	0.00	2,500.00	15,000.00
6460431 · IDALDC Admin Payment	300,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150,000.00
6460432 · Other Legal Expense	5,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	230.00
6460433 · Legal Expense - Retainer	7,500.00	0.00	1,375.00	375.00	0.00	125.00	0.00	1,875.00	1,875.00
6460434 · Accounting Expense - General	17,375.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	775.00
6460435 · GMEDF Admin Fee	7,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6460436 · Marketing	25,600.00	0.00	0.00	0.00	8,625.23	0.00	0.00	8,625.23	8,625.23
6460437 · Contracted Services (Intern)	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6460442 · Meeting Expense	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6460443 · Mileage Expense	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6460444 · Educational Workshop Expense	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6460445 · Other Travel Expense	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6460499 · Miscellaneous Expense	1,100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6460503 · Payroll Expenses									
503A · Salaries & Wages	150,000.00	7,993.81	0.00	0.00	0.00	0.00	0.00	7,993.81	48,686.72
503B · Employee Benefits	1,000.00	(13.88)	307.00	0.00	0.00	0.00	0.00	293.12	1,208.12
503D · Payroll Tax Expenses	12,250.00	682.82	0.00	0.00	0.00	0.00	0.00	682.82	4,429.23
503E · Payroll Processing Fees	1,600.00	108.18	0.00	0.00	0.00	0.00	0.00	108.18	672.73
6460550 · IDA/ RVRDA Admin Payment	200,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6460555 · Bad Debt Expense	(60,500.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6460599 · Depreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	<b>710,475.00</b>	<b>8,770.93</b>	<b>1,767.55</b>	<b>375.00</b>	<b>11,189.33</b>	<b>125.00</b>	<b>0.00</b>	<b>22,227.81</b>	<b>233,073.66</b>
Total Income	501,995.00	2,538.89	3,570.07	258.70	10,137.18	538.19	206.27	17,249.30	222,316.72
Total Expenses	1,131,088.00	8,770.93	1,767.55	375.00	18,055.88	125.00	0.00	29,094.36	276,019.33
<b>Net Income</b>	<b>(629,093.00)</b>	<b>(6,232.04)</b>	<b>1,802.52</b>	<b>(116.30)</b>	<b>(7,918.70)</b>	<b>413.19</b>	<b>206.27</b>	<b>(11,845.06)</b>	<b>(53,702.61)</b>



**St. Lawrence County IDA Civic Development Corp.**  
**Balance Sheet**  
As of June 30, 2022

	<u>Jun 30, 22</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>200 - Checking Account</b>	
200-A - NBT - Checking	30,664.68
200-B - Key Bank	7,391.23
200-C - Community Bank	26,100.66
<b>Total 200 - Checking Account</b>	<u>64,156.57</u>
<b>201 - CivicDevFund - Restricted</b>	
201-A - NBT - Civic Dev Fund	126,686.97
201-C - Community Bank Civic Dev Fund	50,000.00
<b>Total 201 - CivicDevFund - Restricted</b>	<u>176,686.97</u>
<b>Total Checking/Savings</b>	<u>240,843.54</u>
<b>Total Current Assets</b>	240,843.54
<b>Other Assets</b>	
402 - N/R - Fire Training Facility	19,407.89
406 - N/R - SLCPDC	500,000.00
407 - N/R - Cornell Coop Ext	49,870.67
<b>Total Other Assets</b>	<u>569,278.56</u>
<b>TOTAL ASSETS</b>	<u><u><b>\$ 810,122.10</b></u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Unrestricted	615,179.48
Unrestricted - Board Designated	195,076.07
Net Income	-133.45
<b>Total Equity</b>	<u>810,122.10</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u><b>\$ 810,122.10</b></u></u>

St. Lawrence County IDA Civic Development Corporation  
 Budget Report  
 January 1 - June , 2022

	2022 Budget	44,713.00	YTD
<b>Income</b>			
2400 · Late Payment Fee Received	25.00	0.00	0.00
2409B · Interest Income - Banking	200.00	3.26	18.21
2409L · Interest Income - Loans	3,500.00	0.00	723.32
2415 · Project/Bond Fees	100.00	2,000.00	2,000.00
	3,825.00	2,003.26	2,741.53
<b>Expenditures</b>			
6460411 · Insurance Expense	600.00	0.00	0.00
6460433 · Legal Expense	500.00	125.00	125.00
6460434 · Accounting Expense	4,075.00	0.00	0.00
6460450 · Project Development Expense	50.00	0.00	0.00
6460499 · Miscellaneous Expense	250.00	0.00	0.00
6460503 · Salary Stipend Expense	5,812.00	1,269.22	2,749.98
<b>Total IDA CDC Operating Expenditui</b>	11,287.00	1,394.22	2,874.98
<b>Total Revenue</b>	3,825.00	2,003.26	2,741.53
<b>Total Expenditures</b>	11,287.00	1,394.22	2,874.98
<b>Net Income</b>	(7,462.00)	609.04	(133.45)

# St. Lawrence County Property Development Corporation

## Balance Sheet

As of June 30, 2022

Jun 30, 22

### ASSETS

#### Current Assets

##### Checking/Savings

##### 200 - Checking Account

200-CB - Community Bank 25,966.36

200-NBT - NBT Account 31,795.54

Total 200 - Checking Account 57,761.90

201 - CD - Security for DANC Loan 100,000.00

Total Checking/Savings 157,761.90

Total Current Assets 157,761.90

#### Other Assets

##### Construction In Progress

250 - CIP - Former Newell Building 1,139,226.58

Total Construction In Progress 1,139,226.58

Total Other Assets 1,139,226.58

**TOTAL ASSETS 1,296,988.48**

### LIABILITIES & EQUITY

#### Liabilities

##### Current Liabilities

##### Other Current Liabilities

##### Notes Payable

300 - N/P - CDC Newell 500,000.00

301 - N/P - DANC Newell 94,458.47

Total Notes Payable 594,458.47

Total Other Current Liabilities 594,458.47

Total Current Liabilities 594,458.47

Total Liabilities 594,458.47

#### Equity

3900 - Unrestricted - Board Designated 749,348.70

Net Income -46,818.69

Total Equity 702,530.01

**TOTAL LIABILITIES & EQUITY 1,296,988.48**

**St. Lawrence County Property Development Corporation**  
**Budget Report**  
**January 1 - June 30, 2022**

	2022 Budget	June-22	YTD
<b>Income</b>			
2409B · Interest Income - Banking	10.00	1.74	21.53
2400 - Gain/Loss on sale of Property	0.00	0.00	0.00
2411 - Refund of Prior Years Expense	0.00	0.00	100.00
2417 - Debt Forgiveness Income	0.00	0.00	0.00
2504 · CDC Industrial Buildout Grant	0.00	0.00	0.00
	10.00	1.74	121.53
<b>Newell Building</b>			
2550- Rental Income - NIB	1,000.00	400.00	400.00
<b>Total Revenue for Newell</b>	1,000.00	400.00	400.00
6410408 · Maintenance Expense - NIB	20,000.00	1,824.23	8,874.75
6455411 · Insurance Expense - NIB	16,000.00	0.00	11,966.35
6455416 · Utilities Expense - NIB	7,500.00	314.00	23,219.14
6455499 · Miscellaneous Expense - NIB	1,000.00	0.00	0.00
6455500 · Interest Expense - NIB	500.00	0.00	0.00
6455510 · Depreciation Expense - NIB	70,000.00	0.00	0.00
<b>Total Expenditure for Newell</b>	115,000.00	2,138.23	44,060.24
<b>Total Newell Building</b>	(114,000.00)	(1,738.23)	(43,660.24)
<b>Operating Expenditures</b>			
6460411 · Insurance Expense	600.00	0.00	0.00
6460420 · Office Supplies Expense	0.00	0.00	0.00
6460432 · Legal Expense - Other	2,500.00	0.00	0.00
6460433 · Legal Expense - Retainer	500.00	375.00	375.00
6460434 · Accounting Expense	4,075.00	0.00	125.00
6460499 · Miscellaneous Expense	250.00	0.00	30.00
6460450 · Project Development Expense	25,000.00	0.00	0.00
6460460 · Salary Stipend Expense	5,812.00	1,269.22	2,749.98
<b>Total Operating Expenditures</b>	38,737.00	1,644.22	3,279.98
<b>Total Revenue</b>	1,010.00	401.74	521.53
<b>Total Expenditures</b>	153,737.00	3,782.45	47,340.22
<b>Net Income</b>	(152,727.00)	(3,380.71)	(46,818.69)