

ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
Resolution No. IDA-25-010-22  
October 28, 2025

**APPROVING AND ADOPTING FY2026 BUDGET  
and  
AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO MAKE LINE-ITEM CHANGES**

**WHEREAS**, the St. Lawrence County Industrial Development Agency (the “SLCIDA”) has caused to be prepared a Fiscal Year 2026 budget, and

**WHEREAS**, a tentative Budget, after acceptance by the SLCIDA on September 23, 2025, was made available for at least 20 days for public inspection and comment pursuant to Title 1 of Article 18-A, Section 861 of New York General Municipal Law, and

**WHEREAS**, the SLCIDA has reviewed any and all comments received during the public comment period,

**NOW, THEREFORE, BE IT RESOLVED** that the St. Lawrence County Industrial Development Agency approves and adopts the attached Fiscal Year 2026 Budget, and

**BE IT FURTHER RESOLVED** that the St. Lawrence County Industrial Development Agency does hereby confer authority to its Chief Executive Officer to make line item changes within the various components of the budget, provided that: (i) No line item change exceeds \$2,500; (ii) The change does not alter the "Total Expenses" of the relevant component Schedule, and (iii) the Chief Executive Officer must advise the SLCIDA Board of any such modifications at the SLCIDA meeting held immediately after such modification has been made, and

**BE IT FURTHER RESOLVED** that the SLCIDA shall cause to have copies of the Fiscal Year 2026 Budget forwarded to the St. Lawrence County Clerk, County Treasurer, County Administrator, Legislative Chair, and NYSABO, and to do all other things as may be required by statute.

Move:	Hall			
Second:	McMahon			
<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

October 28, 2025

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	2024 Actual	2025 Budget	YTD 6/30/2025	2026 Budget
<b>OPERATING REVENUES</b>				
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
<b>TOTAL OPERATING REVENUES</b>	<b>1,456,954</b>	<b>503,550</b>	<b>250,205</b>	<b>651,760</b>
<b>CANTON INDUSTRIAL BUILDING CIB</b>				
2450 · Rental Income - CIB	12,607	69,639	34,820	69,639
<b>TOTAL REVENUES CANTON INDUSTRIAL BUILDING CIB</b>	<b>12,607</b>	<b>69,639</b>	<b>34,820</b>	<b>69,639</b>
<b>CANTON INDUSTRIAL BUILDING CIB EXPENSES</b>				
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	63,839	67,208	0	67,208
6455500 · Interest Expense - CIB	2,665	2,300	1,429	2,225
<b>TOTAL EXPENSES CANTON INDUSTRIAL BUILDING CIB</b>	<b>135,938</b>	<b>93,208</b>	<b>15,286</b>	<b>95,133</b>
<b>TOTAL CANTON INDUSTRIAL BUILDING CIB</b>	<b>(123,332)</b>	<b>(23,569)</b>	<b>19,534</b>	<b>(25,494)</b>
<b>CANTON INDUSTRIAL PARK CIP</b>				
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
<b>TOTAL EXPENSES CANTON INDUSTRIAL PARK CIP</b>	<b>5,781</b>	<b>1,750</b>	<b>0</b>	<b>1,750</b>
<b>TOTAL CANTON INDUSTRIAL PARK CIP</b>	<b>(5,781)</b>	<b>(1,750)</b>	<b>0</b>	<b>(1,750)</b>

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**GOUVERNEUR INDUSTRIAL PARK GIP**

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
<b>TOTAL EXPENSES GOUVERNEUR INDUSTRIAL PARK GIP</b>	<b>3,911</b>	<b>3,325</b>	<b>0</b>	<b>3,325</b>
<b>TOTAL GOUVERNEUR INDUSTRIAL PARK - GIP</b>	<b>(3,911)</b>	<b>(3,325)</b>	<b>0</b>	<b>(3,325)</b>

**100 PATERSON STREET BUILDING**

2485 · Rental Income - 100 Paterson	119,000	122,000	61,500	120,000
<b>TOTAL REVENUES 100 PATERSON STREET BUILDING</b>	<b>119,000</b>	<b>122,000</b>	<b>61,500</b>	<b>120,000</b>
6480408 · Maintenance Expense - 100 Paterson	22,528	20,000	16,056	20,000
6480411 · Insurance Expense - 100 Paterson	24,311	23,675	0	26,000
6480415 · Tax/PILOT Payment Exp-100 Paterson	8,993	10,000	11,727	13,830
6480416 · Utility Expense - 100 Paterson	19,481	10,000	19,443	10,000
6480499 · Misc Expense - 100 Paterson	0	1,000	0	1,000
6480510 · Depreciation Expense · 100 Paterson	81,662	70,000	0	70,000
<b>TOTAL EXPENSES 100 PATERSON STREET BUILDING</b>	<b>156,973</b>	<b>134,675</b>	<b>47,226</b>	<b>140,830</b>
<b>TOTAL 100 PATERSON STREET BUILDING</b>	<b>(37,973)</b>	<b>(12,675)</b>	<b>14,274</b>	<b>(20,830)</b>

**30 BUCK STREET BUILDING**

2440 · Rental Income - 30 Buck Street	0	0	0	0
<b>TOTAL REVENUES 30 BUCK STREET BUILDING</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
6440404 · Lease Expense - 30 Buck Street	0	0	40,000	96,000
6440408 · Maintenance Expense - 30 Buck Street	0	0	13,073	10,000
6440411 · Insurance Expense - 30 Buck Street	0	0	28,759	30,200
6440415 · Tax/PILOT Payment Exp - 30 Buck Street	0	0	0	0
6440416 · Utility Expense - 30 Buck Street	0	0	383	30,000
6440450 · Rehabilitation Expense - 30 Buck Street	0	0	0	670,000
6440499 · Misc Expense - 30 Buck Street	0	0	5,761	1,000
6440510 · Depreciation Expense - 30 Buck Street	0	0	0	26,250
<b>TOTAL EXPENSES 30 BUCK STREET BUILDING</b>	<b>0</b>	<b>0</b>	<b>87,976</b>	<b>863,450</b>
<b>TOTAL 30 BUCK STREET BUILDING</b>	<b>0</b>	<b>0</b>	<b>(87,976)</b>	<b>(863,450)</b>

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**ARPA FUNDING**

2516 - Revenue from SLC in for ARPA	1,267,723	208,200	342,360	0
<b>TOTAL REVENUES ARPA FUNDING</b>	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	77,000	5,000	0	0
6458.506 - Existing Worker	55,095	5,000	6,145	0
6458.507 - HEO	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
<b>TOTAL EXPENSES ARPA FUNDING</b>	1,267,723	371,845	276,734	0
<b>TOTAL ARPA FUNDING</b>	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	667,075
2424 · NBRC Revenue	42,999	0	0	0
2504 · CDC Project Revenue	0	50	0	0
6499 · Miscellaneous Income	0	500	0	0
<b>TOTAL REVENUES MISCELLANEOUS PROJECTS</b>	1,610,318	1,098,785	700,101	1,076,893
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 Payments out	0	678,000	621,301	667,075
<b>TOTAL EXPENSES MISCELLANEOUS PROJECTS</b>	131,766	1,193,801	629,637	1,187,449
<b>TOTAL MISCELLANEOUS PROJECTS</b>	1,478,552	(95,016)	70,464	(110,556)

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**GENERAL OPERATING EXPENSES**

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
<b>TOTAL GENERAL OPERATING EXPENSES</b>	<b>1,061,737</b>	<b>1,007,560</b>	<b>464,588</b>	<b>899,208</b>
TOTAL REVENUES	4,466,600	2,002,174	1,388,986	1,918,292
TOTAL EXPENSES	2,763,829	2,806,164	1,521,448	3,191,145
<b>NET INCOME</b>	<b>1,702,771</b>	<b>(803,990)</b>	<b>(132,462)</b>	<b>(1,272,853)</b>