

St. Lawrence County IDA 2023 Annual Assessment of Active IDA Projects

#	Project Code	Project Name	Project Location	Project Amount	Benefitted Amount	S&U and/or MRT Exemption	Property Tax Exemptions	PILOT Payments Made	Jobs Prior	Proposed Jobs to Create	Jobs Now	Jobs +/- vs. Goal	New Square Footage Added to Tax Roll	Assessment Value Currently Added to Tax Roll	Assessment Value added to Tax Roll at PILOT end	New MW Generation Added	Project Ends	Project Performance/Notes
1	4001-13-01	AJ Missert, Inc - Warehouse PILOT	Ogdensburg	\$ 380,000	\$ 380,000		\$15,897	\$7,948	21	0	22.5	1.5	6,400	\$150,000	\$300,000		2023	6,400 sf added to existing 29,000 warehouse facility.
2	4001-23-04	ATL Drilling Division	Canton	\$ 430,000	\$ 401,000	\$29,020			24	2	25.5	-0.5					2023	CME-55LC/300 Rubber Track Drill acquired, job creation to follow.
3	4001-18-02	AmTech Yarns, Inc.	Massena	\$ 3,700,000	\$ 685,800		\$29,447	\$0	0	9	11	2	23,600	\$0	\$600,000		2029	Lot 18 MIP building with 3,600 sf addition. Assessed value increased by \$184,200, base value of \$415,800 was not on tax roll prior to project. PILOT Payments start in 2025.
4	4001-15-03	Ansen Corporation - Proctor Ave Expansion	Ogdensburg	\$ 1,100,000	\$ 595,000		\$23,845	\$11,923	0	30	16	-14	40,000	\$225,000	\$450,000		2026	OBPA building not on tax roll prior to project.
5	4001-21-04	Black Water Solar Partners, LLC	Heuvelton	\$ 3,621,000	\$ 3,621,000	\$0	\$70,145	\$10,000	0	0	0	0		\$334,859	\$2,400,000	2	2052	104 Horseshoe Road, Heuvelton. Project constructed this year (32 FTE). PILOT began in 2023.
6	4001-18-01	Corning 2018 Expansion	DeKalb	\$ 13,799,893	\$ 4,415,083		\$104,724	\$0	0	0	0	0	9,845	\$0	\$2,823,680		2028	Also includes renovation of 4,400 sf of space and an additional bag house. Jobs are reported on 4001-18-01 and 4001-14-02 projects. PILOT payments start in 2024 with school payment.
7	4001-21-11	Corning Forming and Manufacturing Project 2021	DeKalb	\$ 19,600,000	\$ 7,712,398	\$10,293	\$101,992	\$0	0	20	100	80	22,225	\$0	\$2,750,000		2028	Also includes 8,700 of new pollution control facility space.
8	4001-14-02	Corning Plant Expansion - new production space and warehouse addition	DeKalb	\$ 7,320,000	\$ 6,450,000		\$44,506	\$22,252	234	40	290	16	40,000	\$600,000	\$1,200,000		2025	Expansion includes construction of 31,000 sq. ft. of new facility space (amended to add another 9,000). Jobs for the Corning projects are included in this project up until Project 4001-18-01, which starts at 290.

#	Project Code	Project Name	Project Location	Project Amount	Benefitted Amount	S&U and/or MRT Exemption	Property Tax Exemptions	PILOT Payments Made	Jobs Prior	Proposed Jobs to Create	Jobs Now	Jobs +/- vs. Goal	New Square Footage Added to Tax Roll	Assessment Value Currently Added to Tax Roll	Assessment Value added to Tax Roll at PILOT end	New MW Generation Added	Project Ends	Notes
9	4001-19-03	Corning - Mason Shop	DeKalb	\$ 13,327,000	\$ 9,103,942		\$200,275	\$0	0	0	0	0	16,000	\$0	\$5,400,000		2030	Also includes renovation of 4,400 sf of space and an additional bag house. PILOT payments start in September 2025.
10	4001-19-01	C&C - From the Heart Cabinetry	Potsdam	\$ 892,473	\$ 696,100		\$23,182	\$0	5	3	10.5	2.5	12,000	\$0	\$410,000		2034	Project puts Potsdam Commerce Park building on PILOT path to tax roll.
11	4001-15-01A	DeFelsko - Beamko	Ogdensburg	\$ 3,000,000	\$ 1,800,000		\$52,990	\$26,495	60	15	92	17	25,000	\$500,000	\$1,000,000		2025	HQ expansion in OBPA park, also resulted in A.N. Deringer building going o the tax roll at an assessed value of \$400,000.
12	4001-20-09	GSPP 126 Little Bow Rd N, LLC	Gouverneur	\$ 10,286,813	\$ 4,792,750		\$38,294	\$20,188	0	0	0	0		\$742,707	\$1,439,866	4.75	2042	126 Little Bow Road, Gouverneur. Project closed 11/30/21, constructed 2022, PILOT started in 2023.
13	4001-20-10	GSPP 126 Little Bow Rd S, LLC	Gouverneur	\$ 10,281,495	\$ 5,045,000		\$31,993	\$21,250	0	0	0	0		\$781,778	\$1,202,948	5.00	2042	127 Little Bow Road, Gouverneur. Project closed 11/30/21, constructed 2022, PILOT started in 2023.
14	4001-21-01	GSPP 409 Ferris Road, LLC	Lawrence	\$ 11,191,937	\$ 8,670,000		\$9,505	\$25,000	0	0	0	0		\$651,281	\$264,000	5.00	2042	409 Ferris Road, Lawrence. Project closed 11/30/21, constructed 2022, PILOT started in 2023.
15	4001-21-02	GSPP 641 Ferris Road East, LLC	Lawrence	\$ 8,599,506	\$ 7,023,824		\$8,497	\$20,000	0	0	0	0		\$521,025	\$236,000	4.00	2042	649 Ferris Rd, Lawrence. Project closed 11/30/21, constructed 2022 (46 FTE), PILOT starts in 2023.
16	4001-21-03	GSPP 641 Ferris Road West, LLC	Lawrence	\$ 5,949,760	\$ 4,797,894		\$5,271	\$12,718	0	0	0	0		\$331,320	\$146,400	2.50	2042	641 Ferris Rd, Lawrence. Project closed 11/30/21, constructed 2022, PILOT started in 2023.
17	4001-20-11	GSPP County Road 31, LLC	Waddington	\$ 5,961,335	\$ 2,522,500		\$28,527	\$10,625	0	0	0	0		\$321,889	\$875,000	2.50	2042	County Road 31, Waddington. Project closed 02/26/21, constructed 21/2022, PILOT starts in 2023.
18	4001-21-08	Heuvelton Solar, LLC	Oswegatchie	\$ 8,140,174	\$ 8,140,174	\$48,530	\$293	\$0	0	0	0	0		\$0	\$10,000	4.98	2053	400 Taylor Road, Oswegatchie. Project closed 09/12/2022, PILOT starts in 2024. Excess sales tax exemption (~\$12,000) to be recaptured.

#	Project Code	Project Name	Project Location	Project Amount	Benefitted Amount	S&U and/or MRT Exemption	Property Tax Exemptions	PILOT Payments Made	Jobs Prior	Proposed Jobs to Create	Jobs Now	Jobs +/- vs. Goal	New Square Footage Added to Tax Roll	Assessment Value Currently Added to Tax Roll	Assessment Value added to Tax Roll at PILOT end	New MW Generation Added	Project Ends	Notes
19	4001-13-02-PIL	High Peaks Winery - Pickle St. Expansion	Stockholm	\$ 222,000	\$ 100,000		\$4,151	\$2,093	1	1.5	2	-0.5	2,580	\$55,500	\$111,000		2024	Winery facility in Winthrop. Numerous discussions on job levels, added job this year.
20	4001-13-08	Hoosier Magnetics, Inc.	Ogdensburg	\$ 100,000	\$ 70,000		\$3,709	\$1,855	30	2	27.5	-4.5	2,800	\$35,000	\$70,000		2024	Company currently seeking to fill multiple positions.
21	4001-19-02	Lawrence Ave Community Partners	Potsdam	\$ 22,677,110	\$ 18,000,000				3	0	3.5	0.5					2049	137 affordable multifamily units in 6 residential buildings, 10.483-acre site.
22	4001-20-12	Madrid Solar 1, LLC	Madrid	\$ 7,308,722	\$ 7,308,722		\$100,302	\$25,000	0	0	0	0		\$608,188	\$2,602,077	5.00	2042	2 Brady Road, Madrid. Project closed 09/02/21, constructed 2022, PILOT started in 2023.
23	4001-20-13	Madrid Solar 2, LLC	Madrid	\$ 3,891,876	\$ 3,891,876		\$37,434	\$10,000	0	0	0	0		\$242,375	\$971,130	2.00	2042	70 Brady Road, Madrid. Project closed 09/02/21, constructed in 2022, PILOT started in 2023.
24	4001-17-02	New York Power Tools	Massena	\$ 350,000	\$ 350,000		\$22,861	\$15,695	2	0	2	0	20,000	\$232,900	\$465,800		2027	Lease/Purchase of Lot 17 building in the Massena Industrial Park.
25	4001-23-08	Northeastern Sign Corporation	Colton	\$ 270,000	\$ 164,545		\$6,957	N/A	8	2	8	-2						Project underway, not yet completed.
26	4001-20-04	Omni Asa DeKalb Solar I	DeKalb	\$ 7,147,507	\$ 7,147,507		\$0	\$0	0	0	0	0			\$1,778,851	5.00	2043	2356 County Route 17, DeKalb. Project construction (40 FTE) in 2023. PILOT starts in 2024.
27	4001-20-05	Omni Asa DeKalb Solar II	DeKalb	\$ 5,133,490	\$ 5,133,490		\$0	\$0	0	0	0	0			\$3,003,872	3.00	2043	2496 County Route 17, DeKalb. Project construction (40 FTE) in 2023. PILOT starts in 2024.
28	4001-20-06	Omni Asa DeKalb Solar III	DeKalb	\$ 5,672,985	\$ 5,672,985		\$0	\$0	0	0	0	0			\$1,961,624	3.30	2043	2700 US HWY 11, Richville. Project construction (40 FTE) in 2023. PILOT starts in 2024.

#	Project Code	Project Name	Project Location	Project Amount	Benefitted Amount	S&U and/or MRT Exemption	Property Tax Exemptions	PILOT Payments Made	Jobs Prior	Proposed Jobs to Create	Jobs Now	Jobs +/- vs. Goal	New Square Footage Added to Tax Roll	Assessment Value Currently Added to Tax Roll	Assessment Value added to Tax Roll at PILOT end	New MW Generation Added	Project Ends	Notes
29	4001-20-07	Omni Asa Gouverneur Solar I	Gouverneur	\$ 2,886,273	\$ 2,886,273			\$0	0	0	0	0			\$1,110,100	1.48	2043	860 County Route 11, Gouverneur. Project construction (40 FTE) in 2023. PILOT starts in 2024.
30	4001-20-08	Omni Asa Gouverneur Solar II	Gouverneur	\$ 6,558,021	\$ 6,558,021			\$0	0	0	0	0			\$841,500	4.00	2043	1645 US HWY 11, Gouverneur. Project construction (40 FTE) in 2023. PILOT starts in 2024.
31	4001-13-04	Op-Tech MIB 20	Massena	\$ 663,000	\$ 600,000		\$22,831	\$22,831	39	19	47	-11	20,000	\$465,200	\$465,200		2024	Lease/Purchase of Lot 20 building in the MIP. PILOT payments = full tax value payment.
32	4001-20-14	Oswegatchie Solar, LLC	Oswegatchie	\$ 6,508,336	\$ 6,508,366	\$0	\$347	\$25,000	0	0	0	0		\$706,903	\$10,000	5.00	2042	56 Rufa Rd, Oswegatchie. Project closed 09/21/21, constructed in 2022, PILOT started in 2023.
33	4001-07-02	Potsdam Auxiliary and College Educational Services	Potsdam	\$ 2,500,000	\$ 2,500,000				139	5	88.25	-55.75					2037	PACES operates dining halls, college store, Union Market, and vending services at SUNY Potsdam. Impact on jobs from enrollment challenges.
34	4001-20-18	RPNY Solar 1, LLC	Gouverneur	\$ 6,273,433	\$ 6,337,000		\$33,333	\$17,500	0	0	0	0		\$781,778	\$1,253,341	3.50	2052	609 Co Rte 11, Gouverneur. Project closed 08/27/21, constructed 2022, PILOT started in 2023.
35	4001-21-05	Royal Solar Partners, LLC	Oswegatchie	\$ 7,800,000	\$ 7,800,000	\$14,984	\$347	\$25,000	0	0	0	0		\$706,903	\$10,000	5.00	2052	5693 County Route 6, Oswegatchie. Project closed 02/23/22, constructed 2022, PILOT started in 2023.
36	4001-21-06	Ruler Solar Partners, LLC	Oswegatchie	\$ 7,800,000	\$ 7,800,000	\$3,322	\$347	\$25,000	0	0	0	0		\$706,903	\$10,000	5.00	2052	5704 County Route 6, Oswegatchie. Project closed 02/23/22, constructed 2022, PILOT started in 2023.
37	4001-11-01	St. Lawrence Gas Company	Brasher, Lawrence, Norfolk, Stockholm	\$ 11,884,000	\$ 11,884,000		\$450,157	\$334,003	49	4	83	30		\$8,475,726	\$12,108,180		2026	SL Gas owned by Enbridge, acquired by Liberty Utilities in 2020. Liberty has added back office jobs.

#	Project Code	Project Name	Project Location	Project Amount	Benefitted Amount	S&U and/or MRT Exemption	Property Tax Exemptions	PILOT Payments Made	Jobs Prior	Proposed Jobs to Create	Jobs Now	Jobs +/- vs. Goal	New Square Footage Added to Tax Roll	Assessment Value Currently Added to Tax Roll	Assessment Value added to Tax Roll at PILOT end	New MW Generation Added	Project Ends	Notes
38	4001-22-07	St. Lawrence Suds, LLC dba Bent Beam Brewing	Canton	\$ 1,120,653	\$ 316,250	\$12	N/A	N/A	0	0	0	0						Project represents early stage work converting former barn in Village of Canton into brewery.
39	4001-20-15	Stockholm Solar, LLC (Nexamp)	Stockholm	\$ 4,304,530	\$ 4,304,530	\$0	\$102,765	\$16,750	0	0	0	0		\$442,768	\$2,748,600	3.35	2042	52 Wells Road, Stockholm. Project closed 09/02/21, constructed in 2022, PILOT started in 2023.
40	4001-21-10	TJA-NY-1454 CR15 Oswegatchie Solar, LLC	Oswegatchie - Rensselaer Falls	\$ 9,456,028	\$ 9,456,028	\$50,000	\$0	\$0	0	0	0	0						Project construction (25 FTE) began in 2023, PILOT will begin in 2025.
41	4001-21-10	TJA-NY-Canton Solar Farm, LLC	Canton	\$ 10,992,000	\$ 10,992,000	\$0	\$0	\$0	0	0	0	0						Project construction (6 FTE) began in 2023, PILOT will begin in 2025.
42	4001-20-02	The Quarry Potsdam, LLC	Potsdam	\$ 15,000,000	\$ 15,000,000		\$298,236	\$50,000	0	2	4	2	88,572	\$867,806	\$5,274,800		2052	Adaptive Reuse and Affordable Housing project. \$867,806 is calculated value of assessment based on \$50,000 PILOT payment at current tax rates.
43	4001-98-01	United Helpers Management Company	United	\$ 3,800,000	\$ 3,800,000				0	7	7	0	0				2025	Tax Exempt Bond for Partridge Knoll facility. 36 independent living apartments.
44	4001-20-17	Waddington Solar, LLC (Nexamp)	Waddington	\$ 7,240,309	\$ 7,240,309	\$0	\$57,053	\$25,000	0	0	0	0		\$757,385	\$1,750,000	5.00	2042	1020 County Route 31, Waddington. Project closed 09/02/21, constructed 2022, PILOT started in 2023.
45	4001-21-09	Wadhams Solar, LLC (Nexamp)	Oswegatchie	\$ 7,303,914	\$ 7,303,914	\$25,366	\$0	\$24,000	0	0	0	0			\$10,000	4.75	2042	6866 State HWY 37, Ogdensburg. Project closed 12/22/21, constructed 2023, PILOT begins 2024.

2023 St. Lawrence County IDA Annual Assessment of Active IDA Projects Summary

S&U and/or MRT Exemption	Property Tax Exemptions	PILOT Payments Made	Jobs Prior	Proposed Jobs to Create Goal	Jobs Now	Jobs +/- vs. Goal	New Square Footage Added to Tax Roll	Assessment Value Currently Added to Tax Roll	Assessment Value added to Tax Roll at PILOT end	New MW Generation Added
\$181,528	\$1,930,213	\$808,126	615	161.5	839.75	63.25	329,022	\$20,245,194	\$58,063,969	81.36
					Jobs Added:	225				