



ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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Brian Staples, CPA

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Patrick J. Kelly

St. Lawrence County
Industrial Development Agency

*

CHIEF FINANCIAL OFFICER

Kimberly A. Gilbert

St. Lawrence County
Industrial Development Agency

MEMORANDUM

To: James Reagen
IDA Representative to the County Legislature

From: Patrick J. Kelly
Chief Executive Officer



Date: October 27, 2025

Re: Report to the Legislature

Pursuant to our Economic Development Services Agreement, attached please find the following:

- Semiannual Mission and Performance Review (January 2025 – June 2025)
- Unaudited Financial Statements for the Period Ending June 2025

Please feel free to contact me if you have any questions.

CC: St. Lawrence County Legislators
St. Lawrence County Administrator



Mission Statement

(Reviewed and Reaffirmed in Public Session on March 25, 2025)

The mission of the St. Lawrence County Industrial Development Agency (“IDA”) is to promote, encourage, attract, and develop job opportunities and economically sound commerce and industry in St. Lawrence County. To accomplish its mission, the IDA constructs and owns industrial sites and buildings, administers loan packaging and industrial revenue bond financing, and provides a variety of tax-reduction incentives.

Performance Goals

- To create new employment opportunities for St. Lawrence County citizens through the attraction of or the creation of new businesses
- To create new employment opportunities for St. Lawrence County citizens through the expansion of existing businesses
- To retain existing employment opportunities
- To leverage the greatest level of private investment in St. Lawrence County businesses
- To educate County businesses, elected officials, and community representatives regarding available economic development resources
- Act as a liaison with businesses and government to help coordinate economic development services and reduce bureaucracy
- Work cooperatively with area economic development agencies to market County assets and economic development resources to potential new or expanding businesses
- Ensure a transparent and accountable operation with responsibly-managed Agency assets

2025 Performance Review (January 2025 – June 2025)

St. Lawrence Suds (dba Bent Beam Brewing) is preparing to open in Fall 2025. In February 2025, the company was approved for an extension of a sales and use tax exemption provided by IDA, and a final loan package from the IDA Local Development Corporation (“IDA-LDC”) is expected to close in July.

The company anticipates hiring up to 12 employees during the first three years of operation.



The IDA assembled a loan package for *Empire State Mines* for a commercial demonstration graphite processing facility at the company’s Fowler mine. The \$2 million loan included \$1,500,000 through the IDA-LDC and River Valley Redevelopment Agency and \$500,000 from the North Country Economic Development Fund, administered by the Development Authority of the North Country. Graphite is considered a critical access mineral, and this loan will enable ESM to work toward becoming the first graphite mineral producer in the United States in over 50 years. The company currently employs 135 people, and the project is expected to create an additional five jobs.



Vecino Group New York, LLC submitted applications for PILOT, mortgage recording tax, and sales tax exemptions for proposed projects at Midtown Plaza in Canton and the former Congdon Hall in Potsdam.



The Midtown Plaza project involves the proposed demolition of current buildings and construction of an innovation center and 55 low-income housing units.

The Congdon Hall project will require significant revitalization to include the development of 53 low-income housing units.

The IDA, in conjunction with the Village of Massena, continue to move forward with the former *Massena School of Business* façade rehabilitation project. As part of the Village’s 2021 DRI award, the IDA received \$1.9 million in funding from Empire State Development to demolish the dilapidated School of Business while preserving the façade, creating a courtyard and transition space between Main Street and the parking area/proposed riverwalk space behind the building.



The St. Lawrence River Valley Redevelopment Agency approved a loan for \$75,000 to *Thompsons Diesel Works, LLC* for the purchase of new equipment. The business specializes in heavy diesel truck repair, heavy equipment repair, and fabrication. Thompson Diesel is known for performing their repair services on-site for customers, a unique niche that helps customers reduce down time and equipment transportation for farm or diesel equipment repairs. The project is expected to assist in the retention of four and creation of one and a half new full-time equivalent jobs over the next three years.



Cives Steel Company, Northern Division in Gouverneur is undertaking a project to improve its downtown office facility and to make safety, layout, efficiency, and product handling improvements to its production facility.



The work at the production facility will include craneway re-painting, replacement of windows and installation of new overhead doors at the company's shop facility, and the acquisition of new welding equipment for production. The company requested a Sales and Use Tax Exemption for the project from the IDA. Currently the company employs 139 people, an increase in four workers since the IDA engaged in a project with Cives Steel last year.

A lease was authorized between the St. Lawrence County Property Development Corporation and the IDA for the *former Kraft facility in Canton, located at 30 Buck Street*. This will enable the IDA to oversee the rehabilitation and redevelopment of the property, similar to the model used for the 100 Paterson Street property in Ogdensburg. The Property Development Corporation acquired the building in February 2025 with the goal of redeveloping the property to put it back into productive use as an asset for creating jobs and building the tax base.

The 30 Buck Street Canton Project began this year with building maintenance and security work on the 96,000 square foot facility. An RFP for construction is planned to be released later this year for HVAC, electrical, roof, and other miscellaneous building envelope work.



A Business Resource Mixer was held on April 29th at the Best Western University Inn in Canton. The event was attended by representatives of local businesses, colleges and universities, with local, regional, and state business resource partners on hand as well. Four local businesses formed a panel of speakers to discuss their experiences with operating a business utilizing the business resources available in the County. IDA staff assisted with the coordination of the event, which will be a St. Lawrence County Chamber event going forward.



Approximately **40 PILOT invoices** were sent out to companies in January, totaling approximately \$600,000. This is in addition to the \$500,000 in IDA PILOT invoices billed directly by the taxing jurisdictions – representing \$1.1 million in new revenue to the various villages, towns, schools, and county. Last year the total IDA PILOT billings, county-wide, were about \$820,000 and the pre-project tax payments on the project parcels were under \$80,000.

The IDA hosted an **Export to Canada Roundtable** event in May, with approximately 20 people in attendance, including Empire State Development representatives from Montreal, local and regional economic developers, and local businesses.

In January, IDA staff hosted representatives from New York State **Empire State Development** for a site tour of various business locations in St. Lawrence County, including Alcoa, Potsdam Specialty Paper, Corning, and North American Forest Group, with site visits to the IDA's 100 Paterson Street facility, the Air Products Construction site, and the Massena Electric Department. This type of interaction helps raise our profile and build an awareness of the available properties in St. Lawrence County when potential leads come into New York State.

Business Connection: Spotlight on Resources, a subcommittee of the St. Lawrence County Workforce Pipeline Committee, of which the IDA is a member, held events earlier in the year at Southwest Tech BOCES in Fowler and the Canino School of Engineering at SUNY Canton. These events enabled local employers to undertake group tours with students and instructors to help spotlight the programs and services offered at both locations. Many employers who attended the Business Connections events expressed interest in connecting with the students.



IDA staff hosted a **Real Estate Roundtable** earlier this year to help bring together local real estate agents with economic development representatives to discuss our shared interest in workforce and business connections.



In an ongoing effort to connect the regional military population to local job opportunities, the IDA and St. Lawrence County Chamber have partnered at employer connection events on **Fort Drum**, including job fairs, the North Country Expo, and other informational exchanges.

These efforts strengthen the connections between the region’s employers and the Fort Drum-related talent pool of military spouses, transitioning soldiers, and veterans, while assisting local employers in their quest for workforce talent.

The North Country Regional Economic Development Council, and various other community partners, collaborated on a \$10 million award to create the **Next Move NY “NMNY” Initiative**. The Development Authority of the North Country, the program administrator for this initiative, established a team that launched the program in April 2025. IDA staff is working with NMNY staff to outreach key economic development professionals, community stakeholders, and local businesses to develop partnerships in this new endeavor.



As part of a continuing partnership with BOCES Career Tech Education (CTE), staff served on the **Comprehensive Learning Needs Assessment** advisory committee to assess/evaluate criteria for BOCES CTE programs to assure alignment with local workforce needs.

In April, staff attended and assisted with recruiting businesses for the **Massena Central School District Job Fair**. This opportunity served to inform students about the local employers in the area and the types of career opportunities available to them.



In response to the heightened activity with the Department of Corrections, a number of representatives from the Ogdensburg and Gouverneur areas, including legislative representatives from the County and the IDA, worked together to help relay important messaging to state leaders highlighting the success and value of both the **Gouverneur and Riverview Correctional facilities** to keep the facilities in operation. Legislator and IDA member Jim Reagen is the Chair of the group. A formal resolution was passed in February by the IDA in support of the correctional facilities remaining in operation in St. Lawrence County.



The St. Lawrence River Valley Redevelopment Agency’s Community Development and Environmental Improvement Program Applications for the 2025 funding year were made available in January, with a submission deadline of April 15th. A total of 12 applications were accepted totaling project requests of \$420,000. Since the program’s inception about 14 years ago, over \$14 million in funds have been awarded for this program. This year the following nine awards totaling \$100,000 were approved.

Organization	Project Description	Award
BLACK LAKE FISH & GAME ASSOCIATION	IMPROVEMENTS TO FISH & GAME COMPLEX AND AMES YOUTH OUTDOOR EDUCATION CENTER	\$ 10,000
CRANBERRY LAKE MOUNTAINEERS	REPAIRS TO 2008 PISTON BULLY GROOMER	\$ 10,000
GOUVERNEUR AGRICULTURAL & MECHANICAL SOCIETY	UPGRADE CAMPER SITES ON FAIRGROUNDS	\$ 10,000
LISBON, TOWN OF	REHABILITATE DOWNSTAIRS OF TOWN HALL	\$ 10,000
LOUISVILLE, TOWN OF	HOLIDAY/COMMUNITY SPIRIT DECORATIONS	\$ 10,000
OGDENSBURG, CITY OF	VENTILATION IMPROVEMENTS TO CENTRIFUGE ROOM OF WATER POLLUTION CONTROL FACILITY	\$ 10,000
POTSDAM HUMANE SOCIETY	FACILITY REPAIRS AND UPGRADES TO SHELTER	\$ 20,000
TAUNY	RENOVATIONS TO MAIN STREET DOWNTOWN LOCATION – WINDOW REPAIR/REPLACEMENT	\$ 10,000
WADDINGTON, TOWN OF	RESTORE WINDOWS OF OLD TOWN HALL	\$ 10,000

At the **IDA's Annual Meeting**, the following officers were elected to a one-year term: Brian W. Staples (Chair); Lynn Blevins (Vice-Chair); Ernest J. LaBaff (Secretary).

As part of our **Public Authority Law compliance** program, annual policy reviews are conducted by the IDA and its affiliated organizations. In the first quarter, the Property Disposition, Whistleblower, Code of Ethics, Defense & Indemnification, and Compensation, Reimbursement & Attendance policies were reviewed. Updates to the Open Meetings Law Policy and FOIL policy were also approved, and performance documents for 2024 were reviewed.

Board members approved the 2024 Independent Audit reports in March. Legislators have been provided the reports electronically. In addition, the reports are available on our website at www.SLCIDA.com.

The IDA also continued **aggressive marketing efforts** to better inform local businesses of our resources, to attract outside businesses and investment to St. Lawrence County, and to seek out alumni and former residents of the area to return to the County. Some of these efforts include:

- Staff exhibited and/or walked various tradeshow, including the Aeromart Montreal Show in March, the Select-USA show in Washington D.C. in May, and the Canadian Association of Defense and Security Industries (“CANSEC”) show in Ottawa in May, to engage with a variety of companies to discuss business expansion opportunities in St. Lawrence County. Additionally, staff attended both the Adirondack Days in Albany and Adirondack Planning Forum in Saranac Lake in May.
- The IDA continued a commitment of funds for the Drum Country Business Regional Marketing Initiative. This effort represents a collaboration of the St. Lawrence, Jefferson, and Lewis County IDAs, the Development Authority of the North Country, and National Grid partnering with Fort Drum to promote and develop the region. The goal is to promote St. Lawrence County to audiences that might not recognize the County but do know the region.
- Representatives from Fort Drum attended the Business Mixer event in April and discussed the process of transitioning soldiers into the regional workforce. This relationship with Fort Drum was developed as part of this initiative.
- Distributing informational flyers with the “Come Back Home and Bring Your Business” theme at local alumni events, reunions, and festivals this summer to foster attraction efforts.
- The creation and utilization of advertising and media promotion pieces, including placements in North Country This Week and Northern New York Newspapers.
- Maintaining memberships in Canadian trade organizations to facilitate access to events and to maintain key contacts with Canadian companies and multiplier organizations.



- We continue to promote business resources in St. Lawrence County and to position the County as a location for new investment and a destination from outside the area. Postings offer information pieces as well as general updates and promotional messaging.

Notable highlights to the IDA website and related social media platforms include:

- Updated Facts and Figures pages with updated census data.
- Continuing the “Come Home to St. Lawrence County” campaign to encourage local college alumni and previous residents to come back to the County.
- Edited the footage for the Clifton Fine Hospital video, as well as the Pepsi-Cola Ogdensburg Bottlers video.
- Utilizing paid and organic posts for the alumni events.
- Continuing to develop social content highlighting prominent community events that benefit workforce development.
- Weekly posts have included information about key sectors in the local economy, and more quality-of-life posts on Instagram resulted in growth on the page.
- Utilizing Instagram stories and tagging larger institutions has driven more impressions and engagement on posts, leading to more followers.

Website and social media analytics include:

- On average, there are about 5,000 people visiting the site. The number of sessions is 7,717 with a 2.52 average rate of page views per user, signifying that users visited the site more than once and view multiple pages each visit. The majority of these new visitors.
- The highest number of users per month in this period was in February 2025, which demonstrates that our social media efforts are working.
- Users spent an average of 4 minutes 3 seconds on the site, a slight increase from 2024 where the average session duration was 3 minutes 44 seconds.
- The Jobs page surpassed the Home page for most views, with users spending the most time on that page. The Home page received the second most visitors, with the Properties page following. The Jobs page overall accounted for 6,629 views by 1,568 users.

During the first half of 2025, the team continued updating and improving individual site pages to maximize functionality and usability. These additions allow us to present special features in an engaging and interactive manner, providing visitors with a captivating visual journey through the offerings in St. Lawrence County. Through these innovative features, we can highlight key aspects, such as successful businesses, cultural events, and local experiences, as well as facts and figures, providing a comprehensive glimpse into the diverse and captivating essence of the County.

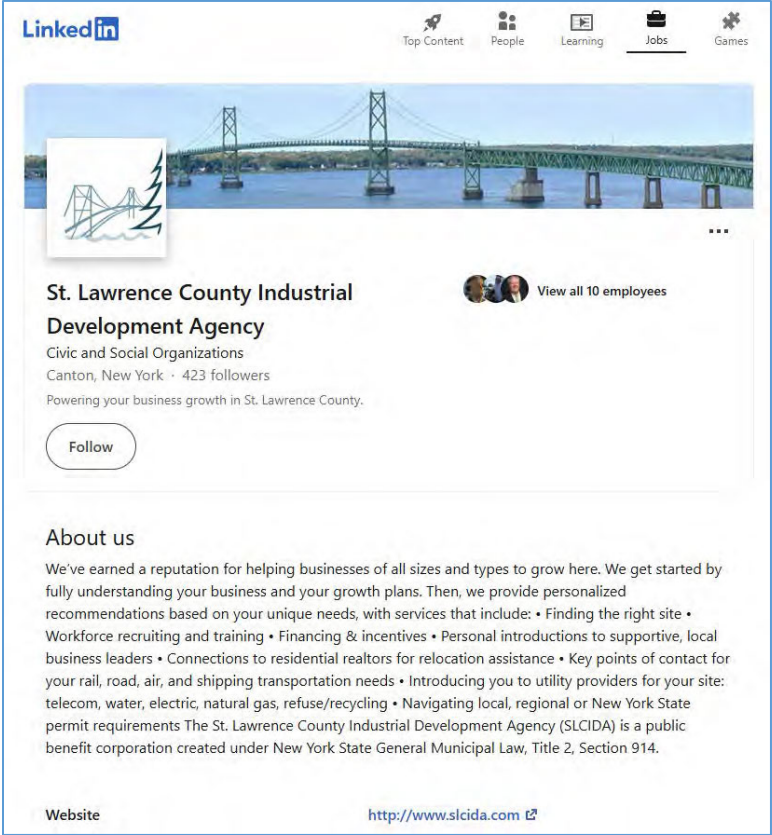
Audience sources:

The best sources of traffic were organic searches leading traffic to the site, with the second highest source being direct traffic. Referral is now the third largest source of traffic. Social Media visits increased in February, with smaller spikes in March.

Social Media Analytics Key Takeaways during the first half of the year:

- There was an increase in follower growth across Facebook, Instagram, and LinkedIn, with slightly less engagement on Facebook, but more increases on Instagram and LinkedIn. This is attributed to an increase in frequency of regular postings across the platforms.
- For Facebook and Instagram, we will incorporate more video into the posts and will look at using some content from the business spotlights to increase posting engagement. For certain posts, it may be worthwhile investing in ad-spend as that has proven to be effective for increasing reach.
- On LinkedIn, impressions are up from the second half of last year. We increased from 297 reactions to 383, up 28%. We also have 166% more comments in the first half of the year than we did in the second half of 2024, so engagement is increasing.
- On Instagram, we are seeing that page reach has increased by 449% thus far in 2025. This tells us that we are on track to have more increases throughout the year.

Once a month SLCIDA staff post available properties on LinkedIn to garner interest in both the properties and other offerings of the IDA. Our plan is to continue to feature one property per month in various locations around the County.



2025 St. Lawrence County ARPA IDA Administration Program Update

The St. Lawrence County Finance Committee approved a resolution on May 2, 2022, “Accepting the ARPA Committee Recommendations for the American Rescue Plan Act (“ARPA”) Funds.” The St. Lawrence County Board of Legislators then allocated ARPA funds to be administered by the IDA.

All of the \$3.2 million in ARPA funds provided to the IDA by The Board of Legislators to be distributed to organizations impacted by the COVID-19 pandemic, through a number of program categories, has been allocated. Highlights of the ARPA funds distribution include the following:

- Approximately \$2.8 million was expended by the end of 2024.
- Another \$110,000 has been expended so far this year.
- Over 70 entities benefited from the Small Business and Non-Profit awards.
- 80 benefited from the Facility and Infrastructure Improvement award.
- 40 benefited from the Tourism awards.
- 60 individuals benefited from the CDL Training Program.

The IDA set aside \$25,000 of ARPA funds to assist with Workforce Pipeline Development. Specifically, for these funds, it was highlighted that to strengthen our local workforce, it is essential that we create, build, and initiate training program pipelines (talent pipelines) that work to alleviate the short- and long-term talent shortages that are present in our county. As part of the process to improve the local workforce pipeline development, the IDA issued an RFP and engaged the CITEC Consulting Group to conduct a survey and compile a report to inventory local workforce needs and challenges, the training resources available to fulfill those needs, and to identify the gaps in existing programs to better build and initiate talent training program pipelines in St. Lawrence County. Staff will continue to collaborate with our local workforce partners to address workforce pipeline issues and hopefully seek resources that will address these, and other, workforce challenges in St. Lawrence County.



St. Lawrence County
Industrial Development Agency

St. Lawrence County Industrial Development Agency
Semi-Annual Report

Unaudited Financial Statements
Period Ending June 2025



St. Lawrence County
Industrial Development Agency

St. Lawrence County Industrial Development Agency

Balance Sheet

As of June 30, 2025

	<u>Jun 30, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
200 - Cash	536,117.81
200P - Cash - Payroll Checking Account	44,507.95
201 - Cash in Time Deposits	
201N - NBT Bank Cash in Time	1,822,789.61
201K - Key Bank Cash in Time	152,227.93
Total 201 - Cash in Time Deposits	<u>1,975,017.54</u>
202ARPA - NBT Account - ARPA Funding	305,965.25
Total Checking/Savings	<u>2,861,608.55</u>
Other Current Assets	
211 - Special Reserve	
211A - Special Reserve-LPL Investing	2,000,000.00
211C - Special Reserve LPL Cash Acct	2,489,153.49
Total 211 - Special Reserve	<u>4,489,153.49</u>
220 - Due from Others	
220-I - Due from Others for Insurance	1,967.79
220A - Misc. Due from Others	-2,838.73
Total 220 - Due from Others	<u>-870.94</u>
Total Other Current Assets	<u>4,488,282.55</u>
Total Current Assets	<u>7,349,891.10</u>
Fixed Assets	
111 - Gouverneur Industrial Park	
111-A - Gouverneur Industrial Park	68,280.17
Total 111 - Gouverneur Industrial Park	<u>68,280.17</u>
112 - Vehicles	
112-A - Vehicles	39,910.00
112-B - Vehicles Depreciation	-7,982.00
Total 112 - Vehicles	<u>31,928.00</u>
119 - Massena Industrial Park-Lot 12	40,963.08
122 - Furnishings	
122-A - Furnishing	31,728.19
122-B - Furnishing Depreciation	-27,397.77
Total 122 - Furnishings	<u>4,330.42</u>
128 - Canton Industrial Park	
128A - Canton Industrial Park - Land	166,250.00
128B - Canton Industrial Park - Imp-ND	176,990.00
128BD - Canton Ind Park - Imp Deprec	39,669.00
128-C - CIP Depreciation	-22,416.64
Total 128 - Canton Industrial Park	<u>360,492.36</u>

St. Lawrence County Industrial Development Agency

Balance Sheet

As of June 30, 2025

	<u>Jun 30, 25</u>
129 - Canton Industrial Building	
129-A - Canton Industrial Building	2,024,824.19
129-B - Canton Industrial Bldg Improv	165,873.20
129-C - Canton Ind Bldg - Depreciation	-727,276.76
Total 129 - Canton Industrial Building	<u>1,463,420.63</u>
130 - Paterson St Improvements	
130-A - Paterson St Imp - Depreciable	898,278.95
130-B - Paterson St IDepreciation	-163,323.44
Total 130 - Paterson St Improvements	<u>734,955.51</u>
Total Fixed Assets	<u>2,704,370.17</u>
Other Assets	
299 - Deferred Outflow - Pension	873,249.00
Capital Lease Receivable	
595 - L/P - NAFG NBRC Equip Lease	761,332.21
594 - L/R - From the Heart Cabinetry	462,171.59
Total Capital Lease Receivable	<u>1,223,503.80</u>
Total Other Assets	<u>2,096,752.80</u>
TOTAL ASSETS	<u><u>12,151,014.07</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
526 - Deferred Grant Revenue	155,050.93
522 - Prepaid Revenue(ESD Rail \$)	112,141.49
Total Other Current Liabilities	<u>267,192.42</u>
Total Current Liabilities	267,192.42
Long Term Liabilities	
511 - Deferred Inflow of Pension	944,266.00
510 - Net Pension Liability	200,879.00
Notes Payable (N/P)	
654 - N/P - SLCIDA-LDC CIB Loan	465,250.03
Total Notes Payable (N/P)	465,250.03
500 - Emp Compensated Time Accruals	365,208.09
501 - PostEmpBenft Other Than Pension	2,226,388.00
Total Long Term Liabilities	<u>4,201,991.12</u>
Total Liabilities	4,469,183.54
Equity	
3700 - Investment in Capital Assets	1,556,563.05
3800 - Net Assets - Assigned	2,000,000.00
3900 - Net Assets - Unassigned	4,257,729.80
Net Income	-132,462.32
Total Equity	<u>7,681,830.53</u>
TOTAL LIABILITIES & EQUITY	<u><u>12,151,014.07</u></u>

St. Lawrence County Industrial Development Agency
Budget Report

	2025 Budget	Jun-25	YTD	Balance
Operating Revenue				
2400 · Late Fees Received	100.00	0.00	0.00	100.00
2401B · Gain/Loss on Investment	65,000.00	11,030.53	36,719.61	28,280.39
2409B · Interest Income - Banking	6,500.00	502.21	3,052.98	3,447.02
2409L · Interest Income - Lease	24,500.00	3,641.83	10,432.76	14,067.24
2421 · St. Lawrence County Revenue	400,000.00	0.00	200,000.00	200,000.00
2423 · GMEDF Administrative Revenue	7,200.00	0.00	0.00	7,200.00
2999 · Miscellaneous Income	250.00	0.00	0.00	250.00
Total Operating Revenue	503,550.00	15,174.57	250,205.35	253,344.65
Canton Industrial Building				
2450 · Rental Income - CIB	69,639.00	5,803.25	34,819.50	34,819.50
Total Revenue for CIB	69,639.00	5,803.25	34,819.50	34,819.50
6455408 · Maintenance Expense - CIB	15,000.00	475.99	8,972.84	6,027.16
6455411 · Insurance Expense - CIB	6,100.00	0.00	0.00	6,100.00
6455415 · Tax/PILOT Expense - CIB	0.00	0.00	2,175.33	(2,175.33)
6455416 · Utilities Expense - CIB	2,500.00	221.99	2,708.97	(208.97)
6455499 · Miscellaneous Expense - CIB	100.00	0.00	0.00	100.00
6455500 · Interest Expense - CIB	2,300.00	194.54	1,428.83	871.17
6455510 · Depreciation Expense - CIB	67,208.00	0.00	0.00	67,208.00
Total Expenditure for CIB	93,208.00	892.52	15,285.97	77,922.03
Total Canton Industrial Building	(23,569.00)	4,910.73	19,533.53	(43,102.53)
Canton Industrial Park				
6456408 · Maintenance Expense - CIP	500.00	0.00	0.00	500.00
6456411 · Insurance Expense - CIP	1,000.00	0.00	0.00	1,000.00
6456499 · Miscellaneous Expense - CIP	250.00	0.00	0.00	250.00
6456510 · Depreciation Expense - CIP	0.00	0.00	0.00	0.00
Total Expenditure for CIP	1,750.00	0.00	0.00	1,750.00
Total Canton Industrial Park	(1,750.00)	0.00	0.00	(1,750.00)
Gouverneur Industrial Park				
6486408 · Maintenance Expense - GIP	3,000.00	0.00	0.00	3,000.00
6486411 · Insurance Expense - GIP	75.00	0.00	0.00	75.00
6486499 · Miscellaneous Expense - GIP	250.00	0.00	0.00	250.00
Total Expenditure for GIP	3,325.00	0.00	0.00	3,325.00
Total Gouverneur Industrial Park	(3,325.00)	0.00	0.00	(3,325.00)
100 Paterson Street Building				
2485 - Rental Income - 100 Paterson St	122,000.00	9,999.99	61,499.97	60,500.03
Total Revenue for 100 Paterson Street	122,000.00	9,999.99	61,499.97	60,500.03
6455408 · Maintenance Expense - 100 Paterson St	20,000.00	0.00	16,056.17	3,943.83
6455411 · Insurance Expense - 100 Paterson St	23,675.00	0.00	0.00	23,675.00
6455415 · Tax/PILOT Expense - 100 Paterson St	10,000.00	0.00	11,727.04	(1,727.04)
6455416 · Utilities Expense - 100 Paterson St	10,000.00	2,912.24	19,443.04	(9,443.04)
6455499 · Miscellaneous Expense - 100 Paterson St	1,000.00	0.00	0.00	1,000.00
6455510 · Depreciation Expense - 100 Paterson St	70,000.00	0.00	0.00	70,000.00
Total Expenditure for 100 Paterson St	134,675.00	2,912.24	47,226.25	87,448.75
Total - 100 Paterson Street	(12,675.00)	7,087.75	14,273.72	(26,948.72)

	2025 Budget	Jun-25	YTD	Balance
30 Buck Street				
2440 - Rental Income - 100 Paterson St	0.00	0.00	0.00	0.00
Total Revenue for 30 Buck Street	0.00	0.00	0.00	0.00
6440404 · Lease Expense - 30 Buck Street	0.00	0.00	40,000.00	(40,000.00)
6440408 · Maintenance Expense - 30 Buck Street	0.00	2,257.21	13,072.55	(13,072.55)
6440411 · Insurance Expense - 30 Buck Street	0.00	0.00	28,759.19	(28,759.19)
6440415 · Tax/PILOT Expense - 30 Buck Street	0.00	0.00	0.00	0.00
6440416 · Utilities Expense - 30 Buck Street	0.00	0.00	383.00	(383.00)
6440499 · Miscellaneous Expense - 30 Buck Street	0.00	5,761.25	5,761.25	(5,761.25)
6440510 · Depreciation Expense - 30 Buck Street	0.00	0.00	0.00	0.00
Total Expenditure for 30 Buck Street	0.00	8,018.46	87,975.99	(87,975.99)
Total - 30 Buck Street	0.00	(8,018.46)	(87,975.99)	87,975.99
Total Building Revenues	191,639.00	15,803.24	96,319.47	95,319.53
Total Building Expenses	232,958.00	11,823.22	150,488.21	82,469.79
Total Building Net Income	(41,319.00)	3,980.02	(54,168.74)	12,849.74
ARPA Revenue				
2480 · ARPA Revenues from SLC	208,200.00	0.00	342,359.74	(134,159.74)
Total Revenue for ARPA	208,200.00	0.00	342,359.74	(134,159.74)
6458501 · ARPA - Facility&Infrastructure	138,700.00	3,344.19	94,725.14	43,974.86
6458502 · ARPA - Small Business & NP	5,000.00	0.00	0.00	5,000.00
6458503 · ARPA - Tourism Promotion	50,000.00	2,947.54	37,629.68	12,370.32
6458504 · ARPA - Tourism Capacity	50,000.00	0.00	9,981.95	40,018.05
6458505 · ARPA - Workforce -New Worker	5,000.00	0.00	0.00	5,000.00
6458506 · ARPA - Workforce -Existing Worker	5,000.00	0.00	6,145.00	(1,145.00)
6458507 · ARPA - Workforce -Heavy Equip	20,000.00	0.00	43,900.00	(23,900.00)
6458508 · ARPA - Workforce -Healthcare	5,000.00	0.00	(467.00)	5,467.00
6458509 · ARPA - Workforce -Pipeline	25,000.00	89.63	16,489.63	8,510.37
6458510 · ARPA - CDLA Program	25,000.00	5,900.00	50,367.00	(25,367.00)
6458511 · ARPA - Family Child Care	43,145.00	0.00	17,962.76	25,182.24
Total Expenditure for ARPA	371,845.00	12,281.36	276,734.16	95,110.84
Total ARPA Programs	(163,645.00)	(12,281.36)	65,625.58	(229,270.58)
Miscellaneous Projects				
2413 · Project Fees	10,000.00	0.00	78,800.00	(68,800.00)
2420 · PILOT Revenue	678,000.00	0.00	621,301.21	56,698.79
2504 · CDC Project Revenue	50.00	0.00	0.00	100.00
2424 · NBRC Project Revenue	0.00	0.00	0.00	100.00
2550 · Benson Mines FRAP Revenue	410,235.00	0.00	0.00	100.00
6499 · Miscellaneous Income	500.00	0.00	0.00	500.00
Total Revenue for Misc. Projects	1,098,785.00	0.00	700,101.21	(11,301.21)
6490616 · PILOT Payment Expense	678,000.00	0.00	621,301.21	56,698.79
6420623 · NBRC-NAFG Expense	0.00	0.00	0.00	0.00
6420624 · Benson Mines FRAP Expenses	482,628.00	0.00	0.00	482,628.00
6420625 · Massena School of Business Exp.	33,173.00	730.00	8,336.00	24,837.00
6475515 · CAP IMP Vehicle	0.00	0.00	0.00	0.00
Total Expenditure for Misc. Projects	1,193,801.00	730.00	629,637.21	564,163.79
Total Miscellaneous Projects	(95,016.00)	(730.00)	70,464.00	(575,465.00)

	2025 Budget	Jun-25	YTD	Balance
General Operating Expenses				
6460405 · Bank Fees	200.00	0.00	36.04	163.96
6460408 · Maintenance Expense	1,500.00	66.80	402.70	1,097.30
6460411 · Insurance Expense	11,500.00	0.00	0.00	11,500.00
6460416 · Utilities Expense	8,500.00	381.20	2,805.45	5,694.55
6460418 · Underwriting/Credit Report Exp	100.00	0.00	0.00	100.00
6460420 · Office Supplies Expense	2,500.00	366.73	1,477.97	1,022.03
6460421 · Office Equipment Expense	500.00	214.95	2,511.53	(2,011.53)
6460422 · Equipment Repair Expense	250.00	0.00	0.00	250.00
6460423 · Telephone Expense	5,000.00	990.62	3,831.16	1,168.84
6460424 · Postage Expense	500.00	0.00	137.58	362.42
6460425 · Printing and Copying Expense	2,500.00	191.16	1,355.66	1,144.34
6460426 · IT Expense	15,000.00	0.00	8,657.98	6,342.02
6460427 · Professional Associations Expense	1,500.00	899.02	2,480.04	(980.04)
6460432 · Other Legal Expense	5,000.00	1,144.63	1,428.02	3,571.98
6460433 · Legal Expense - Retainer	3,750.00	0.00	1,875.00	1,875.00
6460434 · Accounting Expense	13,000.00	0.00	13,812.50	(812.50)
6460436 · Promotion/Marketing Expense	25,000.00	2,990.16	24,449.54	550.46
6460440 · Auto Expense	1,000.00	294.19	682.59	317.41
6460441 · Subscriptions & Periodicals	500.00	465.52	498.02	1.98
6460442 · Meeting Expense	2,000.00	0.00	971.18	1,028.82
6460443 · Mileage Expense	1,000.00	564.20	852.60	147.40
6460444 · Education Workshops Expense	5,000.00	0.00	116.60	4,883.40
6460445 · Travel Expense	4,000.00	166.13	1,039.78	2,960.22
6460499 · Miscellaneous Expense	500.00	(27.48)	114.59	385.41
6460503 · Payroll Expenses				
503A · Salaries & Wages	545,110.00	35,574.90	267,291.87	277,818.13
503B · Employee Benefits	135,000.00	350.61	105,077.75	29,922.25
503C · Post Employment Benefits Expense	175,000.00	0.00	0.00	175,000.00
503D · Payroll Tax Expense	37,650.00	2,589.96	19,583.00	18,067.00
503E · Payroll Processing Fees	3,500.00	243.50	3,099.36	400.64
6460599 · Depreciation Expense	1,000.00	0.00	0.00	1,000.00
Total General Operating Expenses	1,007,560.00	47,466.80	464,588.51	542,971.49
Total Revenue	2,002,174.00	30,977.81	1,388,985.77	203,203.23
Total Expenses	2,806,164.00	72,301.38	1,521,448.09	1,372,691.90
Net Income	(803,990.00)	(41,323.57)	(132,462.32)	(1,169,488.67)

St. Lawrence County IDALDC
Consolidated Balance Sheet
 January 2001 through June 2025

	BMRLF	GENERAL	GMEDF	LOAN FUND	MICROLOAN	RVRA	TOTAL
ASSETS							
Current Assets							
Checking/Savings							
205 · BrasherFund							
205-A · NBT - Brasher Fund	97,925.69	0.00	0.00	0.00	0.00	0.00	97,925.69
Total 205 · BrasherFund	97,925.69	0.00	0.00	0.00	0.00	0.00	97,925.69
204 · Cash -MICRO							
204A · Cash - MICRO NBT	0.00	0.00	0.00	0.00	220,625.65	0.00	220,625.65
Total 204 · Cash -MICRO	0.00	0.00	0.00	0.00	220,625.65	0.00	220,625.65
200 · Cash - General Fund							
200B · Cash - General Fund - KeyBank							
200BG · Cash - General - Key Bank	0.00	10,328.21	0.00	0.00	0.00	0.00	10,328.21
Total 200B · Cash - General Fund - KeyBank	0.00	10,328.21	0.00	0.00	0.00	0.00	10,328.21
200C · Cash - General - NBTBank	0.00	969,606.58	0.00	0.00	0.00	0.00	969,606.58
200P2 · Cash - General -Comm Payroll	0.00	26,116.13	0.00	0.00	0.00	0.00	26,116.13
Total 200 · Cash - General Fund	0.00	1,006,050.92	0.00	0.00	0.00	0.00	1,006,050.92
201 · Cash - Revolving Loan Fund							
201D · Cash - RLF - KeyBank	0.00	0.00	0.00	81,744.09	0.00	0.00	81,744.09
201F · Cash - RLF - NBT	0.00	0.00	0.00	512,771.73	0.00	0.00	512,771.73
201Z · Cash - RLF - CD_NBT	0.00	0.00	0.00	100,000.00	0.00	0.00	100,000.00
Total 201 · Cash - Revolving Loan Fund	0.00	0.00	0.00	694,515.82	0.00	0.00	694,515.82
202 · Cash - RVRA							
202G · Cash - RVRA - LPL Investments	0.00	0.00	0.00	0.00	0.00	2,262,287.27	2,262,287.27
202A · Cash - RVRA - NBT	0.00	0.00	0.00	0.00	0.00	3,376,655.56	3,376,655.56
202C · Cash - RVRA - Key	0.00	0.00	0.00	0.00	0.00	38,843.15	38,843.15
202E · Cash - RVRA - Community Bank	0.00	0.00	0.00	0.00	0.00	89,831.25	89,831.25
202F · Cash - RVRA - NBT CDRS	0.00	0.00	0.00	0.00	0.00	1,145,416.24	1,145,416.24
Total 202 · Cash - RVRA	0.00	0.00	0.00	0.00	0.00	6,913,033.47	6,913,033.47
203 · Cash - GMEDF							
203A · Cash - GMEDF - NBT	0.00	0.00	317,244.33	0.00	0.00	0.00	317,244.33
203B · CASH -GMEDF - LPL Investments	0.00	0.00	2,335,638.56	0.00	0.00	0.00	2,335,638.56
Total 203 · Cash - GMEDF	0.00	0.00	2,652,882.89	0.00	0.00	0.00	2,652,882.89
Total Checking/Savings	97,925.69	1,006,050.92	2,652,882.89	694,515.82	220,625.65	6,913,033.47	11,585,034.44
Total Current Assets	97,925.69	1,006,050.92	2,652,882.89	694,515.82	220,625.65	6,913,033.47	11,585,034.44
Fixed Assets							
101 · Massena Lot 19 (MIB19) RVRA							
101A · MIB 19 - Building [RVRA]	0.00	0.00	0.00	0.00	0.00	340,200.00	340,200.00
101B · MIB 19 - Bldg Deprec [RVRA]	0.00	0.00	0.00	0.00	0.00	-183,517.77	-183,517.77
101C · MIB 19 - Improvements	0.00	0.00	0.00	0.00	0.00	110,032.01	110,032.01
Total 101 · Massena Lot 19 (MIB19) RVRA	0.00	0.00	0.00	0.00	0.00	266,714.24	266,714.24
Total Fixed Assets	0.00	0.00	0.00	0.00	0.00	266,714.24	266,714.24
Other Assets							

St. Lawrence County IDALDC
Consolidated Balance Sheet
January 2001 through June 2025

	BMRLF	GENERAL	GMEDF	LOAN FUND	MICROLOAN	RVRA	TOTAL
Capital Lease Receivable[RVRA]							
546 · Cap Lease Lot18 - Amtech[RVRA]	0.00	0.00	0.00	0.00	0.00	269,567.53	269,567.53
Total Capital Lease Receivable[RVRA]	0.00	0.00	0.00	0.00	0.00	269,567.53	269,567.53
Receivables [BMRLF]							
652 · N/R - Tri-Town Kids [BMRLF]	19,053.83	0.00	0.00	0.00	0.00	0.00	19,053.83
636 · M/R - M&M Eggs - BMRLF	17,949.77	0.00	0.00	0.00	0.00	0.00	17,949.77
Total Receivables [BMRLF]	37,003.60	0.00	0.00	0.00	0.00	0.00	37,003.60
Note Receivable [MICRO]							
639 · N/R - Eshelmans [MIC]	0.00	0.00	0.00	0.00	2,601.37	0.00	2,601.37
627 · N/R - Waddington Auto [MIC]	0.00	0.00	0.00	0.00	5,332.10	0.00	5,332.10
634 · N/R - JAPES Pets [MIC]	0.00	0.00	0.00	0.00	3,905.11	0.00	3,905.11
650 · N/R - M&M Heating & AC [MICRO]	0.00	0.00	0.00	0.00	10,645.64	0.00	10,645.64
651 · N/R - Tri-Town Kids [MICRO]	0.00	0.00	0.00	0.00	13,398.98	0.00	13,398.98
656 · M/R-Lead Foot Trucking [MICRO]	0.00	0.00	0.00	0.00	12,705.39	0.00	12,705.39
658 · N/R - L&T Crafts n Things [MIC]	0.00	0.00	0.00	0.00	6,837.31	0.00	6,837.31
Total Note Receivable [MICRO]	0.00	0.00	0.00	0.00	55,425.90	0.00	55,425.90
Bad Debt Allowance							
555-E · Bad Debt Allowance[BMRLF]	-2,000.00	0.00	0.00	0.00	0.00	0.00	-2,000.00
555-D · Bad Debt Allowance [MIC]	0.00	0.00	0.00	0.00	-9,500.00	0.00	-9,500.00
555-A · Bad Debt Allowance[RLF]	0.00	0.00	0.00	-76,000.00	0.00	0.00	-76,000.00
555-B · Bad Debt Allowance[RVRA]	0.00	0.00	0.00	0.00	0.00	-80,000.00	-80,000.00
555-C · Bad Debt Allowance[GMEDF]	0.00	0.00	-2,500.00	0.00	0.00	0.00	-2,500.00
Total Bad Debt Allowance	-2,000.00	0.00	-2,500.00	-76,000.00	-9,500.00	-80,000.00	-170,000.00
Mortgage Receivable [GMEDF]							
413 · M/R - High Peaks Winery [GMEDF]	0.00	0.00	12,723.95	0.00	0.00	0.00	12,723.95
Total Mortgage Receivable [GMEDF]	0.00	0.00	12,723.95	0.00	0.00	0.00	12,723.95
Mortgage Receivable [RLF]							
660 · M/R - Summit SHRED LAB [RLF]	0.00	0.00	0.00	63,861.47	0.00	0.00	63,861.47
659 · M/R - STLAWSUDES 24[RLF]	0.00	0.00	0.00	225,029.59	0.00	0.00	225,029.59
637 · M/R - Riverside Iron [RLF]	0.00	0.00	0.00	86,698.28	0.00	0.00	86,698.28
501 · M/R - SLCIDACIB [RLF]	0.00	0.00	0.00	465,250.03	0.00	0.00	465,250.03
661 · N/R - Lakeside Haven [RLF]	0.00	0.00	0.00	40,000.00	0.00	0.00	40,000.00
Total Mortgage Receivable [RLF]	0.00	0.00	0.00	880,839.37	0.00	0.00	880,839.37
Mortgage Receivables [RVRA]							
414 · M/R - High Peaks Winery [RVRA]	0.00	0.00	0.00	0.00	0.00	12,735.20	12,735.20
551 · M/R - Structural Wood [RVRA]	0.00	0.00	0.00	0.00	0.00	155,104.99	155,104.99
638 · M/R - Riverside Iron 2022[RVRA]	0.00	0.00	0.00	0.00	0.00	88,645.46	88,645.46
Total Mortgage Receivables [RVRA]	0.00	0.00	0.00	0.00	0.00	256,485.65	256,485.65
Notes Receivable GMEDF							
432 · N/R - CliftonFineHosp [GMEDF]	0.00	0.00	13,372.43	0.00	0.00	0.00	13,372.43
518 · N/R - Canexsys [GMEDF]	0.00	0.00	14,249.55	0.00	0.00	0.00	14,249.55
Total Notes Receivable GMEDF	0.00	0.00	27,621.98	0.00	0.00	0.00	27,621.98

St. Lawrence County IDALDC
Consolidated Balance Sheet
January 2001 through June 2025

	BMRLF	GENERAL	GMEF	LOAN FUND	MICROLOAN	RVRA	TOTAL
N/R Revolving Loan Fund - [RLF]							
666 · N/R - Empire State Mines [RLF]	0.00	0.00	0.00	748,064.96	0.00	0.00	748,064.96
665 · N/R - Thompson Diesel [RLF]	0.00	0.00	0.00	71,221.25	0.00	0.00	71,221.25
466 · N/R - Hacketts [RLF]	0.00	0.00	0.00	31,151.98	0.00	0.00	31,151.98
492 · N/R - CurranRenewable2012 [RLF]	0.00	0.00	0.00	22,869.47	0.00	0.00	22,869.47
517 · N/R - Canexsys [RLF]	0.00	0.00	0.00	8,405.77	0.00	0.00	8,405.77
549 · N/R - Johnson Newspaper [RLF]	0.00	0.00	0.00	32,314.47	0.00	0.00	32,314.47
535 · N/R - NorthAmericanForest [RLF]	0.00	0.00	0.00	260,392.75	0.00	0.00	260,392.75
538 · N/R - No Co Dairy 2018 [RLF]	0.00	0.00	0.00	21,408.42	0.00	0.00	21,408.42
547 · N/R - AmTech Loan [RLF]	0.00	0.00	0.00	96,861.12	0.00	0.00	96,861.12
640 · N/R - PSP, Inc 2022 [RLF]	0.00	0.00	0.00	40,734.64	0.00	0.00	40,734.64
642 · N/R - Canexsys 2022 [RLF]	0.00	0.00	0.00	104,074.15	0.00	0.00	104,074.15
653 · N/R - St. Lawrence Suds, LLC [RLF]	0.00	0.00	0.00	28,176.34	0.00	0.00	28,176.34
654 · N/R - Brozzo [RLF]	0.00	0.00	0.00	35,752.17	0.00	0.00	35,752.17
Total N/R Revolving Loan Fund - [RLF]	0.00	0.00	0.00	1,501,427.49	0.00	0.00	1,501,427.49
Notes Receivable - [RVRA]							
667 · N/R - Empire State Mines [RVRA]	0.00	0.00	0.00	0.00	0.00	750,000.00	750,000.00
657 · N/R - Northeastern Sign [RVRA]	0.00	0.00	0.00	0.00	0.00	90,574.28	90,574.28
506 · N/R - Ansen 2015 [RVRA]	0.00	0.00	0.00	0.00	0.00	18,723.70	18,723.70
519 · N/R - Canexsys [RVRA]	0.00	0.00	0.00	0.00	0.00	10,362.34	10,362.34
536 · N/R - NorthAmericanForest [RVR]	0.00	0.00	0.00	0.00	0.00	65,674.70	65,674.70
537 · N/R - No Co Dairy 2018 [RVR]	0.00	0.00	0.00	0.00	0.00	96,133.89	96,133.89
641 · N/R - PSP, Inc 2022 [RVRDA]	0.00	0.00	0.00	0.00	0.00	42,192.93	42,192.93
643 · N/R - Canexsys 2022 [RVRA]	0.00	0.00	0.00	0.00	0.00	103,852.61	103,852.61
Total Notes Receivable - [RVRA]	0.00	0.00	0.00	0.00	0.00	1,177,514.45	1,177,514.45
206 · Accrued Accounts Receivable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
220 · Due from Affiliate							
220-A · Due from Affiliates - Other	0.00	0.00	0.00	7,860.96	0.00	0.00	7,860.96
220-Ins · Due From Tenant for Insurance	0.00	0.00	0.00	0.00	0.00	614.94	614.94
Total 220 · Due from Affiliate	0.00	0.00	0.00	7,860.96	0.00	614.94	8,475.90
Total Other Assets	35,003.60	0.00	37,845.93	2,314,127.82	45,925.90	1,890,896.81	4,323,800.06
TOTAL ASSETS	132,929.29	1,006,050.92	2,690,728.82	3,008,643.64	266,551.55	8,803,930.28	15,908,834.50

St. Lawrence County IDALDC
Consolidated Balance Sheet
January 2001 through June 2025

	BMRLF	GENERAL	GMEF	LOAN FUND	MICROLOAN	RVRA	TOTAL
LIABILITIES & EQUITY							
Liabilities							
Current Liabilities							
Other Current Liabilities							
523 · Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Current Liabilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Current Liabilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Long Term Liabilities							
5110 · Deferred Inflow - Leases	0.00	0.00	0.00	0.00	0.00	93,969.00	93,969.00
524 · Due to Affiliates	385.85	0.00	0.00	25,664.21	385.85	1,430.90	27,866.81
Total Long Term Liabilities	385.85	0.00	0.00	25,664.21	385.85	95,399.90	121,835.81
Total Liabilities	385.85	0.00	0.00	25,664.21	385.85	95,399.90	121,835.81
Equity							
3901 · Net Assets - Board Designated	49,677.21	0.00	0.00	-434.00	0.00	0.00	49,243.21
32000 · Unrestricted Net Assets	5,788.11	607,250.15	3,654.72	127,999.65	3,055.27	-707,126.99	40,620.91
3800 · Net Assets - No Restrictions	0.00	322,883.42	0.00	98,194.58	0.00	254,626.63	675,704.63
3900 · Net Assets - Donor Restricted	76,460.88	0.00	2,634,810.81	2,751,378.55	263,168.14	9,234,702.00	14,960,520.38
Net Income	617.24	75,917.35	52,263.29	5,840.65	-57.71	-73,671.26	60,909.56
Total Equity	132,543.44	1,006,050.92	2,690,728.82	2,982,979.43	266,165.70	8,708,530.38	15,786,998.69
TOTAL LIABILITIES & EQUITY	132,929.29	1,006,050.92	2,690,728.82	3,008,643.64	266,551.55	8,803,930.28	15,908,834.50

**St. Lawrence County IDALDC
Budget Report**

	2025 Budget	BMRLF June 2025	Gen Fund June 2025	GMEDF June 2025	Loan Fund June 2025	MICRO June 2025	RVRDA June 2025	Combined June 2025	YTD
OPERATING REVENUE									
2400 · Late Fees Received	1,000.00	0.00	0.00	0.00	0.00	30.00	0.00	30.00	255.00
2401 · Gain/Loss on Investments	100,000.00	0.00	0.00	26,383.16	0.00	0.00	17,207.74	43,590.90	118,793.72
2409B · Interest Income - Banking	10,000.00	1.61	0.27	9.31	140.65	3.62	155.07	310.53	4,507.82
2409L · Interest Income - Loans	101,150.00	119.28	0.00	553.05	4,551.86	273.87	5,167.71	10,665.77	45,069.46
2412 · RVRDA Administrative Revenue	300,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150,000.00
2421 · Salary Stipend Revenue	28,560.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,523.42
2449 · Brasher Admin	1,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2450 · Miscellaneous Income	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,300.00
Total OPERATING REVENUE	544,410.00	120.89	0.27	26,945.52	4,692.51	307.49	22,530.52	54,597.20	324,449.42
MASSENA IND BLDG LOT19									
2423 - MIB Lot 19 Rent	50,500.00	0.00	0.00	0.00	0.00	0.00	(302.50)	(302.50)	34,917.50
Total Revenue for MIB19	50,500.00	0.00	0.00	0.00	0.00	0.00	(302.50)	(302.50)	34,917.50
MIB19 EXPENDITURES									
6487408 · MIB19 - Maintenance Expense	1,000.00	0.00	0.00	0.00	0.00	0.00	225.00	225.00	225.00
6487411 · MIB19 - Insurance Expense	4,950.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6487415 · MIB19 - Tax Expense	10,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,185.66
6487416 · MIB19 - Utility Expense	5,000.00	0.00	0.00	0.00	0.00	0.00	660.23	660.23	3,369.18
6487499 · MIB19 - Miscellaneous Expense	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6487500 · MIB19 - Depreciation Expense	17,808.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Expenditures for MIB19	39,758.00	0.00	0.00	0.00	0.00	0.00	885.23	885.23	9,779.84
MIB 19	10,742.00	0.00	0.00	0.00	0.00	0.00	(1,187.73)	(1,187.73)	25,137.66
Total Building Revenues	50,500.00	0.00	0.00	0.00	0.00	0.00	(302.50)	(302.50)	34,917.50
Total Building Expenditures	39,758.00	0.00	0.00	0.00	0.00	0.00	885.23	885.23	9,779.84
Total Building Net Income	10,742.00	0.00	0.00	0.00	0.00	0.00	(1,187.73)	(1,187.73)	25,137.66
Total Building Depreciation	17,808.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Net Income without Depreciation	28,550.00	0.00	0.00	0.00	0.00	0.00	(1,187.73)	(1,187.73)	25,137.66
COMMUNITY DEVELOPMENT PROGRAM									
6460450-16 · CDEIP 2016	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6460450-17 · CDEIP 2017	13,428.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6460450-18 · CDEIP 2018	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6460450-19 · CDEIP 2019	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6460450-20 · CDEIP 2020	20,580.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6460450-21 · CDEIP 2021	41,909.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6460450-22 · CDEIP 2022	4,741.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6460450-23 · CDEIP 2023	55,167.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85.00
6460450-24 · CDEIP 2024	100,000.00	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00	10,000.00
6460450-25 · CDEIP 2025	100,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total MASSENA IND BLDG LOT19	335,825.00	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00	10,085.00

**St. Lawrence County IDALDC
Budget Report**

	2025 Budget	BMRLF June 2025	Gen Fund June 2025	GMEDF June 2025	Loan Fund June 2025	MICRO June 2025	RVRDA June 2025	Combined June 2025	YTD
6460411 · Insurance Expense	3,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6460417 · Bank Charges	300.00	0.00	0.00	0.00	25.00	0.00	0.00	25.00	150.00
6460418 · Underwriting / Credit Reports	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	585.00
6460420 · Office Supplies Expense	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	219.00
6460426 · IT/Cyber Expenses	7,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6460427 · Professional Assoc. Expense	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6460430 · Contractual Expenses to MED	30,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00
6460431 · IDALDC Admin Payment	300,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150,000.00
6460432 · Other Legal Expense	6,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,989.98
6460433 · Legal Expense - Retainer	3,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,666.00
6460434 · Accounting Expense - General	26,350.00	0.00	0.00	656.25	2,062.50	0.00	656.25	3,375.00	28,375.00
6460435 · GMEDF Admin Fee	7,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6460436 · Marketing	25,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6460442 · Meeting Expense	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6460443 · Mileage Expense	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6460444 · Educational Workshop Expense	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6460445 · Other Travel Expense	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6460499 · Miscellaneous Expense	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6460503 · Payroll Expenses									
503A - Salaries & Wages	130,550.00	0.00	11,412.27	0.00	0.00	0.00	0.00	11,412.27	70,269.62
503B - Employee Benefits	2,100.00	0.00	(15.28)	0.00	0.00	0.00	0.00	(15.28)	538.59
503D - Payroll Tax Expenses	10,000.00	0.00	951.45	0.00	0.00	0.00	0.00	951.45	6,231.14
503E- Payroll Processing Fees	2,600.00	0.00	208.90	0.00	0.00	0.00	0.00	208.90	1,568.19
6460555 · Bad Debt Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6460599 · Depreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	562,300.00	0.00	12,557.34	656.25	2,087.50	0.00	656.25	15,957.34	278,592.52
Total Income	594,910.00	120.89	0.27	26,945.52	4,692.51	307.49	22,228.02	54,294.70	359,366.92
Total Expenses	937,883.00	0.00	12,557.34	656.25	2,087.50	0.00	11,541.48	26,842.57	298,457.36
Net Income	(342,973.00)	120.89	(12,557.07)	26,289.27	2,605.01	307.49	10,686.54	27,452.13	60,909.56

St. Lawrence County IDA Civic Development Corp.
Balance Sheet
As of June 30, 2025

	Jun 30, 25
ASSETS	
Current Assets	
Checking/Savings	
200 - Checking Account	
200-A - NBT - Checking	4,346.16
200-B - Key Bank	8,475.48
200-C - Community Bank	4,783.68
Total 200 - Checking Account	17,605.32
201 - CivicDevFund - Restricted	
201-A - NBT - Civic Dev Fund	5,575.00
201-C - Community Bank Civic Dev Fund	5,000.00
Total 201 - CivicDevFund - Restricted	10,575.00
Total Checking/Savings	28,180.32
Total Current Assets	28,180.32
TOTAL ASSETS	28,180.32
LIABILITIES & EQUITY	
Equity	
Unrestricted	33,682.00
Unrestricted - Board Designated	14,170.85
Net Income	-19,672.53
Total Equity	28,180.32
TOTAL LIABILITIES & EQUITY	28,180.32

**St. Lawrence County IDA
Civic Development Corporation
Budget Report**

	2025 Budget	June-25	YTD	Balance
Income				
2400 · Late Fees Received	25.00	0.00	25.00	0.00
2409B · Interest Income - Banking	300.00	3.60	25.52	274.48
2409L · Interest Income - Loans	950.00	0.00	51.00	899.00
2499 · Miscellaneous Income	100.00	0.00	0.00	100.00
	1,375.00	3.60	101.52	1,273.48
Expenditures				
6460411 · Insurance Expense	700.00	0.00	0.00	700.00
6460420 · Office Supplies Expense	100.00	0.00	0.00	100.00
6460426 · IT/Cyber Expenses	500.00	0.00	199.33	300.67
6460432 · Legal Expense Other	5,000.00	0.00	10,000.00	(5,000.00)
6460433 · Legal Expense-Retainer	3,750.00	0.00	2,667.00	1,083.00
6460434 · Accounting Expense	6,500.00	656.25	6,906.25	(406.25)
6460450 · Project Development Expense	50.00	0.00	0.00	50.00
6460499 · Miscellaneous Expense	250.00	(7.67)	1.47	248.53
6460503 · Salary Stipend Expense	14,280.00	0.00	0.00	14,280.00
Total IDA CDC Operating Expenditures	31,130.00	648.58	19,774.05	11,355.95
Total Revenue	1,375.00	3.60	101.52	1,273.48
Total Expenditures	31,130.00	648.58	19,774.05	11,355.95
Net Income	(29,755.00)	(644.98)	(19,672.53)	(10,082.47)

St. Lawrence County Property Development Corporation
Balance Sheet
As of June 30, 2025

	<u>June 30, 2025</u>
ASSETS	
Current Assets	
Checking/Savings	
200 - Checking Account	
200-CB - Community Bank	1,890.61
200-NBT - NBT Account	30,687.90
Total 200 - Checking Account	<u>32,578.51</u>
201 - CD - Security for DANC Loan	<u>86,000.00</u>
Total Checking/Savings	118,578.51
Total Other Current Assets	<u>0.00</u>
Total Current Assets	118,578.51
Fixed Assets	
100 - 100 Paterson Street	
100-A - 100 Paterson St Improvements	1,226,014.70
100-B - 100 Paterson St - Depreciation	<u>-61,300.00</u>
Total 100 - 100 Paterson Street	<u>1,164,714.70</u>
Total Fixed Assets	<u>1,164,714.70</u>
TOTAL ASSETS	<u><u>1,283,293.21</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Notes Payable	
301 - N/P - DANC Newell	86,246.53
Total Notes Payable	<u>86,246.53</u>
Total Other Current Liabilities	<u>86,246.53</u>
Total Current Liabilities	<u>86,246.53</u>
Total Liabilities	86,246.53
Equity	
3900 - Restricted - Board Designated	1,189,589.43
Net Income	7,457.25
Total Equity	<u>1,197,046.68</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,283,293.21</u></u>

**St. Lawrence County
Property Development Corporation
Budget Report**

BUDGET REPORT

	2025 Budget	June-25	YTD	Balance
Income				
2401 Grant Income	0.00	0.00	19,376.00	(19,376.00)
2409B Interest Income - Banking	2,000.00	264.27	1,214.59	785.41
2499 Miscellaneous Income	100.00	0.00	0.00	100.00
	<u>2,100.00</u>	<u>264.27</u>	<u>20,590.59</u>	<u>(18,490.59)</u>
30 Buck Street Revenues				
2419 Rental - 30 Buck St	0.00	0.00	40,000.00	(40,000.00)
	<u>0.00</u>	<u>0.00</u>	<u>40,000.00</u>	<u>(40,000.00)</u>
30 Buck Street Expenses				
6430408 30 Buck St - Maintenance Exper	0.00	0.00	23,341.00	(23,341.00)
6430411 30 Buck St - Insurance Expense	0.00	0.00	0.00	0.00
6430416 30 Buck St - Utility Expense	0.00	0.00	0.00	0.00
6430431 30 Buck St - Legal Expenses	0.00	3,869.46	19,276.09	(19,276.09)
6430499 30 Buck St - Miscellaneous Exp	0.00	0.00	0.00	0.00
	<u>0.00</u>	<u>3,869.46</u>	<u>42,617.09</u>	<u>(42,617.09)</u>
Total 30 Buck Street	<u>0.00</u>	<u>(3,869.46)</u>	<u>(2,617.09)</u>	<u>2,617.09</u>
Expenditures				
6460411 Insurance Expense	700.00	0.00	0.00	700.00
6460416 Depreciation Expense	30,650.00	0.00	0.00	30,650.00
6460420 Office Supplies Expense	150.00	0.00	0.00	150.00
6460426 IT/Cyber Expenses	500.00	0.00	598.00	(98.00)
6460432 Other Legal Expense	500.00	0.00	792.00	(292.00)
6460433 Legal Expense-Retainer	3,750.00	0.00	1,875.00	1,875.00
6460434 Accounting Expense	6,750.00	931.25	7,181.25	(431.25)
6460499 Miscellaneous Expense	250.00	20.00	70.00	180.00
6460500 Project Development Expense	25,000.00	0.00	0.00	25,000.00
6460503 Salary Stipend Expense	14,280.00	0.00	0.00	14,280.00
Total IDA CDC Operating Expenditure	<u>82,530.00</u>	<u>951.25</u>	<u>10,516.25</u>	<u>72,013.75</u>
Total Revenue	<u>2,100.00</u>	<u>264.27</u>	<u>60,590.59</u>	<u>(58,490.59)</u>
Total Expenditures	<u>82,530.00</u>	<u>4,820.71</u>	<u>53,133.34</u>	<u>29,396.66</u>
Net Income	<u>(80,430.00)</u>	<u>(4,556.44)</u>	<u>7,457.25</u>	<u>(87,887.25)</u>