

Watertown Industrial Center Local Development Corporation

Annual Report

For PAAA Reporting Requirements

The mission of the Watertown Industrial Center Local Development Corporation (WICLDC) is to facilitate job creation and retention in the community by providing eligible businesses with suitable leased facilities at rents and under conditions that help them succeed.

The following information is intended to highlight some of the activities for Fiscal Year 2016 – 2017.

**Watertown Center for Business and Industry Capital Projects:**

- Completed a 1,500 sq.ft expansion for Pic N Go Waste Services, a startup waste management company with 4 employees. The cost of the project was \$7,513.00. The tenant entered into a 3 year lease, and was approved for a 3 year LHI Loan to cover the cost of the expansion project.
- Repaired the exterior of Building D, South Side of the building to prevent the exterior wall from failing. This repair allows the WIC and the Tenant a little more time while they work out the details of relocating to Building A. Cost of the project was \$7,799.00.
- Relocated approximately 120 feet of Copper Waterline in Building B to accommodate the height requirements for a new tenant that specializes in moving and warehousing needs of the Government. Cost of the project was \$6,623.00.
- Upgraded the common loading dock for building B, by installing a dock leveler and replacing the bumpers. Cost of the project was \$6,006.00
- Moved approximately \$18,027.00 of work in process into operation.

**Watertown Center for Business and Industry General Notes:**

- The WICLDC submitted a CFA with New York State Empire Development to assist with the construction of a new 44,000 square feet warehouse for a local manufacturer. The WICLDC was successful in obtaining up to \$400,000 to go towards the \$2.2 million dollar project. The WICLDC and the prospect have modified the project from a new warehouse to a interior renovation project of approximately 34,000 sq.ft, this will allow the tenant to move forward with the project. Empire State has approved of the grant modification and reduced the award to \$60,000.00.

**Watertown Center for Business and Industry Tenants as of June 30, 2017**

All Ski Lifts; Black Horse Group; Brenon's Coin; Brookfield Power; Colonial Insurance; Converse Labs; Jain Irrigation; Jefferson County Local Development Corporation; Modern Moving and Storage; New York Air Brake; NYTRIC; Pick N Go Waste Services; ServPro of Jefferson County; Sweet Occasions; Upstate Construction; Upstate Testing and Control; W.B. Mason; Watertown Model Railroad Club, Acadia Energy

As of June 30, 2017 these companies had a combined a total of 174 employees and represented over 113,181 square feet under lease at the Watertown Center for Business and Industry.

**www.wicldc.com**

Website provides Public Authority Accountability Act (PAAA) compliance materials, board and committee meeting information, Annual Audits, Policy and Procedures, and site specific information.

**Officers**

President	Donald Rutherford
Vice President	J. Paul Morgan
Treasurer	Mark Bellinger
Secretary	Michelle Capone

**Board of Directors**

Francis Murray	City of Watertown
Carolyn Fitzpatrick	County of Jefferson, Board of Legislators
J. Paul Morgan	New York Airbrake
Michelle Capone	Development Authority of the North Country
Donald Rutherford	Watertown Local Development Corporation
Kent Burto	Independent
Mark Bellinger	Watertown Savings Bank

**Staff**

Billy Soluri	Director of Site Facilities
Robert Daymont II	Facilities Technician