



MEETING NOTICE

**Thursday, December 15, 2022
Dulles State Office Building
Watertown, New York**

**Conference Room 100 – 1st Floor
& Zoom Videoconference**

Governance Committee – 9:00 AM

Board of Directors – 10:30 AM

Pursuant to Open Meetings Law, members of the public have the right to attend the Meeting telephonically via Zoom by dialing into the following access line, or view the proceedings using the following link:

Dial In Number: 1-646-876-9923 Meeting ID: 814 1458 7805 Passcode: 371821

<https://us02web.zoom.us/j/81414587805?pwd=L0ZmYTNqVE5BUW14eEtqbE1tZXJhdz09>

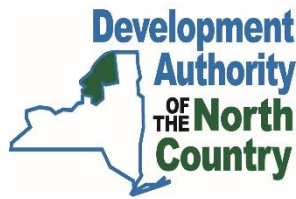
Board member McGrath will be participating via Zoom at:
800 Third Avenue, 13th Floor, New York, NY 10022

**The Public May View and Listen to the Meeting
Live Stream at www.danc.org.**



AGENDA
GOVERNANCE COMMITTEE MEETING
Thursday, December 15, 2022 – 9:00 AM
Dulles State Office Building, 1st Floor
Conference Room 100 and Zoom Videoconference
317 Washington Street, Watertown, New York

1. Executive Session – to discuss the employment history of a particular person
2. Resolution No. 2022-12-102, Public Authorities Reporting Information System (PARIS), Five Year Budget and Financial Plan for FYE 2024, Annual Submission
3. Resolution No. 2022-12-103, Administrative Division, FY 2022-2023 Capital Budget Amendment, Fleet Vehicles
4. Resolution No. 2022-12-104, Water Quality Division, Army Sewer Line, FY 2022-2023 Capital Project Budget Amendment, Sewer Pipeline Rehabilitation



AGENDA

BOARD OF DIRECTORS MEETING

Thursday, December 15, 2022 – 10:30 AM

Dulles State Office Building, 1st Floor

**Conference Room 100 and Zoom Videoconference
317 Washington Street, Watertown, New York**

1. Call to Order
2. Call the Roll
3. Privilege of the Floor
4. Approve the Minutes of October 27, 2022 Board Meeting
5. Chairperson's Report
 - a. Budget Work Session – February 9, 2023
 - b. Next Board meeting – February 23, 2023
6. Executive Director's Report
7. Finance Report – Chief Financial Officer
Approving Financials for the month ending October 31, 2022
8. Technical Services Summary Report
 - a. Non-Lewis County Contracts –
 - I. Town of Hermon, O&M, Town of Hermon Operation & Maintenance for Wastewater Treatment Facilities, Total Agreement Amount \$101,901, 1/1/22 – 12/31/27, St. Lawrence County
 - II. Town of Madrid, O&M, Town of Madrid Operation & Maintenance for Water & Wastewater Treatment Facilities, Total Agreement Amount of \$287,836, 11/1/23 – 12/31/28, St. Lawrence County
 - III. Town of Morristown, O&M, Town of Morristown Operation & Maintenance Water & Wastewater Treatment Facilities, Total Agreement Amount of \$304,847, 1/1/23 – 12/31/2027, St. Lawrence County
 - IV. Route 3 Sewer Board, O&M, Route 3 Sewer Corridor Operations/Maintenance & Administrative Service Agreement, Total Agreement Amount of \$109,902, 1/1/23 – 12/31/23, Jefferson County
 - V. City of Ogdensburg, MS, City of Ogdensburg Management Services for Water & Wastewater (renewal of existing contract), Total Agreement Amount of \$865,5000, 1/1/23 – 12/31/27, St. Lawrence County

- VI. Town of Hermon, TSA, Town of Hermon Grant Administration, Total Agreement Amount of \$5,000, 1/1/23 – 12/31/23, St. Lawrence County
- VII. Village of Richville, TSA, Village of Richville Engineering Planning Grant Administration – Amendment 1, Total Agreement Amount \$7,900, 12/1/22 – 12/31/23, St. Lawrence County
- VIII. Historic Saranac Lake, TSA, LDD DANC NBRC Grant Administration (Authorized Previously per Res. 2016-08-93), Total Agreement Amount \$7,000, 12/1/22 – 8/31/24, Franklin County
- IX. Town of Tupper Lake, GIS, Town of Tupper Lake GIS Hosting Agreement (Authorized previously per Res. 2021-03-64), Total Agreement Amount \$4,400, 1/23 – 12/31/27, Franklin County
- X. Town of Long Lake, GIS, Town of Long Lake GIS Hosting Agreement (Authorized previously per Res. 2021-03-64), Total Agreement Amount \$4,400, 1/23 – 12/31/27, Hamilton County
- XI. Town of Harrietstown, GIS, Town of Harrietstown GIS Hosting Agreement (Authorized previously per Res. 2021-03-64), Total Agreement Amount \$4,400, 1/23 – 12/31/27, Franklin County

9. Materials Management -

- a. Resolution No. 2022-12-92, Materials Management Division, FY 2022-2023 Budget Amendment

10. Regional Development –

- a. Loan Report -
- b. Resolution No. 2022-12-93, Community Development Loan Fund, Armour Environmental, Inc., Loan
- c. Resolution No. 2022-12-94, Community Development Loan Fund, MLR Realty, LLC, Subordination
- d. Resolution No. 2022-12-95, Housing Revolving Loan Fund, Pink Palace Properties, LLC, Loan #3

11. Telecommunications –

- a. Resolution No. 2022-12-96, Telecommunications Division, FY 2022-2023 Capital Budget Amendment, Avangrid Dark Fiber Project
- b. Resolution No. 2022-12-97, Telecommunications Division, FY 2022-2023 Capital Project Budget Amendment, Fiber Procurement
- c. Resolution No. 2022-12-98, Telecommunications Division, FY 2022-2023 Budget Amendment, Telecom Wages

12. Water Quality –

- a. Resolution No. 2022-12-99, Water Quality Division, Army Sewer Line, FY 2022-2023 Operating Budget Amendment
- b. Resolution No. 2022-12-100, Water Quality Division, Regional Water Line, FY 2022-2023 Operating Budget Amendment
- c. Resolution No. 2022-12-101, Water Quality Division, Water Quality Contracts, FY 2022-2023 Operating Budget Amendment

13. Executive Session – to discuss the employment history of a particular person

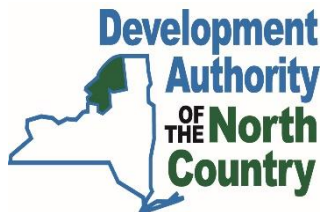
14. Governance -

- a. Resolution No. 2022-12-102, Public Authorities Reporting Information System (PARIS), Five Year Budget and Financial Plan for FYE 2024, Annual Submission
- b. Resolution No. 2022-12-103, Administrative Division, FY 2022-2023 Capital Budget Amendment, Fleet Vehicles
- c. Resolution No. 2022-12-104, Water Quality Division, Army Sewer Line, FY 2022-2023 Capital Project Budget Amendment, Sewer Pipeline Rehabilitation

15. Next Meeting –

Budget Work Session, February 9, 2023
Board Meeting, February 23, 2023

16. Adjourn



MINUTES
BOARD OF DIRECTORS MEETING
Thursday, October 27, 2022 – 10:30 AM
Warneck Pump Station
23557 NYS Rt 37, Watertown, New York

The Development Authority of the North Country Board of Directors met in regular session in person and via Zoom Videoconference at the Warneck Pump Station, 23557 NYS Rt 37, Watertown, New York on Thursday, October 27, 2022 at 10:30 AM.

Members Present

Voting

Margaret Murray, Chairperson
Thomas Hefferon
Alex MacKinnon
Dennis Mastascusa
Kenneth Bibbins
Mary Doheny
Mark Hall
Eric Virkler

Non-Voting

Nancy Henry
Stephen Hunt
Brian McGrath*

*Attended via videoconferencing.

Members Absent

James Hollenbeck

Staff Present:

Carl Farone, Executive Director
Jennifer Staples, Chief Financial Officer
Carrie Tuttle, Chief Operating Officer
Stephen Bohmer, Director of Information Technology
Dawn Caccavo, Comptroller
Michelle Capone, Director of Regional Development
Kevin Feuka, Director of Engineering
Kate Mangan, Director of Materials Management
Laurie Marr, Director of Communications and Public Affairs
Brian Nutting, Director of Water Quality
Regina Rybka-Lagattuta, Director of Human Resources
David Wolf, Director of Telecommunications
Angela Marra, Executive Assistant

Guests:

Jennifer Granzow, Counsel, Wladis Law Firm

1. Chairperson Murray called the meeting to order at 10:30 AM.

2. Chairperson's Report

M. Murray thanked B. McGrath for changing his itinerary at the last minute to make this meeting possible.

M. Murray welcomed new Authority Board member, Mr. Kenneth Bibbins. The Jefferson County Board of Legislators appointed K. Bibbins, a regional director of the New York State Department of Transportation, to the Authority Board to complete the term of Mr. Calligaris, which will expire on December 31, 2023. K. Bibbins expressed his appreciation of the recent appointment, as it will offer another opportunity to enjoy more lifelong learning as well as share a bit of his varied experience with the North Country.

M. Murray appointed K. Bibbins to the Authority Board Audit Committee and the Finance and Budget Committee. (Note: subsequent to the meeting, Chairwoman Murray removed K. Bibbins from the Audit Committee and appointed him to the Telecommunications Committee).

M. Murray concluded her report by reminding all that the next scheduled Board meeting would be held on December 15, 2022.

3. Chairperson Murray requested a roll call.

- A quorum of voting and non-voting members was established.

4. Privilege of the Floor -

A. MacKinnon stated that Ruth Doyle, St. Lawrence County Administrator, invited A. MacKinnon and M. Hall to a meeting with herself, the chairman, and the vice chairman to review the upcoming meeting agenda with the primary issues being the transfer of the Harrisville Site and the ongoing issues with telecommunications. Both A. MacKinnon and M. Hall felt the meeting was beneficial and went very well.

5. Upon a motion by M. Hall, and seconded by D. Mastascusa, the minutes from the September 22, 2022 Board Meeting, were approved.

6. Executive Director's Report

C. Farone expressed his appreciation to B. McGrath for changing his schedule to make this meeting possible.

E. Virkler arrived at 10:35 AM.

a. Welcome Kenneth Bibbins –

C. Farone welcomed K. Bibbins to the Board, and informed the Board that his Board Orientation took place last Friday and that he feels K. Bibbins will be a valued member of the Board.

b. "State of the Authority" – Staff Update –

C. Farone informed the Board that several meetings were held with staff during the month of September to provide an update on the Authority. Specifically reviewed were accomplishments that were made over the last few years and thanking staff for stepping up during COVID. He further stated how important it is to bring the staff together. C. Farone discussed the importance of getting staff certified and shared a list of employee certifications and accomplishments over the last 18 months with the Board.

c. Health Insurance Renewal - 2023 –

C. Farone reviewed the information that was presented to the Governance Committee meeting October 20th where the decision was made to continue with the current Excellus Blue Cross Bronze 4 plan for the 2023 year. The plan was determined to be the best fit following J. Staples review of 37 companies, and narrowing it down to 15 to review with C. Farone.

d. Aerial Photos of MMF –

Using recently taken aerial photos of the Materials Management Facility, C. Farone reviewed various aspects of the landfill, the Southern Expansion, and best practices. The first 10 feet of material going into the southern expansion need to be fluff to protect the liner. 11,300 tons of this material have been accepted to provide a good base for the future of the landfill. These images also showed a well-managed facility with a good perspective for the future.

e. Drum Country NY - Business After Hours

C. Farone discussed the Greater Watertown Chamber of Commerce Business After Hours event hosted by Jefferson County Economic Development and Drum Country New York. Over 100 people attended, including the Fort Drum Garrison Commander. M. Capone, our Drum Country staff member, gave an update on Drum Country business and its importance. She further explained the Drum Country website and invited all attending to visit the site and share what they love about the North Country why this is a good place to do business, and how this site can benefit and support the spouses of the enlisted. While this event was specifically for Jefferson County, other events are being planned in Lewis and St. Lawrence Counties.

f. Harrisville (RTS) Update –

The site sale is proceeding and we hope to have the sale finalized by December 31. St. Lawrence County plans to continue utilizing our services through December 31.

g. City of Watertown – Disinfection Byproducts Update

This project continues to move forward with the City's implementation of two pilots. The preliminary results are expected to be ready by December, at which time Authority staff will meet with the City to review.

M. Hall asked if we are now in the new facility in Canton. C. Farone responded yes.

7. Finance Report – Chief Financial Officer

J. Staples presented the August year to date financials.

The statement of net position decreased by \$1.8 million from the end of March due to small fluctuations. One of these fluctuations is capital assets, which decreased by \$2.2 million due to cells 12 and 13 being depreciated over five years rather than the life of the cells. Another fluctuation is accounts receivable which increased by \$612,000 with the majority of that being due to MMF with the timing of invoices and payments, and bringing in more tonnage. Telecommunications accounts receivable increased by \$367,000 because they are still waiting on federal funds.

The summary of all units shows total operating revenue over budget by \$303,000. Customer billings is over budget, driven by materials management tonnage coming in over projection by 23,451 tons. Two main reasons for this increase are non-beneficial sludge being over projection by 14,759 tons from the lagoon clean out in Lewis County that takes place every five years, and contaminated soil being over projection by 7,811 tons due to a Jefferson County project. Under operating revenue, grant revenue is over budget by \$115,000 due to a grant received by telecommunications from the Northern Border Regional Commission for the Tupper Lake Broadband project that was not in the original budget. Looking at operating expenses, depreciation is over budget by \$550,000 in association with cells 12 and 13 of the southern expansion. These cells were budgeted to depreciate over 50 years but can only depreciate over the actual life of the cells. A resolution will be presented at today's meeting to adjust the budget to reflect the more accurate depreciation going forward. Waste diversion is over budget by \$28,000 due to the household hazardous waste events being more heavily attended than anticipated and mattress recycling increasing by 32% over last year. Closure/Post Closure costs and community benefits are over budget year to date due to the increased waste volumes brought into materials management. Under non-operating revenue, interest income is at negative \$557,000. This is due to a negative market adjustment of \$910,000. Market adjustments would only be realized as a loss if the Authority cashes in held investments early, and there is no plan to do so.

J. Staples commented that interest rates are going up on short term investments and we expect to see the market adjustment get worse before it gets better. The Authority will continue to re-invest at the higher rates as lower interest rate investments mature.

C. Farone reported that a landfill bench that was not originally going to be built has since been filled in. In reviewing the maximum utilization of airspace, C. Tuttle and her staff determined that this area should be used and 67,000 tons of waste were placed in this bench extending the useful life of the landfill and generating a profit of \$3 million.

Upon a motion by D. Mastascusa, and seconded by A. MacKinnon, Financials ending August 31, 2022, were unanimously approved.

5. Governance –

- a. Resolution No. 2022-10-76, approves the modifications to the Personnel Policy as attached and incorporated in the resolution, and the revised Personnel Policy shall become effective on January 8, 2023.

C. Farone explained that Authority staff has done a complete analysis of Authority PTO (paid time off), and compared what is offered at various similar

entities to the Authority, such as Jefferson County, Lewis County, St. Lawrence County, City of Watertown, New York State DEC, and Dormitory Authority. One item to be noted is the Authority's PTO appears at the lower end of the spectrum in comparison to these other entities. Based on this analysis, it is being recommended to increase the amount of accrued vacation provided to staff upon hire from two weeks to three weeks and would be reflected through the progression levels of earned vacation. New employees coming into the Authority are looking for quality of life and vacation time. It is believed this change will help the Authority attract quality staff and move the Authority forward. Additionally the pension is no longer as good since having changed from tier four to tier six and new hires have higher expectations. Adopting this change would financially effect the Authority equivalent to that of hiring one full time position, although we do not need to add additional staff.

The second change would involve tuition reimbursement. Historically the Authority reimbursed staff for educational expenses, tuition and books, and it could be SUNY and private schools. Following a complete analysis, it is being recommended that there should be a cap based on the current SUNY tuition rate. Reimbursement is recommended based on earned grades; 100% for an A, 90% for a B, 80% for a C, and no reimbursement for a failed course. This is similar to what other entities are doing, and incentivizes the employee to do their best in the class.

Upon a motion by E. Virkler and seconded by M. Doheny, Resolution No. 2022-10-76, Personnel Policy, Approving Modifications, was unanimously approved.

- b. Resolution No. 2022-10-77, amends the FYE 2023 Water Quality Contracts Budget as reflected in Appendix A attached to the resolution which reflects an increase in customer revenue for additional contracts authorized and additional expenses for the addition of an Assistant Director of Water Quality.

C. Farone explained that the addition of an Assistant Director of Water Quality was discussed at the recent Strategic Planning session and would be beneficial in succession planning. The water quality division is poised for the most growth within the Authority and the additional staff member would provide more effective management. This growth is not because the Authority is soliciting additional work, but because municipalities are contacting us and requesting our services and assistance. Year to date, two contracts have already been added with three additional proposals submitted. The first concern when we are contacted is do we have the staff to accept additional work. The additional income from these contracts would well cover the cost of the additional staff member.

Upon a motion by D. Mastascusa and seconded by M. Hall, Resolution No. 2022-10-77, FY 2023 Water Quality Budget, Amendment Authorizing Assistant Director Position, was unanimously approved.

- c. Resolution No. 2022-10-78, approves the modifications to the Telecommuting Policy as attached and incorporated in this resolution.

C. Farone reviewed each of the proposed policy changes.

B. McGrath commented that these changes look great, including the vacation and other resolutions. He further stated that if we were not making these changes, our employees would make their own changes. The workforce has changed in every industry and people are expecting more flexibility and balance. He further stated that these changes are getting ahead of a changing workforce that is here to stay, and congratulated the group for putting together sensible changes to these policies. He concluded by stating that the telecommuting policy changes are also consistent with the Authority's mission to be good stewards of the environment.

Upon a motion by A. MacKinnon and seconded by D. Mastascusa, Resolution No. 2022-10-78, Telecommuting Policy, Approving Modifications, was unanimously approved.

- d. Resolution No. 2022-10-79, approves the modifications to the Green Cleaning Products Use Policy as attached and incorporated in this resolution.

C. Farone reviewed the minor changes to this policy, and explained that these changes are being brought about because of the updates New York State has made to their website.

Upon a motion by D. Mastascusa and seconded by A. MacKinnon, Resolution No. 2022-10-79, Green Cleaning Products Use Policy, Approving Modifications, was unanimously approved.

6. Engineering-

- a. Resolution No 2022-10-80, approves the Technical Services Agreement by and between the Authority and the Village of Tupper Lake, and further authorizes and directs the Executive Director to execute said Agreement.

Upon a motion by M. Hall and seconded by E. Virkler, Resolution No. 2022-10-80, Authorizing Technical Services Agreement, Village of Tupper Lake, Water Supply and Treatment Upgrades, was unanimously approved.

- b. Resolution No 2022-10-81, authorizes the Technical Services Agreement by and between the Authority and the Village of Tupper Lake, and further authorizes and directs the Executive Director to execute the Agreement Amendment 3.

Upon a motion by M. Hall and seconded by A. MacKinnon, Resolution No. 2022-10-81, Authorizing Technical Services Agreement, Village of Tupper Lake, Sewer System Capital Improvement Project, Amendment 3, was unanimously approved.

7. Technical Services Summary Report –

C. Tuttle reviewed the Technical Services Summary Report and noted that these contracts are within our service area and generate revenue under \$100,000 annually.

- a. Non-Lewis County Contracts -

- I. Town of Champion, Operation & Maintenance for Town's Water Facilities Districts 2,4,5, Total Agreement Amount \$174,976.00, 11/1/22 – 12/31/27, Jefferson County
- II. Town of Champion, Operation & Maintenance for Town's Water Facilities Districts 1,3, Total Agreement of \$15,777.00, 11/1/22 – 12/31/27, Jefferson County .

C. Tuttle explained that the town prefers that we break these contracts up the way they account for them.

- III. Town of Louisville, Operation & Maintenance for Town's Water Facilities, Total Agreement Amount of \$217,243.00, 1/1/23 – 12/31/27, St. Lawrence County

C. Tuttle explained that this is a new agreement for just water, not sewer and they are in the process of doing a capital improvement project. C. Farone asked how this was processed prior to the Authority becoming involved. C. Tuttle responded that this contract has been with an outside private company and that the company owner has indicated that he is planning to retire and either sell or close the company.

- IV. Village of Hammond, Operation & Maintenance for Town's Wastewater Facilities, Total Agreement Amount of \$175,62.00, 11/1/22 – 5/3/27, St. Lawrence County

C. Tuttle explained that Hammond has also gone through a major capital improvement project for wastewater to upgrade their facility. The Authority was brought in, at the request of their existing operator, who is looking to retire. They have accepted our proposal at their recent board meeting and are requesting services starting November 1.

Upon a motion by A. MacKinnon, and seconded by M. Hall, the contracts included on the Technical Services Summary Table for the month of October were unanimously approved.

8. Materials Management –

- a. Resolution No 2022-10-82, authorizes the Executive Director or Chief Financial Officer to increase the budget for Depreciation Expense (GL 7032) from \$3,875,800 to \$5,204,200 for the increase in depreciation for cells 12 and 13.

Upon a motion by E. Virkler and seconded by K. Bibbins, Resolution No. 2022-10-82, Authorizing FY 2023 Materials Management Operating Budget, Amendment, was unanimously approved.

9. Regional Development -

- a. Loan Report –

M. Capone reported that everyone is paying as agreed and we are collecting as agreed.

The completed housing market analysis drafts for the greater Watertown and Fort Drum area for affordable and market rate housing as well as senior housing has been received. M. Capone stated she will call a PDC (Project Development Committee) meeting and invite the entire Board to review the results once she has reviewed them.

M. Capone informed the Board that Raquette Lake Navigation has requested a partial mortgage release. This release is a non-material item as the collateral remains the same and C. Farone will be able to take care of this without a Board resolution.

M. Capone stated that the PDC met last week to review the proposed changes to the lending programs being brought before the Board in the following resolutions.

- b. Resolution No. 2022-10-83, adopts the updated lending guidelines for the Affordable Rental Housing Program outlined in and attached to the resolution, and further authorizes the set-aside amount of \$500,000 in the Affordable Rental Housing Program for eligible grants as defined in the revised lending guidelines.

M. Capone stated that these are not big changes, but are necessary since these guidelines have not been reviewed in many years. She further explained that these proposed changes are benchmarks for staff to be able to talk with potential borrowers, but the Board makes the ultimate decision.

Upon a motion by T. Hefferon, and seconded by M. Doheny, Resolution No. 2022-10-83, approving Affordable Rental Housing Program, Lending Guidelines, Set-Aside, was unanimously approved.

- c. Resolution No. 2022-10-84, adopts the updated lending guidelines for the Community Development Loan Fund as outlined in and to the resolution, and further rescinds Resolutions No. 2014-02-11.

M. Capone explained that this resolution is targeting the interest rate at half of prime plus one with a floor at 3%, which is consistent with economic partners especially in St. Lawrence County. She further stated that this resolution rescinds resolution number 2014-02-11, which merged a municipal infrastructure program into a community technical assistance program and was intended for pre-developmental costs associated with municipal projects.

Upon a motion by A. MacKinnon, and seconded by T. Hefferon, Resolution No. 2022-10-84, approving Community Development Loan Fund, Lending Guidelines, was unanimously approved.

B. McGrath had no comments on the resolution, but wanted to point out an online chat message from Patrick Hickey requesting a link to today's live stream recording. C. Farone explained that Patrick Hickey is a member of the Watertown City Council.

A. MacKinnon commented that with regard to interest rate and flexibility of the interest rate brought up during the committee meeting, he felt it was important to note that the cost of managing these projects must be maintained and the Authority cannot operate at a loss. He further stated that as a Board, they need to have the flexibility to make the necessary changes by resolution.

- d. Resolution No. 2022-10-85, adopts the updated lending guidelines for the Community Rental Housing Program as outlined in and attached to the resolution, and further ratifies \$322,440 remain set-aside in the Community Rental Housing Program for eligible grants per the revised lending guidelines.

Upon a motion by E. Virkler, and seconded by T. Hefferon, Resolution No. 2022-10-85, approving Community Rental Housing Program, Lending Guidelines, Reaffirm Set-Aside, was unanimously approved.

- e. Resolution No. 2022-10-86, adopts the updated lending guidelines for the Housing Loan Revolving Fund as outlined in and attached to the resolution.

M. Capone explained that there is less money available in this fund because grants funds will be pulled from the Community Rental Housing Program.

Upon a motion by A. MacKinnon, and seconded by E. Virkler, Resolution No. 2022-10-86, approving Housing Loan Revolving Fund, Lending Guidelines, was unanimously approved.

M. Capone further explained that in the future we will review other funds such as the tourism fund and redevelopment funds. We received these funds from Empire State Development, and have submitted specific work plans for these and are close to closing on the initial grants we received from them.

10. Water Quality

- a. Resolution No. 2022-10-87, authorizes and directs the Executive Director to enter into the Water Service Agreement attached to the resolution, with the Town of Cape Vincent.

C. Tuttle explained the importance of including the allocations in the contracts because customers are based on allocated capacity and as a supplier everything needs to be balanced.

Upon a motion by M. Hall, and seconded by D. Mastascusa, Resolution No. 2022-10-87, authorizing Water Service Agreement Amendment No 1, Town of Cape Vincent, Regional Water Line, was unanimously approved.

- b. Resolution No. 2022-10-88, authorizes and directs the Executive Director to enter into the Water Service Agreement attached to the resolution, with the Town of LeRay.

Upon a motion by E. Virkler, and seconded by M. Hall, Resolution No. 2022-10-88, authorizing Water Service Agreement, Town of LeRay, Consolidated Water District, Army Water Line, was unanimously approved.

- c. Resolution No. 2022-10-89, authorizes and directs the Executive Director to enter into the Sewer Service Agreement attached to the resolution, with the Town of Pamela.

Upon a motion by A. MacKinnon, and seconded by T. Hefferon, Resolution No. 2022-10-89, authorizing Sewer Service Agreement, Town of Pamela Sewer Districts 3,4,5 & 9, Army Water Line, was unanimously approved.

- d. Resolution No. 2022-10-90, authorizes and directs the Executive Director to enter into the Water Service Agreement attached to the resolution, with the Village of Brownville.

Upon a motion by T. Hefferon, and seconded by A. MacKinnon, Resolution No. 2022-10-90, authorizing Water Service Agreement, Village of Brownville, Regional Water Line, was unanimously approved.

11. Additional Resolution –

- a. Resolution No. 2022-10-91, authorizes committing \$15,000 from the Administration Budget (Co. 10) to Advocate Drum towards the update to the Fort Drum Economic and Fiscal Impact Model, and further authorizes the Executive Director to enter into a Memorandum of Understanding with Advocate Drum detailing the partnership for the Fort Drum Economic and Fiscal Impact Model.

C. Farone explained the importance of this tool to the Authority and how it could provide information on the impact of Fort Drum within our region and New York State. Advocate Drum asked if there is any additional useful information that we would like to see within the report. M. Capone will meet with our county partners to discuss additional beneficial information. Committing these funds would not affect the Authority financially because we normally commit funds to the Procurement Technical Assistance Center (PTAC), however the Chamber of Commerce is no longer hosting the PTAC. C. Farone stated that this falls within the Authority's Mission to fully understand the impact Fort Drum has on the residents here.

M. Doheny asked what the purpose of the \$30,000 would be, and if they hire someone to update the model. C. Farone responded that yes, and EDP would update the model to include all the data, the results and the graphics. It would also calculate economic and fiscal tax impacts for each of the counties and the Tri-county region. M. Doheny asked if we are providing the inputs and then paying for the modeling. C. Farone responded yes, we would provide 50% or \$15,000 to update the model. This would also mean the Authority is involved and can request additional information. M. Capone added that this is an ESRI product and proprietary to each consultant. The information that we get out of this will only be as good as the provided background data and should be done more frequently than every five years, however that becomes expensive. There is a great benefit to this because it is used by federal, state, and local officials to show the economic impact on the region, plus the Authority will use this information for our marketing initiatives or grant applications. M. Capone further stated that PTAC did not go away, but has been consolidated with Ignite out of

Utica and the staff who were working for the Greater Watertown Chamber of Commerce are still working for PTAC with Ignite and will continue to cover the North Country region. PTAC is important to the Authority because they help make connections between the business community and federal procurement, as well as assist us in helping to certify women minority businesses.

Upon a motion by M. Hall, and seconded by A. MacKinnon, Resolution No. 2022-10-91, authorizing Advocate Drum, Fort Drum Economic and Fiscal Impact Model, Memorandum of Understanding, was unanimously approved.

12. Next Board Meeting Date – December 15, 2022, location is to be determined.

13. Upon a motion by T. Hefferon, and seconded by K. Bibbins, the meeting was adjourned at 11:56 PM.

Respectfully submitted,



Dennis Mastascusa
Board Secretary

DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY
For the Seven Months Ending Monday, October 31, 2022

	<u>YTD ACTUAL</u>	<u>3/31/2022 Total</u>
STATEMENT OF NET POSITION		
ASSETS		
Cash and Cash Equivalents	\$8,167,238.57	\$5,749,002.23
Accounts Receivable	4,364,918.64	3,123,569.57
Unbilled Revenue	329,944.28	538,407.27
Interest Receivable	132,130.66	104,282.75
Loans Receivable, net	30,885,960.87	30,390,827.78
Inventory	18,208.99	18,208.99
Prepaid Expense	180,340.96	500,108.89
Investments	16,826,404.07	16,754,076.48
Funds Held In Trust	640,589.77	799,936.82
OPEB Reserve Fund	5,627,299.72	5,635,378.86
Restricted Assets	79,833,341.71	82,927,698.57
Leased Property	34,912.50	41,231.25
Capital Assets, net	78,146,453.00	80,951,823.26
Total Assets	225,187,743.74	227,534,552.72
DEFERRED OUTFLOWS OF RESOURCES		
Pension	4,777,834.00	4,777,834.00
OPEB	159,451.00	159,451.00
Total Deferred Outflows of Resources	4,937,285.00	4,937,285.00
TOTAL ASSETS PLUS DEFERRED OUTFLOWS	230,125,028.74	232,471,837.72
LIABILITIES		
Accounts Payable	1,275,724.82	887,499.59
Grants & Passthroughs Payable	300,175.72	369,712.18
Community Benefits Payable	129,272.73	205,996.79
Interest Payable	164,642.21	119,408.33
Accrued Expenses	1,008,665.60	574,760.28
OPEB Liability	5,602,250.60	5,322,887.48
Net Pension Liability	19,480.00	19,480.00
Unearned Income	7,098,070.21	6,949,387.25
Lease Obligation	34,912.50	41,231.25
Funds Held for Others	10,639,557.90	10,639,557.90
Due to US ARMY	749,985.00	749,985.00
Landfill Closure & Post Closure	16,266,567.67	15,427,610.29
Long-term Liabilities	20,917,977.31	21,830,760.63
Total Liabilities	64,207,282.27	63,138,276.97
DEFERRED INFLOWS OF RESOURCES		
Pension	5,701,705.00	5,701,705.00
OPEB	847,267.00	847,267.00
Total Deferred Inflows of Resources	6,548,972.00	6,548,972.00
TOTAL LIABILITIES PLUS DEFERRED INFLOWS	70,756,254.27	69,687,248.97
NET POSITION		
Invested In Capital Assets, Net	58,692,475.90	60,585,152.59
Restricted for:		
Community Rental Housing Program	12,973,351.46	13,143,287.17
Community Development Loan Fund	9,606,465.70	9,787,357.99
Affordable Housing Program	22,110,011.44	22,469,242.86
Army Water & Sewer	1,800,000.00	1,800,000.00
Regional Waterline	442,507.82	442,507.82
Reserve For Liner	11,203,219.08	10,302,779.21
Reserve for Replacement	5,878,462.27	5,681,048.16
Reserve For Wetland Mitigation	321,036.46	318,672.91
OATN Reserve	6,860,415.18	6,839,011.65
Landfill Closure & Post Closure Prefunding	8,412,224.66	8,543,625.71
Total Restricted	79,607,694.07	79,327,533.48
Board Designated for:		
Infrastructure Development	223,107.42	223,107.42
Capital Reserve	974,262.09	1,209,525.34
Tip Fee Stabilization	4,353,351.07	4,392,848.65
Landfill Gas Reserve	1,494,414.19	1,616,502.26
Economic Development Fund	5,296,179.50	5,360,595.77
Affordable Housing Program	3,000,000.00	3,000,000.00
Supplemental Insurance / Admin. Reserve	4,000,000.00	4,000,000.00
Total Board Designated	19,341,314.27	19,802,579.44
Undesignated	1,727,290.23	3,069,323.24
Total Net Position	159,368,774.47	162,784,588.75
Total Liabilities, Deferred Outflows & Net Position	230,125,028.74	232,471,837.72

DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY
For the Seven Months Ending Monday, October 31, 2022

	<u>YTD ACTUAL</u>	<u>3/31/2022 Total</u>
<u>CHANGE IN NET POSITION</u>		
OPERATING REVENUE:		
Customer Billings	15,507,718.26	23,092,637.25
Waste Diversion Revenue	147,246.69	200,773.04
Grant Revenue	413,190.64	2,467,321.25
Loan Interest Income	203,117.03	516,852.69
Other Income	535,219.12	832,976.23
Total Operating Revenue	16,806,491.74	27,110,560.46
OPERATING EXPENSES		
Depreciation & Amortization	5,965,609.72	8,896,355.83
Salaries	3,845,336.91	6,184,266.07
Fringe Benefits	1,597,469.40	2,273,302.49
Operation & Maintenance	1,694,806.05	2,527,653.41
Recycling Transfer Station	117,906.52	349,698.64
Waste Diversion	365,398.16	681,449.67
Wastewater Treatment	1,045,690.53	1,706,279.55
Closure & Post Closure Costs	838,957.38	798,347.34
Community Benefits	848,815.35	967,076.60
Water Purchases	512,979.15	660,043.21
Office & Administration	262,985.06	465,883.26
Insurance	297,850.00	460,080.91
Utilities	96,053.59	213,351.31
Bad Debt Expense	38,024.78	212,182.78
Materials & Supplies	221,699.89	286,919.79
Professional Fees	112,778.87	472,353.92
Repairs & Maintenance	87,643.36	106,102.78
Automobile	223,095.98	340,231.33
Computer Expenses	202,330.93	310,093.37
Grants	360,075.85	296,215.05
NYS Administrative Assessment	0.00	122,000.00
Total Operating Expenses	18,735,507.48	28,329,887.31
Total Operating Income	(1,929,015.74)	(1,219,326.85)
NON-OPERATING REVENUE (EXPENSE)		
Interest Income	(1,182,059.21)	(953,094.79)
Gain on Sale of Fixed Assets	31,225.00	13,500.00
Interest Expense	(335,964.33)	(640,745.54)
Total Non-Operating Expense, Net	(1,486,798.54)	(1,580,340.33)
CHANGE IN NET ASSETS	(3,415,814.28)	(2,799,667.18)

DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY
For the Seven Months Ending Monday, October 31, 2022

	<u>ADMIN</u>	<u>MATERIALS MGMT</u>	<u>TELECOM</u>	<u>ARMY SEWER</u>	<u>ARMY WATER</u>	<u>REGIONAL WATER</u>	<u>WQ CONTRACTS</u>	<u>ENGINEERING</u>	<u>REGIONAL DEVELOPMENT</u>	<u>TOTAL</u>
STATEMENT OF NET POSITION										
ASSETS										
Cash and Cash Equivalents	\$8,167,238.57									\$8,167,238.57
Accounts Receivable	(2,259.22)	1,295,179.54	1,992,438.99	325,162.07	347,607.89	135,992.61	81,642.48	23,693.88	165,460.40	4,364,918.64
Unbilled Revenue				47,631.01	22,408.67	29,631.10	132,797.86	44,514.48	52,961.16	329,944.28
Interest Receivable	5,773.76	29,160.75	13,522.48						83,673.67	132,130.66
Loans Receivable, net									30,885,960.87	30,885,960.87
Inventory		18,208.99								18,208.99
Prepaid Expense	166,361.89		13,979.07							180,340.96
Investments	3,930,050.44	6,765,086.52	2,004,370.19						4,126,896.92	16,826,404.07
Funds Held In Trust		640,589.77								640,589.77
OPEB Reserve Fund	5,627,299.72									5,627,299.72
Restricted Assets		38,963,200.95	8,339,587.71	1,753,030.97	956,198.71	493,677.55			29,327,645.82	79,833,341.71
Leased Property									34,912.50	34,912.50
Capital Assets, net	343,305.20	44,578,880.26	23,450,248.45	3,175,234.27	3,740,664.69	2,846,996.05		11,124.08		78,146,453.00
Total Assets	18,237,770.36	92,290,306.78	35,814,146.89	5,301,058.32	5,066,879.96	3,506,297.31	214,440.34	79,332.44	64,677,511.34	225,187,743.74
DEFERRED OUTFLOWS OF RESOURCES										
Pension	4,777,834.00									4,777,834.00
OPEB	159,451.00									159,451.00
Total Deferred Outflows of Resources	4,937,285.00									4,937,285.00
TOTAL ASSETS PLUS DEFERRED...	23,175,055.36	92,290,306.78	35,814,146.89	5,301,058.32	5,066,879.96	3,506,297.31	214,440.34	79,332.44	64,677,511.34	230,125,028.74
LIABILITIES										
Accounts Payable	719,965.22	184,390.96	71,428.04	176,985.29	65,922.00	52,852.18		1,187.50	2,993.63	1,275,724.82
Grants & Passthroughs Payable			245,429.69	20,375.36					34,370.67	300,175.72
Community Benefits Payable		129,272.73								129,272.73
Interest Payable		164,642.21								164,642.21
Accrued Expenses	721,986.67	98,549.79	95,251.33	16,723.35	16,723.34			59,431.12		1,008,665.60
OPEB Liability	5,602,250.60									5,602,250.60
Net Pension Liability	19,480.00									19,480.00
Unearned Income			6,790,263.01						307,807.20	7,098,070.21
Lease Obligation									34,912.50	34,912.50
Funds Held for Others									10,639,557.90	10,639,557.90
Due to US ARMY				749,985.00						749,985.00
Landfill Closure & Post Closure		16,266,567.67								16,266,567.67
Long-term Liabilities	864,000.00	17,920,061.40				1,533,915.91			600,000.00	20,917,977.31
Internal: Due To/Due From	3,260,464.77	(2,530,176.92)	715,099.46	(1,533,666.45)	335,449.22	(128,267.80)	(301,780.54)	39,820.65	143,057.61	
Total Liabilities	11,188,147.26	32,233,307.84	7,917,471.53	(569,597.45)	418,094.56	1,458,500.29	(301,780.54)	100,439.27	11,762,699.51	64,207,282.27
DEFERRED INFLOWS OF RESOURCES										
Pension	5,701,705.00									5,701,705.00
OPEB	847,267.00									847,267.00
Total Deferred Inflows of Resources	6,548,972.00									6,548,972.00
TOTAL LIABILITIES PLUS DEFERR...	17,737,119.26	32,233,307.84	7,917,471.53	(569,597.45)	418,094.56	1,458,500.29	(301,780.54)	100,439.27	11,762,699.51	70,756,254.27
NET POSITION										
Invested In Capital Assets, Net	343,305.20	26,658,819.07	23,450,248.45	3,175,234.27	3,740,664.69	1,313,080.14		11,124.08		58,692,475.90
Restricted for:										
Community Rental Housing Program									12,973,351.46	12,973,351.46
Community Development Loan Fund									9,606,465.70	9,606,465.70
Affordable Housing Program									22,110,011.44	22,110,011.44
Army Water & Sewer				900,000.00	900,000.00					1,800,000.00
Regional Waterline						442,507.82				442,507.82
Reserve For Liner		11,203,219.08								11,203,219.08
Reserve for Replacement		5,878,462.27								5,878,462.27
Reserve For Wetland Mitigation		321,036.46								321,036.46
OATN Reserve			6,860,415.18							6,860,415.18
Landfill Closure & Post Closure Prefund...		8,412,224.66								8,412,224.66
Total Restricted		25,814,942.47	6,860,415.18	900,000.00	900,000.00	442,507.82			44,689,828.60	79,607,694.07
Board Designated for:										
Infrastructure Development				223,107.42						223,107.42
Capital Reserve		974,262.09								974,262.09
Tip Fee Stabilization		4,353,351.07								4,353,351.07
Landfill Gas Reserve		1,494,414.19								1,494,414.19
Economic Development Fund								5,296,179.50		5,296,179.50
Affordable Housing Program								3,000,000.00		3,000,000.00
Supplemental Insurance / Admin. Reser...	4,000,000.00									4,000,000.00
Total Board Designated	4,000,000.00	6,822,027.35		223,107.42					8,296,179.50	19,341,314.27
Undesignated	1,094,630.90	761,210.05	(2,413,988.27)	1,572,314.08	8,120.71	292,209.06	516,220.88	(32,230.91)	(71,196.27)	1,727,290.23
Total Net Position	5,437,936.10	60,056,998.94	27,896,675.36	5,870,655.77	4,648,785.40	2,047,797.02	516,220.88	(21,106.83)	52,914,811.83	159,368,774.47
Total Liabilities, Deferred Outflows...	23,175,055.36	92,290,306.78	35,814,146.89	5,301,058.32	5,066,879.96	3,506,297.31	214,440.34	79,332.44	64,677,511.34	230,125,028.74

DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY
For the Seven Months Ending Monday, October 31, 2022

	ADMIN	MATERIALS MGMT	TELECOM	ARMY SEWER	ARMY WATER	REGIONAL WATER	WQ CONTRACTS	ENGINEERING	REGIONAL DEVELOPMENT	TOTAL
CHANGE IN NET POSITION										
OPERATING REVENUE:										
Customer Billings		7,140,238.15	3,596,379.42	1,708,037.58	1,461,974.77	229,010.64	947,142.34	303,671.15	121,264.21	15,507,718.26
Waste Diversion Revenue		147,246.69								147,246.69
Grant Revenue	4,645.00	80,638.56	163,863.25						164,043.83	413,190.64
Loan Interest Income									203,117.03	203,117.03
Other Income	112,784.55	382,975.90	8,884.21	2,804.81					27,769.65	535,219.12
Total Operating Revenue	117,429.55	7,751,099.30	3,769,126.88	1,710,842.39	1,461,974.77	229,010.64	947,142.34	303,671.15	516,194.72	16,806,491.74
OPERATING EXPENSES										
Depreciation & Amortization	107,783.27	3,007,751.76	2,308,503.10	194,873.88	245,429.34	96,401.59		4,866.78		5,965,609.72
Salaries	711,649.26	955,591.29	818,467.25	270,639.72	173,741.33	22,841.71	549,899.80	156,284.87	186,221.68	3,845,336.91
Fringe Benefits	302,676.60	432,902.76	264,301.03	127,493.86	76,080.76	10,385.43	237,857.01	73,127.15	72,644.80	1,597,469.40
Operation & Maintenance	4,890.95	571,196.07	1,026,695.90	37,344.64	5,195.96	3,627.92	11,567.59	28,587.02	5,700.00	1,694,806.05
Recycling Transfer Station		117,906.52								117,906.52
Waste Diversion		365,398.16								365,398.16
Wastewater Treatment		252,871.59		792,818.94						1,045,690.53
Closure & Post Closure Costs		838,957.38								838,957.38
Community Benefits		700,581.03							148,234.32	848,815.35
Water Purchases				1,508.75	441,912.68	69,557.72				512,979.15
Office & Administration	130,387.68	38,524.59	32,083.24	43,210.55	246.92	88.13	2,886.48	10,814.15	4,743.32	262,985.06
Insurance	10,791.69	114,041.69	90,708.31	28,000.00	20,358.31	3,616.69	20,650.00	9,683.31		297,850.00
Utilities		30,383.58	3,354.94	29,380.60	12,303.27	20,631.20				96,053.59
Bad Debt Expense			33,127.88					396.00	4,500.90	38,024.78
Materials & Supplies		221,699.89								221,699.89
Professional Fees	49,799.92	25,013.22	16,149.28	2,095.52	411.66				19,309.27	112,778.87
Repairs & Maintenance		5,855.48		40,317.52	25,632.47	15,837.89				87,643.36
Automobile	5,157.15	7,875.00	50,130.75	151,900.78				8,032.30		223,095.98
Computer Expenses	128,796.78	5,363.73	27,011.06	14,930.13				26,229.23		202,330.93
Grants									360,075.85	360,075.85
Admin Allocation	(1,290,142.03)	550,503.61	336,856.09	155,591.12	97,663.75	9,289.03	20,642.27	28,641.19	90,954.97	
Engineering Allocation		18,747.45	7,764.05	6,119.58	6,274.91	1,472.45	7,151.45	(48,421.51)	891.62	
Water Quality Allocation				(96,296.54)	25,178.43	2,160.22	68,957.89			
Total Operating Expenses	161,791.27	8,261,164.80	5,015,152.88	1,799,929.05	1,130,429.79	255,909.98	919,612.49	298,240.49	893,276.73	18,735,507.48
Total Operating Income	(44,361.72)	(510,065.50)	(1,246,026.00)	(89,086.66)	331,544.98	(26,899.34)	27,529.85	5,430.66	(377,082.01)	(1,929,015.74)
NON-OPERATING REVENUE (EX...										
Interest Income	2,449.76	(833,182.73)	27,272.61	(16,595.63)	(9,052.16)	3,875.27			(356,826.33)	(1,182,059.21)
Gain on Sale of Fixed Assets		31,225.00								31,225.00
Interest Expense		(330,110.69)				(5,853.64)				(335,964.33)
Total Non-Operating Expense, Net	2,449.76	(1,132,068.42)	27,272.61	(16,595.63)	(9,052.16)	(1,978.37)			(356,826.33)	(1,486,798.54)
CHANGE IN NET ASSETS	(41,911.96)	(1,642,133.92)	(1,218,753.39)	(105,682.29)	322,492.82	(28,877.71)	27,529.85	5,430.66	(733,908.34)	(3,415,814.28)

**Summary of All Units
Change In Net Position
For the Seven Months Ending Monday, October 31, 2022**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
OPERATING REVENUE:					
	Customer Billings	\$26,017,089.00	\$15,176,658.00	\$15,507,718.26	\$331,060.26
	Waste Diversion Revenue	188,600.00	128,219.00	147,246.69	19,027.69
	Grant Revenue	454,201.00	264,957.00	413,190.64	148,233.64
	Loan Interest Income	493,000.00	287,581.00	203,117.03	(84,463.97)
	Other Income	875,540.00	510,720.00	535,219.12	24,499.12
	Total Operating Revenue	28,028,430.00	16,368,135.00	16,806,491.74	438,356.74
OPERATING EXPENSES					
	Depreciation & Amortization	10,252,300.00	5,980,499.00	5,965,609.72	(14,889.28)
	Salaries	6,798,493.00	3,965,801.00	3,845,336.91	(120,464.09)
	Fringe Benefits	2,898,710.50	1,690,946.04	1,597,469.40	(93,476.64)
	Operation & Maintenance	3,317,641.65	1,935,324.79	1,698,606.05	(236,718.74)
	Waste Diversion	528,068.35	308,044.52	365,398.16	57,353.64
	Recycling Transfer Station	200,906.00	156,896.53	117,906.52	(38,990.01)
	Wastewater Treatment	2,166,580.15	1,263,845.45	1,041,890.53	(221,954.92)
	Closure & Post Closure Costs	1,157,483.00	675,199.00	838,957.38	163,758.38
	Water Purchases	773,529.00	451,234.00	512,979.15	61,745.15
	Community Benefits	1,021,198.00	657,463.00	848,815.35	191,352.35
	Office & Administration	604,429.25	352,608.62	262,985.06	(89,623.56)
	Insurance	510,600.00	297,850.00	297,850.00	0.00
	Utilities	174,230.00	101,640.00	96,053.59	(5,586.41)
	Bad Debt Expense	0.00	0.00	38,024.78	38,024.78
	Materials & Supplies	338,087.60	197,208.41	221,699.89	24,491.48
	Professional Fees	366,917.00	214,029.69	112,778.87	(101,250.82)
	Repairs & Maintenance	250,491.50	146,122.34	87,643.36	(58,478.98)
	Automobile	360,975.55	210,558.60	223,095.98	12,537.38
	Computer Expenses	367,857.00	214,585.00	202,330.93	(12,254.07)
	Grants	366,000.00	213,500.00	360,075.85	146,575.85
	Admin Allocation	0.00	7.00	0.00	(7.00)
	Water Quality Allocation	0.00	(7.00)	0.00	7.00
	NYS Administrative Assessment	125,050.00	72,947.00	0.00	(72,947.00)
	Contingency	56,306.45	32,840.71	0.00	(32,840.71)
	Total Operating Expenses	32,635,854.00	19,139,143.70	18,735,507.48	(403,636.22)
	Total Operating Income	(4,607,424.00)	(2,771,008.70)	(1,929,015.74)	841,992.96
NON-OPERATING REVENUE...					
	Interest Income	627,851.00	366,247.00	(1,182,059.21)	(1,548,306.21)
	Gain on Sale of Fixed Assets	130,000.00	75,838.00	31,225.00	(44,613.00)
	Interest Expense	(778,101.00)	(453,894.00)	(335,964.33)	117,929.67
	Total Non-Operating Expe...	(20,250.00)	(11,809.00)	(1,486,798.54)	(1,474,989.54)
	CHANGE IN NET POSITION	(4,627,674.00)	(2,782,817.70)	(3,415,814.28)	(632,996.58)

Administration
Change In Net Position
For the Seven Months Ending Monday, October 31, 2022

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
OPERATING REVENUE:					
	Grant Revenue	\$5,000.00	\$2,919.00	\$4,645.00	\$1,726.00
	Other Income	191,700.00	111,825.00	112,784.55	959.55
	Total Operating Revenue	196,700.00	114,744.00	117,429.55	2,685.55
OPERATING EXPENSES					
	Depreciation & Amortization	254,100.00	148,225.00	107,783.27	(40,441.73)
	Salaries	1,249,330.00	728,777.00	711,649.26	(17,127.74)
	Fringe Benefits	529,385.00	308,812.00	302,676.60	(6,135.40)
	Operation & Maintenance	9,910.00	5,782.00	4,890.95	(891.05)
	Office & Administration	256,888.00	149,842.56	130,387.68	(19,454.88)
	Insurance	18,500.00	10,794.00	10,791.69	(2.31)
	Professional Fees	96,200.00	56,119.00	49,799.92	(6,319.08)
	Automobile	6,622.55	3,862.60	5,157.15	1,294.55
	Computer Expenses	244,412.00	142,569.00	128,796.78	(13,772.22)
	Admin Allocation	(2,321,707.00)	(1,354,332.00)	(1,290,142.03)	64,189.97
	Contingency	20,621.45	12,026.84	0.00	(12,026.84)
	Total Operating Expenses	364,262.00	212,478.00	161,791.27	(50,686.73)
	Total Operating Income	(167,562.00)	(97,734.00)	(44,361.72)	53,372.28
NON-OPERATING REVENUE...					
	Interest Income	79,219.00	46,214.00	2,449.76	(43,764.24)
	Gain on Sale of Fixed Assets	35,000.00	20,419.00	0.00	(20,419.00)
	Total Non-Operating Expe...	114,219.00	66,633.00	2,449.76	(64,183.24)
	CHANGE IN NET POSITION	(53,343.00)	(31,101.00)	(41,911.96)	(10,810.96)

Materials Management
Change In Net Position
For the Seven Months Ending Monday, October 31, 2022

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
OPERATING REVENUE:					
	Customer Billings	\$11,317,204.00	\$6,601,714.00	\$7,140,238.15	\$538,524.15
	Waste Diversion Revenue	188,600.00	128,219.00	147,246.69	19,027.69
	Grant Revenue	74,108.00	43,232.00	80,638.56	37,406.56
	Other Income	602,180.00	351,267.00	382,975.90	31,708.90
	Total Operating Revenue	12,182,092.00	7,124,432.00	7,751,099.30	626,667.30
OPERATING EXPENSES					
	Depreciation & Amortization	5,204,200.00	3,035,781.00	3,007,751.76	(28,029.24)
	Salaries	1,739,796.00	1,014,888.00	955,591.29	(59,296.71)
	Fringe Benefits	798,811.00	465,971.31	432,902.76	(33,068.55)
	Operation & Maintenance	1,009,362.90	588,812.49	574,996.07	(13,816.42)
	Waste Diversion	528,068.35	308,044.52	365,398.16	57,353.64
	Recycling Transfer Station	200,906.00	156,896.53	117,906.52	(38,990.01)
	Wastewater Treatment	730,918.15	426,372.45	249,071.59	(177,300.86)
	Closure & Post Closure Costs	1,157,483.00	675,199.00	838,957.38	163,758.38
	Community Benefits	872,964.00	509,229.00	700,581.03	191,352.03
	Office & Administration	111,234.00	64,888.81	38,524.59	(26,364.22)
	Insurance	195,500.00	114,044.00	114,041.69	(2.31)
	Utilities	70,000.00	40,831.00	30,383.58	(10,447.42)
	Materials & Supplies	338,087.60	197,208.41	221,699.89	24,491.48
	Professional Fees	47,741.00	27,846.00	25,013.22	(2,832.78)
	Repairs & Maintenance	15,000.00	8,752.31	5,855.48	(2,896.83)
	Automobile	13,500.00	7,875.00	7,875.00	0.00
	Computer Expenses	27,800.00	16,219.00	5,363.73	(10,855.27)
	Admin Allocation	990,621.00	577,864.00	550,503.61	(27,360.39)
	Engineering Allocation	32,661.00	19,054.00	18,747.45	(306.55)
	NYS Administrative Assessment	49,684.00	28,980.00	0.00	(28,980.00)
	Contingency	10,685.00	6,232.87	0.00	(6,232.87)
	Total Operating Expenses	14,145,023.00	8,290,989.70	8,261,164.80	(29,824.90)
	Total Operating Income	(1,962,931.00)	(1,166,557.70)	(510,065.50)	656,492.20
NON-OPERATING REVENUE...					
	Interest Income	317,616.00	185,276.00	(833,182.73)	(1,018,458.73)
	Gain on Sale of Fixed Assets	95,000.00	55,419.00	31,225.00	(24,194.00)
	Interest Expense	(623,994.00)	(364,000.00)	(330,110.69)	33,889.31
	Total Non-Operating Expe...	(211,378.00)	(123,305.00)	(1,132,068.42)	(1,008,763.42)
	CHANGE IN NET POSITION	(2,174,309.00)	(1,289,862.70)	(1,642,133.92)	(352,271.22)

Telecommunications
Change In Net Position
For the Seven Months Ending Monday, October 31, 2022

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
OPERATING REVENUE:					
	Customer Billings	\$6,412,186.00	\$3,740,443.00	\$3,596,379.42	(\$144,063.58)
	Grant Revenue	0.00	0.00	163,863.25	163,863.25
	Other Income	47,050.00	27,447.00	8,884.21	(18,562.79)
	Total Operating Revenue	6,459,236.00	3,767,890.00	3,769,126.88	1,236.88
OPERATING EXPENSES					
	Depreciation & Amortization	3,710,100.00	2,164,225.00	2,308,503.10	144,278.10
	Salaries	1,340,181.00	781,774.00	818,467.25	36,693.25
	Fringe Benefits	444,238.00	259,137.69	264,301.03	5,163.34
	Operation & Maintenance	2,046,662.00	1,193,894.31	1,026,695.90	(167,198.41)
	Office & Administration	84,485.00	49,287.00	32,083.24	(17,203.76)
	Insurance	155,500.00	90,706.00	90,708.31	2.31
	Utilities	5,000.00	2,919.00	3,354.94	435.94
	Bad Debt Expense	0.00	0.00	33,127.88	33,127.88
	Professional Fees	95,392.00	55,640.69	16,149.28	(39,491.41)
	Automobile	91,100.00	53,144.00	50,130.75	(3,013.25)
	Computer Expenses	31,545.00	18,403.00	27,011.06	8,608.06
	Admin Allocation	606,187.00	353,612.00	336,856.09	(16,755.91)
	Engineering Allocation	12,252.00	7,147.00	7,764.05	617.05
	NYS Administrative Assessment	34,671.00	20,223.00	0.00	(20,223.00)
	Contingency	25,000.00	14,581.00	0.00	(14,581.00)
	Total Operating Expenses	8,682,313.00	5,064,693.69	5,015,152.88	(49,540.81)
	Total Operating Income	(2,223,077.00)	(1,296,803.69)	(1,246,026.00)	50,777.69
NON-OPERATING REVENUE...					
	Interest Income	59,716.00	34,832.00	27,272.61	(7,559.39)
	Total Non-Operating Expe...	59,716.00	34,832.00	27,272.61	(7,559.39)
	CHANGE IN NET POSITION	(2,163,361.00)	(1,261,971.69)	(1,218,753.39)	43,218.30

Water Quality
Change In Net Position
For the Seven Months Ending Monday, October 31, 2022

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
OPERATING REVENUE:					
	Customer Billings	\$7,344,389.00	\$4,284,231.00	\$4,346,165.33	\$61,934.33
	Other Income	3,610.00	2,107.00	2,804.81	697.81
	Total Operating Revenue	7,347,999.00	4,286,338.00	4,348,970.14	62,632.14
OPERATING EXPENSES					
	Depreciation & Amortization	1,072,500.00	625,618.00	536,704.81	(88,913.19)
	Salaries	1,747,490.00	1,019,368.00	1,017,122.56	(2,245.44)
	Fringe Benefits	847,936.50	494,646.04	451,817.06	(42,828.98)
	Operation & Maintenance	137,906.75	80,450.30	57,736.11	(22,714.19)
	Wastewater Treatment	1,435,662.00	837,473.00	792,818.94	(44,654.06)
	Water Purchases	773,529.00	451,234.00	512,979.15	61,745.15
	Office & Administration	99,506.25	58,039.94	46,432.08	(11,607.86)
	Insurance	124,500.00	72,625.00	72,625.00	0.00
	Utilities	99,230.00	57,890.00	62,315.07	4,425.07
	Professional Fees	6,894.00	4,025.00	2,507.18	(1,517.82)
	Repairs & Maintenance	235,491.50	137,370.03	81,787.88	(55,582.15)
	Automobile	234,253.00	136,640.00	151,900.78	15,260.78
	Computer Expenses	26,900.00	15,694.00	14,930.13	(763.87)
	Admin Allocation	509,693.00	297,325.00	283,186.17	(14,138.83)
	Engineering Allocation	40,874.00	23,842.00	21,018.39	(2,823.61)
	Water Quality Allocation	0.00	(7.00)	0.00	7.00
	NYS Administrative Assessment	36,834.00	21,490.00	0.00	(21,490.00)
	Total Operating Expenses	7,429,200.00	4,333,723.31	4,105,881.31	(227,842.00)
	Total Operating Income	(81,201.00)	(47,385.31)	243,088.83	290,474.14
NON-OPERATING REVENUE...					
	Interest Income	25,600.00	14,931.00	(21,772.52)	(36,703.52)
	Interest Expense	(154,107.00)	(89,894.00)	(5,853.64)	84,040.36
	Total Non-Operating Expe...	(128,507.00)	(74,963.00)	(27,626.16)	47,336.84
	CHANGE IN NET POSITION	(209,708.00)	(122,348.31)	215,462.67	337,810.98

Army Sewer
Change In Net Position
For the Seven Months Ending Monday, October 31, 2022

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
OPERATING REVENUE:					
	Customer Billings	\$3,115,915.00	\$1,817,620.00	\$1,708,037.58	(\$109,582.42)
	Other Income	3,610.00	2,107.00	2,804.81	697.81
	Total Operating Revenue	3,119,525.00	1,819,727.00	1,710,842.39	(108,884.61)
OPERATING EXPENSES					
	Depreciation & Amortization	334,900.00	195,356.00	194,873.88	(482.12)
	Salaries	423,602.00	247,100.00	270,639.72	23,539.72
	Fringe Benefits	208,441.50	121,602.04	127,493.86	5,891.82
	Operation & Maintenance	74,106.75	43,226.68	37,344.64	(5,882.04)
	Wastewater Treatment	1,435,662.00	837,473.00	792,818.94	(44,654.06)
	Water Purchases	3,200.00	1,869.00	1,508.75	(360.25)
	Office & Administration	93,025.25	54,255.32	43,210.55	(11,044.77)
	Insurance	48,000.00	28,000.00	28,000.00	0.00
	Utilities	54,980.00	32,074.00	29,380.60	(2,693.40)
	Professional Fees	4,152.00	2,422.00	2,095.52	(326.48)
	Repairs & Maintenance	172,691.50	100,734.34	40,317.52	(60,416.82)
	Automobile	234,253.00	136,640.00	151,900.78	15,260.78
	Computer Expenses	26,900.00	15,694.00	14,930.13	(763.87)
	Admin Allocation	280,052.00	163,366.00	155,591.12	(7,774.88)
	Engineering Allocation	13,645.00	7,959.00	6,119.58	(1,839.42)
	Water Quality Allocation	(238,889.00)	(139,356.00)	(96,296.54)	43,059.46
	NYS Administrative Assessment	15,403.00	8,988.00	0.00	(8,988.00)
	Total Operating Expenses	3,184,125.00	1,857,403.38	1,799,929.05	(57,474.33)
	Total Operating Income	(64,600.00)	(37,676.38)	(89,086.66)	(51,410.28)
NON-OPERATING REVENUE...					
	Interest Income	15,700.00	9,156.00	(16,595.63)	(25,751.63)
	Total Non-Operating Expe...	15,700.00	9,156.00	(16,595.63)	(25,751.63)
	CHANGE IN NET POSITION	(48,900.00)	(28,520.38)	(105,682.29)	(77,161.91)

**Army Water Line
Change In Net Position
For the Seven Months Ending Monday, October 31, 2022**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
OPERATING REVENUE:					
	Customer Billings	\$2,276,905.00	\$1,328,194.00	\$1,461,974.77	\$133,780.77
	Total Operating Revenue	2,276,905.00	1,328,194.00	1,461,974.77	133,780.77
OPERATING EXPENSES					
	Depreciation & Amortization	565,600.00	329,931.00	245,429.34	(84,501.66)
	Salaries	420,722.00	245,420.00	173,741.33	(71,678.67)
	Fringe Benefits	198,546.00	115,829.00	76,080.76	(39,748.24)
	Operation & Maintenance	10,000.00	5,838.00	5,195.96	(642.04)
	Water Purchases	679,914.00	396,620.00	441,912.68	45,292.68
	Office & Administration	1,531.00	896.00	246.92	(649.08)
	Insurance	34,900.00	20,356.00	20,358.31	2.31
	Utilities	21,250.00	12,397.00	12,303.27	(93.73)
	Professional Fees	2,242.00	1,309.00	411.66	(897.34)
	Repairs & Maintenance	31,000.00	18,081.00	25,632.47	7,551.47
	Admin Allocation	175,835.00	102,571.00	97,663.75	(4,907.25)
	Engineering Allocation	13,080.00	7,630.00	6,274.91	(1,355.09)
	Water Quality Allocation	87,927.00	51,289.00	25,178.43	(26,110.57)
	NYS Administrative Assessment	11,169.00	6,517.00	0.00	(6,517.00)
	Total Operating Expenses	2,253,716.00	1,314,684.00	1,130,429.79	(184,254.21)
	Total Operating Income	23,189.00	13,510.00	331,544.98	318,034.98
NON-OPERATING REVENUE...					
	Interest Income	8,500.00	4,956.00	(9,052.16)	(14,008.16)
	Interest Expense	(100,000.00)	(58,331.00)	0.00	58,331.00
	Total Non-Operating Expe...	(91,500.00)	(53,375.00)	(9,052.16)	44,322.84
	CHANGE IN NET POSITION	(68,311.00)	(39,865.00)	322,492.82	362,357.82

**Regional Water Line
Change In Net Position
For the Seven Months Ending Monday, October 31, 2022**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
OPERATING REVENUE:					
	Customer Billings	\$366,227.00	\$213,633.00	\$229,010.64	\$15,377.64
	Total Operating Revenue	366,227.00	213,633.00	229,010.64	15,377.64
OPERATING EXPENSES					
	Depreciation & Amortization	172,000.00	100,331.00	96,401.59	(3,929.41)
	Salaries	32,920.00	19,201.00	22,841.71	3,640.71
	Fringe Benefits	15,424.00	8,995.00	10,385.43	1,390.43
	Operation & Maintenance	7,000.00	4,083.31	3,627.92	(455.39)
	Water Purchases	90,415.00	52,745.00	69,557.72	16,812.72
	Office & Administration	250.00	147.00	88.13	(58.87)
	Insurance	6,200.00	3,619.00	3,616.69	(2.31)
	Utilities	23,000.00	13,419.00	20,631.20	7,212.20
	Professional Fees	500.00	294.00	0.00	(294.00)
	Repairs & Maintenance	31,800.00	18,554.69	15,837.89	(2,716.80)
	Admin Allocation	16,606.00	9,688.00	9,289.03	(398.97)
	Engineering Allocation	2,465.00	1,435.00	1,472.45	37.45
	Water Quality Allocation	6,208.00	3,619.00	2,160.22	(1,458.78)
	NYS Administrative Assessment	2,016.00	1,176.00	0.00	(1,176.00)
	Total Operating Expenses	406,804.00	237,307.00	255,909.98	18,602.98
	Total Operating Income	(40,577.00)	(23,674.00)	(26,899.34)	(3,225.34)
NON-OPERATING REVENUE...					
	Interest Income	1,400.00	819.00	3,875.27	3,056.27
	Interest Expense	(54,107.00)	(31,563.00)	(5,853.64)	25,709.36
	Total Non-Operating Expe...	(52,707.00)	(30,744.00)	(1,978.37)	28,765.63
	CHANGE IN NET POSITION	(93,284.00)	(54,418.00)	(28,877.71)	25,540.29

**Water Sewer Contracts
Change In Net Position
For the Seven Months Ending Monday, October 31, 2022**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
OPERATING REVENUE:					
	Customer Billings	\$1,585,342.00	\$924,784.00	\$947,142.34	\$22,358.34
	Total Operating Revenue	1,585,342.00	924,784.00	947,142.34	22,358.34
OPERATING EXPENSES					
	Salaries	870,246.00	507,647.00	549,899.80	42,252.80
	Fringe Benefits	425,525.00	248,220.00	237,857.01	(10,362.99)
	Operation & Maintenance	46,800.00	27,302.31	11,567.59	(15,734.72)
	Office & Administration	4,700.00	2,741.62	2,886.48	144.86
	Insurance	35,400.00	20,650.00	20,650.00	0.00
	Admin Allocation	37,200.00	21,700.00	20,642.27	(1,057.73)
	Engineering Allocation	11,684.00	6,818.00	7,151.45	333.45
	Water Quality Allocation	144,754.00	84,441.00	68,957.89	(15,483.11)
	NYS Administrative Assessment	8,246.00	4,809.00	0.00	(4,809.00)
	Total Operating Expenses	1,584,555.00	924,328.93	919,612.49	(4,716.44)
	Total Operating Income	787.00	455.07	27,529.85	27,074.78
NON-OPERATING REVENUE...					
CHANGE IN NET POSITION		787.00	455.07	27,529.85	27,074.78

Engineering
Change In Net Position
For the Seven Months Ending Monday, October 31, 2022

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
OPERATING REVENUE:					
	Customer Billings	\$704,490.00	\$410,956.00	\$303,671.15	(\$107,284.85)
	Total Operating Revenue	704,490.00	410,956.00	303,671.15	(107,284.85)
OPERATING EXPENSES					
	Depreciation & Amortization	11,400.00	6,650.00	4,866.78	(1,783.22)
	Salaries	373,117.00	217,651.00	156,284.87	(61,366.13)
	Fringe Benefits	151,667.00	88,473.00	73,127.15	(15,345.85)
	Operation & Maintenance	96,800.00	56,466.69	28,587.02	(27,879.67)
	Office & Administration	37,291.00	21,765.31	10,814.15	(10,951.16)
	Insurance	16,600.00	9,681.00	9,683.31	2.31
	Bad Debt Expense	0.00	0.00	396.00	396.00
	Professional Fees	1,000.00	581.00	0.00	(581.00)
	Automobile	15,500.00	9,037.00	8,032.30	(1,004.70)
	Computer Expenses	36,450.00	21,259.00	26,229.23	4,970.23
	Admin Allocation	51,586.00	30,093.00	28,641.19	(1,451.81)
	Engineering Allocation	(86,534.00)	(50,477.00)	(48,421.51)	2,055.49
	NYS Administrative Assessment	3,861.00	2,254.00	0.00	(2,254.00)
	Total Operating Expenses	708,738.00	413,434.00	298,240.49	(115,193.51)
	Total Operating Income	(4,248.00)	(2,478.00)	5,430.66	7,908.66
NON-OPERATING REVENUE...					
	CHANGE IN NET POSITION	(4,248.00)	(2,478.00)	5,430.66	7,908.66

**Regional Development
Change In Net Position
For the Seven Months Ending Monday, October 31, 2022**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
OPERATING REVENUE:					
	Customer Billings	\$238,820.00	\$139,314.00	\$121,264.21	(\$18,049.79)
	Grant Revenue	375,093.00	218,806.00	164,043.83	(54,762.17)
	Loan Interest Income	493,000.00	287,581.00	203,117.03	(84,463.97)
	Other Income	31,000.00	18,074.00	27,769.65	9,695.65
	Total Operating Revenue	1,137,913.00	663,775.00	516,194.72	(147,580.28)
OPERATING EXPENSES					
	Salaries	348,579.00	203,343.00	186,221.68	(17,121.32)
	Fringe Benefits	126,673.00	73,906.00	72,644.80	(1,261.20)
	Operation & Maintenance	17,000.00	9,919.00	5,700.00	(4,219.00)
	Community Benefits	148,234.00	148,234.00	148,234.32	0.32
	Office & Administration	15,025.00	8,785.00	4,743.32	(4,041.68)
	Bad Debt Expense	0.00	0.00	4,500.90	4,500.90
	Professional Fees	119,690.00	69,818.00	19,309.27	(50,508.73)
	Computer Expenses	750.00	441.00	0.00	(441.00)
	Grants	366,000.00	213,500.00	360,075.85	146,575.85
	Admin Allocation	163,620.00	95,445.00	90,954.97	(4,490.03)
	Engineering Allocation	747.00	434.00	891.62	457.62
	Total Operating Expenses	1,306,318.00	823,825.00	893,276.73	69,451.73
	Total Operating Income	(168,405.00)	(160,050.00)	(377,082.01)	(217,032.01)
NON-OPERATING REVENUE...					
	Interest Income	145,700.00	84,994.00	(356,826.33)	(441,820.33)
	Total Non-Operating Expe...	145,700.00	84,994.00	(356,826.33)	(441,820.33)
	CHANGE IN NET POSITION	(22,705.00)	(75,056.00)	(733,908.34)	(658,852.34)

Development Authority of the North Country
 Board Contract Summary
 December 2022

NON-LEWIS COUNTY CONTRACTS

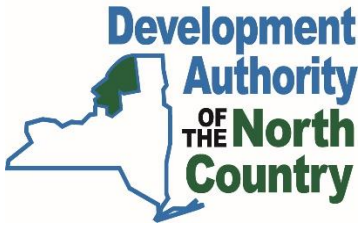
Company	Customer	Contract Type	Description of Services/Contract Title	Current Agreement (\$)	New Agreement / Amendment (\$)	Total Agreement	Start Date	End Date	County
44	Town of Hermon	O&M	Town of Hermon Operation & Maintenance for Wastewater Treatment Facilities	\$ -	\$ 101,901.00	\$ 101,901.00	1/1/2023	12/31/2027	St. Lawrence
44	Town of Madrid	O&M	Town of Madrid Operation & Maintenance for Water & Wastewater Treatment Facilities	\$ -	\$ 287,836.00	\$ 287,836.00	11/1/2023	12/31/2028	St. Lawrence
44	Town of Morristown	O&M	Town of Morristown Operation & Maintenance for Water & Wastewater Treatment Facilities	\$ -	\$ 304,847.00	\$ 304,847.00	1/1/2023	12/31/2027	St. Lawrence
44	Route 3 Sewer Board	O&M	Route 3 Sewer Corridor Operations/Maintenance & Administrative Service Agreement	\$ -	\$ 109,902.00	\$ 109,902.00	1/1/2023	12/31/2023	Jefferson
44	City of Ogdensburg	MS	City of Ogdensburg Management Services for Water & Wastewater (renewal of existing contract)	\$ -	\$ 865,500.00	\$ 865,500.00	1/1/2023	12/31/2027	St. Lawrence
11	Town of Hermon	TSA	Town of Hermon Grant Administration	\$ -	\$ 5,000.00	\$ 5,000.00	1/1/2023	12/31/2023	St. Lawrence
60	Village of Richville	TSA	Village of Richville Engineering Planning Grant Administration - Amendment 1	\$ 1,900.00	\$ 6,000.00	\$ 7,900.00	12/1/2022	12/31/2023	St. Lawrence
60	Historic Saranac Lake	TSA	LDD DANC NBRC Grant Administration (Authorized Previously per Res. 2016-08-93)	\$ -	\$ 7,000.00	\$ 7,000.00	12/1/2022	8/31/2024	Franklin
60	Town of Tupper Lake	GIS	Town of Tupper Lake GIS Hosting Agreement (Authorized Previously per Res.2021-03-64)	\$ -	\$ 4,400.00	\$ 4,400.00	1/1/2023	12/31/2027	Franklin
60	Town of Long Lake	GIS	Town of Long Lake GIS Hosting Agreement (Authorized Previously per Res.2021-03-64)	\$ -	\$ 4,400.00	\$ 4,400.00	1/1/2023	12/31/2027	Hamilton
60	Town of Harrietstown	GIS	Town of Harrietstown GIS Hosting Agreement (Authorized Previously per Res.2021-03-64)	\$ -	\$ 4,400.00	\$ 4,400.00	1/1/2023	12/31/2027	Franklin

LEWIS COUNTY CONTRACTS

Company	Customer	Contract Type	Description of Services/Contract Title	Current Agreement (\$)	New Agreement / Amendment (\$)	Total Agreement	Start Date	End Date	County

Contract Types

- GIS - GIS Services
- MS - WQ Management Services
- O&M - WQ Operations & Maintenance
- SSA - SCADA Services
- TSA -Technical Services



**Board Resolution No. 2022-12-92
December 15, 2022**

**MATERIALS MANAGEMENT DIVISION
FY 2022-2023 BUDGET AMENDMENT**

Whereas, the Development Authority of the North Country adopted an Operating Budget for the Materials Management Division for FYE 2023 pursuant to **Resolution No. 2022-02-10**, and

Whereas, the budget authorized expenditures of \$350,000 for Fuels and \$764,574 for Sewage Treatment (i.e., leachate treatment), and

Whereas, unforeseen increases in fuel pricing due to supply chain issues and the war in Ukraine are estimated to result in an increase in fuel expense of \$136,000 for fiscal year ending 2023, resulting in a revised budget for fuels of \$486,000, and

Whereas, delays in opening Cell 12 in Southern Expansion and continued operational focus on clean shedding uncontaminated storm water have resulted in lower volumes of leachate generation than projected, and

Whereas, internal budget modifications have reduced the Sewage Treatment budget by \$33,656 to \$730,918 to accommodate for unplanned expenses related to large equipment repairs and the purchase of sand, gravel and stone, and

Whereas, it is recommended that further reductions in Sewage Treatment expense be made to offset the projected increase in Fuel expenses.

Now, therefore be it

RESOLVED, that the Development Authority of the North Country hereby amends the FYE 2023 Materials Management Budget to increase Fuels Expense from \$350,000 to \$486,000 and reduce Sewage Treatment Expense from \$730,918 to \$594,918.



**Board Resolution No. 2022-12-93
December 15, 2022**

**COMMUNITY DEVELOPMENT LOAN FUND
ARMOUR ENVIRONMENTAL, INC.
LOAN**

Whereas, Armour Environmental Inc. (“Armour”) is requesting \$300,000 from the Community Development Loan Fund to assist with the acquisition of real estate located at 8023 Washington Street, Harrisville, located in Lewis County, and

Whereas, Armour is purchasing the facility known as the Harrisville Transfer Station from the Development Authority, and

Whereas, Armour is planning a recycling facility at the location to include, among other services, mattress and box spring recycling, tire recycling, construction demolition recycling, and yard waste and food composting, and

Whereas, there is a significant need for those services in the three county region, and

Whereas, the project is consistent with the mission of the Authority; will benefit the Authority by diverting waste from the landfill; and the use of the funds is consistent with the guidelines for the Community Development Loan Fund, and

Whereas, the project will result in the creation of approximately 21 jobs in Lewis County over three years, and

Now, therefore be it

RESOLVED, Development Authority of the North Country does hereby approve a loan in the amount of \$300,000 to Armour Environmental Inc. from the Community Development Loan Fund at the terms and conditions outlined on the attached Term Sheet, and further authorizes the Executive Director or the Chief Financial Officer to execute all documents necessary to make the loan, and be it further

RESOLVED, this is considered a Type II Action under the State Environmental Quality Review (SEQRA) and is considered an exempt activity requiring no further action.

TERM SHEET

Borrower: Armour Environmental, Inc.

Loan Fund: Community Development Loan Fund

Amount: \$300,000

Loan Term: 15 years

Loan Rate: ½ Wall Street Journal Prime plus 1 set at loan closing, fixed

Loan Payment: 9 months interest only then monthly principal and interest payments to amortize loan over remaining 171 months.

Collateral: First mortgage on real estate located at 8023 Washington Street, Harrisville, NY 13648, assignment of leases and rents, lien on all assets of Armour Environmental Inc.

Guarantors: Michael Honer Jr., Geiter Done of WNY, Inc.. Geiter Done of WNY, Inc. guaranty will expire once the borrower can show 4 consecutive quarters with a debt service coverage ratio of 1.2 or higher from operations.

Conditions: Cash contribution of \$100,000

BORROWER: Armour Environmental, Inc.

BUSINESS LOCATION: 321 Greene Street, Buffalo, NY 14206

PROJECT LOCATION: 8023 Washington Street, Harrisville, NY 13648

OWNERSHIP: Michael P. Honer Jr.-100%

AMOUNT: \$300,000.00

TERM: 180 months

RATE: ½ Wall Street Journal Prime plus 1% set at loan closing (WSJ Prime 7% on 11/28/2022)

PAYMENTS: 9 months interest only, then 171 monthly principal and interest payments to fully amortize loan

COLLATERAL: First mortgage on 8023 Washington Street, Harrisville, NY; assignment of rents and leases; lien on all assets of Armour Environmental

GUARANTORS: Michael P. Honer Jr., Geiter Done of WNY, Inc. Geiter Done of WNY, Inc. guaranty will expire once the borrower can show 4 consecutive quarters with a debt service coverage ratio of 1.2 or higher from operations.

USE OF FUNDS: Acquisition of Real Estate

EMPLOYMENT: Current: 0
Years 1-3: 21 FTE

SOURCES OF FUNDS

USES OF FUNDS

Authority Loan	\$300,000.00	Acquisition	\$400,000.00
Cash	<u>\$100,000.00</u>		
Total Sources	\$400,000.00	Total Uses	<u>\$400,000.00</u>

PROJECT:

Armour Environmental Inc. is purchasing the facility at 8023 Washington Street, Harrisville, NY from the Development Authority for \$400,000. They have applied for public funding to hold the mortgage on the real estate. Lewis County does not have any loan funds. The Authority is looking at using its Community Development Loan Fund to hold a \$300,000 mortgage on the

real estate for 15 years at a rate of ½ of the Wall Street Journal Prime Interest Rate plus 1 fixed at the loan closing. The rate as of 11/29/2022 would be 4.5%. This would provide a good return for the Authority. They are hoping to not use bank financing at this time as they will likely need it to purchase additional equipment next year.

Armour Environmental was incorporated in NYS in January 2012, however has no operating history. The company is owned by Michael P. Horner Jr. The company was never dissolved and will be used to acquire 8023 Washington Street, Harrisville. Geiter Done will have a management/operating agreement with Armour Environmental.

The plan is for Armour Environmental to provide the following services:

- Construction demolition recycling to include pulling out wood, concrete, metals and rough soils for recycling;
- Yard waste and food waste for composting;
- Mattresses and box springs recycling/shredding;
- Scrap metals-bicycles, rims, lawn mowers (drained of fluids), grills (cleaned), pipes, exercise stations, VCR/CD/DVD players with metal cases & other miscellaneous metal items that are not accepted in the recycle cart;
- Tires recycling for all size tires;
- Extra recycling-any item that you normally place in your recycle cart is accepted in this dumpster, in addition to large cardboard boxes.
- Appliances/white goods-Non-freon appliances;
- Dumpster service-10, 15, 20, 30-yard cans construction demolition delivery service.

The company plans to hire 7 employees in year one to include 1 general manager, 2 clerical, 2 operators, and 2 laborers. They plan to add an additional 14 jobs over years 2-3. They will close on this transaction in December 2022 and expect operations to begin in August 2023 when they get their permit from DEC.

In addition, the company is planning to purchase an additional +/- \$1.8 million in equipment to locate at the facility. They have submitted paperwork to ESD for a grant/incentives and will be applying to other local programs as well. They will need this equipment by August 2023. They will bring equipment from Buffalo to Harrisville for initial start-up.

This business’s operations fit the mission of the Authority and will provide a much needed service in the region. While the loan would exceed 40% of the total project amount, the investment is worthwhile as the business will fill a much needed gap in our region’s recycling efforts and will create jobs in Lewis County.

FINANCIALS:

Historical:Geiter Done of WNY, Inc.

	2020	2021	7/2022
Net Sales	\$3,467,182	\$4,215,857	\$2,937,381
COGS	<u>\$2,838,756</u>	<u>\$3,296,824</u>	<u>\$2,360,185</u>
Gross Margin	\$628,426	\$919,033	\$577,196

Expenses			
Insurance	\$387,605	\$330,773	\$239,367
Rent Expense	\$99,000	\$107,250	\$57,750
Utilities	\$81,265	\$72,867	\$34,280
Licenses and Permits	\$58,421	\$52,242	\$24,158
Professional Fees	\$33,742	\$46,184	\$44,385
Travel	\$42,059	\$43,689	\$3,481
Repairs & Maintenance	\$2,860	\$6,700	\$3,365
Telephone	\$8,970	\$7,208	\$3,921
Bank charges and other fees	\$14,874	\$12,121	\$8,459
Office expenses	\$10,137	\$13,172	\$5,290
Advertising	\$4,771	\$8,474	\$5,743
Other Expense	\$2,497	\$3,617	\$0
Dues and subscriptions	\$2,953	\$3,992	\$1,303
NYS franchise tax	\$1,000	\$1,000	\$1,000
Meals	\$1,483	\$1,626	\$1,622
Management fee	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Total Operating Expenses	\$751,637	\$710,915	\$434,124
Income (Loss) from Ops	(\$123,211)	\$208,118	\$143,072
Other Income (Expense)	\$281,461	\$268,359	(\$9,217)
Net Income	\$158,250	\$476,477	\$133,855
Depreciation	\$496,257	\$496,885	\$288,751

- The 2020 and 2021 financials were reviewed by the Accountant. The 2022 information was internally prepared. The financials are consolidated and include Keystone Tire Recycling, LLC. Keystone is engaged in the business of tire collection operating in Pennsylvania. It has minimal impact on the financials as presented. Geiter Done and Keystone are under common control.
- Geiter Done will be the operating entity and will guaranty the loan with conditions.
- Net sales in 2020 comprised of tire collection, \$1,639,646, hauling, \$482,153, demolition, \$651,733, roll off sales, \$359,475, used tire sales, \$91,496, and other sales revenue, \$207,763. Net sales in 2021 comprised of tire collection, \$1,922,189, hauling, \$482,027, demolition, \$860,355, roll off sales, \$678,136, used tire sales, \$82,654, and other sales revenue, \$190,486. Sales in 2022 look on track to exceed sales in 2021.
- Primary COGS are direct wages, payroll taxes and benefits, disposal, depreciation, fuel, and repairs and maintenance.
- Other income in 2020 included a PPP forgiveness loan, \$285,250, and debt forgiveness income, \$106,302. Other income in 2021 included a PPP forgiveness loan, \$263,397, and debt forgiveness income, \$31,358.
- The business operates efficiently and is profitable.

Armour Environmental, Inc.

	Year One
Sales	
Demolition	\$100,000
Other Sales	\$25,000
Scrap tire Collection Sales	\$750,000
Tire/Used Tire Sales	\$35,000
Total Sales	\$910,000
Expenses	\$1,259,650
Operating Profit	(\$349,650)
Add: Depreciation	\$126,000
Add: Interest	\$64,800
Total Cash Available	(\$158,850)
DANC Debt Service	\$28,557
DSC Ratio	(5.56)

- The projections were internally prepared and do not reflect cost of goods sold. Those expenses are included with operating expenses.
- At start-up of the facility, there will not be sufficient cash from operations to repay the Authority's debt, however Geiter Done has sufficient cash flow to contribute to operations to pay the debt. Also, the guarantor has personal resources to contribute during start-up. The Borrower feels that they will be profitable by the end of year 2.
- Primary expenses in year one are in labor and benefits, \$471,920, insurance, \$165,000, and auto/fuel charges, \$225,000.

Balance Sheet-Geiter Done

	2020	2021	7/2022
Current Assets	\$1,150,816	\$1,495,839	\$1,228,319
Fixed Assets	\$2,690,187	\$2,340,521	\$2,300,685
Other Assets	\$49,215	\$49,319	\$497,394
Total Assets	\$3,890,238	\$3,885,679	\$4,026,398
Current Liabilities	\$488,323	\$294,896	\$238,908
Long-Term Liabilities	\$1,863,933	\$1,576,694	\$1,673,976
Total Liabilities	\$2,352,256	\$1,871,590	\$1,912,884
Stockholder's Equity	\$1,537,982	\$2,014,089	\$2,113,514
Total Liabilities & Net Assets	\$3,890,238	\$3,885,679	\$4,026,398

Working Capital	\$662,493	\$1,200,943	\$989,411
Current Ratio	2.36	5.07	5.14
Quick Ratio	1.41	2.6	---
Debt to Equity Ratio	1.53	.93	.91

- The company's performance ratios are very good. Most of its current liabilities are in cash and accounts receivable. The debt to equity ratio is very favorable.
- The company has a line of credit with M&T Bank of an available \$350,000 line. There was no outstanding balance on the line on December 31, 2021 and 2020.
- Most of the long term debt is for equipment. There are two term loans with M&T Bank that mature in 2027 and 2029. There is a shareholder loan payable with a balance of \$77,797 on 12/31/21. There are no formal repayment terms on this loan. There is also a loan payable to Michael Horner Sr. with a balance of \$430,486 on 12/31/2021. There are no formal repayment terms on this loan.

Credit:

Michael Horner Jr. lists assets of \$2,265,000 and liabilities of \$713,000. Primary assets are in cash of \$520,000, real estate, \$1,000,000, and other assets, \$579,000. Primary liabilities are mortgages, \$713,000. Real estate includes a primary residence and two rentals all in Buffalo. He has a TransUnion score of 764. He has two derogatory comments. One was two 30 days on a closed account in 2019 and another was a 30 days in 2019 on another closed account. These accounts were paid off. He shows outstanding liabilities of \$729,736 which are his mortgages.

Collateral Analysis

	Market Value	Discount
8023 Washington Street, Harrisville	\$580,000	
Discounted at 70% LTV		<u>\$406,000</u>
Total	\$580,000	\$406,000
DANC Loan	\$300,000	\$300,000
Total LTV	51.7%	73.9%

*Appraisal completed for Development Authority of the North Country on March 4, 2022. The Authority is secured based upon the market value above.

Conditions:

- Cash contribution of \$100,000
- Personal guaranty of Michael Horner Jr. and Geiter Done of WNY, Inc. Geiter Done of WNY, Inc. guaranty will expire once the borrower can show 4 consecutive quarters with a debt service coverage ratio of 1.2 or higher from operations.
- First mortgage on real estate located at 8023 Washington Street, Harrisville.

STAFF RECOMMENDATION:

Staff recommends loan of up to \$300,000 from the Community Development Loan Fund to Armour Environmental Inc. at the terms and conditions listed above.



Board Resolution No. 2022-12-94
December 15, 2022

COMMUNITY DEVELOPMENT LOAN FUND
MLR REALTY, LLC
SUBORDINATION

Whereas, **Resolution No. 2006-08-04** approved a loan in the amount of \$250,000 to MLR Realty, LLC from the Community Development Loan Fund to accommodate a 30,000 square foot expansion to its warehouse and distribution facility in the City Center Industrial Park, Watertown, and

Whereas, **Resolution No. 2015-06-81** approved a subordination of the Authority's debt to additional borrowing of \$4,590,000 from Watertown Savings Bank and Empire State Certified Development Corporation for a 40,000 square foot addition to their facility to create an additional 30 jobs over five years, and

Whereas, MLR Realty, LLC, also known as Renzi's, is looking at the addition of a 9,000 square foot refrigerated dock with 8 unloading doors, a 4,000 square foot renovation for an equipment room, and site work for the addition of a road, tractor trailer parking area, and employee parking in order to accommodate its growth, and

Whereas, this request will move the Authority's mortgage from a co-proportional 5th mortgage position to a co-proportional 6th mortgage position on the real estate with the the Jefferson County Industrial Development Agency, and

Whereas, this approval will be contingent upon a satisfactory appraisal in the amount of \$8,569,356 to accommodate a 1:1 loan-to-value, and

Whereas, this approval will be contingent upon all other public lenders approving the same subordination request, and

Whereas, Renzi's is a major employer in Jefferson County employing 250 with the prospect of adding approximately 35 jobs by 2025 with this project, and

Whereas, all other loan terms and conditions will remain the same.

Now, therefore be it

RESOLVED, Development Authority of the North Country does hereby subordinate its loan to MLR Realty LLC in the original amount of \$250,000 to a loan from Watertown Savings Bank in an amount not to exceed \$5 million for construction to permanent financing subject to a satisfactory appraisal and all necessary approvals and authorizes the Executive Director or Chief Financial Officer to execute any necessary documentation.

TO: Board of Directors
FROM: Michelle L. Capone
DATE: November 22, 2022
SUBJECT: MLR Realty, LLC - Subordination

In 2006, the Authority provided a \$250,000 loan to MLR Realty, LLC, aka Renzi's, for an expansion project. The loan was for 20 years and is currently at 3.5%. The rate adjusts every 5 years to the WSJ Prime Rate minus 2%. It was last adjusted 9/1/2022. The loan matures on 8/1/2027. The current principal balance is \$73,671.92 and the borrower always pays as agreed. The Authority's loan was part of a total funding package that included the Jefferson County IDA and Watertown Local Development Corporation. The company currently employs 250 and anticipated adding approximately 35 employees by 2025 with this expansion.

Watertown Savings Bank has approved a \$5,000,000 construction to permanent mortgage to MLR Realty, LLC located at 901 Rail Drive in the City of Watertown, NY 13601. In order to sustain the growth of Renzi Foodservice and increase their local workforce, the Borrower has determined that an expansion to their facility is necessary. The expansion will provide additional space for loading/unloading goods as well as to hold their staging equipment. Specifically, the addition of a 9,000 square foot refrigerated dock with 8 unloading doors, a 4,000 square foot renovation for an equipment room, and sitework for the addition of a road, tractor trailer parking, and employee parking.

As a result, Watertown Savings Bank is requesting Development Authority of the North Country subordinate to its new \$5,000,000 debt, for a total amount of \$6,925,273 to include WSB's outstanding balances on the commercial mortgages dated August 31, 2012 and April 11, 2016.

In concurrence with the Borrower's records, the balances are as follows:

1st mtg. – WSB \$ 273,198
2nd mtg. – WSB \$1,652,075
3rd mtg. – WSB* \$5,000,000
4th mtg. – SBA 504/Pursuit \$1,428,660
5th mtg. – WLDC \$ 69,409
6th mtg. – JCIDA/DANC \$ 146,014
Total: \$8,569,356

*Contingent on approval of each agency.

Please be advised that a new appraisal has been ordered by the bank; however, the previous appraisal on file for the last expansion project indicated a market value of \$13 million. This provides a total combined LTV of 66% when including the pending \$5 million request and outstanding debt with all lenders. Therefore, it is anticipated that the new appraisal will reflect an increased value and further reduce the LTV risk.

Staff Recommendation: Staff recommends that we subordinate to Watertown Savings Bank's new \$5 million construction to permanent loan subject to a satisfactory appraisal of at least \$8,569,356 for a 1:1 loan to value.



**Board Resolution No. 2022-12-95
December 15, 2022**

**HOUSING REVOLVING LOAN FUND
PINK PALACE PROPERTIES, LLC
LOAN #3**

Whereas, **Resolution No. 2020-05-62** approved \$140,000 from the Community Rental Housing Program to Pink Palace Properties, LLC for improvements to properties located at 102 and 102.5 Keyes Avenue, Watertown, and

Whereas, **Resolution No. 2021-02-52** approved \$220,000 from the Community Rental Housing Program to Pink Palace Properties, LLC for improvements to properties located at 1347 Keyes Avenue, 409 Franklin Street, and 261 Ten Eyck Street, Watertown, and

Whereas, Pink Palace Properties, LLC ('Applicant') refinanced these properties and paid off the Authority's above-referenced loans in May 2022 before completing any improvements to 409 Franklin Street, and

Whereas, Applicant has requested a loan in the amount of up to \$90,000 from the Housing Revolving Loan Fund for improvements to 409 Franklin Street, Watertown, and

Whereas, the property has 4 units that are affordable to working class families, and

Whereas, the applicant proposes to make improvements to the units and building exteriors, and

Whereas, the project meets the intent of the Housing Revolving Loan Fund to improve the quality of the housing stock within the three-counties.

Now, therefore be it

RESOLVED, Development Authority of the North Country does hereby approve a loan in the amount of up to \$90,000 from the Housing Revolving Loan Fund to Pink Palace Properties, LLC at the terms and conditions outlined on the attached Term Sheet, and further authorizes the Executive Director or the Chief Financial Officer to execute all documents necessary to make the loan, and be it further

RESOLVED, this is considered a Type II Action under the State Environmental Quality Review (SEQRA) and is considered an exempt activity requiring no further action.

TERM SHEET

Borrower:	Pink Palace Properties, LLC
Loan Fund:	Housing Revolving Loan Fund
Amount:	up to \$90,000
Loan Term:	240 months
Loan Rate:	½ WSJ Prime Rate Plus 1 set 5 Days Prior to Loan Closing
Loan Payment:	Simple interest-only for first 12 months, then monthly principal and interest payments to amortize over remaining 228 months
Collateral:	Second mortgage behind AmeriCU on real estate located at 409 Franklin Street, Watertown, NY 13601, and assignment of rents and leases
Personal Guarantees:	Christopher Virgil-Stone and Joseph G. Firmin, Pink Palace Properties of Upstate NY, LLC.
Conditions:	<ul style="list-style-type: none">• Applicant pays \$500 to Authority for construction inspections.• Loan will convert to permanent financing after 12 months regardless of the outstanding balance; any unspent funds will no longer be available to the borrower at that time.• Commitment fee of 1% of the loan amount and an application fee of \$100.

BORROWER: Pink Palace Properties, LLC (Georgia Corporation)
d/b/a Pink Palace Properties of Upstate NY, LLC

BUSINESS LOCATION: 1242 SW Pine Island Road, Suite 42, Unit 292, Cape Coral,
Florida 33991-2126

PROJECT LOCATION: 409 Franklin Street, Watertown-parcel #12-04.210.000

OWNERSHIP: Joseph G. Firman – 50%
Christopher Virgil-Stone – 50%

AMOUNT: up to \$90,000.00 (Disbursed as construction loan)

TERM: 240 months

RATE: ½ Wall Street Journal Prime Plus 1 set 5 days prior to
closing (WSJ Prime on 11/30/2022 is 7%)

PAYMENTS: Interest-only for first 12 months then monthly principal and
interest payments to amortize loan over remaining 228
months.

COLLATERAL: Second mortgage position behind AmeriCU loan of
\$129,000

GUARANTORS: Christopher Virgil-Stone and Joseph G. Firmin

USE OF FUNDS:

SOURCES OF FUNDS

409 Franklin Street

Authority Loan	\$ 90,000.00
AmeriCU	\$129,000.00
Equity	\$ 30,800.00
	<hr/>
Total Sources	\$249,800.00

USES OF FUNDS

Acquisition	\$159,800.00
Improvements	\$ 87,514.00
Inspection Services	\$ 500.00
Closing Costs	\$ 1,986.00
	<hr/>
Total Uses	\$249,800.00

AmeriCU-Closed on loan December 2, 2020
Equity-Provided at acquisition closing

PROJECT:

Pink Palace Properties, owned by Mr. Firman and Mr. Virgil-Stone, purchased the apartment complex located at 120 and 120.5 Keyes Avenue, Watertown in July 2020. They closed on a loan from the Community Rental Housing Program for \$140,000 on July 22, 2020 in order to make improvements to the property. In April 2021, Pink Palace Properties closed on a second loan through the Community Rental Housing Program for \$220,000 to renovate 409 Franklin Street, 261 TenEyck Street, and 134 Keyes Avenue. They drew down \$73,896.44 of the \$220,000. On May 19, 2022, they paid off both loans in full.



The applicants never completed any of the proposed work on 409 Franklin Street prior to paying off their Authority loans. They planned to but prioritized the Keyes Ave and TenEyck Street properties over this one. The quote for the work was provided by their management company, Forte Management Group. The quote is dated 12/6/2022. The total for improvements including materials and labor are \$72,514. The work to be completed includes: repair and paint fascia, repair all 4 porches, new aluminum/vinyl siding on whole building, trim

trees away from house, remove small old entryway on Franklin St., remove damaged screen door, paint electrical conduit white, tuck point basement foundation where necessary, repair/replace steps where necessary, add flue cap to chimney, replace aluminum cap around windows where necessary, add drip leg to water heater fuel line, bond/ground CSST fuel line, close open junction boxes. These improvements should improve curb appeal.

The balance of the \$15,000 will be used for improvements to the units including kitchen and bathroom improvements. This work will be done as units turn. Staff is recommending that the applicant have 12 months to complete the internal improvements. After 12 months, the Authority loan will convert to permanent financing and any improvements not completed will have to be completed using applicant cash. The Authority funds are not meant to be an open-ended line for improvements.

The property at 409 Franklin Street has 3 one-bedroom units and 1 two-bedroom unit. The tenants pay \$887 plus electric for the 1 bedroom units, and \$950 plus electric for the 2 bedroom unit.

The fair market rents in the Watertown-Fort Drum Metropolitan Statistical Area for 2023 are as follows: \$816 for efficiency, \$928 for one-bedroom, \$1,221 for two-bedroom, \$1,650 for three-bedroom, and \$1,951 for four-bedroom. These are up about 3.5% over 2022.

They have engaged Forte Management Group, LLC located in Watertown as their Property Management Company for this property. No tenants will be displaced during renovations. The renovations will be completed as turnover occurs.

The loan will be disbursed as a construction loan upon submission of finalized budgets and invoices. We can utilize staff to review the work completed prior to disbursing the funds. We will charge the applicant \$500 for this time.

Pink Palace Properties currently owns 8 properties in Watertown (56 units) and 2 properties in Carthage (8 units). They are looking to sell the 8 units in Carthage. They plan to continue to grow in the area, likely offloading some smaller properties while acquiring larger ones. A recent renovation was 140 High Street where they purchased a condemned 12 unit building and completed remodeled it. DSS is locating an office at the site to provide renters with social services.

FINANCIALS:

Historical

	Year One	Year Two
Income		
Rent	\$45,756	\$47,129
Total Income	\$45,756	\$47,129
Expenses		
Management Fee	\$4,576	\$4,713
Accounting	\$100	\$102
Legal	\$300	\$306
Insurance	\$1,440	\$1,469
Property Taxes	\$2,421	\$2,470
Utilities	\$5,594	\$5,706
Maintenance	\$3,200	\$3,264
Total Expenses	\$17,631	\$18,029
Total NOI	\$28,125	\$29,100
New: Debt Service		
AmeriCU	\$8,686	\$8,686
Development Authority	\$7,055	\$7,055
Total Debt	\$15,741	\$15,741
DSC Ratio	1.79	1.85

-Rent income is projected to increase by 3% in year 2 over 1. Rents are below fair market rate which is favorable in this market. The tenants pay \$887 plus electric for the 1 bedroom units, and \$950 plus electric for the 2 bedroom unit.

The fair market rents in the Watertown-Fort Drum Metropolitan Statistical Area for 2023 are as follows: \$816 for efficiency, \$928 for one-bedroom, \$1,221 for two-bedroom, \$1,650 for three-bedroom, and \$1,951 for four-bedroom. These are up about 3.5% over 2022.

-Expenses expected to increase by 2.6% in year 2 over 1. They have been operating this property since 2020 so feel very confident about these numbers.

-Based upon current operations the project would have sufficient cash flow to repay the Authority debt.

Pink Palace Properties

	<u>2021</u>	<u>8/30/22</u>
Income		
120 Keyes	\$103,067	\$80,785
409 Franklin	\$39,449	\$23,834
134 Keyes	\$55,597	\$41,902
261 TenEyck	\$50,722	\$39,959
1013-1015 Superior	\$23,447	\$0
117 N School St., Carthage	\$15,684	\$17,045
123 N School St., Carthage	\$19,999	\$18,500
140 High St	\$0	\$0
107 N. Orchard	\$0	\$5,747
Other (Laundry)	<u>\$0</u>	<u>\$3,066</u>
Total Income	\$307,965	\$230,838

Pink Palace Properties

	<u>12/31/2021</u>	<u>8/30/2022</u>
Expenses		
120 Keyes	\$99,391	\$41,764
409 Franklin	\$27,032	\$10,384
134 Keyes	\$47,662	\$15,534
261 TenEyck	\$53,765	\$13,554
1013-1015 Superior	\$18,793	\$0
117 N School St, Carthage	\$20,187	\$12,648
123 N School St, Carthage	\$21,142	\$11,334
140 High St	\$13,941	\$10,542
107 N Orchard Street	\$0	\$ 6,171
General Expenses	<u>\$0</u>	<u>\$ 8,037</u>
Total Expenses	\$301,913	\$129,968
Income/(Loss)	\$6,052	\$100,871

- Information from 2021 IRS Form 1065. Year to date information was internally prepared.
- As a note, the applicant bought 107 N Orchard Street in January 2022 and sold 1013 Superior Street in December 2021.
- Depreciation in 2021 totaled \$67,589.
- 409 Franklin Street netted \$12,417 income in 2021 and through August 2022 had \$29,100 income.

- Based on the current operations, 409 Franklin Street would have sufficient cash flow to repay the Authority loan.

Personal Credit:

Mr. Firmin lists personal assets of \$2,550,478 and liabilities of \$1,710,110. Primary assets include IRA and other retirement accounts and real estate. Liabilities include revolving credit and real estate. He is also including the value of the properties and the mortgages he owes on the rental properties as a guarantor even though the loans are through the LLC. He lists salaries and commission of \$195,000 and real estate income of \$40,000. Joseph Firmin has a TransUnion credit score of 704. He has a derogatory comment for a Macy’s card that was closed by the credit grantor in 2018. The late payments were in the fall of 2018. The report shows \$841,740 in liabilities primarily in a mortgage of \$388,400 and revolving of \$453,340. The revolving credit is misleading as it includes the \$388,400 HELOC that is also listed as a mortgage. It appears that this error has resulted in his credit score going down as well. Nothing on public record.

Mr. Virgil-Stone lists personal assets of \$2,707,200 and liabilities of \$1,737,600. Primary assets are in real estate. Liabilities are in installment loans and mortgages. He is also including the value of the properties and the mortgages he owes on the rental properties as a guarantor even though the loans are through the LLC. He lists \$185,000 in income between salary and rental income. Mr. Virgil-Stone has a TransUnion credit score of 735. He has no public record and no derogatory comments. He shows total debt of \$980,229 comprised primarily of a mortgage, \$656,803, revolving credit of \$185,213, and installment credit of \$138,213.

The Logic Score for Pink Palace Properties LLC is a high risk score of 25, with a high business failure assessment. It has no days beyond terms reported, either current or historical. It has no derogatory public records, collection accounts or pending law suits. It has no trade lines established, thus the absence of days beyond terms.

Collateral Analysis

	Full Market Value	Discount
409 Franklin Street	\$160,000	
Discounted at 70% LTV		\$112,000
Improvements	\$ 72,514	
Discounted at 70% LTV	<u> </u>	<u>\$ 50,760</u>
Total	\$232,514	\$162,760
AmeriCU	\$129,000	\$129,000
NEW-Development Authority Loan	up to \$90,000	\$90,000
Total Debt	\$219,000	\$219,000
Total LTV	94%	135%

*Appraisal for 409 Franklin Street completed by Varley Appraisal Group for AmeriCU Credit Union as of October 5, 2020.

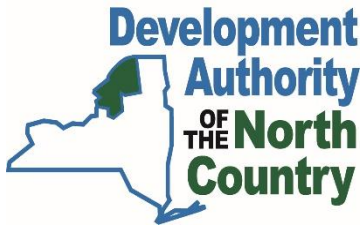
With the proposed improvements, the loan-to-value is sufficient to justify lending up to \$90,000.

CONDITIONS:

- Gurantees of Joseph Firmin and Christopher Virgil-Stone, and Pink Palace Properties of Upstate NY, LLC.
- Second mortgage behind AmeriCU loan of \$129,000, assignment of leases and rents.
- Loan will convert to permanent financing after 12 months regardless of the outstanding balance, at which time any unspent commitment will no longer be available to the borrower.
- Authority staff will inspect progress payments. Applicant will pay \$500 for the services.
- Commitment fee of 1% of the loan amount and a \$100 application fee.

STAFF RECOMMENDATION:

Staff recommends a commitment of up to \$90,000 from the Housing Revolving Loan Fund with the above referenced conditions.



Board Resolution No. 2022-12-96
December 15, 2022

TELECOMMUNICATIONS DIVISION
FY 2022-2023 CAPITAL BUDGET AMENDMENT
AVANGRID DARK FIBER PROJECT

Whereas, the Development Authority of the North Country authorized \$838,700 for Avangrid Dark Fiber Capital Project (30662) pursuant to **Resolution No. 2020-05-73**, and

Whereas, New York State Electric & Gas (NYSEG) owns the pole line along the required routes and has recently changed its make ready process to require the Authority, as pole attachee, to pay for all make ready work; including the work that is required to correct pre-existing conditions on NYSEG poles, and

Whereas, once the make ready work is complete and has been inspected by NYSEG, NYSEG will reimburse the Authority for funds expended to correct the pre-existing conditions; requiring the Authority to cash flow NYSEG make ready work expenditures, and

Whereas, this NYSEG requirement was not in place at the time the original project budget was established in May of 2020, therefore NYSEG make ready costs were not included in the original budget, and

Whereas, the required NYSEG make ready work will be competitively bid and is estimated to result in an increase in the project budget of \$767,150, and

Whereas, to provide capacity to meet customer demands, an additional change to the capital project is necessary to construct seven miles of overlashed fiber between Elizabethtown and Plattsburgh, resulting in an increase in the project budget of \$171,500, and

Whereas, Authority Telecom capital reserves are sufficient to cover these additional project costs, and

Whereas, the \$767,150 in NYSEG make ready costs will be paid to the Authority once the make ready work is complete and has been inspected by NYSEG, and the remaining project costs will be reimbursed to the Authority as individual segments of the project are completed.

Now, therefore be it

RESOLVED, that the Development Authority of the North Country herewith authorize the Chief Financial Officer to increase the budget for Capital Project 30662 (Avangrid Dark Fiber) from \$838,700 to \$1,777,350.



**Board Resolution No. 2022-12-97
December 15, 2022**

**TELECOMMUNICATIONS DIVISION
FY 2022-2023 CAPITAL PROJECT BUDGET AMENDMENT
FIBER PROCUREMENT**

Whereas, the Development Authority of the North Country adopted a Capital Budget for the Telecommunications Division for FYE 2023 pursuant to **Resolution No. 2022-02-12**, and

Whereas, the Authority owns, operates, and maintains approximately 1,322 miles of fiber optic cable, referred to as the Open Access Telecommunication Network (OATN), and

Whereas, the Authority maintains an inventory of fiber to support new projects and to maintain the OATN, and

Whereas, a combination of factors including supply chain issues and increased demand for fiber cable due to federal and state grants has led to severe shortages of fiber cable, making it difficult to ensure sufficient cable is available to meet customer demands and maintain the OATN, and

Whereas, recent projections indicate that delivery times for new fiber procurements range from twelve to eighteen months, and

Whereas, an evaluation of the Authority's current fiber inventory and projected future needs indicates that the following additional fiber is recommended to be procured as soon as possible, and

FIBER TYPE	Estimated Quantity (Feet)
12 Strand Loose Tube	50,000
12 Strand Flat Drop	10,000
96 Strand Ultra SMF	80,000
144 Strand Cable	40,000

Whereas, a project budget of \$230,000 is recommended to be authorized to proceed with the procurement of the fiber noted in the table above, and

Whereas, a competitive procurement process will be utilized to procure the fiber and consideration will be given to Minority and Women Business Enterprises (MWBE) in accordance with the Authority's procurement policies.

Whereas, Authority Telecom capital reserves are sufficient to fund the additional project costs, and

Now, therefore be it

RESOLVED, that the Development Authority of the North Country hereby amend the FYE 2023 Telecommunications Division Capital Budget, to establish a new capital project for Fiber Procurement with a budget of \$230,000, to be funded from Telecom Capital Reserves.



**Board Resolution No. 2022-12-98
December 15, 2022**

**TELECOMMUNICATIONS DIVISION
FY 2022-2023 BUDGET AMENDMENT
TELECOM WAGES**

Whereas, the Development Authority of the North Country adopted an Operating Budget for the Telecommunications Division for Fiscal Year 2022-2023 pursuant to **Resolution No. 2022-02-12**, and

Whereas, the budget authorized expenditures of \$1,298,098 for Telecom Wages and \$444,238 for Total Fringe Benefits, and

Whereas, the budget was developed with the understanding that two long serving employees would be retiring during the fiscal year, and

Whereas, as a result of such retirements and the recruitment of replacements, additional cross training time is necessary, beyond that which was included in the budget, to ensure the continued operation of the Telecommunications Division and delivery of services to Authority customers, and

Whereas, specific changes include the following: 1) the Director of Network Management & Security postponing retirement by two months and agreeing to work on a part-time basis after retirement through March 31, 2023; 2) the Telecom Administrative Specialist agreeing to work on a part-time basis after retirement through March 31, 2023; and 3) the conversion of two part-time Outside Plant (OSP) Engineering positions to one full-time OSP Engineering position which required a seven month overlap with part-time OSP Engineer(s), and

Whereas, the proposed changes are estimated to increase Telecom Wages by \$77,000 and Total Fringe Benefits by \$11,900 for fiscal year ending 2023, and

Now, therefore be it

RESOLVED, that the Development Authority of the North Country hereby amends the FY 2022-2023 Telecommunication Budget as follows:

	<u>Current Budget</u>	<u>Amended Budget</u>
Telecom Wages	\$1,298,098	\$1,375,098
FICA Expense	\$ 93,149	\$ 99,049
Workers Compensation	\$ 2,567	\$ 3,067
Post Retirement Overhead	\$ 73,488	\$ 78,988



**Board Resolution No. 2022-12-99
December 15, 2022**

**WATER QUALITY DIVISION
ARMY SEWER LINE
FY 2022-2023 OPERATING BUDGET AMENDMENT**

Whereas, the Development Authority of the North Country adopted an Operating Budget for the Army Sewer Line for FYE 2023 pursuant to **Resolution No. 2022-02-13**, and

Whereas, the current budget includes authorized expenditures of \$55,000 for Auto/Light Truck Fuel, \$17,600 for Cleaning Services, \$22,259 for Overtime Wages and \$34,492 for Pipeline Maintenance and,

Whereas, increases in fuel pricing has resulted in an estimated increase in Auto/Light Fuel expenses by \$26,000, bringing the total budget to \$81,000, and

Whereas, as the result of a competitive procurement process the cost for Cleaning Services for Authority facilities is estimated to increase by \$8,800, bringing the total budget to \$26,400, and

Whereas, staff vacancies have resulted in additional Overtime Wages paid to complete required work to support the Army Sewer Line resulting in an estimated increase in Overtime Wages of \$13,000, bringing the total budget to \$35,259, and

Whereas, as a result of repeat equipment failures of the Authority's Closed Circuit Televising (CCTV) system used to inspect the Army Sewer Line, as well as difficulty hiring, and retaining qualified personnel to complete these inspections, the Authority was unable to complete the inspection of the Army Sewer Line in-house as planned, and

Whereas, CCTV inspections of the sewer line are a critical component of any sewer maintenance program to ensure that pipeline and manholes are maintained in good working condition, and

Whereas, an in-house CCTV inspection of a small section of pipeline on the Calcium-end of the Authority's Kanik Nature Trail, performed prior to the equipment breakdowns, indicated visible damage putting the system at risk for a potential pipeline failure, and

Whereas, the Army Sewer Line is the only sewer system for Fort Drum, the Towns of Champion, LeRay, and Rutland, and the Village of Black River, and

Whereas, as a result of a competitive procurement process four bids were received for CCTV inspection services and the lowest responsive and responsible bid was \$86,308. With the addition of project contingency and projected pipeline maintenance expenses anticipated through the end of the fiscal year, the total budget for Pipeline maintenance will be increased by \$100,000, bringing the total budget to \$134,492, and

Whereas, the additional Army Sewer Line expenses of \$147,800 will be offset by Customer Billings.

Now, therefore be it

RESOLVED, that the Development Authority of the North Country hereby amends the FY 2022-2023 Army Sewer Line Budget as follows:

	<u>Current Budget</u>	<u>Amended Budget</u>
Customer Billings	\$ 3,115,915	\$ 3,263,715
Auto/Light Truck Fuel	\$ 55,000	\$ 81,000
Cleaning Services	\$ 17,600	\$ 26,400
Overtime Wages	\$ 22,259	\$ 35,259
Pipeline Maintenance	\$ 34,492	\$ 134,492



Board Resolution No. 2022-12-100
December 15, 2022

WATER QUALITY DIVISION
REGIONAL WATER LINE
FY 2022-2023 OPERATING BUDGET AMENDMENT

Whereas, the Development Authority of the North Country adopted an Operating Budget for the Regional Water Line for FYE 2023 pursuant to **Resolution No. 2022-02-13**, and

Whereas, the budget authorized expenditures of \$90,415 for the purchase of approximately 50,000 kgallons of water, and

Whereas, it is estimated that additional water needs of the Regional Water Line customers, and an increase in the cost per kgallon from the Village of Cape Vincent, will increase the budget for Water Purchases from \$90,415 to \$122,800, and

Whereas, increases in the cost of electricity and propane has resulted in an estimated increase in Utility expenses by \$8,500, from \$23,000 to \$31,500, and

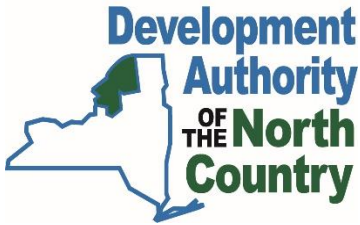
Whereas, the additional expenses for Water Purchases and Utilities will be paid from Regional Waterline Reserves; as customer rates will not be adjusted until April 1, 2023.

Now, therefore be it

RESOLVED, that the Development Authority of the North Country hereby amends the FY 2022-2023 Regional Water Line Budget as follows:

	<u>Current Budget</u>	<u>Amended Budget</u>
Water Purchase	\$ 90,415	\$ 122,800
Utilities	\$ 23,000	\$ 31,500

BE IT FURTHER RESOLVED, that such additional expenditures be funded from Regional Waterline Reserves.



**Board Resolution No. 2022-12-101
December 15, 2022**

**WATER QUALITY DIVISION
WATER QUALITY CONTRACTS
FY 2022-2023 OPERATING BUDGET AMENDMENT**

Whereas, the Development Authority of the North Country adopted an Operating Budget for the Water Quality Contracts Division for FYE 2023 pursuant to **Resolution No. 2022-02-13**, and

Whereas, the current budget includes authorized expenditures of \$798,477 for Water Quality Wages, \$32,280 for Overtime Wages, and \$146,667 for Health Insurance, and

Whereas, staff vacancies have resulted in a reduction in Water Quality Wages paid resulting in an estimated decrease in Water Quality Wages of \$30,000, reducing the total budget to \$768,477, and

Whereas, staff vacancies have resulted in a reduction in Health Insurance Expense resulting in an estimated decrease in Health Insurance Expense of \$15,000, reducing the total budget to \$131,667, and

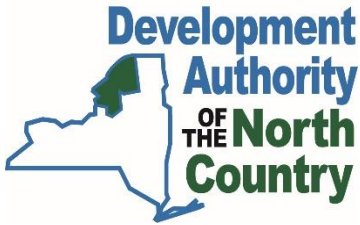
Whereas, staff vacancies have resulted in additional Overtime Wages paid to complete required work to support our municipal customers resulting in an estimated increase in Overtime Wages of \$67,720, bringing the total budget to \$100,000, and

Whereas, the additional Water Quality Contract expenses of \$22,720 will be offset by additional Customer Billings.

Now, therefore be it

RESOLVED, that the Development Authority of the North Country hereby amends the FY 2022-2023 Water Quality Contracts Budget as follows:

	<u>Current Budget</u>	<u>Amended Budget</u>
Customer Billings	\$ 1,585,342	\$ 1,608,062
Water Quality Wages	\$ 798,477	\$ 768,477
Health Insurance	\$ 146,667	\$ 131,667
Overtime Wages	\$ 32,280	\$ 100,000



Board Resolution No. 2022-12-102
December 15, 2022

**PUBLIC AUTHORITIES REPORTING INFORMATION SYSTEM (PARIS)
FIVE YEAR BUDGET AND FINANCIAL PLAN FOR FYE 2024
ANNUAL SUBMISSION**

Whereas, the Public Authorities Accountability Act requires Authorities to submit and publish a five year budget projection and financial plan, and

Whereas, the five year projection shall reflect the Authorities known, anticipated, and projected finances and incorporates its annual five year capital improvement plan, and

Whereas, the five year budget and financial plan is to be posted in PARIS no later than 90 days prior to the start of the fiscal year, and

Now, upon the recommendation of the Governance Committee, therefore be it

RESOLVED, the Development Authority of the North Country herewith authorizes and directs the Chief Financial Officer to submit the PARIS five year budget and financial plan for FYE 2024 as attached hereto and shall direct said plan to be posted to the Authority's website.

Budget Report for Development Authority of the North Country
 Fiscal Year Ending: 03/31/2024

Run Date: 12/08/2022
 Status: UNSUBMITTED
 Certified Date:N/A

Budget & Financial Plan

Budgeted Revenues, Expenditures, And Changes in Current Net Assets.

	Last Year (Actual) 2022	Current Year (Estimated) 2023	Next Year (Adopted) 2024	Proposed 2025	Proposed 2026	Proposed 2027
REVENUE & FINANCIAL SOURCES						
Operating Revenues						
Charges For Services	\$22,765,524.00	\$23,679,095.00	\$24,048,255.00	\$24,978,056.00	\$24,757,659.00	\$25,210,187.00
Rental And Financing Income	\$516,853.00	\$493,000.00	\$493,000.00	\$493,000.00	\$493,000.00	\$493,000.00
Other Operating Revenues	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Non-Operating Revenues						
Investment Earnings	(\$953,095.00)	\$627,851.00	\$1,634,651.00	\$1,634,651.00	\$1,634,651.00	\$1,634,651.00
State Subsidies/Grants	\$1,459,851.00	\$633,631.00	\$7,413,333.00	\$213,333.00	\$163,333.00	\$8,130,000.00
Federal Subsidies/Grants	\$1,007,470.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Municipal Subsidies/Grants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Public Authority Subsidies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Nonoperating Revenues	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Proceeds From The Issuance Of Debt	\$0.00	\$167,727.00	\$10,552,843.00	\$0.00	\$0.00	\$2,000,000.00
Total revenues and financing sources	\$24,796,603.00	\$25,601,304.00	\$44,142,082.00	\$27,319,040.00	\$27,048,643.00	\$37,467,838.00
EXPENDITURES						
Operating Expenditures						
Salaries And Wages	\$8,752,279.00	\$9,867,330.00	\$10,215,247.00	\$10,521,704.00	\$10,837,355.00	\$11,162,476.00
Other Employee Benefits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Professional Services Contracts	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supplies And Materials	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Operating Expenses	\$10,385,037.00	\$12,097,224.00	\$12,076,682.00	\$12,436,867.00	\$12,471,485.00	\$12,639,282.00
Non-Operating Expenditures						
Payment Of Principal On Bonds And Financing Arrangements	\$633,322.00	\$1,001,006.00	\$691,476.00	\$696,109.00	\$723,813.00	\$751,626.00
Interest And Other Financing Charges	\$640,746.00	\$778,101.00	\$654,965.00	\$630,586.00	\$603,989.00	\$575,909.00
Subsidies To Other Public Authorities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Capital Asset Outlay	\$6,084,479.00	\$7,220,730.00	\$22,165,397.00	\$5,993,718.00	\$12,937,853.00	\$12,977,372.00
Grants And Donations	\$296,215.00	\$16,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
Other Nonoperating Expenses	\$1,143,491.00	\$403,000.00	\$133,333.00	\$133,333.00	\$133,333.00	\$100,000.00
Total expenses	\$27,935,569.00	\$31,383,391.00	\$45,987,100.00	\$30,462,317.00	\$37,757,828.00	\$38,256,665.00
Capital Contributions	\$2,560,263.00	\$4,636,668.00	\$1,785,600.00	\$3,700,000.00	\$11,137,000.00	\$1,732,000.00
Excess (Deficiency) Of Revenues And Capital Contributions Over Expenses	(\$578,703.00)	(\$1,145,419.00)	(\$59,418.00)	\$556,723.00	\$427,815.00	\$943,173.00

Budget Report for Development Authority of the North Country
Fiscal Year Ending: 03/31/2024

Run Date: 12/08/2022
Status: UNSUBMITTED
Certified Date:N/A

The authority's budget, as presented to the Board of Directors, is posted on the following website:

[Additional Comments](#)

Consolidated (All Companies)

	FYE 2022 ACTUAL	FYE 2023 PROJECTED	Proposed Budget FYE 2024	Proposed Budget FYE 2025	Proposed Budget FYE 2026	Proposed Budget FYE 2027
REVENUE:						
Customer Billings	\$ 22,765,524	\$ 23,679,094	\$ 24,048,255	\$ 24,978,056	\$ 24,757,659	\$ 25,210,187
Deferred Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ (953,095)	\$ 627,851	\$ 1,634,651	\$ 1,634,651	\$ 1,634,651	\$ 1,634,651
Loan Interest Income	\$ 516,853	\$ 493,000	\$ 493,000	\$ 493,000	\$ 493,000	\$ 493,000
Grant Income	\$ 2,467,321	\$ 633,631	\$ 7,413,333	\$ 213,333	\$ 163,333	\$ 8,130,000
Proceeds for the Issuance of Debt	\$ -	\$ 167,727	\$ 10,552,843	\$ -	\$ -	\$ 2,000,000
Total Revenue	\$ 24,796,603	\$ 25,601,303	\$ 44,142,082	\$ 27,319,040	\$ 27,048,643	\$ 37,467,838
OPERATING EXPENSES						
Personnel	\$ 8,752,279	\$ 9,867,330	\$ 10,215,247	\$ 10,521,704	\$ 10,837,355	\$ 11,162,476
Operations & Maintenance	\$ 8,195,624	\$ 9,779,641	\$ 9,919,329	\$ 10,146,427	\$ 10,378,928	\$ 10,616,967
Host Community Benefits	\$ 929,267	\$ 1,021,198	\$ 1,074,232	\$ 1,115,758	\$ 1,145,760	\$ 944,924
Administration	\$ 1,047,964	\$ 3,561,786	\$ 3,633,022	\$ 3,705,682	\$ 3,779,796	\$ 3,855,392
Contingency	\$ -	\$ 56,306	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
Bad Debt	\$ 212,183	\$ -	\$ -	\$ -	\$ -	\$ -
Admin Offset	\$ -	\$ (2,321,707)	\$ (2,609,900)	\$ (2,591,000)	\$ (2,893,000)	\$ (2,838,000)
Total Operating Expenses	\$ 19,137,316	\$ 21,964,554	\$ 22,291,930	\$ 22,958,571	\$ 23,308,840	\$ 23,801,759
NON OPERATING EXP						
Principal Payments	\$ 633,322	\$ 1,001,006	\$ 691,476	\$ 696,109	\$ 723,813	\$ 751,626
Interest Expense	\$ 640,746	\$ 778,101	\$ 654,965	\$ 630,586	\$ 603,989	\$ 575,909
Bond Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grants & Donations	\$ 296,215	\$ 16,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Other Non-Operating Expenses	\$ 1,143,491	\$ 403,000	\$ 133,333	\$ 133,333	\$ 133,333	\$ 100,000
Capital Asset Outlay	\$ 6,084,479	\$ 7,220,730	\$ 22,165,397	\$ 5,993,718	\$ 12,937,853	\$ 12,977,372
Total Expenditures	\$ 27,935,569	\$ 31,383,391	\$ 45,987,100	\$ 30,462,317	\$ 37,757,828	\$ 38,256,665
Capital Contributions	\$ 2,560,263	\$ 4,636,668	\$ 1,785,600	\$ 3,700,000	\$ 11,137,000	\$ 1,732,000
Excess	\$ (578,703)	\$ (1,145,419)	\$ (59,418)	\$ 556,723	\$ 427,815	\$ 943,173

Administration

	FYE 2023 PROJECTED	Proposed Budget FYE 2024	Proposed Budget FYE 2025	Proposed Budget FYE 2026	Proposed Budget FYE 2027
REVENUE:					
Customer Billings	\$ 191,700	\$ 191,700	\$ 191,700	\$ 191,700	\$ 191,700
Deferred Income					
Interest Income	\$ 79,219	\$ 159,219	\$ 159,219	\$ 159,219	\$ 159,219
Loan Interest Income					
Grant Income	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Proceeds for the Issuance of Debt					
Total Revenue	\$ 275,919	\$ 350,919	\$ 350,919	\$ 350,919	\$ 350,919
OPERATING EXPENSES					
Personnel	\$ 1,778,715	\$ 1,832,076	\$ 1,887,039	\$ 1,943,650	\$ 2,001,959
Operations & Maintenance	\$ 357,145	\$ 364,287	\$ 371,573	\$ 379,005	\$ 386,585
Host Community Benefits	\$ -				
Administration	\$ 275,388	\$ 280,896	\$ 286,514	\$ 292,244	\$ 298,089
Contingency	\$ 20,621				
Bad Debt	\$ -				
Admin Offset	\$ (2,321,707)	\$ (2,609,900)	\$ (2,591,000)	\$ (2,893,000)	\$ (2,838,000)
Total Operating Expenses	\$ 110,162	\$ (132,640)	\$ (45,874)	\$ (278,101)	\$ (151,367)
NON OPERATING EXP					
Principal Payments	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Interest Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Trustee Fees					
Grants & Donations					
Other Non-Operating Expenses					
Capital Asset Outlay	\$ 389,995	\$ 323,954	\$ 198,718	\$ 428,853	\$ 300,372
Total Expenditures	\$ 550,157	\$ 241,314	\$ 202,844	\$ 200,752	\$ 199,005
Capital Contributions	\$ -	\$ -	\$ -	\$ -	\$ -
Excess	\$ (274,238)	\$ 109,605	\$ 148,075	\$ 150,167	\$ 151,914

Solid Waste

	PROJECTED FYE 2023	Proposed Budget FYE 2024	Proposed Budget FYE 2025	Proposed Budget FYE 2026	Proposed Budget FYE 2027
REVENUE:					
Customer Billings	\$ 8,705,849	\$ 8,612,249	\$ 9,062,249	\$ 9,287,249	\$ 9,467,249
Deferred Income					
Interest Income	\$ 317,616	\$ 1,164,750	\$ 1,164,750	\$ 1,164,750	\$ 1,164,750
Loan Interest Income	\$ -				
Grant Income	\$ 74,108	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Proceeds for the Issuance of Debt	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenue	\$ 9,097,573	\$ 9,806,999	\$ 10,256,999	\$ 10,481,999	\$ 10,661,999
OPERATING EXPENSES					
Personnel	\$ 2,708,733	\$ 2,614,765	\$ 2,693,208	\$ 2,774,004	\$ 2,857,225
Operations & Maintenance	\$ 3,948,402	\$ 3,943,590	\$ 4,022,462	\$ 4,102,911	\$ 4,184,969
Host Community Benefits	\$ 872,964	\$ 890,423	\$ 908,232	\$ 926,396	\$ 944,924
Administration	\$ 1,347,039	\$ 1,373,980	\$ 1,401,459	\$ 1,429,489	\$ 1,458,078
Contingency	\$ 10,685	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
Bad Debt	\$ -				
Admin Offset	\$ -				
Total Operating Expenses	\$ 8,887,823	\$ 8,857,758	\$ 9,060,361	\$ 9,267,800	\$ 9,480,196
NON OPERATING EXP					
Principal Payments	\$ 535,000	\$ 560,000	\$ 575,000	\$ 600,000	\$ 625,000
Interest Expense	\$ 623,994	\$ 603,663	\$ 582,200	\$ 558,369	\$ 533,169
Bond Trustee Fees		\$ -	\$ -	\$ -	\$ -
Grants & Donations					
Other Non-Operating Expenses	\$ 53,000				
Capital Asset Outlay	\$ 4,636,668	\$ 1,785,600	\$ 3,700,000	\$ 11,137,000	\$ 1,732,000
Total Expenditures	\$ 14,736,485	\$ 11,807,021	\$ 13,917,561	\$ 21,563,169	\$ 12,370,365
Capital Contributions	\$ 4,636,668	\$ 1,785,600	\$ 3,700,000	\$ 11,137,000	\$ 1,732,000
Excess	\$ (1,002,244)	\$ (214,422)	\$ 39,438	\$ 55,830	\$ 23,634

Telecommunications

	FYE 2023 PROJECTED	Proposed Budget FYE 2024	Proposed Budget FYE 2025	Proposed Budget FYE 2026	Proposed Budget FYE 2027
REVENUE:					
Customer Billings	\$ 6,459,236	\$ 6,620,717	\$ 6,786,235	\$ 6,955,891	\$ 7,129,788
Deferred Income	\$ -				
Interest Income	\$ 59,716	\$ 119,432	\$ 119,432	\$ 119,432	\$ 119,432
Loan Interest Income	\$ -				
Grant Income	\$ -	\$ -			
Proceeds for the Issuance of Debt	\$ -				
Total Revenue	\$ 6,518,952	\$ 6,740,149	\$ 6,905,667	\$ 7,075,323	\$ 7,249,220
OPERATING EXPENSES					
Personnel	\$ 1,784,419	\$ 1,957,952	\$ 2,016,690	\$ 2,077,191	\$ 2,139,507
Operations & Maintenance	\$ 2,281,951	\$ 2,327,590	\$ 2,374,142	\$ 2,421,625	\$ 2,470,057
Host Community Benefits	\$ -				
Administration	\$ 880,843	\$ 898,460	\$ 916,429	\$ 934,758	\$ 953,453
Contingency	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Bad Debt	\$ -				
Admin Offset	\$ -				
Total Operating Expenses	\$ 4,972,213	\$ 5,209,001	\$ 5,332,261	\$ 5,458,573	\$ 5,588,016
NON OPERATING EXP					
Principal Payments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Trustee Fees					
Grants & Donations					
Other Non-Operating Expenses					
Capital Asset Outlay	\$ 1,339,908	\$ 1,400,000	\$ 1,095,000	\$ 1,225,000	\$ 945,000
Total Expenditures	\$ 6,312,121	\$ 6,609,001	\$ 6,427,261	\$ 6,683,573	\$ 6,533,016
Capital Contributions	\$ -	\$ -	\$ -	\$ -	\$ -
Excess	\$ 206,831	\$ 131,147	\$ 478,406	\$ 391,750	\$ 716,203

Army Sewer Line

	FYE 2023 PROJECTED	Proposed Budget FYE 2024	Proposed Budget FYE 2025	Proposed Budget FYE 2026	Proposed Budget FYE 2027
REVENUE:					
Customer Billings	\$ 3,119,525	\$ 3,321,909	\$ 3,513,266	\$ 3,100,065	\$ 3,189,377
Deferred Income	\$ -				
Interest Income	\$ 15,700	\$ 31,400	\$ 31,400	\$ 31,400	\$ 31,400
Loan Interest Income	\$ -				
Grant Income	\$ -	\$ 7,200,000			
Proceeds for the Issuance of Debt	\$ -	\$ 1,800,000	\$ -		
Total Revenue	\$ 3,135,225	\$ 12,353,309	\$ 3,544,666	\$ 3,131,465	\$ 3,220,777
OPERATING EXPENSES					
Personnel	\$ 632,044	\$ 680,977	\$ 701,406	\$ 722,448	\$ 744,122
Operations & Maintenance	\$ 1,780,701	\$ 1,834,122	\$ 1,889,146	\$ 1,945,820	\$ 2,004,195
Host Community Benefits	\$ -				
Administration	\$ 436,480	\$ 445,210	\$ 454,114	\$ 463,196	\$ 472,460
Contingency	\$ -				
Bad Debt	\$ -				
Admin Offset	\$ -				
Total Operating Expenses	\$ 2,849,225	\$ 2,960,309	\$ 3,044,666	\$ 3,131,465	\$ 3,220,777
NON OPERATING EXP					
Principal Payments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Trustee Fees					
Grants & Donations					
Other Non-Operating Expenses					
Capital Asset Outlay	\$ 366,500	\$ 9,393,000	\$ 500,000	\$ -	\$ -
Total Expenditures	\$ 3,215,725	\$ 12,353,309	\$ 3,544,666	\$ 3,131,465	\$ 3,220,777
Capital Contributions	\$ -	\$ -	\$ -	\$ -	\$ -
Excess	\$ (80,500)	\$ -	\$ (0)	\$ (0)	\$ 0

Army Water Line

	FYE 2023 PROJECTED	Proposed Budget FYE 2024	Proposed Budget FYE 2025	Proposed Budget FYE 2026	Proposed Budget FYE 2027
REVENUE:					
Customer Billings	\$ 2,276,905	\$ 2,266,472	\$ 2,307,269	\$ 1,859,546	\$ 1,913,343
Deferred Income					
Interest Income	\$ 8,500	\$ 12,750	\$ 12,750	\$ 12,750	\$ 12,750
Loan Interest Income					
Grant Income	\$ 179,430				\$ 8,000,000
Proceeds for the Issuance of Debt	\$ 167,727	\$ 8,752,843			\$ 2,000,000
Total Revenue	\$ 2,632,562	\$ 11,032,065	\$ 2,320,019	\$ 1,872,296	\$ 11,926,093
OPERATING EXPENSES					
Personnel	\$ 619,268	\$ 670,543	\$ 690,659	\$ 711,379	\$ 732,720
Operations & Maintenance	\$ 845,413	\$ 870,775	\$ 896,899	\$ 923,806	\$ 951,520
Host Community Benefits	\$ -				
Administration	\$ 223,435	\$ 227,904	\$ 232,462	\$ 237,111	\$ 241,853
Contingency	\$ -				
Bad Debt	\$ -				
Admin Offset	\$ -				
Total Operating Expenses	\$ 1,688,116	\$ 1,769,222	\$ 1,820,019	\$ 1,872,295	\$ 1,926,093
NON OPERATING EXP					
Principal Payments	\$ 337,290	\$ -	\$ -	\$ -	\$ -
Interest Expense	\$ 100,000	\$ -	\$ -	\$ -	\$ -
Bond Trustee Fees					
Grants & Donations					
Other Non-Operating Expenses					
Capital Asset Outlay	\$ 487,658	\$ 9,262,843	\$ 500,000	\$ -	\$ 10,000,000
Total Expenditures	\$ 2,613,063	\$ 11,032,065	\$ 2,320,019	\$ 1,872,295	\$ 11,926,093
Capital Contributions	\$ -	\$ -	\$ -	\$ -	\$ -
Excess	\$ 19,499	\$ -	\$ (0)	\$ 0	\$ 0

Regional Water Line

	FYE 2023 PROJECTED	Proposed Budget FYE 2024	Proposed Budget FYE 2025	Proposed Budget FYE 2026	Proposed Budget FYE 2027
REVENUE:					
Customer Billings	\$ 366,227	\$ 375,155	\$ 368,930	\$ 523,133	\$ 383,541
Deferred Income					
Interest Income	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400
Loan Interest Income					
Grant Income					
Proceeds for the Issuance of Debt	\$ -				
Total Revenue	\$ 367,627	\$ 376,555	\$ 370,330	\$ 524,533	\$ 384,941
OPERATING EXPENSES					
Personnel	\$ 48,344	\$ 51,974	\$ 53,533	\$ 55,139	\$ 56,793
Operations & Maintenance	\$ 161,388	\$ 166,230	\$ 171,217	\$ 176,353	\$ 181,644
Host Community Benefits					
Administration	\$ 25,072	\$ 25,573	\$ 26,085	\$ 26,607	\$ 27,139
Contingency					
Bad Debt					
Admin Offset					
Total Operating Expenses	\$ 234,804	\$ 243,777	\$ 250,835	\$ 258,099	\$ 265,576
NON OPERATING EXP					
Principal Payments	\$ 78,716	\$ 81,476	\$ 71,109	\$ 73,813	\$ 76,626
Interest Expense	\$ 54,107	\$ 51,302	\$ 48,386	\$ 45,620	\$ 42,740
Bond Trustee Fees					
Grants & Donations					
Other Non-Operating Expenses					
Capital Asset Outlay	\$ -	\$ -	\$ -	\$ 147,000	\$ -
Total Expenditures	\$ 367,627	\$ 376,555	\$ 370,330	\$ 524,533	\$ 384,941
Capital Contributions	\$ -	\$ -	\$ -	\$ -	\$ -
Excess	\$ (0)	\$ -	\$ -	\$ -	\$ -

Water Sewer Contracts

	FYE 2023 PROJECTED	Proposed Budget FYE 2024	Proposed Budget FYE 2025	Proposed Budget FYE 2026	Proposed Budget FYE 2027
REVENUE:					
Customer Billings	\$ 1,585,342	\$ 1,664,609	\$ 1,731,193.46	\$ 1,800,441.20	\$ 1,872,458.85
Deferred Income					
Interest Income					
Loan Interest Income					
Grant Income					
Proceeds for the Issuance of Debt	\$ -				
Total Revenue	\$ 1,585,342	\$ 1,664,609	\$ 1,731,193	\$ 1,800,441	\$ 1,872,459
OPERATING EXPENSES					
Personnel	\$ 1,295,771	\$ 1,366,796	\$ 1,407,800	\$ 1,450,034	\$ 1,493,535
Operations & Maintenance	\$ 203,238	\$ 207,303	\$ 211,449	\$ 215,678	\$ 219,992
Host Community Benefits			\$ -	\$ -	\$ -
Administration	\$ 85,546	\$ 87,257	\$ 89,002	\$ 90,782	\$ 92,598
Contingency					
Bad Debt					
Admin Offset					
Total Operating Expenses	\$ 1,584,555	\$ 1,661,356	\$ 1,708,251	\$ 1,756,494	\$ 1,806,125
NON OPERATING EXP					
Principal Payments					
Interest Expense					
Bond Trustee Fees					
Grants & Donations					
Other Non-Operating Expenses					
Capital Asset Outlay					
Total Expenditures	\$ 1,584,555	\$ 1,661,356	\$ 1,708,251	\$ 1,756,494	\$ 1,806,125
Capital Contributions	\$ -	\$ -	\$ -	\$ -	\$ -
Excess	\$ 787	\$ 3,254	\$ 22,942	\$ 43,947	\$ 66,334

Regional Development

	FYE 2023 PROJECTED	Proposed Budget FYE 2024	Proposed Budget FYE 2025	Proposed Budget FYE 2026	Proposed Budget FYE 2027
REVENUE:					
Customer Billings	\$ 269,820	\$ 269,820	\$ 269,820.00	\$ 269,820.00	\$ 269,820.00
Deferred Income					
Interest Income	\$ 145,700	\$ 145,700	\$ 145,700	\$ 145,700	\$ 145,700
Loan Interest Income	\$ 493,000	\$ 493,000	\$ 493,000	\$ 493,000	\$ 493,000
Grant Income	\$ 375,093	\$ 183,333	\$ 183,333	\$ 133,333	\$ 100,000
Proceeds for the Issuance of Debt					
Total Revenue	\$ 1,283,613	\$ 1,091,853	\$ 1,091,853	\$ 1,041,853	\$ 1,008,520
OPERATING EXPENSES					
Personnel	\$ 475,252	\$ 489,510	\$ 504,195	\$ 519,321	\$ 534,900
Operations & Maintenance	\$ 138,187	\$ 140,951	\$ 143,770	\$ 146,645	\$ 149,578
Host Community Benefits	\$ 148,234	\$ 183,809	\$ 207,526	\$ 219,364	\$ -
Administration	\$ 178,645	\$ 182,218	\$ 185,862.26	\$ 189,579.50	\$ 193,371.09
Contingency	\$ -				
Bad Debt	\$ -				
Admin Offset	\$ -				
Total Operating Expenses	\$ 940,318	\$ 996,487	\$ 1,041,353	\$ 1,074,909	\$ 877,849
NON OPERATING EXP					
Principal Payments					
Interest Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Trustee Fees					
Grants & Donations	\$ 16,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Other Non-Operating Expenses	\$ 350,000	\$ 133,333	\$ 133,333	\$ 133,333	\$ 100,000
Capital Asset Outlay					
Total Expenditures	\$ 1,306,318	\$ 1,179,820	\$ 1,224,686	\$ 1,258,242	\$ 1,027,849
Capital Contributions	\$ -	\$ -	\$ -	\$ -	\$ -
Excess	\$ (22,705)	\$ (87,967)	\$ (132,833)	\$ (216,389)	\$ (19,329)

Engineering

	FYE 2023 PROJECTED	Proposed Budget FYE 2024	Proposed Budget FYE 2025	Proposed Budget FYE 2026	Proposed Budget FYE 2027
REVENUE:					
Customer Billings	\$ 704,490	\$ 725,625	\$ 747,393	\$ 769,815	\$ 792,910
Deferred Income					
Interest Income					
Loan Interest Income					
Grant Income					
Proceeds for the Issuance of Debt	\$ -				
Total Revenue	\$ 704,490	\$ 725,625	\$ 747,393	\$ 769,815	\$ 792,910
OPERATING EXPENSES					
Personnel	\$ 524,784	\$ 550,655	\$ 567,174	\$ 584,189	\$ 601,715
Operations & Maintenance	\$ 63,216	\$ 64,480	\$ 65,770	\$ 67,085	\$ 68,427
Host Community Benefits	\$ -		\$ -	\$ -	\$ -
Administration	\$ 109,338	\$ 111,525	\$ 113,755	\$ 116,030	\$ 118,351
Contingency	\$ -				
Bad Debt	\$ -				
Admin Offset	\$ -				
Total Operating Expenses	\$ 697,338	\$ 726,660	\$ 746,699	\$ 767,305	\$ 788,493
NON OPERATING EXP					
Principal Payments					
Interest Expense					
Bond Trustee Fees					
Grants & Donations					
Other Non-Operating Expenses					
Capital Asset Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 697,338	\$ 726,660	\$ 746,699	\$ 767,305	\$ 788,493
Capital Contributions	\$ -	\$ -	\$ -	\$ -	\$ -
Excess	\$ 7,152	\$ (1,035)	\$ 694	\$ 2,510	\$ 4,417



Board Resolution No. 2022-12-103
December 15, 2022

ADMINISTRATIVE DIVISION
FY 2022-2023 CAPITAL BUDGET AMENDMENT
FLEET VEHICLES

Whereas, the Development Authority of the North Country adopted a Fiscal Year 2022-2023 Administrative Budget pursuant to **Resolution No. 2022-02-08**, and

Whereas, the Resolution authorized a \$209,876 capital project for the replacement of five fleet vehicles and one additional fleet vehicle, and

Whereas, as a result of the Recycling Transfer Station closing the Authority will not replace one of the vehicles, and

Whereas, the replacement of four replacement fleet vehicles and one additional fleet vehicle is necessary for daily operation and emergency maintenance activities, and

Whereas, due to the lack of available new and/or newer used fleet vehicles on the market, prices of fleet vehicles have increased on average by 34%, and

Now, upon the recommendation of the Governance Committee, therefore be it

RESOLVED, that the **Development Authority of the North Country** herewith authorizes the **Chief Financial Officer** to increase the budget for **Capital Project 10-033 (Fleet Vehicles FY23)** from **\$209,876** to **\$222,876** for the purchase of **5 fleet vehicles**.



Board Resolution No. 2022-12-104
December 15, 2022

WATER QUALITY DIVISION
ARMY SEWER LINE
FY 2022-2023 CAPITAL PROJECT BUDGET AMENDMENT
SEWER PIPELINE REHABILITATION

Whereas, the Development Authority of the North Country adopted a Capital Budget for the Army Sewer Line for FYE 2023 pursuant to **Resolution No. 2022-02-13**, and

Whereas, the Authority owns, operates, and maintains approximately 67,000 linear feet of sewer mainline, referred to as the Army Sewer Line (ASL), and

Whereas, the ASL was constructed in the mid-1980s and is the only sewer system for Fort Drum, the Towns of Champion, LeRay, and Rutland, and the Village of Black River, and

Whereas, the ASL pipeline is comprised of 36" Pre-Stressed Concrete Cylinder Pipe (PCCP) gravity main, 24" PCCP gravity main, 24" Polyvinyl Chloride (PVC) gravity main, 24" PVC force main and 20" PVC force main, and

Whereas, a recently completed inspection of the Army Sewer Line, utilizing Closed Circuit Televising (CCTV) equipment, indicates that significant internal damage has occurred to an approximately 17,160 linear foot section of 36" gravity sewer pipeline, putting the system at risk for failure, and

Whereas, a failure of the ASL would have significant financial and environmental impacts for the Authority's customers, including Fort Drum, and those property owners along the ASL, and

Whereas, to minimize the risk of failure a capital project is recommended to be established to repair approximately 17,160 linear feet of the 36" PCCP gravity main located between Manhole 1A, located at the Warneck Pump Station, and Manhole 41, located at the Calcium-end of the Kanik Nature Trail (see attached map), and

Whereas, the Authority has previous experience with pipeline rehabilitation on the ASL as a similar project was completed in 2008 that repaired approximately 6,000 feet of sewer pipeline upstream of the Calcium-end of the Kanik Nature Trail, and

Whereas, a preliminary project budget of \$200,000 is recommended to proceed with engineering and prepare the project to be bid and completed in FYE24, and

Whereas, the project budget will be updated once design progresses and estimated construction costs determined, and

Whereas, the costs of this project will be paid for by customers of the ASL.

Now, upon the recommendation of the Governance Committee, therefore be it

RESOLVED, that the Development Authority of the North Country hereby amend the FYE 2023 Army Sewer Line Capital Budget, to establish a new project for Sewer Pipeline Rehabilitation with a budget of \$200,000 to commence engineering and prepare bid documents.