

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 2017 – 2018.

Watertown Center for Business and Industry Capital Projects:

- Completed the renovation of approximately 35,000 Sq.ft in the rear of Building A for Jain Irrigation Inc. This renovation used adaptive reuse plans that allowed the new warehouse to be within the existing building envelope. A new interior 4 bay loading dock was incorporated into the design while the demolition plan incorporated existing spaced that would be otherwise un-leasable due to site and tenant layout restrictions. The Cost of the Project was approximately \$389,640. The tenant entered into a 5 year lease, and was approved for a 5 year LHI Loan to cover a portion of the expansion project.
- Completed Phase 2 of the Window Replacement Project. This phase of the project incorporated the window replacement in the leased spaces of Brookfield Power. The cost of the project was \$19,535.00
- Replaced the flooring in the offices of ServPro of Jefferson County after flooding from heavy rains infiltrated their space. Cost of the project was \$2,912.00
- Replaced Furnace in Building C. Cost of the project was \$3,341.00
- Installed trench drain in the link way between Building A and B to help mitigate flooding caused during heavy rain storms. Cost of the project was \$2,910.00
- Replaced Mini Split HVAC system in Brookfield Power. Cost of the project was \$3,809.00
- Moved approximately \$409,175 of work in process into operation.

Watertown Center for Business and Industry General Notes:

- The WICLDC completed the project associated with the awarded CFA project 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 obtained 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. Empire State has stated the WICLDC can expect grant disbursement around the 1st quarter of 2019.

Watertown Center for Business and Industry Tenants as of June 30, 2018

Black Horse Group, Brookfield Power, Jain Irrigation, Colonial Insurance, Converse Labs, All Ski Lifts, Jefferson County Local Development Corp., Upstate Construction, Upstate Testing and Control

WICLDC Annual Highlights for FYE: 6-30-2018

(Ampersand NE), New York Air Brake, W.B. Mason, Watertown Model Railroad Club, Modern Moving, NYTRIC Electrical, Pick N Go Waste, Development Authority of the North Country, Acadia Energy.

As of June 30, 2018 these companies had a combined a total of 171 employees and represented over 105,910 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
Robert Cantwell III	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 (Last day of Employment 6-30-18)