

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 2015 – 2016.

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

- Completed Phase 1 of the Window Replacement Capital Project, which involved the replacement of 11 Windows located at the front of Building C with insulated/energy rated replacements. This project also entailed the rebuilding, and insulating of the east side wall associated with the tenant W.B. Mason and Colonial Insurance. Phase 1 of the project cost approximately \$22,780.00, the WICLDC will discuss moving forward with Phase 2 in the spring of 2017.
- Completed the installation of a 90% efficient HVAC system for NYTRIC, located in the front of Building C. The project cost approximately \$8,800, it is anticipated to have a 10 year life cycle.
- Various Roof Repairs in Building A and C, totaling approximately \$9,000.
- Upgraded several exterior lights from High Pressure Sodium to more efficient LED fixtures, approximate cost of the upgrade was \$2,000.

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

- The WICLDC Board of Directors welcomed Mr. Francis Murray to the Board of Directors as the representative for the City of Watertown, New York. Mr. Murray has an extensive small business background and is a welcome addition to the Board.
- The WICLDC entered into a New 10 Year PILOT with the City of Watertown, Watertown School District, and the Jefferson County.
- 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 obtained up to \$400,000 to go towards the \$2.2 million dollar project. The WICLDC and the prospect are working together in hopes of being able to move forward with this project.

**Watertown Center for Business and Industry Tenants as of June 30, 2016**

All Star Contractors; All Ski Lifts; Black Horse Group; Brenon's Coin; Brookfield Power; Colonial Insurance; Converse Labs; County Storage; 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 Airsoft; Watertown Model Railroad Club.

As of June 30, 2016 these companies had a combined a total of 177 employees and represented over 112, 381 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