St. Lawrence County IDA 2025 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	Pre Project Assessed Value on Tax Roll	Assessment Value Based on PILOT Payment	Current Assessment	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 exempton or PILOT used. Final year to report.
2	4001-18-02	AmTech Yarns, Inc.	Massena	$ 3,700,000	$ 685,800		$30,199	$15,359	0	9	11	2	23,600	-	$300,000	$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 started in 2025.
3	4001-15-03	Ansen Corporation - Proctor Ave Expansion	Ogdensburg	$ 1,100,000	$ 595,000		$27,156	$13,631	0	30	23	-7	40,000	-	$300,000	$600,000		2026	OBPA building not on tax roll prior to project. In final year of PILOT, will be adding $600,000 to tax roll.
4	4001-21-04	Black Water Solar Partners, LLC	Heuvelton	$ 3,621,000	$ 3,621,000	$0	$35,795	$10,404	0	0	0	0		$32,000	$321,484	$1,130,800	2.00	2052	104 Horseshoe Road, Heuvelton.
5	4001-25-01	Cives Steel - Downtown and Production Facility Improvements	Gouverneur	$ 420,000	$ 420,000	$11,198	N/A	N/A	139	0	149	10		-				2026	Downtown office facility and production facility safety, layout, efficiency, and product handling and production improvements. Inially approved as $275,000 2025 Project, modified in 2026 to $420,000.
6	4001-18-01	Corning 2018 Expansion	DeKalb	$ 13,799,893	$ 4,415,083	$0	$104,637	$52,319	0	0	0	0	9,845	-	$1,411,840	$2,823,680		2028	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.
7	4001-21-11	Corning 2021 Forming and Manufacturing Project	DeKalb	$ 19,600,000	$ 7,712,398	$0	$101,157	$0	0	20	15	-5	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	$0	$17,472	$8,736	234	40	290	16	40,000	-	$600,000	$1,200,000		2025	Includes construction of 31,000 sf of new facility space (amended to add another 9,000). Jobs for the Corning projects are inlcuded in this project up until Project 4001-21-11, which starts at 290. S**chool taxes are already at full payment ~$27,000.**

#	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	Pre Project Assessed Value on Tax Roll	Assessment Value Based on PILOT Payment	Current Assessment	New MW Generation Added	Project Ends	Project Performance/Notes
9	4001-19-03	Corning - Mason Shop	DeKalb	$ 13,327,000	$ 9,103,942		$198,635	$60,742	0	0	0	0	16,000	-	$2,700,000	$5,400,000		2030	Also includes renovation of 4,400 sf of space and an additional bag house. Jobs counted in Project 4021-11.
10	4001-19-01	C&C - From the Heart Cabinetry	Potsdam	$ 892,473	$ 696,100		$30,521	$13,132	5	3	6.5	-1.5	12,000	-	$312,500	$625,000		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		$36,499	$36,499	60	15	108.5	33.5	25,000	$300,000	$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		$620	$0	0	0	0	0		$16,000	$0	$16,000	4.40	2040	90 Judson Street, Canton. 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		$52,053	$21,003	0	0	0	0		$46,080	$747,273	$1,889,010	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		$51,334	$22,109	0	0	0	0		w/ Above	$786,624	$1,862,910	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		$9,580	$26,010	0	0	0	0		$157,100	$673,022	$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		$8,564	$20,808	0	0	0	0		$198,300	$538,418	$236,000	4.00	2042	649 Ferris Rd, Lawrence. Project closed 11/30/21, constructed 2022, PILOT starts in 2023.
17	4001-21-03	GSPP 641 Ferris Road West, LLC	Lawrence	$ 5,949,760	$ 4,797,894		$5,313	$13,005	0	0	0	0		w/ Above	$336,511	$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		$30,214	$11,054	0	0	0	0		$90,000	$316,525	$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	$26,764	N/A	N/A	0	0	0	0		-				2026	Rehabilitation of mixed-use commerical property. Project is underway as part of Massena Downtown Revitalization Initiative with 6 FTE construction jobs this year.
20	4001-21-08	Heuvelton Solar, LLC	Oswegatchie	$ 8,140,174	$ 8,140,174	$0	$98,888	$25,398	0	0	0	0		-	$784,798	$3,124,000	4.98	2053	400 Taylor Road, Oswegatchie. Project closed 09/12/2022, PILOT started 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	Pre Project Assessed Value on Tax Roll	Assessment Value Based on PILOT Payment	Current Assessment	New MW Generation Added	Project Ends	Project Performance/Notes
21	4001-25-05	KPH Healthcare Services, Inc.	Gouverneur	$ 198,289	$ 198,289	$15,703	N/A	N/A	82.5	2	83.5	-1		-				2025	Project completed and continuing to add jobs.
22	4001-19-02	Lawrence Ave Community Partners	Potsdam	$ 22,677,110	$ 18,000,000		N/A	N/A	3	0	4.5	1.5		-				2049	137 affordable multifamily units in 6 residential buildings, 10.5-acre site. $13,575,000 outstanding bond amount.
23	4001-20-12	Madrid Solar 1, LLC	Madrid	$ 7,308,722	$ 7,308,722		$98,993	$26,010	0	0	0	0		$20,800	$637,739	$2,602,077	5.00	2042	2 Brady Road, Madrid. Project closed 09/02/21, constructed 2022, PILOT started in 2023.
24	4001-20-13	Madrid Solar 2, LLC	Madrid	$ 3,891,876	$ 3,891,876		$36,946	$10,403	0	0	0	0		$9,900	$255,071	$971,130	2.00	2042	70 Brady Road, Madrid. Project closed 09/02/21, constructed in 2022, PILOT started in 2023.
25	4001-23-05	NY USLE Canton Meade, LLC	Canton	$ 14,094,599	$ 14,094,599		$100,696	$25,000	0	0	0	0		$27,400	$624,634	$2,600,000	2.00	2042	1670 Meade Road, Canton. Project closed 5/1/24, constructed in 2024, PILOT starts in 2025.
26	4001-17-02	New York Power Tools	Massena	$ 350,000	$ 350,000		$23,445	$23,445	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.
27	4001-23-08	Northeastern Sign Corporation	Colton	$ 380,455	$ 275,000	$12,400	N/A	N/A	8	2	9	-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 (8 retained to 6).
28	4001-20-04	Asa DeKalb Solar I	DeKalb	$ 7,147,507	$ 7,147,507		$95,854	$21,675	0	0	0	0		$71,000	$653,969	$3,003,872	5.00	2043	2356 County Route 17, Dekalb. Project construction (40 FTE) in 2023. PILOT started in 2024.
29	4001-20-05	Asa DeKalb Solar II	DeKalb	$ 5,133,490	$ 5,133,490		$56,763	$13,005	0	0	0	0		-	$392,382	$1,778,851	3.00	2043	2496 County Route 17, Dekalb. Project construction in 2023. PILOT started in 2024.
30	4001-20-06	Asa DeKalb Solar III	DeKalb	$ 5,672,985	$ 5,672,985	Gouv Sch	$55,564	$14,305	0	0	0	0		$97,900	$483,941	$1,961,624	3.30	2043	2700 US HWY 11, Richville. Project construction (40 FTE) in 2023. PILOT started in 2024.
31	4001-20-07	Asa Gouverneur Solar I	Gouverneur	$ 2,886,273	$ 2,886,273		$49,043	$6,416	0	0	0	0		$59,500	$228,277	$1,779,766	1.48	2043	860 County Route 11, Gouverneur. Project construction in 2023. PILOT started in 2024.
32	4001-20-08	Asa Gouverneur Solar II	Gouverneur	$ 6,558,021	$ 6,558,021		$41,777	$17,340	0	0	0	0		$64,200	$616,946	$1,516,080	4.00	2043	1645 US HWY 11, Gouverneur. Project construction in 2023. PILOT started in 2024.
33	4001-20-14	Oswegatchie Solar, LLC	Oswegatchie	$ 6,508,336	$ 6,508,366	$0	$92,135	$26,010	0	0	0	0		$117,300	$651,280	$2,348,670	5.00	2042	56 Rufa Rd, Oswegatchie. Project closed 09/21/21, constructed in 2022, PILOT started in 2023.

#	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	Pre Project Assessed Value on Tax Roll	Assessment Value Based on PILOT Payment	Current Assessment	New MW Generation Added	Project Ends	Project Performance/Notes
34	4001-23-02	Pivot Solar NY 10, LLC	Oswegatchie	$ 9,907,365	$ 9,907,365	$0	$110,930	$0	0	0	0	0		$59,800	$0	$2,827,800	5.00	2040	5986 CR 6, Oswegatchie. Project closed 09/16/24, constructed in 2024, PILOT starts in 2025.
35	4001-07-02	Potsdam Auxiliary and College Educational Services	Potsdam	$ 2,500,000	$ 2,500,000		N/A	N/A	139	5	100.50	-43.5		-				2037	PACES operates dining halls, college store, Union Market, and vending services at SUNY Potsdam. Impact on jobs from enrollment challenges. Added 21 jobs this year on top of 15 last year. Outstanding bond balance is $1,475,000.
36	4001-20-18	RPNY Solar 1, LLC	Gouverneur	$ 6,273,433	$ 6,337,000		$92,782	$18,207	0	0	0	0		$45,000	$647,794	$3,367,055	3.50	2052	609 Co Rte 11, Gouverneur. Project closed 08/27/21, constructed 2022, PILOT started in 2023.
37	4001-21-05	Royal Solar Partners, LLC	Oswegatchie	$ 7,800,000	$ 7,800,000		$127,471	$26,010	0	0	0	0		$196,100	$651,280	$3,249,450	5.00	2052	5693 County Route 6, Oswegatchie. Project closed 02/23/22, constructed 2022, PILOT started in 2023.
38	4001-21-06	Ruler Solar Partners, LLC	Oswegatchie	$ 7,800,000	$ 7,800,000		$127,471	$26,010	0	0	0	0		$112,400	$651,280	$3,249,450	5.00	2052	5704 County Route 6, Oswegatchie. Project closed 02/23/22, constructed 2022, PILOT started in 2023.
39	4001-23-01	Solitude Solar Russell County Road 21 Microgrid, LLC	Russel	$ 3,263,916	$ 3,263,916	$6,304	$66,942	$10,500	0	0	0	0		$28,000	$168,629	$1,141,693	5.00	2052	1040 County Route 21, Russell. Project closed 12/18/23, constructed 2024, PILOT starts in 2025.
40	4001-11-01	St. Lawrence Gas Company	Brasher, Lawrence, Norfolk, Stockholm	$ 11,884,000	$ 11,884,000		$343,438	$434,539	49	4	84	31		0	$13,474,750	$10,649,451		2026	SL Gas owned by Enbridge, acquired by Liberty Utilities in 2020. Liberty has added back office jobs.
41	4001-22-05	St. Lawrence County NY S2, LLC (aka - North Woods Solar)	Canton	$ 7,630,000	$ 7,630,000	$0	$0	$3,486	0	0	0	0		$90,000	$108,034	$45,441	5.00	2026	State Street/SH 310 Canton. Project closed 05/01/25, PILOT starts in 2026.
42	4001-22-07	St. Lawrence Suds, LLC dba Bent Beam Brewing	Canton	$ 1,120,653	$ 316,250	$7,639	N/A	N/A	0	0	0	0		-	$55,000	$55,000			Project represents construction of brew pub on site former barn in Village of Canton and is slated to open in 2026.
43	4001-20-15	Stockholm Solar, LLC (Nexamp)	Stockholm	$ 4,304,530	$ 4,304,530	$0	$86,732	$17,427	0	0	0	0		$48,100	$520,118	$2,848,600	3.35	2042	52 Wells Road, Stockholm. Project closed 09/02/21, constructed in 2022, PILOT started in 2023.

#	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	Pre Project Assessed Value on Tax Roll	Assessment Value Based on PILOT Payment	Current Assessment	New MW Generation Added	Project Ends	Project Performance/Notes
44	4001-24-03	Summit SHRED Lab	Potsdam	$ 298,107	$ 226,670	$18,332			3	2	3.5	-1.5		-				2024	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 in 2025.
45	4001-21-10	TJA-NY-1454 CR15 Oswegatchie Solar, LLC	Oswegatchie - Rensselaer Falls	$ 9,456,028	$ 9,456,028	$50,000	$90,847	$25,000	0	0	0	0		$158,800	$772,500	$2,870,000	5.00		Project construction in 2023, PILOT began in 2025.
46	4001-22-06	TJA-NY-Canton Solar Farm, LLC	Canton	$ 10,992,000	$ 10,992,000	$0	$100,696	$25,000	0	0	0	0		$60,000	$624,634	$2,600,000	5.00	2039	Project construction in 2023, PILOT began in 2025.
47	4001-20-02	The Quarry Potsdam, LLC	Potsdam	$ 15,000,000	$ 15,000,000		$257,589	$52,020	0	2	2.5	0.5	88,572	-	$1,040,945	$5,274,800		2052	Adaptive Reuse and Affordable Housing project. $1,040,945 is calculated value of assessment based on $52,020 PILOT payment at current tax rates.
48	4001-98-01	United Helpers Management Company	United	$ 3,800,000	$ 3,800,000		N/A	N/A	0	7	6.5	-0.5	0					2025	Tax Exempt Bond for Partridge Knoll facility. 36 independent living apartments. Bond was paid off in 2026.
49	4001-20-17	Waddington Solar, LLC (Nexamp)	Waddington	$ 7,240,309	$ 7,240,309	$0	$60,427	$26,010	0	0	0	0		$28,000	$744,783	$1,750,000	5.00	2042	1020 County Route 31, Waddington. Project closed 09/02/21, constructed 2022, PILOT started in 2023.
50	4001-21-09	Wadhams Solar, LLC (Nexamp)	Oswegatchie	$ 7,303,914	$ 7,303,914	$0	$112,554	$24,225	0	0	0	0		-	$606,584	$2,869,200	4.75	2042	6866 State HWY 37, Ogdensburg. Project closed 12/22/21, constructed 2023, PILOT started in 2024.

2025 St. Lawrence County IDA Annual Assessment of Active IDA Projects Summary

Total Project Value	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	Pre Project Assessed Value on Tax Roll	Assessment Value Currently Added to Tax Roll	Assessment Value added to Tax Roll at PILOT end	New MW Generation Added
$336,800,904	$148,341	$3,067,731	$1,222,252	724.5	141	899.00	33.50	297,242	$2,133,680	$35,522,467	$86,468,610	117.51
				Jobs Added:		174.50						

St. Lawrence County
Industrial Development Agency