

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

Resolution No. IDA-25-09-20

September 23, 2025

ACCEPTING FY2026 TENTATIVE BUDGET

WHEREAS, the St. Lawrence County Industrial Development Agency (the “SLCIDA”) has prepared a Fiscal Year 2026 Tentative Budget, and

WHEREAS, the Tentative Budget has been made available to Board members, for review prior to the September 23, 2025, meeting,

NOW, THEREFORE, BE IT RESOLVED that the St. Lawrence County Industrial Development Agency does hereby accept the Tentative Budget as proposed, including modifications and amendments as may be reflected in the minutes of this meeting, and

BE IT FURTHER RESOLVED that the SLCIDA shall cause to have copies of the Tentative Budget forwarded to the St. Lawrence County Clerk and to the Legislature of St. Lawrence County and to do all other things as may be required by statute, and

BE IT FURTHER RESOLVED that the SLCIDA will consider comments on the Tentative Budget at the next meeting that is scheduled at least 20 days from the date of this resolution and may modify the Budget based on those comments or on other information that may come to the attention of the SLCIDA.

Move:	LaBaff			
Second:	Reagen			
VOTE	AYE	NAY	ABSTAIN	ABSENT
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

September 23, 2025

St. Lawrence County Industrial Development Agency
2026 Tentative Budget

	2024 Actual	2025 Budget	YTD 6/30/2025	2026 Budget
OPERATING REVENUE				
2400 · Late Fees Received	353	100	0	100
2401-Realized/Unrealized Gain/Loss-Investments	87,528	65,000	36,720	189,600
2409B · Interest Income - Banking	6,344	6,500	3,053	6,500
2409L · Interest Income - Lease	26,847	24,500	10,433	23,110
2411 · Refund of Prior Years Expense	890,580	0	0	0
2421 · St. Lawrence County Revenue	400,000	400,000	200,000	425,000
2423 · GMEDF Administrative Revenue	7,200	7,200	0	7,200
2999 · Miscellaneous Income	38,103	250	0	250
Total OPERATING REVENUE	1,456,954	503,550	250,205	651,760
Canton Industrial Building - CIB				
2450 · Rental Income - CIB	12,607	69,639	34,820	69,639
Total Revenue for CIB	12,607	69,639	34,820	69,639
6455408 · Maintenance Expense - CIB	28,783	15,000	8,973	15,000
6455411 · Insurance Expense - CIB	6,090	6,100	0	6,100
6455415 · Tax/PILOT Payment Expense - CIB	30,977	0	0	0
6455416 · Utilities Expense - CIB	3,584	2,500	2,175	4,500
6455499 · Miscellaneous Expense - CIB	0	100	2,709	100
6455510 · Depreciation Expense - CIB	0	0	63,839	63,840
6455500 · Interest Expense - CIB	2,665	2,300	1,429	2,225
Total Expenditure for CIB	72,099	26,000	79,125	91,765
Total Canton Industrial Building	(59,493)	43,639	(44,305)	(22,126)
Canton Industrial Park				
6456408 · Maintenance Expense - CIP	0	500	0	500
6456411 · Insurance Expense - CIP	881	1,000	0	1,000
6456499 · Miscellaneous Expense - CIP	0	250	0	250
6456510 · Depreciation Expense - CIP	4,900	0	0	0
Total Expenditure for CIP	5,781	1,750	0	1,750
Total Canton Industrial Park	(5,781)	(1,750)	0	(1,750)
Gouverneur Industrial Park				
6486408 · Maintenance Expense – GIP	2,800	3,000	0	3,000
6486411 · Insurance Expense - GIP	41	75	0	75
6486499 · Miscellaneous Expense - GIP	1,070	250	0	250
Total Expenditure for GIP	3,911	3,325	0	3,325
Total Gouverneur Industrial Park	(3,911)	(3,325)	0	(3,325)
100 Paterson Street				
2485 · Rental Income - 100 Paterson Street	119,000	122,000	61,500	120,000
Total Revenue for 100 Paterson Street	119,000	122,000	61,500	120,000
6480408 · Maintenance Expense - 100 Paterson Street	22,528	20,000	16,056	20,000
6480411 · Insurance Expense - 100 Paterson Street	24,311	23,675	0	23,675
6480415 · Tax/PILOT Payment Exp-100 Paterson Street	8,993	10,000	11,727	13,830
6480416 · Utility Expense - 100 Paterson Street	19,481	10,000	19,443	10,000
6480499 · Misc Expense - 100 Paterson Street	0	1,000	0	1,000
6480510 · Depreciation Expense · 100 Paterson Street	81,662	70,000	0	70,000
Total Expenditure for 100 Paterson Street	156,973	134,675	47,226	138,505
Total 100 Paterson Street	(37,973)	(12,675)	14,274	(18,505)

St. Lawrence County Industrial Development Agency
2026 Tentative Budget

	2024 Actual	2025 Budget	YTD 6/30/2025	2026 Budget
30 Buck Street				
2440 · Rental Income - 30 Buck Street	0	0	0	0
Total Revenue for 30 Buck Street	0	0	0	0
6440404 · Lease Expense - 30 Buck Street	0	0	40,000	96,000
6440408 · Maintenance Expense - 30 Buck Street	0	0	13,073	25,000
6440411 · Insurance Expense - 30 Buck Street	0	0	28,759	30,000
6440415 · Tax/PILOT Payment Exp - 30 Buck Street	0	0	0	0
6440416 · Utility Expense - 30 Buck Street	0	0	383	40,000
6440450 · Rehabilitation Expense - 30 Buck Street	0	0	0	750,000
6440499 · Misc Expense - 30 Buck Street	0	0	5,761	5,000
6440510 · Depreciation Expense - 30 Buck Street	0	0	0	26,250
Total Expenditure for 30 Buck Street	0	0	87,976	972,250
Total 30 Buck Street	0	0	(87,976)	(972,250)
ARPA Funding				
2516 - Revenue from SLC in for ARPA	1,267,723	208,200	342,360	0
Total Revenue for ARPA Funding	1,267,723	208,200	342,360	0
6458.501 - Facility & Infrastructure Improvements	708,712	138,700	94,725	0
6458.502 - Small Business & Nonprofit Assistance	62,500	5,000	0	0
6458.503 - Travel, Tourism, & Hospitality Promotion	92,926	50,000	37,630	0
6458.504 - Travel, Tourism, & Hosp Capacity Bldg	82,510	50,000	9,982	0
6458.505 - New Worker Training	77,000	5,000	0	0
6458.506 - Existing Worker Training	55,095	5,000	6,145	0
6458.507 – Heavy Equipment Operator	14,400	20,000	43,900	0
6458.508 - Healthcare-CCMA	21,865	5,000	(467)	0
6458.509 - Pipeline Talent	0	25,000	16,490	0
6458.510 - CDLA	138,720	25,000	50,367	0
6458.511 - FCCTP-Child Care	13,995	43,145	17,963	0
Total Expenditure for ARPA	1,267,723	371,845	276,734	0
Total ARPA	0	(163,645)	65,626	0
Miscellaneous Projects				
2413 · Project Fees	1,567,319	10,000	78,800	10,000
2550 · Benson Mines-FRAP DOT Revenue	0	410,235	0	399,818
2420 · PILOT Payments Received	0	678,000	621,301	642,075
2424 · NBRC Revenue	42,999	0	0	0
6499 · Miscellaneous Income	0	500	0	0
Total Revenue for Miscellaneous Projects	1,610,318	1,098,735	700,101	1,051,893
6420624 · Benson Mines DOT FRAP Expenses	0	482,628	0	470,374
6420625 · Massena School of Business Expenses	131,766	33,173	8,336	50,000
6490616 · PILOT Payment Expenses	0	678,000	621,301	642,075
Total Expenditure for Miscellaneous Projects	131,766	1,193,801	629,637	1,162,449
Total Miscellaneous Projects	1,478,552	(95,066)	70,464	(110,556)

St. Lawrence County Industrial Development Agency
2026 Tentative Budget

	2024 Actual	2025 Budget	YTD 6/30/2025	2026 Budget
IDA General Operating Expenditures				
6460405 · Bank Fee Expense	195	200	36	200
6460408 · Maintenance Expense	3,563	1,500	403	1,500
6460411 · Insurance Expense	12,399	11,500	0	11,500
6460416 · Utilities Expense	5,387	8,500	2,805	8,500
6460418 · Underwriting/Credit Report Exp	0	100	0	0
6460420 · Office Supplies Expense	3,007	2,500	1,478	2,500
6460421 · Office Equipment Expense	6,169	500	2,512	2,500
6460422 · Equipment Repair Expense	0	250	0	250
6460423 · Telephone Expense	5,948	5,000	3,831	5,000
6460424 · Postage Expense	257	500	138	500
6460425 · Printing Expense	3,526	2,500	1,356	2,500
6460426 · IT/Cyber Expense	11,846	15,000	8,658	15,000
6460427 · Professional Associations Expense	1,090	1,500	2,480	2,500
6460432 · Other Legal Expense	9,919	5,000	1,428	5,000
6460433 · Legal Expense - Retainer	5,500	3,750	1,875	3,750
6460434 · Accounting Expense	10,650	13,000	13,813	13,313
6460436 · Promotion/Marketing Expense	20,790	25,000	24,450	25,000
6460440 · Auto Expense	1,166	1,000	683	1,000
6460441 · Subscriptions & Periodicals	720	500	498	500
6460442 · Meeting Expense	3,453	2,000	971	2,000
6460443 · Mileage Expense	1,386	1,000	853	1,250
6460444 · Education Workshops Expense	1,539	5,000	117	5,000
6460445 · Travel Expense	4,168	4,000	1,040	4,000
6460499 · Miscellaneous Expense	9,952	500	115	500
6460503 · Payroll Expenses				
503A · Salaries & Wages	584,520	545,110	267,292	480,578
503B · Employee Benefits	225,136	135,000	105,078	131,513
503C · Post Employment Benefits Expense	79,486	175,000	0	135,000
503D · Payroll Tax Expense	38,015	37,650	19,583	34,854
503E · Payroll Processing Fees	3,136	3,500	3,099	3,500
6460599 · Depreciation Expense	8,817	1,000	0	0
Total IDA General Operating Expenditures	1,061,737	1,007,560	464,588	899,208
Total Revenue	4,466,600	2,002,124	1,388,986	1,893,292
Total Expenditures	2,699,990	2,738,956	1,585,287	3,269,252
Net Income	1,766,610	(736,832)	(196,301)	(1,375,960)