

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 2020 – 2021.

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

- Completed waterline expansion in space A-1 and A-2 to allow for the installation of hands-free flush valves in tenants restrooms. Cost was 4,564.00.
- Completed the installation of a Minisplit A/C and Heat Pump system in space C-1. Cost was \$4,010.00
- Rebuilt damaged wall and relocated Electrical transformer. Cost was \$8,658.00.
- Installation of Steel Fire Door in Space B-3. Cost \$2,350.00.
- Started Phase 1 of the Brick Repointing Project to repoint or install a Conproco covering over areas of weathered brick. This will be an annual expense over the next 2 years. Cost of Phase 1 is \$13,968.00.
- Replaced exterior mounting back for 400v electrical panel for space A-15. Cost \$1,150.00.
- Replaced Bldg. A exterior Electrical Service as a result of a electrical fire within the panel. Cost \$5,351.00
- Moved approximately \$44,970.00 of projects into operation.

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

- The WIC received \$60,000 Empire State Development Grant that was awarded for CFA AA557 and continues to hold these funds as a refundable advance liability until the state has closed the Grand Disbursement Agreement.

**Watertown Center for Business and Industry Tenants as of June 30, 2021**

Black Horse Group, Brookfield Power, Jain Irrigation, Colonial Insurance, Converse Labs, All Ski Lifts, Jefferson County Local Development Corp., Servpro of Jefferson County, 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, Digi Collect, CertaPro Contracting.

As of June 30, 2021, these companies had a combined a total of 146 employees and represented over 105,841 square feet under lease at the Watertown Center for Business and Industry.

**[www.wicldc.com](http://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

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Michelle Capone Development Authority of the North Country  
Donald Rutherford Watertown Local Development Corporation  
Paul Warneck Jefferson County Industrial Development Agency  
Kent Burto Independent  
Mark Bellinger Independent, Watertown Savings Bank

**Staff**

Billy Soluri Director of Site Facilities  
Giovanni Santamarina Facilities Technician