

St. Lawrence County IDA 2024 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	4001-23-01	Air Products	Massena	\$	-	\$ 118,054,000	\$0	\$0		0		0	0					2029	Air Products cancelled the project in 2025. 90 jobs were proposed with PILOT. No S&UT exemption or PILOT used.
2	4001-18-02	AmTech Yarns, Inc.	Massena	\$	3,700,000	\$ 685,800		\$29,854	\$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.
3	4001-15-03	Ansen Corporation - Proctor Ave Expansion	Ogdensburg	\$	1,100,000	\$ 595,000		\$27,980	\$10,494	0	30	17	-13	40,000	\$300,000	\$600,000		2026	OBPA building not on tax roll prior to project. In 50% Payment of PILOT, working with City on PILOT billing discrepancy.
4	4001-21-04	Black Water Solar Partners, LLC	Heuvelton	\$	3,621,000	\$ 3,621,000	\$0	\$72,906	\$10,200	0	0	0	0		\$328,923	\$2,400,000	2.00	2052	104 Horseshoe Road, Heuvelton. Project constructed this year (32 FTE). PILOT began in 2023.
5	4001-24-01	Cives Steel	Gouverneur	\$	666,157	\$ 666,157	\$48,000			135	0	135	0					2024	Acquired new Peddinghaus Anglemaster Fabricator.
6	4001-18-01	Corning 2018 Expansion	DeKalb	\$	13,799,893	\$ 4,415,083		\$109,122	\$54,562	0	0	0	0	9,845	\$1,411,840	\$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 started in 2024 with school payment.
7	4001-21-11	Corning Forming and Manufacturing Project 2021	DeKalb	\$	19,600,000	\$ 7,712,398	\$0	\$106,275	\$0	0	20	108	88	22,225	\$0	\$2,750,000		2028	Also includes 8,700 of new pollution control facility space. Jobs start at 290.
8	4001-14-02	Corning Plant Expansion - new production space and warehouse addition	DeKalb	\$	7,320,000	\$ 6,450,000		\$46,374	\$23,188	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 4001-21-11, which starts at 290.

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9	4001-19-03	Corning - Mason Shop	DeKalb	\$	13,327,000	\$	9,103,942	\$208,686	\$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	\$23,858	\$0	5	3	10	2	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	\$51,294	\$25,648	60	15	103.5	28.5	25,000	\$550,000	\$1,100,000		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	4001-22-02	Falcon Sheesley Solar, LLC	Canton	\$	6,700,600	\$	6,700,600	\$0	\$0	0	0	0	0		\$0		4.40	2040	90 Judson Street, Cantpon. Project closed 11/1/24, construction 2024-25, PILOT starts in 2026.
13	4001-20-09	GSPP 126 Little Bow Rd N, LLC	Gouverneur	\$	10,286,813	\$	4,792,750	\$38,554	\$20,591	0	0	0	0		\$753,013	\$1,439,866	4.75	2042	126 Little Bow Road, Gouverneur. Project closed 11/30/21, constructed 2022, PILOT started in 2023.
14	4001-20-10	GSPP 126 Little Bow Rd S, LLC	Gouverneur	\$	10,281,495	\$	5,045,000	\$32,210	\$21,675	0	0	0	0		\$792,645	\$1,202,948	5.00	2042	127 Little Bow Road, Gouverneur. Project closed 11/30/21, constructed 2022, PILOT started in 2023.
15	4001-21-01	GSPP 409 Ferris Road, LLC	Lawrence	\$	11,191,937	\$	8,670,000	\$9,528	\$25,500	0	0	0	0		\$663,008	\$264,000	5.00	2042	409 Ferris Road, Lawrence. Project closed 11/30/21, constructed 2022, PILOT started in 2023.
16	4001-21-02	GSPP 641 Ferris Road East, LLC	Lawrence	\$	8,599,506	\$	7,023,824	\$8,518	\$20,400	0	0	0	0		\$530,407	\$236,000	4.00	2042	649 Ferris Rd, Lawrence. Project closed 11/30/21, constructed 2022 (46 FTE), PILOT starts in 2023.
17	4001-21-03	GSPP 641 Ferris Road West, LLC	Lawrence	\$	5,949,760	\$	4,797,894	\$5,284	\$12,750	0	0	0	0		\$331,504	\$146,400	2.50	2042	641 Ferris Rd, Lawrence. Project closed 11/30/21, constructed 2022, PILOT started in 2023.
18	4001-20-11	GSPP County Road 31, LLC	Waddington	\$	5,961,335	\$	2,522,500	\$29,582	\$10,838	0	0	0	0		\$316,859	\$875,000	2.50	2042	County Road 31, Waddington. Project closed 02/26/21, constructed 21/2022, PILOT starts in 2023.
19	4001-24-02	GoCo Massena, LLC	Massena	\$	3,527,000	\$	1,848,250	\$19,875		0	0	0	0					2026	Rehabilitation of mixed-use commerical property. Project is underway as part of Massena Downtown Revitalization Initiative.

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20	4001-21-08	Heuvelton Solar, LLC	Oswegatchie	\$	8,140,174	\$	8,140,174	\$0	\$304	\$24,900	0	0	0	0		\$802,959	\$10,000	4.98	2053	400 Taylor Road, Oswegatchie. Project closed 09/12/2022, PILOT started in 2024.
21	4001-13-02-PIL	High Peaks Winery - Pickle St. Expansion	Stockholm	\$	222,000	\$	100,000		\$4,149	\$3,343	1	1.5	2	-0.5	2,580	\$55,500	\$111,000		2024	Winery facility in Winthrop. Numerous discussions on job levels, added job last year.
22	4001-13-08	Hoosier Magnetics, Inc.	Ogdensburg	\$	100,000	\$	70,000		\$3,263	\$1,632	30	2	27	-5	2,800	\$35,000	\$70,000		2024	Company currently seeking to fill multiple positions.
23	4001-19-02	Lawrence Ave Community Partners	Potsdam	\$	22,677,110	\$	18,000,000				3	0	4.5	1.5					2049	137 affordable multifamily units in 6 residential buildings, 10.5-acre site.
24	4001-20-12	Madrid Solar 1, LLC	Madrid	\$	7,308,722	\$	7,308,722		\$98,760	\$25,500	0	0	0	0		\$627,129	\$2,602,077	5.00	2042	2 Brady Road, Madrid. Project closed 09/02/21, constructed 2022, PILOT started in 2023.
25	4001-20-13	Madrid Solar 2, LLC	Madrid	\$	3,891,876	\$	3,891,876		\$36,859	\$10,200	0	0	0	0		\$250,852	\$971,130	2.00	2042	70 Brady Road, Madrid. Project closed 09/02/21, constructed in 2022, PILOT started in 2023.
26	4001-23-05	NY USLE Canton Meade, LLC	Canton	\$	14,094,599	\$	14,094,599		\$1,052	\$0	0	0	0	0			\$27,400	2.00	2042	1670 Meade Road, Canton. Project closed 5/1/24, constructed in 2024, PILOT starts in 2025.
27	4001-17-02	New York Power Tools	Massena	\$	350,000	\$	350,000		\$23,177	\$23,181	2	0	2	0	20,000	\$232,900	\$465,800		2027	Lease/Purchase of Lot 17 building in the Massena Industrial Park. PILOT is now at 100% payment level.
28	4001-23-08	Northeastern Sign Corporation	Colton	\$	380,455	\$	275,000	\$907			6	2	7	-1					2025	Project amended in 2024 to increase S&UT exemption amount from \$14,000 to \$22,000 and modify jobs to account for sale of small division of company.
29	4001-20-04	Omni Asa DeKalb Solar I	DeKalb	\$	7,147,507	\$	7,147,507		\$96,108	\$21,250	0	0	0	0		\$640,131	\$3,003,872	5.00	2043	2356 County Route 17, Dekalb. Project construction (40 FTE) in 2023. PILOT started in 2024.
30	4001-20-05	Omni Asa DeKalb Solar II	DeKalb	\$	5,133,490	\$	5,133,490		\$56,914	\$12,750	0	0	0	0		\$384,079	\$1,778,851	3.00	2043	2496 County Route 17, Dekalb. Project construction (40 FTE) in 2023. PILOT started in 2024.
31	4001-20-06	Omni Asa DeKalb Solar III	DeKalb	\$	5,672,985	\$	5,672,985		\$55,386	\$14,025	0	0	0	0		\$476,456	\$1,961,624	3.30	2043	2700 US HWY 11, Richville. Project construction (40 FTE) in 2023. PILOT started in 2024.

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32	4001-20-07	Omni Asa Gouverneur Solar I	Gouverneur	\$	2,886,273	\$ 2,886,273		\$29,725	\$6,290	0	0	0	0		\$230,022	\$1,110,100	1.48	2043	860 County Route 11, Gouverneur. Project construction (40 FTE) in 2023. PILOT started in 2024.
33	4001-20-08	Omni Asa Gouverneur Solar II	Gouverneur	\$	6,558,021	\$ 6,558,021		\$22,532	\$17,000	0	0	0	0		\$624,682	\$841,500	4.00	2043	1645 US HWY 11, Gouverneur. Project construction (40 FTE) in 2023. PILOT started in 2024.
34	4001-13-04	Op-Tech MIB 20	Massena	\$	663,000	\$ 600,000		\$14,805	\$14,805	39	19	43	-15	20,000	\$465,200	\$465,200		2024	Lease/Purchase of Lot 20 building in the MIP. PILOT payments = full tax value payment.
35	4001-20-14	Oswegatchie Solar, LLC	Oswegatchie	\$	6,508,336	\$ 6,508,366	\$0	\$376	\$25,500	0	0	0	0		\$667,169	\$10,000	5.00	2042	56 Rufa Rd, Oswegatchie. Project closed 09/21/21, constructed in 2022, PILOT started in 2023.
36	4001-23-02	Pivot Solar NY 10, LLC	Oswegatchie	\$	9,907,365	\$ 9,907,365	\$0	\$2,247		0	0	0	0			\$59,800	5.00	2040	5986 CR 6, Oswegatchie. Project closed 09/16/24, constructed in 2024, PILOT starts in 2025.
37	4001-07-02	Potsdam Auxiliary and College Educational Services	Potsdam	\$	2,500,000	\$ 2,500,000				139	5	79.25	-64.75					2037	PACES operates dining halls, college store, Union Market, and vending services at SUNY Potsdam. Impact on jobs from enrollment challenges. Added 15 jobs this year.
38	4001-20-18	RPNY Solar 1, LLC	Gouverneur	\$	6,273,433	\$ 6,337,000		\$33,560	\$17,850	0	0	0	0		\$652,766	\$1,253,341	3.50	2052	609 Co Rte 11, Gouverneur. Project closed 08/27/21, constructed 2022, PILOT started in 2023.
39	4001-21-05	Royal Solar Partners, LLC	Oswegatchie	\$	7,800,000	\$ 7,800,000		\$376	\$25,500	0	0	0	0		\$667,169	\$10,000/3,249,450 for 2025	5.00	2052	5693 County Route 6, Oswegatchie. Project closed 02/23/22, constructed 2022, PILOT started in 2023.
40	4001-21-06	Ruler Solar Partners, LLC	Oswegatchie	\$	7,800,000	\$ 7,800,000		\$376	\$25,500	0	0	0	0		\$667,169	\$10,000/3,249,450 for 2025	5.00	2052	5704 County Route 6, Oswegatchie. Project closed 02/23/22, constructed 2022, PILOT started in 2023.
41	4001-23-01	Solitude Solar Russell County Road 21 Microgrid, LLC	Oswegatchie	\$	3,263,916	\$ 3,263,916	\$6,304	\$0	\$0	0	0	0	0			\$0/1,141,693 for 2025	5.00	2052	1040 County Route 21, Russell. Project closed 12/18/23, constructed 2024 (6 FTE), PILOT starts in 2025.
42	4001-11-01	St. Lawrence Gas Company	Brasher, Lawrence, Norfolk, Stockholm	\$	11,884,000	\$ 11,884,000		\$529,962	\$427,931	49	4	88	35		\$12,458,000	\$14,374,620		2026	SL Gas owned by Enbridge, acquired by Liberty Utilities in 2020. Liberty has added back office jobs.

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43	4001-22-07	St. Lawrence Suds, LLC dba Bent Beam Brewing	Canton	\$ 1,120,653	\$ 316,250	\$7,017	N/A	N/A	0	0	0	0						Project represents construction of brew pub on site former barn in Village of Canton.
44	4001-20-15	Stockholm Solar, LLC (Nexamp)	Stockholm	\$ 4,304,530	\$ 4,304,530	\$0	\$106,495	\$17,085	0	0	0	0		\$431,238	\$2,848,600	3.35	2042	52 Wells Road, Stockholm. Project closed 09/02/21, constructed in 2022, PILOT started in 2023.
45	4001-24-03	Summit SHRED Lab	Potsdam	\$ 298,107	\$ 226,670	\$18,332			3	2	3	-2					2024	Project includes enhanced workspace, bailing capacity, air handling, and loading equipment. Project complete with \$198.24 overage in S&UT exemption which was returned by the company and remitted by the IDA to NYS.
46	4001-21-10	TJA-NY-1454 CR15 Oswegatchie Solar, LLC	Oswegatchie - Rensselaer Falls	\$ 9,456,028	\$ 9,456,028	\$50,000	\$304	\$0	0	0	0	0			\$0/100,000 for 2025	5.00		Project construction (25 FTE) began in 2023, PILOT will begin in 2025.
47	4001-22-06	TJA-NY-Canton Solar Farm, LLC	Canton	\$ 10,992,000	\$ 10,992,000	\$0	\$12,285	\$0	0	0	0	0			\$0/320,000 for 2025	5.00		Project construction (6 FTE) began in 2023, PILOT will begin in 2025.
48	4001-20-02	The Quarry Potsdam, LLC	Potsdam	\$ 15,000,000	\$ 15,000,000		\$306,948	\$51,000	0	2	2.5	0.5	88,572	\$859,776	\$5,274,800		2052	Adaptive Reuse and Affordable Housing project. \$867,806 is calculated value of assessment based on \$51,000 PILOT payment at current tax rates.
49	4001-98-01	United Helpers Management Company	United	\$ 3,800,000	\$ 3,800,000				0	7	7.5	0.5	0				2025	Tax Exempt Bond for Partridge Knoll facility. 36 independent living apartments.
50	4001-20-17	Waddington Solar, LLC (Nexamp)	Waddington	\$ 7,240,309	\$ 7,240,309	\$0	\$59,164	\$25,500	0	0	0	0		\$745,550	\$1,750,000	5.00	2042	1020 County Route 31, Waddington. Project closed 09/02/21, constructed 2022, PILOT started in 2023.
51	4001-21-09	Wadhams Solar, LLC (Nexamp)	Oswegatchie	\$ 7,303,914	\$ 7,303,914	\$0	\$376	\$23,750	0	0	0	0		\$621,383	\$10,000/100,000 for 2025	4.75	2042	6866 State HWY 37, Ogdensburg. Project closed 12/22/21, constructed 2023, PILOT begins 2024.
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						\$150,435	\$2,295,528	\$1,050,338	706	161.5	940.3	72.75	322,622	\$29,173,329	\$60,437,609	107.76		
									Jobs Added:		234							