

**Agenda** of the County of Lewis Industrial Development Agency  
Finance Committee  
January 16, 2024 | 3:00-4:00 PM  
Naturally Lewis Conference Room  
Lowville, New York



## **Call to Order**

## **Agenda Items**

- December 2023 Financials
- Active PILOT overview
- 2024-25 Budget

<b>Expenditures</b>				
<b>Operating Expenditures:</b>				
	Salaries and Wages	265,836	126,295	0
	Salaries	246,945	117,510	0
	Payroll Taxes	18,891	8,785	0
	Other Employee Benefits	15,388	11,870	0
	SIMPLE IRA match	7,108	2,750	0
	Health Insurance	8,280	9,120	0
	Professional Service Contracts	18,000	363,975	305,460
	Accounting	5,000	1,840	500
	Audit	10,000	10,000	9,000
	Consulting (not project-specific)	3,000	2,000	2,000
	Staff Service Contract	0	350,135	293,960
	Supplies and Materials	7,000	5,700	2,000
	Office IT & Supplies	7,000	5,700	2,000
	Other Operating Expenditures	315,260	242,820	114,500
	Rent	4,260	2,015	0
	Utilities	6,000	1,510	0
	Maintenance and repairs	1,000	350	0
	Insurance	3,500	3,000	3,000
	Professional Development	6,000	1,110	0
	Travel, meals, conference lodging	5,000	1,150	0
	Dues and subscriptions	8,000	690	0
	Marketing	30,000	9,445	0
	Event Expenditures	10,000	0	0
	Economic Development Projects & Programs	230,000	207,175	100,000
	Legal	9,000	7,855	9,000
	Depreciation	2,500	8,520	2,500
	Bad debt	0	0	0
	Total Operating Expenditures	621,485	750,660	421,960
<b>Non-Operating Expenditures:</b>				
	Payment of Principal on Bonds & Financing	0	0	0
	Interest & Finance Charges	0	0	0
	Subsidies to other Public Authorities	0	0	0
	Capital Asset Outlay	0	0	0
	Grants & Donations	270,000	77,547	0
	Other Non-Operating Expenditures	0	0	0
	Total Non-Operating Expenditures	270,000	77,547	0
<b>Total Expenditures:</b>		<b>891,485</b>	<b>828,207</b>	<b>421,960</b>

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<b>Total Expenditures:</b>				
		891,485	828,207	420,960



2024 PILOTS

BASIC INFORMATION				TAX RATES						NORMAL TAX AMOUNT					PILOT FORMULA			% OF TOTAL PILOT					DISTRIBUTION OF PILOT							
Co	DUE	TOTAL AV*	PRINT KEY*	SCHOOL TAX RATE	LEWIS COUNTY	TN FORM	TOWN	VILLAGE	TOTAL	SCHOOL TAXES	LEWIS CO TAXES	TOWN TAXES	VILLAGE TAXES	TOTAL NORM TAX	% of Normal Tax	SET AMOUNT PILOT	PILOT BASED ON	SCHOOL	LEWIS COUNTY	TOWN	VILLAGE	TOTAL	SCHOOL PILOT	LEWIS COUNTY PILOT	TOWN PILOT	VILL PILOT	TOTAL PILOT			
<b>MW basis PILOTS</b>				**** request from Real Property prior to PARIS filing ****											***** request from Mathew Moses each January 1 *****															
<b>BASIC INFORMATION</b>				<b>TAX RATES</b>						<b>NORMAL TAX AMOUNT</b>					<b>PILOT FORMULA</b>			<b>% OF TOTAL PILOT</b>					<b>DISTRIBUTION OF PILOT</b>							
Copenhagen Wind - Lewis 1/31				various						full tax full tax full tax full tax total full tax					+2.5% annually \$741,762.26 \$630,497.92 \$111,264.34			38.074% 30.854% 31.072% 100% 35.07% 32.35% 32.58% 100%					Cop Lewis Co Denmark 240,055.78 194,533.83 195,908.31 LACS Lewis Co Denmark 39,020.40 35,994.01 36,249.92 279,076.18 230,527.84 232,158.24 <b>741,762.26</b>							
Copenhagen Wind - Jefferson 1/31				various						full tax full tax full tax full tax total full tax					70.0% 2,967,189 \$2,077,032.30 70.0% 3,359,440 \$2,351,608.00			0.000% 0.614% 0.308% 0.000% 0.615% 0.257%					- Jeff Co Champion 12,754.45 6,407.44 - Jeff Co Rutland 14,453.98 6,036.57 0.00 27,208.43 12,444.01 <b>39,652.44</b>							
Flat Rock Wind 1/31 IDA Fee 12/31 2020 400,000 2021 400,000 2022 400,000 2023 400,000 2024 100,000				various						full tax full tax full tax full tax total full tax					per PILOT \$2,500,000.00 2025 \$2,500,000.00 2026-2032 \$2,000,000.00			2022-2032 Cop Lewis Co Harrisburg 2.8411% 39.9813% 6.858% LACS Lowville 37.9954% 1.8373% SLCS Martinsburg 0.2821% 9.859% Watson 0.3450%					Cop Lewis Co Harrisburg 71,027.14 999,532.11 171,462.35 LACS Lowville 949,884.29 45,932.46 SLCS Martinsburg 7,053.57 246,482.31 Watson 8,625.76 <b>2,500,000.00</b>							
Roaring Brook Wind 1/31 IDA Fee 10/31 2020 442,500 2021 442,500 2022 442,500 2023 442,500				various						full tax full tax full tax full tax total full tax					2023-2027 \$637,800.00			37.0% 33.0% 30.0% 100%					LACS Lewis Co Martinsburg 235,986.00 210,474.00 191,340.00 <b>637,800.00</b>							
Number 3 Wind 1/1 IDA Fee sales tax 20,000 signing 384,234 12/31 2023 202,117 2024 202,117 2025 202,117 2026 202,117				various						full tax full tax full tax full tax total full tax					+1.5% annually \$843,668.00			LACS Lewis Co Lowville 18.3% 39.2% 9.4% Cop Harrisburg 23.5% 9.6%					LACS Lewis Co Lowville 154,391.24 330,717.86 79,304.79 Cop Harrisburg 198,261.98 80,992.13 <b>843,668.00</b>							
Carthage Solar Fund 1/15 2,714,600 083.00-01-23.210-1				CCS Lewis Co Denmark 7.484035 7.399254 Out 6.690504						21.573793					20,316 20,086 18,162 0 58,564			+2.0% annually \$26,530.20			34.7% 34.3% 31.0% 100%					CCS Lewis Co Denmark 9,203.43 9,099.17 8,227.59 <b>26,530.20</b>				
US Light - Turin 1/15 1,219,700 273.00-01-07.000-1				SLCS Lewis Co Turin 11.865026 7.486169 Out 8.203022						27.554217					14,472 9,131 10,005 0 33,608			+2.0% annually \$13,265.10			43.1% 27.2% 29.8% 100%					SLCS Lewis Co Turin 5,712.04 3,603.98 3,949.08 <b>13,265.10</b>				
GSPP 9557 E Rd S, LLC starting 2023 1/31 500,000 143.00-01-18.100-1				LACS Lewis Co Denmark 7.806673 7.399254 Out 6.690504						21.896431					3,903 3,700 3,345 0 10,948			+2.0% annually \$11,475.00			35.7% 33.8% 30.6% 100%					LACS Lewis Co Denmark 4,091.15 3,877.64 3,506.21 <b>11,475.00</b>				
GSPP 9605 E Rd N, LLC starting 2023 1/31 500,000 143.00-01-18.100-2				LACS Lewis Co Denmark 7.806673 7.399254 Out 6.690504						21.896431					3,903 3,700 3,345 0 10,948			+2.0% annually \$11,475.00			35.7% 33.8% 30.6% 100%					LACS Lewis Co Denmark 4,091.15 3,877.64 3,506.21 <b>11,475.00</b>				
Waters Rd N, LLC 1/1 2,741,400 213.00-01-46.000-1				LACS Lewis Co Lowville 6.713543 6.363272 Out 3.852811						16.929626					18,405 17,444 10,562 0 46,411			+2.0% annually \$25,984.50			39.7% 37.6% 22.8% 100%					LACS Lewis Co Lowville 10,304.31 9,766.69 5,913.50 <b>25,984.50</b>				
Waters Rd S, LLC 1/1 1,046,601 213.00-01-46.000-2				LACS Lewis Co Lowville 6.713543 6.363272 Out 3.852811						16.929626					7,026 6,660 4,032 0 17,719			+2.0% annually \$10,232.64			39.7% 37.6% 22.8% 100%					LACS Lewis Co Lowville 4,057.81 3,846.10 2,328.72 <b>10,232.64</b>				
Maple Tap Solar LLC 1/1 2,344,700 259.00-02-13.000-1				SLCS Lewis Co Martinsburg 12.936374 8.158289 Out 3.919694						25.014357					30,332 19,129 9,191 0 58,651			+2.0% annually \$8,937.65			51.7% 32.6% 15.7% 100%					SLCS Lewis Co Martinsburg 4,622.18 2,914.96 1,400.51 <b>8,937.65</b>				
Flat Rock Solar Fund LLC 1/1 3,260,200 242.00-01-37.000-1				LACS Lewis Co Martinsburg 8.607255 8.158289 Out 3.919694						20.685238					28,061 26,598 12,779 0 67,438			+2.0% annually \$25,973.28			41.6% 39.4% 18.9% 100%					LACS Lewis Co Martinsburg 10,807.64 10,243.90 4,921.74 <b>25,973.28</b>				
Martinsburg CSG LLC starting 2024 1/1 35,000 243.00-01-15.200-1				LACS Lewis Co Martinsburg 8.607255 8.158289 Out 3.919694						20.685238					301 286 137 0 724			+2.0% annually \$10,917.32			41.6% 39.4% 18.9% 100%					LACS Lewis Co Martinsburg 4,542.76 4,305.81 2,068.75 <b>10,917.32</b>				
NY USLE Copenhagen starting 2024 1/1 50,000 139.00-01-11.300-1				Cop Lewis Co Pinckney 7.767337 6.769407 Out 8.735428						23.272172					388 338 437 0 1,164			+2.0% annually \$18,597.60			33.4% 29.1% 37.5% 100%					Cop Lewis Co Pinckney 6,207.15 5,409.67 6,980.78 <b>18,597.60</b>				



**County of Lewis IDA**  
**Monthly Expenditures**  
**December 2023**

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Date	Name	Memo	Amount
<b>Dec 23</b>			
12/05/2023	Franklin Templeton		-771.26
12/14/2023	QuickBooks Payroll Service	Created by Payroll Service on 12/08/2023	-702.22
12/28/2023	QuickBooks Payroll Service	Created by Payroll Service on 12/27/2023	-702.21
12/27/2023	941 Community Bank, N.A.	52-1499512 QB Tracking # -398195102	-222.78
12/08/2023	941 Community Bank, N.A.	52-1499512 QB Tracking # 776202998	-222.76
12/26/2023	8DWeb.com	naturallylewis domains	-214.65
12/05/2023	Brittany Davis	travel reimbursement	-136.31
12/08/2023	New York State	521499512 QB Tracking # 776330998	-26.46
12/27/2023	New York State	521499512 QB Tracking # -397883102	-26.46
12/06/2023	google	storage	-21.59
12/04/2023	Intuit	QuickBooks	-6.48
12/19/2023	American Health Resources	HRA Claims 10/1/23-10/31/23	-6.00
<b>Dec 23</b>			

**County of Lewis IDA**  
**Profit & Loss Budget Performance**  
**December 2023**

	Dec 23	Budget	% of Budget	Jun - Dec 23	YTD Budget	% of Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
3022 · Interest Income	5,532	915	605%	42,334	6,606	641%	11,115
1164 · Lease Receivable - Skewed Bldg		1,000		6,805	7,000	97%	11,665
3076 · PILOT Payments passthrough	4,723,230		100%	4,723,230		100%	
3071 · Contract Revenue	152,250		100%	157,495	800	19,687%	231,600
3046 · Other Income				82,155	2,000	4,108%	280,000
Revenues-Fee	202,117	302,217	67%	383,527	415,317	92%	466,117
<b>Total Income</b>	5,083,129	304,132	1,671%	5,395,546	431,723	1,250%	1,000,497
<b>Expense</b>							
9000 · CDBG Grant				77,547		100%	270,000
3121 · Marketing	215	2,000	11%	9,445	16,000	59%	40,000
3074 · Economic Development Expense		20,550		157,175	133,850	117%	239,000
3229 · Project Expenses				1,875		100%	
3500 · Trinity Ave Expenses				5,287			
3075 · Agency Exp	164	3,450	5%	19,667	27,050	73%	47,300
3290 · Depreciation				8,517		100%	2,500
Occupancy		1,035		3,872	6,715	58%	11,460
6560 · Payroll Expenses	5,432	23,435	23%	127,127	164,073	77%	281,224
6999 · Uncategorized Expenses	0			0			
<b>Total Expense</b>	5,811	50,470	12%	410,510	347,688	118%	891,484
<b>Net Ordinary Income</b>	5,077,318	253,662	2,002%	4,985,036	84,035	5,932%	109,013
<b>Net Income</b>	<b>5,077,318</b>	<b>253,662</b>	<b>2,002%</b>	<b>4,985,036</b>	<b>84,035</b>	<b>5,932%</b>	<b>109,013</b>

**County of Lewis IDA**  
**Summary Balance Sheet**  
 As of December 31, 2023

	Dec 31, 23	Nov 30, 23	\$ Change	% Change
<b>ASSETS</b>				
<b>Current Assets</b>				
Checking/Savings	3,634,123.92	3,378,102.64	256,021.28	7.6%
Accounts Receivable	5,014,527.79	89,180.53	4,925,347.26	5,522.9%
Other Current Assets	264,023.25	265,321.60	-1,298.35	-0.5%
<b>Total Current Assets</b>	<b>8,912,674.96</b>	<b>3,732,604.77</b>	<b>5,180,070.19</b>	<b>138.8%</b>
<b>Fixed Assets</b>	<b>88,371.26</b>	<b>88,371.26</b>	<b>0.00</b>	<b>0.0%</b>
<b>Other Assets</b>	<b>1,095,282.27</b>	<b>1,195,282.27</b>	<b>-100,000.00</b>	<b>-8.4%</b>
<b>TOTAL ASSETS</b>	<b><u>10,096,328.49</u></b>	<b><u>5,016,258.30</u></b>	<b><u>5,080,070.19</u></b>	<b><u>101.3%</u></b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
Other Current Liabilities	3,679.63	927.58	2,752.05	296.7%
<b>Total Current Liabilities</b>	<b>3,679.63</b>	<b>927.58</b>	<b>2,752.05</b>	<b>296.7%</b>
<b>Total Liabilities</b>	<b>3,679.63</b>	<b>927.58</b>	<b>2,752.05</b>	<b>296.7%</b>
<b>Equity</b>	<b>10,092,648.86</b>	<b>5,015,330.72</b>	<b>5,077,318.14</b>	<b>101.2%</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>10,096,328.49</u></b>	<b><u>5,016,258.30</u></b>	<b><u>5,080,070.19</u></b>	<b><u>101.3%</u></b>