

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 2018 – 2019.

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

- The Renovation of approximately 35,000 Sq.ft in the rear of Building A for Jain Irrigation Inc. was approved for occupancy and Jain Irrigation began their 5 year lease in October of the reporting period. 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.
- Renovated approximately 330 sq.ft. of office space to accommodate a new construction management tenant into the facility. Cost of the project was \$1,103.00
- Replaced 5 old inefficient metal halide wall packs with LED wall packs to better light the exterior of the facility. Cost of the project was \$4,770.00
- Installed various electrical upgrades to allow for a new flooring contractor to begin leasing at the facility. Cost of the project was \$3,172.00
- Purchased Mini Split HVAC system to replace the PTAC window unit in the leased area of Servpro of Jefferson County. Cost of the unit was \$2,591.00 Unit will be installed during FY: 7/1/19 – 6/30/20
- Replaced 40-gallon Hot water heater in Bldg. C. Cost \$1,805.00
- Rebuilt the wall and exterior door frame for the Back of Bldg. C. Cost of the project was \$4,300.00
- Moved approximately \$13,564 of projects into operation.

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

- Updated - 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. The Amended Grant Disbursement Agreement was executed on 9/25/19 the WICLDC can expect grant disbursement around the 4th quarter of 2019.

**Watertown Center for Business and Industry Tenants as of June 30, 2019**

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 (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, SGTRLLC, Pine Camp Contracting.

As of June 30, 2019, these companies had a combined a total of 156 employees and represented over 109,962 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)