

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
LOCAL DEVELOPMENT CORPORATION  
Resolution No. LDC-23-03-06  
March 30, 2023

**ACCEPTING FY2022 SLCIDA-LDC AUDIT**

**WHEREAS**, on September 15, 2021 the SLCIDA appointed, on behalf of the SLCIDA, the SLCIDA-Local Development Corporation, the SLCIDA-Civic Development Corporation, and the St. Lawrence County Property Development Corporation (collectively, the “Entities”), Pinto, Mucenski, Hooper, VanHouse & Co. as the independent audit firm for the fiscal years 2021 through 2025, and

**WHEREAS**, the firm has prepared and provided the following report (attached):

St. Lawrence County Industrial Development Agency Local Development Corporation  
(CONSOLIDATED) Financial Statements  
For the Years Ended December 31, 2022 and 2021, and

**WHEREAS**, said audit contains the financial statements of the St. Lawrence River Valley Redevelopment Agency, the Greater Massena Economic Development Fund, and the Microenterprise Fund;

**NOW, THEREFORE, BE IT RESOLVED** that the St. Lawrence County Industrial Development Agency Local Development Corporation accepts said report and authorizes that payment be made to Pinto, Mucenski, Hooper, VanHouse & Co. in accordance with the terms set forth in the agreement for audit services; and

**BE IT FURTHER RESOLVED** that the SLCIDA-LDC shall cause this report to be forwarded to:

- St. Lawrence County Treasurer
- St. Lawrence County Legislative Chairman
- New York State Department of Economic Development
- New York State Office of the Comptroller, Bureau of Municipal Research and Statistics
- New York State Authorities Budget Office

Move:	LaBaff			
Second:	Reagen			
<b>VOTE</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Blevins				X
Hall	X			
LaBaff	X			
McMahon				X
Morrill	X			
Reagen	X			
Staples	X			

I HEREBY CERTIFY that I have compared this copy of this Resolution with the original record in this office, and that the same is a correct transcript thereof and of the whole of said original record.

/s/

Lori Sibley  
March 30, 2023

**ST. LAWRENCE COUNTY  
INDUSTRIAL DEVELOPMENT AGENCY -  
LOCAL DEVELOPMENT CORPORATION**

**CONSOLIDATED FINANCIAL STATEMENTS  
AND SUPPLEMENTARY INFORMATION**

**YEARS ENDED DECEMBER 31, 2022 AND 2021**

**ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY -  
LOCAL DEVELOPMENT CORPORATION (CONSOLIDATED)**

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Pinto·Mucenski·Hooper  
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## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
St. Lawrence County Industrial Development Agency –  
Local Development Corporation

### Report on the Audit of the Financial Statements

#### *Opinion*

We have audited the accompanying financial statements of St. Lawrence County Industrial Development Agency – Local Development Corporation (SLCIDA-LDC) (a nonprofit organization) and affiliates, a component unit of St. Lawrence County, New York, which comprise the statements of financial position as of December 31, 2022 and 2021, and the related statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements present fairly, in all material respects, the financial position of SLCIDA-LDC as of December 31, 2022 and 2021, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the SLCIDA-LDC and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the SLCIDA-LDC's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.


In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the SLCIDA-LDC's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the SLCIDA-LDC's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 30, 2023 on our consideration of the SLCIDA-LDC's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the SLCIDA-LDC's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the SLCIDA-LDC's internal control over financial reporting and compliance.

  
Piotr Mucinski Hooper Van House & Co.  
Certified Public Accountants, P.C.

March 30, 2023

**ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY -  
LOCAL DEVELOPMENT CORPORATION (CONSOLIDATED)**

**STATEMENTS OF FINANCIAL POSITION  
DECEMBER 31, 2022 AND 2021**

	<u>12/31/2022</u>	<u>12/31/2021</u>
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
Cash and Cash Equivalents	\$ 524,286	\$ 420,424
Restricted Cash	8,346,572	10,004,932
Restricted Investments	2,033,417	718,384
Accounts Receivable	5,661	6,736
Grant Receivable	-	25,018
Accrued Interest Receivable	25,628	15,906
Due from Affiliate	8,641	-
Mortgages and Notes Receivable (Net of Allowance)	815,495	827,537
Capital Lease Receivable	21,251	20,469
Total Current Assets	<u>11,780,951</u>	<u>12,039,406</u>
<b>Fixed Assets - Net</b>	<u>302,329</u>	<u>302,644</u>
<b>LONG-TERM ASSETS</b>		
Mortgages and Notes Receivable - Net of Current Portion	3,296,519	3,170,543
Capital Lease Receivable - Net of Current Portion	304,224	325,381
Total Long-Term Assets	<u>3,600,743</u>	<u>3,495,924</u>
<b>TOTAL ASSETS</b>	<u>\$ 15,684,023</u>	<u>\$ 15,837,974</u>
<b>LIABILITIES AND NET ASSETS</b>		
<b>CURRENT LIABILITIES</b>		
Accounts Payable	\$ 11,218	\$ 27,478
<b>NET ASSETS</b>		
Without Donor Restrictions	520,408	421,078
With Donor Restrictions	15,152,397	15,389,418
Total Net Assets	<u>15,672,805</u>	<u>15,810,496</u>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<u>\$ 15,684,023</u>	<u>\$ 15,837,974</u>

The accompanying notes are an integral part of these financial statements.

**ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY -  
LOCAL DEVELOPMENT CORPORATION (CONSOLIDATED)**

**STATEMENTS OF ACTIVITIES  
FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021**

	2022			2021		
	Without Donor Restrictions	With Donor Restrictions	Totals	Without Donor Restrictions	With Donor Restrictions	Totals
<b>SUPPORT AND REVENUE</b>						
Interest Income - Banks	\$ 130	\$ 34,492	\$ 34,622	\$ 103	\$ 8,957	\$ 9,060
Interest Income - Loans/Leases	-	127,117	127,117	-	147,036	147,036
Rental Income	-	34,690	34,690	-	30,690	30,690
Application Fees	-	1,799	1,799	-	2,825	2,825
Late Payment Fees	-	990	990	-	1,016	1,016
Grant Income - NBRC	-	-	-	-	500,359	500,359
Unrealized Gain (Loss) on Investments	-	5,501	5,501	-	(5,690)	(5,690)
Realized Gain (Loss) on Investments	-	(10,965)	(10,965)	-	471	471
Net Assets Released from Restrictions	430,645	(430,645)	-	1,255,329	(1,255,329)	-
Total Support and Revenue	430,775	(237,021)	193,754	1,255,432	(569,665)	685,767
<b>EXPENSES</b>						
Program Services	204,381	-	204,381	789,875	-	789,875
Management and General	119,664	-	119,664	314,857	-	314,857
Total Expenses	324,045	-	324,045	1,104,732	-	1,104,732
<b>OTHER GAINS (LOSSES)</b>						
Debt Forgiveness	-	-	-	(53,774)	-	(53,774)
Bad Debt Expense	-	-	-	(30,455)	-	(30,455)
Change in Bad Debt Allowance	(7,400)	-	(7,400)	44,800	-	44,800
Total Other Gains (Losses)	(7,400)	-	(7,400)	(39,429)	-	(39,429)
<b>CHANGE IN NET ASSETS</b>	99,330	(237,021)	(137,691)	111,271	(569,665)	(458,394)
<b>Net Assets - Beginning of Year</b>	421,078	15,389,418	15,810,496	309,807	15,959,083	16,268,890
<b>Net Assets - End of Year</b>	\$ 520,408	\$ 15,152,397	\$ 15,672,805	\$ 421,078	\$ 15,389,418	\$ 15,810,496

The accompanying notes are an integral part of these financial statements.

**ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY -  
LOCAL DEVELOPMENT CORPORATION (CONSOLIDATED)**

**STATEMENTS OF FUNCTIONAL EXPENSES  
FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021**

	2022			2021		
	Program	Management and General	Totals	Program	Management and General	Totals
<b>EXPENSES</b>						
Accounting	\$ -	\$ 17,275	\$ 17,275	\$ -	\$ 16,526	\$ 16,526
Administration Fees	7,200	-	7,200	7,200	200,000	207,200
Advertising and Marketing	16,812	-	16,812	17,499	-	17,499
Bank Charges	-	1,142	1,142	-	825	825
Contractual	30,000	-	30,000	30,000	-	30,000
Community Development	122,037	-	122,037	205,690	-	205,690
Depreciation	17,807	-	17,807	16,058	-	16,058
Educational Workshop	-	-	-	295	-	295
Employee Benefits	-	1,705	1,705	-	341	341
Industrial Development	-	-	-	500,359	-	500,359
Insurance	4,845	1,238	6,083	6,816	1,078	7,894
Legal Expense	450	7,500	7,950	1,875	7,500	9,375
Maintenance	1,102	-	1,102	810	-	810
Meeting Expense	-	97	97	-	23	23
Office Supplies	-	377	377	-	388	388
Payroll Processing Fees	-	1,574	1,574	-	1,880	1,880
Payroll Taxes	-	9,405	9,405	-	7,441	7,441
Salaries	-	79,351	79,351	-	78,855	78,855
Underwriting/Credit Reports	2,017	-	2,017	961	-	961
Utilities	<u>2,111</u>	<u>-</u>	<u>2,111</u>	<u>2,312</u>	<u>-</u>	<u>2,312</u>
 Total Expenses	 <u>\$ 204,381</u>	 <u>\$ 119,664</u>	 <u>\$ 324,045</u>	 <u>\$ 789,875</u>	 <u>\$ 314,857</u>	 <u>\$1,104,732</u>

The accompanying notes are an integral part of these financial statements.



**ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY -  
LOCAL DEVELOPMENT CORPORATION (CONSOLIDATED)**

**STATEMENTS OF CASH FLOWS  
FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021**

	<u>12/31/2022</u>	<u>12/31/2021</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Cash Received from Interest	\$ 152,017	\$ 151,165
Cash Received from Building Rents	34,690	30,690
Cash Received from Grants	25,018	475,341
Cash Received from Affiliate	-	76,152
Cash Received from Others	3,863	3,841
Cash Paid to Employees for Wages and Benefits	(97,397)	(86,637)
Cash Paid to Others for Community Development Projects	(122,037)	(681,031)
Cash Paid for Goods and Services	<u>(111,705)</u>	<u>(314,048)</u>
Net Cash Provided (Used) By Operating Activities	<u>(115,551)</u>	<u>(344,527)</u>
<b>INVESTING ACTIVITIES</b>		
Purchase of Fixed Assets	(17,492)	-
Purchase of Investments	(3,558,497)	(2,297,866)
Proceeds from Sale of Investments	2,238,000	3,373,998
Payments Received on Capital Lease	20,375	19,838
Issuance of New Mortgages and Notes	(1,160,882)	(671,222)
Payments Received on Mortgages and Notes	<u>1,039,549</u>	<u>1,484,060</u>
Net Cash Provided (Used) By Investing Activities	<u>(1,438,947)</u>	<u>1,908,808</u>
<b>NET INCREASE (DECREASE) IN CASH, CASH EQUIVALENTS, AND RESTRICTED CASH</b>	(1,554,498)	1,564,281
<b>CASH, CASH EQUIVALENTS, AND RESTRICTED CASH - Beginning of Year</b>	<u>10,425,356</u>	<u>8,861,075</u>
<b>CASH, CASH EQUIVALENTS, AND RESTRICTED CASH - END OF YEAR</b>	<u><u>\$ 8,870,858</u></u>	<u><u>\$ 10,425,356</u></u>

**RECONCILIATION OF CASH, CASH EQUIVALENTS, AND RESTRICTED CASH  
FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021**

The following table provides a reconciliation of cash, cash equivalents, and restricted cash reported within the statement of financial position that sum to the total of the same such amounts shown in the statement of cash flows.

	<u>12/31/2022</u>	<u>12/31/2021</u>
Cash and Cash Equivalents	\$ 524,286	\$ 420,424
Restricted Cash	<u>8,346,572</u>	<u>10,004,932</u>
Total cash, cash equivalents, and restricted cash shown in the statement of cash flows	<u><u>\$ 8,870,858</u></u>	<u><u>\$ 10,425,356</u></u>

The accompanying notes are an integral part of these financial statements.

**ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY -  
LOCAL DEVELOPMENT CORPORATION (CONSOLIDATED)**

**NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Basis of Accounting and Reporting Entity**

The consolidated financial statements of the St. Lawrence County Industrial Development Agency Local Development Corporation (SLCIDA-LDC), which include the Greater Massena Economic Development Fund (GMEDF) (a nonprofit economic development loan fund), and the St. Lawrence River Valley Redevelopment Agency (SLRVRA) (a nonprofit organization) have been prepared on the accrual basis. Significant intercompany transactions and balances have been eliminated in the consolidation. The significant accounting policies followed are described below to enhance the usefulness of the financial statements to the reader.

The consolidated SLCIDA-LDC is considered a component unit of the financial reporting entity known as County of St. Lawrence, New York based upon criteria set forth by GASB Statement No. 14, *The Financial Reporting Entity*, as amended.

**Financial Statement Presentation**

The SLCIDA-LDC has adopted *FASB ASC 958-205*. Under this standard, the SLCIDA-LDC is required to report information regarding its financial position and activities according to two classes of net assets: net assets without donor restrictions and net assets with donor restrictions.

**Net Assets Without Donor Restrictions:** Net assets not subject to donor-imposed stipulations.

**Net Assets With Donor Restrictions:** Net assets whose use is limited by donor-imposed time and/or purposes restrictions.

Revenues are reported as increases in net assets without donor restrictions unless use of the related assets is limited by donor-imposed restrictions. Expenses are reported as decreases in net assets without donor restrictions. When restrictions expire, net assets with donor restrictions are classified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions.

**Contributions**

The SLCIDA-LDC has also adopted *FASB ASC 958-605*. In accordance with this standard, contributions received are recorded as increases in net assets without donor restrictions or net assets with donor restrictions depending on the existence and/or nature of any donor restrictions.

**ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY -  
LOCAL DEVELOPMENT CORPORATION (CONSOLIDATED)**

**NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Nature of Operations**

On April 29, 1986, the St. Lawrence County Industrial Development Agency (SLCIDA) created a Local Development Corporation known as the St. Lawrence County Industrial Development Agency Local Development Corporation (SLCIDA-LDC). St. Lawrence County assigned all of the loan repayments from the County Community Development Block Grant (CDBG) Projects to SLCIDA for the purpose of establishing a county-wide revolving loan fund. Upon the formation of the SLCIDA-LDC, the SLCIDA assigned all of its rights in the CDBG assignment to the SLCIDA-LDC for collection and administration.

The SLCIDA-LDC also administers the assets of the Greater Massena Economic Development Fund (GMEDF) and the St. Lawrence River Valley Redevelopment Agency (SLRVRA).

The GMEDF was established in 1987 with a \$ 1,000,000 grant from the New York Power Authority to be used to provide loans to certain business enterprises for the establishment, maintenance, or expansion of plants, facilities or operations in the Town of Massena and the County of St. Lawrence in the State of New York. The New York Job Development Authority ("JDA") initially agreed to assume administrative responsibility for the GMEDF.

Accordingly, JDA held and invested all monies of the GMEDF, paid its bills and administered economic development loans. The GMEDF has no employees, and in accordance with the underlying agreement, JDA waived any reimbursement of administrative costs as its contribution to the GMEDF's program.

The GMEDF was a financial reporting component unit of JDA and, as such, its financial position and operating results were included in the JDA's financial statements. JDA was a component unit of New York State and, as such, its financial statements were included in the State of New York's financial statements.

In October 2000, the role of Trustee of the GMEDF was formally transferred by mutual agreement from JDA to the SLCIDA, effective June 30, 2001. The GMEDF was combined with the efforts and activities of the SLCIDA-LDC. The SLCIDA-LDC is a Not-For-Profit Corporation formed under the Not-For-Profit Corporation Law of the State of New York as defined in subparagraph (a)(5) of Section 402 of the Law. For tax reporting purposes, the accounts of the GMEDF were consolidated with those of the SLCIDA-LDC for joint reporting as a combined entity.

**ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY -  
LOCAL DEVELOPMENT CORPORATION (CONSOLIDATED)**

**NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Nature of Operations (Continued)**

The SLRVRA is a joint action agency formed on June 2, 2010 to make use of certain New York Power Authority (NYPA) assets for the purposes of economic development in the St. Lawrence Valley and surrounding communities. Under the 2010 agreement, NYPA made available for economic development purposes \$ 16,000,000 and 20 megawatts of electrical power generation from hydro-electric facilities situated on the St. Lawrence River. A parallel agreement, also dated June 2, 2010, between the SLRVRA and the SLCIDA-LDC provided the mechanism for the administration of these assets. The SLRVRA has no employees.

As per the 2010 agreements, NYPA had provided the \$ 16,000,000 to the SLRVRA and SLCIDA-LDC. On October 18, 2013, NYPA executed an agreement with Massena Electric Department (as proposed in the 2010 agreements) that made the 20 megawatts of electricity allocated to the SLRVRA available for economic development projects.

The St. Lawrence County Local Development Corporation (SLC LDC) was a Not-For-Profit Corporation formed on January 27, 1977 for the purpose of relieving and reducing unemployment and to promote and provide for additional and maximum employment in the County. The SLC LDC performed several functions in promoting the furtherance of business in the County including the administration of federal and state grants for the purpose of providing maximum employment for its citizens.

Upon approval of the Supreme Court of the State of New York, an approved plan of dissolution commenced and on August 9, 2016, the assets and liabilities of the SLC LDC were acquired by the SLCIDA-LDC. At that time, the SLC LDC was officially dissolved.

In 2018 the SLCIDA-LDC entered into an agreement with the Town of Brasher to manage a revolving loan fund to promote and encourage small business growth in the Town of Brasher. A fund was set up with an initial allocation of \$ 100,000 from the Town of Brasher. At this time, three loans have been made from the fund.

**Use of Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

**Cash and Cash Equivalents**

For the purposes of reporting cash flows, cash and cash equivalents include cash on hand, amounts due from banks, and savings instruments with a maturity of less than three months.

**ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY -  
LOCAL DEVELOPMENT CORPORATION (CONSOLIDATED)**

**NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Mortgages and Notes Receivable**

Mortgages and notes receivable are reported at their principal amounts outstanding, net of allowances for possible credit losses. Interest revenue on the mortgages and notes are a credit to interest income based on loan principal amounts outstanding at appropriate interest rates.

**Capital Assets**

Capital assets are reported at actual cost. Capitalization thresholds (the dollar value above which asset acquisitions are added to the capital asset accounts), depreciation methods, and estimated useful lives of capital assets reported in the financial statements are as follows:

	Capitalization Threshold	Depreciation Method	Estimated Useful Life
Buildings	\$ 5,000	Straight Line (SL)	50 years
Building Improvements	2,500	SL	10 years

**Net Assets With Donor Restrictions**

The net assets with donor restrictions represent:

- The amount of the SLCIDA-LDC's Revolving Loan Fund created by St. Lawrence County to stimulate the growth of private sector industrial employment in St. Lawrence County, New York. The revolving loan fund provides financial assistance to applicants that: (1) wish to expand or to build new facilities; (2) must modernize their physical plant or equipment and machinery; and (3) require working capital funding to retain or expand their operations.
- Activities related to a \$ 16,000,000 grant for the SLRVRA from the New York Power Authority.
- The amount of the GMEDF which was created by a \$ 1,000,000 grant from the New York Power Authority to be used to provide loans to certain business enterprises for the establishment, maintenance, or expansion of plants, facilities or operations in the Town of Massena and the County of St. Lawrence in the State of New York.
- The Microenterprise Loan Fund which was created by a U.S. Department of Housing and Urban Development (HUD) grant whose purpose is to provide loans to certain qualified small business entities.
- The Brasher Revolving Loan Fund which was created by a grant from the Town of Brasher for the purpose of providing loans to promote and encourage small business growth in the Town of Brasher.

**ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY -  
LOCAL DEVELOPMENT CORPORATION (CONSOLIDATED)**

**NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Net Assets With Donor Restrictions (Continued)**

At December 31, 2022 and 2021, net assets with donor restrictions consisted of:

	<u>12/31/2022</u>	<u>12/31/2021</u>
Revolving Loan Fund	\$ 2,920,463	\$ 2,807,033
SLRVRA	9,234,702	9,583,066
GMEDF	2,634,811	2,639,971
Microenterprise Loan Fund	262,681	263,121
Brasher Revolving Loan Fund	<u>99,740</u>	<u>96,227</u>
Total	<u>\$ 15,152,397</u>	<u>\$ 15,389,418</u>

**Income Taxes**

The SLCIDA-LDC is duly established under Section 402 and 1411 of the Not-for-Profit Corporation Law of the State of New York. The SLCIDA-LDC is exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code. The GMEDF and SLRVRA are consolidated with the SLCIDA-LDC for information return reporting purposes.

Accounting principles generally accepted in the United States of America require management to evaluate all significant tax positions. As of December 31, 2022, the SLCIDA-LDC does not believe that it has taken any position that would require the recording of any tax liability or tax benefit.

**Depreciation**

Depreciation is calculated on buildings and improvements on the straight-line method over the assets estimated useful life. Depreciation expense for the years ended December 31, 2022 and 2021 was \$ 17,807 and \$ 16,058, respectively.

**Advertising and Marketing**

The SLCIDA-LDC expenses advertising costs as they are incurred. Advertising expense for the years ended December 31, 2022 and 2021 was \$ 16,812 and \$ 17,499, respectively.

**Allocation of Functional Expenses**

Program expenses are activities that directly fulfill the mission of the SLCIDA-LDC. Management and general expenses are supporting activities that are not directly identifiable with a program. Expenses of the SLCIDA-LDC consist of costs related to the promotion of economic development, which includes the administration of revolving loan funds. Certain categories of expenses are attributable to economic development promotion and administrative support. These expenses include professional services and insurance. Professional services are allocated by the nature of the services provided while the type of covered risk determines the insurance allocation.

**ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY -  
LOCAL DEVELOPMENT CORPORATION (CONSOLIDATED)**

**NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Adoption of New Accounting Pronouncement**

For the year ended December 31, 2022, the SLCIDA-LDC adopted Accounting Standards Update (ASU) No. 2016-02 – *Leases (Topic 842)*, as amended. Analysis of various provisions of this standard resulted in no significant changes to these financial statements.

**NOTE 2 - RESTRICTED CASH**

Restricted cash for the years ended December 31, 2022 and 2021 was \$ 8,346,572 and \$ 10,004,932, respectively. Monies are currently invested in accounts at Key Bank, NBT Bank, and Community Bank.

**NOTE 3 - MORTGAGES AND NOTES RECEIVABLE**

The entities carry their mortgages and notes receivable at cost recognizing interest income on the accrual basis as specified in the various note agreements. The entities evaluate the collectability of the mortgages and notes receivable and the Boards have established a loan loss reserve. The loan loss reserve at December 31, 2022 and 2021 was \$ 242,600 and \$ 235,200, respectively. For details of the mortgages and notes as of December 31, 2022 and 2021, see Note 7.

**NOTE 4 - LOANS TO RELATED PARTIES**

**St. Lawrence County Industrial Development Agency - Canton Industrial Building Loan:** On December 4, 2014 the SLCIDA closed a \$ 1,400,000 loan from the SLCIDA-LDC consisting of \$ 700,000 from the SLRVRA loan fund and \$ 700,000 from the SLCIDA-LDC revolving loan fund to finance some of the construction costs of the Canton Industrial Building. The SLCIDA mortgaged the property to the SLCIDA-LDC as security for the loan. The SLRVRA portion of the loan had a 7-year repayment with a 20-year amortization with an interest rate of 1%, and was paid off in 2021. The remaining portion of the loan has a 30-year amortization with an interest rate of ½ of 1%. The balance due on the note receivable at December 31, 2022 and 2021 was \$ 523,499 and \$ 545,947, respectively. See note 7.

**NOTE 5 - LOANS WRITTEN OFF**

Two loans from the Microenterprise Loan Fund were written off to bad debt expense in 2021. The amount charged to bad debt expense was \$ 30,455. There were no loans written off during 2022.

**ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY -  
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**NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 6 - COMMUNITY DEVELOPMENT ENVIRONMENTAL IMPROVEMENT PROJECTS**

The SLRVRA made grant awards during the years 2011 through 2022 as part of its Community Development Environmental Improvement Program (CDEIP), as authorized by the June 2, 2010 contracts. The original grant award amounts and expenditures as of December 31, 2022 are as follows:

Date of Award	Grant Award	Expended			Total Expended	Balance of Grant Remaining
		Prior to 2021	2021	2022		
2011	\$ 522,553	\$ 522,553	\$ -	\$ -	\$ 522,553	\$ -
2012	556,694	556,694	-	-	556,694	-
2013	390,382	390,382	-	-	390,382	-
2014	415,152	415,152	-	-	415,152	-
2015	349,146	299,146	17,271	-	316,417	32,729
2016	349,099	300,540	35,311	6,000	341,851	7,248
2017	323,735	250,812	54,930	4,566	310,308	13,427
2018	99,235	86,347	-	4,310	90,657	8,578
2019	100,000	60,000	20,000	-	80,000	20,000
2020	98,378	-	43,178	16,420	59,598	38,780
2021	145,231	-	35,000	45,641	80,641	64,590
2022	95,100	-	-	45,100	45,100	50,000
Total	<u>\$ 3,444,705</u>	<u>\$ 2,881,626</u>	<u>\$ 205,690</u>	<u>\$ 122,037</u>	<u>\$ 3,209,353</u>	<u>\$ 235,352</u>

**NOTE 7 - DETAILS OF MORTGAGES AND NOTES RECEIVABLE**

Details of mortgages and notes receivable at December 31, 2022 and 2021 are as follows (see next page):



**ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY -  
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**NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

	<b>Loan Fund</b>	<b>Date</b>	<b>Maturity</b>	<b>Interest Rate</b>	<b>Original Amount</b>	<b>Balance 2022</b>	<b>Balance 2021</b>
ACCO Way	IDALDC	11/01/22	02/01/38	4.125%	\$ 225,000	\$ 225,000	\$ -
ACCO Way	SLRVRA	11/01/22	02/01/38	4.125%	225,000	225,000	-
AmTech	IDALDC	07/24/19	07/01/29	3.750%	200,000	144,955	163,032
Ansen	SLRVRA	03/04/16	03/01/26	2.625%	241,954	84,471	109,585
Atlantic Testing Lab.	SLRVRA	01/26/17	02/01/24	2.875%	218,160	47,868	80,478
Atlantic Testing Lab.	SLRVRA	04/14/21	04/01/28	2.625%	344,500	267,903	314,227
Breggs Winery	IDALDC	07/26/18	08/01/23	3.500%	30,000	1,642	10,000
Canexsys	IDALDC	09/15/17	09/01/24	3.125%	150,000	46,315	68,330
Canexsys	SLRVRA	09/15/17	09/01/24	3.125%	150,000	46,315	68,330
Canexsys	GMEDF	09/15/17	09/01/24	3.125%	150,000	46,315	68,330
Canexsys	IDALDC	10/21/22	01/01/30	4.125%	130,000	128,881	-
Canexsys	SLRVRA	10/21/22	01/01/30	4.125%	130,000	128,881	-
Clifton Fine Hospital	GMEDF	05/12/11	06/01/26	2.625%	150,000	40,775	51,689
Curran Renewable Energy	SLRVRA	03/16/16	03/01/23	3.500%	1,356,278	386,769	662,760
Curran Renewable Energy	IDALDC	12/31/12	12/31/27	2.650%	100,000	39,561	46,672
Eshelmans	MICRO	05/06/22	11/01/27	4.000%	6,500	5,208	-
Hackett's - formerly Wisebuys	IDALDC	12/24/03	07/01/11	3.000%	235,000	43,289	46,921
High Peaks Winery	GMEDF	04/30/14	05/01/29	3.750%	36,500	18,800	21,073
High Peaks Winery	SLRVRA	04/30/14	05/01/29	3.750%	36,500	18,812	21,084
JAPES Pet	MICRO	09/23/20	09/01/25	4.000%	20,000	12,804	16,414
Johnson Newspaper	IDALDC	12/20/19	12/01/24	3.750%	100,000	47,666	63,937
Kingston Pharma, LLC - Equip	SLRVRA	01/04/17	12/04/21	3.125%	95,553	-	16,640
Kingston Pharma, LLC	IDALDC	07/26/18	08/01/23	3.500%	75,000	22,688	35,972
Kingston Pharma, LLC	SLRVRA	07/26/18	08/01/23	3.500%	96,000	26,490	46,028
M&M Eggs	BRASH	12/02/21	11/01/31	2.625%	25,000	24,001	25,000
M&M Heating & AC	MICRO	11/03/22	11/01/27	4.000%	20,000	19,995	-
North American Forest Group	IDALDC	09/28/18	03/31/19	3.500%	400,000	320,592	343,265
North American Forest Group	SLRVRA	11/21/18	11/01/33	3.625%	100,000	80,310	85,943
North Country Dairy	SLRVRA	02/01/19	02/01/26	3.375%	800,000	376,843	493,172
North Country Dairy	IDALDC	02/01/19	02/01/26	3.375%	200,000	94,211	123,283
Pepsi-Cola Ogdensburg Bottlers	SLRVRA	11/21/19	12/01/24	3.375%	200,000	98,334	137,811
PSP, Inc.	IDALDC	05/01/19	05/01/22	3.750%	140,000	-	32,519
PSP, Inc.	IDALDC	06/08/22	06/01/27	2.750%	87,191	78,991	-
PSP, Inc.	SLRVRA	06/08/22	06/01/27	2.750%	87,192	78,991	-
Pro Sport Trailer Mfg.	SLRVRA	06/12/19	10/01/24	0.000%	45,000	19,845	38,687
Pro Sport Trailer Mfg.	IDALDC	06/12/19	10/01/24	0.000%	45,000	37,337	38,687
Riverside Iron, LLC	GMEDF	06/27/14	07/01/24	3.750%	100,000	-	29,366
Riverside Iron, LLC	SLRVRA	06/24/14	07/01/24	3.750%	100,000	-	29,366
Riverside Iron, LLC	IDALDC	03/18/22	03/01/32	2.625%	125,000	116,524	-
Riverside Iron, LLC	SLRVRA	03/18/22	03/01/32	2.625%	125,000	116,524	-
Russell's Grooming	BRASH	06/12/19	06/01/26	4.000%	30,000	-	21,943
Shades Tanning	MICRO	10/17/12	10/17/22	4.000%	20,000	15,852	17,366
Sharrow's Home Repair	MICRO	10/12/18	10/01/23	4.000%	20,000	6,403	10,333
SLC IDA CIB	IDALDC	12/04/14	11/01/44	0.500%	700,000	523,499	545,947
Structural Wood Corp	SLRVRA	04/09/20	04/01/30	2.625%	300,000	227,586	252,850
Swift Labs	SLRVRA	09/22/16	10/01/23	2.750%	30,000	7,307	11,758
Thew Associates	SLRVRA	11/05/18	11/01/23	3.675%	97,000	17,410	37,604
Under Cover Storage	BRASH	03/17/21	04/01/26	4.000%	30,000	21,652	27,591
Under Cover Storage	MICRO	03/17/21	04/01/23	4.000%	10,000	7,217	9,197
Waddington Auto Parts	MICRO	10/17/12	10/17/19	4.000%	20,000	8,782	10,090
						4,354,614	4,233,280
						(242,600)	(235,200)
						<u>\$ 4,112,014</u>	<u>\$ 3,998,080</u>

Less Allowance for Bad Debts

**ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY -  
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**NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 7 - DETAILS OF MORTGAGES AND NOTES RECEIVABLE (Continued)**

Future maturities of the mortgages and notes receivable are as follows:

December 31, 2023	\$ 1,058,095
2024	775,688
2025	542,659
2026	334,877
2027	293,701
Thereafter	<u>1,349,594</u>
	<u>\$ 4,354,614</u>

**NOTE 8 - INVESTMENTS**

Investments as of December 31, 2022 and 2021 are carried at fair value and consist of the following:

	<u>12/31/2022</u>	<u>12/31/2021</u>
Certificates of Deposit	\$ 2,033,417	\$ -
Municipal Notes	<u>-</u>	<u>718,384</u>
	<u>\$ 2,033,417</u>	<u>\$ 718,384</u>

Investment return on the above investments is recorded in the statement of activities as follows:

	<u>12/31/2022</u>	<u>12/31/2021</u>
Interest Income	\$ 20,497	\$ 5,799
Realized Gains (Losses)	(10,965)	471
Unrealized Gains (Losses)	<u>5,501</u>	<u>(5,690)</u>
	<u>\$ 15,033</u>	<u>\$ 580</u>

**NOTE 9 - FAIR VALUE MEASUREMENTS**

Fair value is an exit price, representing the amount that would be received to sell an asset or transfer a liability in an orderly transaction between market participants. The SLCIDA-LDC uses a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of fair value hierarchy are described below:

**Level 1:** Quoted prices in active markets that are accessible at the measurement date for identical assets and liabilities. Level 1 includes fixed income and equity securities that are traded in an active exchange market, as well as U.S. Treasury securities.

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**NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 9 - FAIR VALUE MEASUREMENTS (Continued)**

**Level 2:** Inputs, other than quoted prices in active markets, that are observable either directly or indirectly and fair value is determined through the use of models or other valuation methodologies. This category generally includes certain U.S. Government and Agency obligations, fixed income securities, and alternative investments.

**Level 3:** Unobservable inputs that are supported by little or no market activity and that are significant to the fair value of the asset or liability. Level 3 assets and liabilities includes financial instruments whose value is determined using pricing models, discounted cash flow methodologies, or similar techniques, as well as instruments for which the determination of fair value requires significant management judgment or estimation. This category generally includes private debt and equity instruments and alternative investments.

The following presents the SLRVRA's investments at December 31, 2022 and 2021 that are measured at fair value on a recurring basis. Investments are classified in their entirety based on the lowest level of input that is significant to the fair value measurements.

	<u><b>Quoted Prices in Active Markets (Level 1)</b></u>	
	<u>12/31/2022</u>	<u>12/31/2021</u>
Certificates of Deposit	\$ 2,033,417	\$ -
Municipal Notes	<u>-</u>	<u>718,384</u>
	<u><u>\$ 2,033,417</u></u>	<u><u>\$ 718,384</u></u>

The SLRVRA has no investments that are valued using either Level 2 or Level 3 inputs as of December 31, 2022 and 2021.

**NOTE 10 - FIXED ASSETS**

Fixed Assets at December 31, 2022 and 2021 consisted of:

	<u>2022</u>	<u>2021</u>
Massena Lot 19		
Building and Improvements - SLRVA	\$ 450,232	\$ 432,740
Less: Accumulated Depreciation	<u>(147,903)</u>	<u>(130,096)</u>
	<u><u>\$ 302,329</u></u>	<u><u>\$ 302,644</u></u>

**ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY -  
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**NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 11 - SUBSEQUENT EVENTS**

Management has reviewed and evaluated all events and transactions from January 1, 2023 through March 30, 2023, the date the financial statements were available to be issued, for possible disclosure and, or, recognition in the financial statements. There were no events or transactions that existed which would provide additional pertinent information about conditions at the balance sheet date which are required to be recognized or disclosed in the accompanying financial statements.

**NOTE 12 - RECOGNITION OF CERTAIN GRANT REVENUE AND EXPENDITURES**

Occasionally the SLCIDA-LDC (the “grantee”) applies for and receives grants from government agencies and other organizations. These grants are usually “reimbursement grants”, i.e., the monies from the grant are only paid to the grantee as reimbursements after the grantee has documented to the grantor that the grantee has achieved defined benchmarks, paid out required funds, and otherwise complied with all other required grant conditions. Projects in which such grants are involved often span several fiscal years and long delays in the reimbursement process are frequent. Consequently, in cases involving reimbursement grants, the grantee does not accrue expected grant revenue or receivables until it has complied with the conditions of the grant agreement(s) and submitted the necessary documentation that will trigger the payment process. Until such documentation has been submitted, and accepted, the grantor still has substantial discretion to deny or reduce payment. Accordingly, at year-end the grantee does not accrue any expenses or payables associated with items to be paid out for future grant reimbursement until the grantee is satisfied that it has complied with all grant reimbursement eligibility requirements. These items are usually paid out in the subsequent period and will be recorded as project expenses. As of December 31, 2022, there were no active grants of this nature.

The SLCIDA-LDC also administers a grant program of its own – the SLRVRA’s Community Development Environmental Improvement Program. Since these grants are also reimbursement grants, the SLCIDA-LDC adopts the same policy when acting as a grantor that is described above when it is a grantee, i.e., it doesn’t accrue the expense until the grantee has documented satisfactorily that it has complied with the grant conditions.

**NOTE 13 - LONG-TERM LEASES**

The SLCIDA-LDC entered into a long-term lease with Fockler Industries, LLC which commenced on November 1, 2015. Monthly lease payments are currently \$ 2,558. Total minimum future rents to be received will be \$ 30,696 for 2023.

**ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY -  
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**NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 14 - CAPITAL LEASE (LEASE-PURCHASE AGREEMENTS)**

The SLRVRA leases buildings under lease-purchase agreements. Through these agreements, as the Lessor, the SLRVRA provides financial assistance for the acquisition of SLRVRA-owned properties for companies as part of economic development projects. Balances at December 31, 2021 and 2020 are as follows:

<u>Capital Lease</u>	<u>Original Date</u>	<u>Maturity Date</u>	<u>Interest Rate</u>	<u>Original Amount</u>	<u>Balance 2022</u>	<u>Balance 2021</u>
AmTech Yarns, Inc.	07/24/19	12/31/34	3.750%	\$ 450,000	\$ 325,475	\$ 345,850

Future minimum principal lease payments under the capital lease are as follows:

December 31, 2023	\$ 21,251
2024	22,131
2025	22,975
2026	23,852
2027	24,762
Thereafter	<u>210,504</u>
	<u>\$ 325,475</u>

**NOTE 15 - CONCENTRATION OF CREDIT RISK**

At December 31, 2022, the consolidated entities had bank balances totaling \$ 8,872,518, with a carrying value of \$ 8,870,858. A combination of federal depository insurance and securities pledged and held by the banks fully covered these bank balances.

**NOTE 16 - LIQUIDITY AND AVAILABILITY**

At December 31, 2022 and 2021, the SLCIDA-LDC had \$ 524,286 and \$ 420,424 of cash available within one year of the balance sheet date to meet cash needs for general expenditure, respectively. None of the cash is subject to donor or other contractual restrictions.

Certain financial assets of the SLCIDA-LDC operated under the GMEDF are subject to the terms and restrictions set forth by the New York Power Authority as more fully described in Note 1. The financial assets available within one year of the balance sheet date subject to these restrictions are as follows:

	<u>12/31/2022</u>	<u>12/31/2021</u>
Cash and Cash Equivalents	\$ 2,538,524	\$ 2,478,050
Accrued Interest Receivable	196	338
Mortgages and Notes Receivable (Net)	<u>31,035</u>	<u>37,254</u>
Total	<u>\$ 2,569,755</u>	<u>\$ 2,515,642</u>

**ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY -  
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**NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 16 - LIQUIDITY AND AVAILABILITY (Continued)**

Certain financial assets of the SLCIDA-LDC operated under the SLRVRA are subject to the terms and restrictions set forth by the New York Power Authority as more fully described in Note 1. The financial assets available within one year of the balance sheet date subject to these restrictions are as follows:

	<u>12/31/2022</u>	<u>12/31/2021</u>
Cash and Cash Equivalents	\$ 4,424,239	\$ 5,931,185
Accounts Receivable	5,637	4,277
Accrued Interest Receivable	20,763	12,182
Mortgages and Notes Receivable (Net)	586,160	564,813
Capital Lease Receivable	21,251	20,469
Investments	<u>2,033,417</u>	<u>718,384</u>
Total	<u>\$ 7,091,467</u>	<u>\$ 7,251,310</u>

Certain financial assets of the SLCIDA-LDC operated under various revolving loan funds are subject to the terms and restrictions as more fully described in Note 1. The financial assets available within one year of the balance sheet date subject to these restrictions are as follows:

	<u>12/31/2022</u>	<u>12/31/2021</u>
Cash and Cash Equivalents	\$ 1,383,809	\$ 1,595,697
Accrued Interest Receivable	4,669	3,386
Accounts Receivable	24	2,459
Due from Affiliate	8,641	-
Mortgages and Notes Receivable (Net)	<u>198,300</u>	<u>225,470</u>
Total	<u>\$ 1,595,443</u>	<u>\$ 1,827,012</u>

**ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY -  
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**NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 17 - RELATED PARTY TRANSACTIONS**

The SLCIDA-LDC is related to the following entities:

- St. Lawrence County Industrial Development Agency (SLCIDA)  
– Common Board Membership, Officers, and Program Administrative Agreements
- St. Lawrence County Industrial Development Agency-Civic Development Corporation (SLCIDA-CDC)  
– Common Board Membership, Officers, and Management Agreements
- St. Lawrence County Property Development Corporation (SLCPDC)  
– Common Board Membership, Officers, Management Agreements, and Intercompany Receivables

Information on loans made to SLCIDA can be found in Note 4 and Note 7 of these financial statements.

Administrative fees paid to SLCIDA by SLCIDA-LDC totaled \$ 7,200 and \$ 207,200 for 2022 and 2021, respectively.

Administrative fees paid to SLCIDA-LDC by SLRVRA totaled \$ 300,000 for both 2022 and 2021.

Management fees paid to SLCIDA-LDC by SLCIDA-CDC totaled \$ 14,352 and \$ 5,811 for 2022 and 2021, respectively.

Management fees paid to SLCIDA-LDC by SLCPDC totaled \$ 14,352 and \$ 5,811 for 2022 and 2021, respectively.



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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER  
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS  
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN  
ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

Board of Directors  
St. Lawrence County Industrial Development Agency –  
Local Development Corporation

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the consolidated financial statements of the St. Lawrence County Industrial Development Agency – Local Development Corporation (SLCIDA-LDC) (a nonprofit organization), which includes the Greater Massena Economic Development Fund (GMEDF) (a nonprofit economic development loan fund) and the St. Lawrence River Valley Redevelopment Agency (SLRVRA) (a nonprofit organization), which comprise the consolidated statement of financial position as of December 31, 2022, and the related statements of activities and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated March 30, 2023.

**Report on Internal Control over Financial Reporting**

In planning and performing our audit of the consolidated financial statements, we considered the SLCIDA-LDC's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the consolidated financial statements, but not for the purpose of expressing an opinion on the effectiveness of the SLCIDA-LDC's internal control. Accordingly, we do not express an opinion on the effectiveness of the SLCIDA-LDC's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

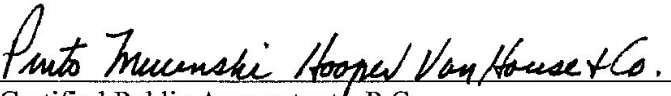


## **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the SLCIDA-LDC's consolidated financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

## **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the organization's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

  
Pinto Mucenski Hooper Van Housen & Co.  
Certified Public Accountants, P.C.

March 30, 2023