

## **MEETING NOTICE**

**Thursday, August 25, 2022  
Warneck Pump Station  
23557 NYS Rt 37  
Watertown, New York**

**Warneck Conference Room  
& Zoom Videoconference**

**Board of Directors – 10:30 AM**

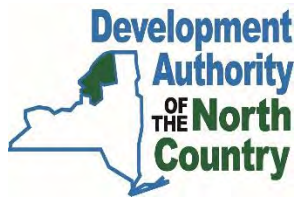
Pursuant to Open Meetings Law, members of the public have the right to attend the Meeting telephonically via Zoom by dialing into the following access line, or view the proceedings using the following link:

**Dial In Number: 1-646-876-9923 Meeting ID: 865 8066 8898 Passcode: 074439**

**<https://us02web.zoom.us/j/86580668898?pwd=OEtKNGE1cjFUSUNDM0t0aIFINU9Odz09>**

**The Public May View and Listen to the Meeting  
Live Stream at [www.danc.org](http://www.danc.org).**





**AGENDA**  
**BOARD OF DIRECTORS MEETING**  
**Thursday, August 25, 2022 – 10:30 AM**  
**Warneck Pump Station**  
**Conference Room and Zoom Videoconference**  
**23557 NYS Rt 37, Watertown, New York**

1. Call to Order
2. Call the Roll
3. Public Hearing - the discussion of a Videoconference Participation Policy for the conduct of certain open meetings.
4. Privilege of the Floor
5. Approve the Minutes of June 23, 2022 Board Meeting
6. Chairperson's Report
  - a. Strategic Planning – September 22, 2022
7. Executive Director's Report
8. Finance Report – Chief Financial Officer  
Approving Financials for the month ending June 30, 2022
9. Governance
  - a. Resolution No. 2022-08-63, Authorization of Videoconference Participation Policy, Authority Board Members
10. Engineering –
  - a. Resolution No. 2022-08-64, Technical Services Agreement, Lake Champlain Lake George Regional Planning Board, GIS Hosting Services
  - b. Resolution No. 2022-08-65, Technical Assistance Services Agreement, Village of Malone, Water System Improvements Project
11. Technical Services Summary Report
  - a. Non-Lewis County Contracts –
    - I. St. Lawrence County, Technical Service Agreement, Centralized Biosolids Composting Facility Feasibility Study, Total Agreement Amount \$30,000, 7/7/22 – 12/31/22, St. Lawrence County

- II. Village of Potsdam, Technical Services Agreement, Water/Sewer Rate Analysis Review, Total Agreement Amount of \$17,700, 7/19/22 – 1/9/23, St. Lawrence County
- III. Town of LeRay, Technical Services Agreement, Operation & Maintenance Service Agreement, Total Agreement Amount of \$664,436.00, 10/01/22 – 9/30/2028, Jefferson County
- IV. Town of Louisville, Technical Services Agreement, Amendment 1 to Technical Services Agreement for Water System, Total Agreement Amount of \$18,000, 8/23/22 – 8/22/27, St. Lawrence County

12. Telecommunications -

- a. Resolution No. 2022-08-66, FY 2022-2023 Operating Budget Amendment, Telecommunications Division, Offnet Circuit Lease

13. Regional Development –

- a. Loan Report -
- b. Resolution No. 2022-08-67, FY 2022-2023 Operating Budget Amendment, Watertown/Fort Drum Multi-Family Housing, Market Study
- c. Resolution No. 2022-08-68, Amended Subrecipient Agreement, Home American Rescue Plan Funding
- d. Resolution No. 2022-08-69, Affordable Rental Housing Program, Potsdam Sandstone Senior Citizens Club Inc., Subordination

14. Executive Session – to discuss the proposed sale of real property

15. Next Meeting – September 22, 2022 – Strategic Planning Session

16. Adjourn



**MINUTES**  
**BOARD OF DIRECTORS MEETING**  
**Thursday, June 23, 2022 – 10:30 AM**  
**Materials Management Facility**  
**23400 NYS Route 177, Rodman, New York**

The Development Authority of the North Country Board of Directors met in regular session in person and via Zoom Videoconference at the Materials Management Facility, 23400 NYS Route 177, Rodman, New York on Thursday, June 23, 2022 at 10:30 am.

**Members Present**

*Voting*

Margaret Murray, Chairperson  
Thomas Hefferon  
Alex MacKinnon  
Dennis Mastascusa  
Mary Doheny  
Mark Hall

*Non-Voting*

Nancy Henry  
James Hollenbeck  
Stephen Hunt  
Brian McGrath

**Members Absent**

Eric Virkler

**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  
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  
Cyril Mouaikel, RBC Wealth Management  
John Nuber, RBC Wealth Management  
Tania Budge, The Bonadio Group  
Frederick J. Carter, Sr.  
James W. Wright

1. Prior to the meeting being called to order, J. Staples reviewed the financial report for the month ending April 30, 2022. Beginning with the statement of net position there were not many changes noted within the month. Accounts receivable has increased by \$1 million due to timing of invoices and payments in April and capital assets has decreased by \$1 million due to depreciation. In the change in net position summary of all units, total operating revenue is 4% under budget. MMF projected waste volume was 10,273 tons, but came in at 14,005 tons, which is approximately 36% over the projected tons, however customer billing is under budget due to 4,793 tons of contaminated soil being received in April which was higher than projected and costs less than the MSW tip fee. Operating expenses show a depreciation over budget by \$108,000 associated with the southern expansion. Initially the liners were anticipated to depreciate over the 50-year full life of the landfill. We have since learned that we can only depreciate it for the useful life of that particular cell. This condenses the anticipated timeframe from fifty down to five years. Closure, post-closure costs, along with community benefits are over budget due to the larger waste volumes received in April. Under non-operating revenue, interest income is showing a negative \$349,000 due to a market adjustment in April. This would only be a true loss if the held investments were to be cashed in, which we do not plan to do. This is a required journal entry at this point based on accounting guidelines. In total, the change in net position came in at a loss of \$571,000 versus a budgeted loss of \$239,000.
2. Chairperson Murray called the meeting to order at 10:38 AM.
3. Chairperson Murray requested a roll call.
  - A quorum of voting and non-voting members was established.
4. Privilege of the Floor was offered
5. Upon a motion by A. MacKinnon, and seconded by T. Hefferon, the minutes from the May 26, 2022 Board Meeting, were approved.
6. Chairperson's Report
  - a. Service Recognition of Frederick J. Carter, Sr.

Mr. Carter was recognized for his service to the Development Authority, and presented with an engraved clock and gavel, and a signed framed copy of his resolution as a token of our appreciation.

C. Farone recognized J. Wright for his service as Executive Director of the Authority from April 2009 to May 2020 by presenting him with and reading aloud Resolution No. 2020-08-90, acknowledging our appreciation for his time as Executive Director of the Development Authority.
  - b. Southern Expansion Ribbon Cutting at 1:00 PM.

M. Murray announced that the Board meeting will be followed by the ribbon cutting, and invited all present to attend.
7. Executive Director's Report
  - a. FY 2022 Annual Report

C. Farone gave a brief presentation of the Annual Report and reviewed the By the Numbers section in detail. The Annual Report was distributed to Board members in attendance, and copies will be mailed to those attending via Zoom or absent.

b. Army Water Line – EPA Administrative Order

C. Farone offered an update on the City of Watertown's progress in addressing the Disinfection Byproduct issue. After receiving an EPA Administrative Order, Authority staff and Executive Director met with city staff to discuss how the city is going to improve the disinfection byproducts issue. The city hired an engineering firm who has recommended that they pilot two different processes. The City of Watertown has committed \$3 million for this project and are in the process of implementing the pilot programs that they plan to have running by August 2022. They plan to have preliminary results of the pilot programs in January of 2023, which will provide the data required to estimate costs for the project. The Authority is concerned about the timeline and wants to make sure that the City is in a position to commence preliminary engineering so that in June the City can apply for grants to help offset the cost of the project. The key is to ensure that the preliminary engineering is complete so the City can apply for the necessary money and grants a year from now. The Authority will help the City stay on schedule. We are scheduled to meet with the City next week when they host a stakeholder's meeting to discuss this issue.

M. Hall asked if this is a violation of TTHMs. C. Tuttle responded that this was HAA5s for us and registered at 150 at our booster pump station 1. We just had another violation because the 150 is within the four-quarter average. The highest results are usually in the summer time when the water temperatures are higher. C. Tuttle stated this is likely to continue until the capital project is completed. She continued by stating the numbers are very high and only .3 miles from the city's water treatment facility. C. Farone stated that the City of Watertown has responded to the EPA with corrective action plan outlining the two pilots, and hope to be in the position to apply for grant funding next year.

c. Marketing Certificate of Excellence Award – Let's Meet Drum Country

C. Farone shared that M. Capone and the Regional Development team have been working with economic development offices of the Authority's three county partners and the Chamber of Commerce to develop a new website and social media marketing effort to attract and obtain workforce and businesses to the North Country called "Let's Meet" at [www.drumcountryny.com](http://www.drumcountryny.com). This is the result of a yearlong effort between the three counties, the Development Authority, Advocate Drum, and National Grid. The campaign highlights what makes the North Country a great place to live, work, and play. Congratulations to Michelle and her team.

d. Matt Siver – AUSA Volunteer of the Year

Matt Siver, Regional Development Authority staff, was named AUSA Volunteer of the Year. Matt is their treasurer and this award demonstrates that the staff are engaged within the Authority, as well as outside the organization. Congratulations to Matt Siver.

8. FYE 2022 Investment Report – RBC

J. Staples introduced C. Mouaikel, Managing Director, and J. Nuber, Associate VP, from RBC Wealth Management to present the annual investment report. She further stated that they would also be presenting a second report called the projected portfolio impact or 'shock report'. This report is important because the market has been negatively impacted and this report will show what they believe our investments will look like over the next year.

C. Mouaikel began by explaining their process. Every month the Authority has many accounts that RBC looks at. They then prepare a report for the Authority CFO. Depending upon the Authority's cash flow needs and investments, they then offer recommendations. The CFO and Executive Director would review this report, and once they have approved the suggested investments, RBC goes back to the market and invests in these instruments. The Authority requires that all investments are FDIC insured government backed with zero risk. There is no flexibility, they cannot buy corporate loans, and they are restricted to the shorter instruments. There is never going to be a real loss in terms of capital loss due to the work of the CFO and Executive Director, and we have never had to sell anything. We are not trading these accounts, only buying them and earning the income. RBC provides the Authority with a statement of what the value would be if they were to sell everything today even though nothing is being sold. It is not known at this time where interest rates are going. Last March 31 the two-year treasury was at 0.28%, and this March 31 it is at 2.28%. This is a 2% increase on a two-year treasury; which is why the portfolio looks as bad as it does. C. Mouaikel stated that over the last 20 years that he has been reporting to this group he has never had something this sad to report. There is no real loss to report, nor is that a gain. Everything is a market value adjustment. New bonds are also being sent to the CFO at a much better price as things begin to improve.

J. Nuber discussed the shock report.

RBC has been running this report for a few years to offer an idea of what might happen should markets and industry continue to increase. This program can run multiple scenarios depicting if rates were to freeze and nothing were to change, up through the fifth scenario showing parallel shifts, ending with the seventh scenario showing what could happen if the Federal Reserve and markets don't raise on the short end. Roughly, one third of the portfolio matures each year and based on the matured or called pieces we reinvest them for the remaining terms. J. Nuber reviewed each scenario showing what could happen as these rates change.

C. Mouaikel concluded by stating RBC will continue to work with the Authority's CFO and Executive Director to see where it fits the best to get the best yield. The Authority portfolio will remain short term, extremely high quality, triple A across the board. Not a penny will be lost or will be lost because of credits. The CDs that the Authority is buying are from all over the country through 300 to 400 different banks. They will continue to follow the FDIC numbers to ensure they never cross the 250 threshold. There is a great deal of work being done behind the scenes to ensure the Authority's money is 100% safe.

Following the RBC presentation, C. Mouaikel and J. Nuber left the meeting at 10:58.

## 9. Independent Audit – Bonadio Group

J. Staples stated that the Audit Committee met last Thursday to review in detail the results from our external audit for FY22. G. Evans, a partner from the Bonadio

Group, provided that report to the audit committee. The committee reviewed it and they are recommending it to the full Board today. J. Staples asked Tania Budge, account manager from The Bonadio Group, to address the full Board with a brief presentation on the results of the audit. T. Budge presented this review of the audit results, as it was presented to the Audit Committee on Thursday, June 16, 2022. T. Budge further reviewed the letters, financial statements, report on internal controls and compliance as included in the independent auditor's report.

- a. Resolution No. 2022-06-52, accepts the Audited Financial Statements, Single Audit, Agreed Upon Procedures and Report on Investments, as of and for the year ended March 31, 2022.

Upon a motion by A. MacKinnon, and seconded by D. Mastascusa, Resolution No. 2022-06-52, Approving Audited Financial Statements, Single Audit, Agreed Upon Procedures, and Report on Investments for Fiscal Year Ending March 31, 2022, was unanimously approved.

- b. Resolution No. 2022-06-53, approves the assessment of the Effectiveness of Internal Controls of the Development Authority of the North Country, for the fiscal year 2022.

Upon a motion by M. Hall, and seconded by A. MacKinnon, Resolution No. 2022-06-53, Approving the Assessment of the Effectiveness of Internal Controls of the Development Authority of the North Country for Fiscal Year 2022, was unanimously approved.

- c. Resolution No. 2022-06-54, approves the Annual Bond Sales Report for the fiscal year ending March 31, 2022, as attached and incorporated in this Resolution.

Upon a motion by D. Mastascusa, and seconded by A. MacKinnon, Resolution No. 2022-06-54, Approving Annual Bond Sales Report for Fiscal Year Ending March 31, 2022, was unanimously approved.

T. Budge left the meeting at 11:20 AM.

#### 9. Finance Report – Chief Financial Officer

This report was presented by J. Staples prior to the Board meeting being called to order.

Upon a motion by D. Mastascusa, and seconded by A. MacKinnon, Financials ending April 30, 2022, was unanimously approved.

#### 10. 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. Fort Drum, Memorandum of Understanding, GIS Data Sharing, 7/01/22 – 7/01/23

- II. Town of Hermon, Technical Services Agreement, Main Street New York Grant Assistance, Total Agreement Amount of \$1,500, 6/01/22 – 7/30/22, St. Lawrence County
- III. Village of Richville, Technical Services Agreement, Engineering Planning Grant and USDA Grant Assistance, Total Agreement Amount of \$3,800, 7/01/22 – 12/31/2022, St. Lawrence County
- IV. Town of Diana, Technical Services Agreement, Water System Improvement Project Amendment 3, Total Agreement Amount of \$55,000, 7/01/22 – 12/31/2023, Lewis County
- V. Village of Potsdam, Technical Services Agreement, NBRC Grant Administration, Total Agreement Amount of \$7,150, 7/01/22 – 9/30/2024, St. Lawrence County

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

M. Hall asked why this is listed as Non-Lewis County contracts. C. Tuttle explained this is listed like this because E. Virkler works for Lewis County and cannot vote on those items.

#### 11. Materials Management –

- a. Resolution No. 2022-06-55, authorizes the Chief Financial Officer to increase the budget for Capital Project 20156 (MMF Main Pump Station Upgrades) from \$500,000 to \$595,000.

Upon a motion by A. MacKinnon, and seconded by M. Hall, Resolution No. 2022-06-55, Materials Managements Division, FY2022-2023 Capital Budget Amendment, Main Pump Station Upgrade Project, was unanimously approved.

- b. Resolution No. 2022-06-56, determines that the Monitoring Well Decommissioning project is a Type II Action, and will not have a significant adverse impact on the environment, therefore no Environmental Impact Statement needs to be prepared and no further action with regard to the SEQRA is required.

Upon a motion by D. Mastascusa, and seconded by A. MacKinnon, Resolution No. 2022-06-56, Materials Managements Facility, Monitoring Well Decommissioning Project, State Environmental Quality Review Act Determination, was unanimously approved.

- c. Resolution No. 2022-06-57, authorizes the Chief Financial Officer to increase the budget for Capital Project 20197, MMF Leachate Truck Tractor FYE23) from \$140,000 to \$170,000.

C. Tuttle stated that there will be a salvage value associated with this truck, but we do not know when we are actually getting the new piece of equipment. Our best guess is that we will receive \$30,000. We will have to sell it after the fact so we

need to increase the capital budget and any revenue we get from the sale will go back into the operating budget.

C. Farone stated that the \$140,000 is based on actual quotes the Authority received, however even the state contract reads that they cannot guarantee the price.

Upon a motion by T. Hefferon, and seconded by D. Mastascusa, Resolution No. 2022-06-57, Materials Management Division, FY2022-2023 Capital Budget Amendment, Leachate Truck Tractor Equipment Replacement, was unanimously approved.

## 12. Water Quality –

a. Resolution No. 2022-06-58, authorizes the Director of Regional Development to submit an application for a grant for up to 100% of the total eligible project costs not covered by other federal or state grants associated with Phase I of the Army Water Line Pipeline Replacement Project to the Office of Local Defense Community Cooperation; and further authorizes the Director of Regional Development to execute the grant agreement with the Office of Local Defense Community Cooperation, if funded, and implement the grant.

C. Tuttle explained that because our project is located in an area having a population below 100,000, allows us to request a waiver to the 30% match. We will be applying for 100% of the total eligible program costs.

Upon a motion by M. Hall, and seconded by D. Mastascusa, Resolution No. 2022-05-58, Phase I Army Water Line Pipeline Replacement Project, Office of Local Defense Community Cooperation, Defense Community Infrastructure Pilot Program, was unanimously approved.

## 13. Regional Development -

### a. Loan Report –

M. Capone reported that Project Development Committee met the other day and approved a modification to the Thompson Park Conservancy loan allowing them to pay interest only from April 1 – June 1, with regular payments beginning July 1. The conservancy explained they were having cash flow issue as at the beginning of the quarter due to attendance being low because of winter weather.

M. Capone reported that a memo outlining our relationship with Barclay Damon and our collections efforts with the MCM loan was provided to B. McGrath as per his request at the last meeting. Going forward we will be using the Wladis Law Firm for any future collection efforts.

b. Resolution No. 2022-06-59, authorizing the Executive Director or Chief Financial Officer to execute contracts based upon awards made by the North Country HOME Consortium Administrative Board.

Upon a motion by T. Hefferon, and seconded by D. Mastascusa, Resolution No. 2022-06-59, 2022 Home Program Year, Authorizing Contracts, was unanimously approved.

- c. Resolution No. 2022-06-60, ratifying a loan in the amount of \$100,000 from the Regional Tourism Transformational Revolving Loan Fund to James Andrew Milne, or new corporation to be formed, at the terms and conditions outlines on the Term Sheet attached to the resolution, and further authorizes the Executive Director or the Chief Financial Officer to execute all documents necessary to make the loan. It is further resolved that this is considered a Type II Action under the State Environmental Quality Review (SEQRA) and is considered an exempt activity requiring no further action.

Upon a motion by D. Mastascusa, and seconded by A. MacKinnon, Resolution No. 2022-06-60, Regional Tourism Transformational Community Revolving Loan Fund, James Andrew Milne, or New Corporation to be Formed, Loan Modification, was unanimously approved.

- d. Resolution No. 2022-06-61, approving a loan for up to \$280,000 to the Cranberry Lake Mountaineers Snowmobile Club, Inc. at the terms and conditions outlined in the Term Sheet attached to the resolution, and further authorizes the Executive Director or the Chief Financial Officer to execute all documents necessary to make the loan. It is further resolved that this is considered a Type II Action under the State Environmental Quality Review (SEQRA) and is considered an exempt activity requiring no further action.

Upon a motion by M. Hall, and seconded by A. MacKinnon, Resolution No. 2022-06-61, Community Development Loan Fund, Cranberry Lake Mountaineers Snowmobile Club, Inc. Loan, was approved.

- e. Resolution No. 2022-06-62, consenting that the Digital Film Projector Conversion Fund Grant #Y647 is complete and authorizes the Executive Director to return \$144,179 to Empire State Development. It is further resolved that the Director of Regional Development is authorized to request from Empire State Development that \$344,179 be reallocated to the North Country Transformational Community Tourism Fund (Grant #Y648) to be administered per the terms and conditions of the fund previously set forth with Empire State Development. The resolution was amended to state 'up to \$144,179' would be returned to Empire State Development.

Upon a motion by T. Hefferon, and seconded by A. MacKinnon, Resolution No. 2022-06-62, Grant Agreement, North Country Digital Film Projector Conversion Fund, Empire State Development, the amended resolution was unanimously approved.

B. McGrath asked if after hearing the report done by C. Mouaikel from RBC, is there anything the Authority should be doing to mitigate potential risk within our loan portfolio. M. Capone responded that at this time, all of our borrowers are paying as agreed, but this is a good exercise. M. Capone stated she would do an analysis between now and our August meeting, and she would present an analysis at the August Board meeting.

B. McGrath apologized for not being able to attend the meeting in person, and expressed his gratitude to J. Wright and F. Carter for their service to the Authority.

14. Power Point Presentation – Solar Feasibility Project Update –

C. Tuttle presented a solar feasibility project update to explain the process up to this point. Three locations were reviewed in detail; going over historical electrical usage, available space, a site efficiency analysis, construction and life cycle costs, and an application that was sent to National Grid to determine if the capacity existed to justify the cost to connect. The Materials Management facility was determined as the preferred site; however due to the additional costs to remain on National Grid's list, the project payback timeline, low power usage, lack of capacity with National Grid, not being able to determine costs, and the funding applications not being pursuable due to uncertain costs, Authority staff is recommending the project be put on hold and re-evaluated with the FYE24 budget.

J. Hollenbeck asked what the footprint would be. C. Tuttle responded that it would be 10 to 20 acres with a 750 kw array, but still based on the interconnect availability. J. Hollenbeck stated that 750 kw would be about 20 acres.

M. Hall stated that most solar projects are going in where they can easily access the grid. C. Tuttle agreed and further stated that is the first step in the process. The next step would be National Grid actually looking at their system and determining what capital costs they would need to upgrade from the point of connection to the transmission system. National Grid could also come back and say they have capacity but the transmission station needs to be upgraded. The cost to upgrade a transmission station could be \$100,000 and then we would be responsible for a percentage of those costs. The Authority did not get to that point of determining how those costs would be shared because the capacity did not exist.

C. Farone stated that there is too much in flux at this time and we hope this will look more promising in FYE24.

15. Next Board Meeting Date – August 25, 2022, location is to be determined.

C. Farone stated that per New York State law, we would be hosting a public hearing and presenting a resolution to utilize videoconferencing for Board Meetings without including public attendance at each remote videoconferencing locations.

16. Upon a motion by A. MacKinnon, and seconded by M. Hall, the meeting was adjourned at 11:56 AM.

Respectfully submitted,



Dennis Mastascusa  
Board Secretary



**DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY**  
**For the Three Months Ending Thursday, June 30, 2022**

	<u>YTD ACTUAL</u>	<u>3/31/2022 Total</u>
<b>STATEMENT OF NET POSITION</b>		
<b>ASSETS</b>		
Cash and Cash Equivalents	\$5,283,765.62	\$5,749,002.23
Accounts Receivable	4,011,998.62	3,123,569.57
Unbilled Revenue	564,374.92	538,407.27
Interest Receivable	112,059.00	104,282.75
Loans Receivable, net	30,243,671.98	30,390,827.78
Inventory	18,208.99	18,208.99
Prepaid Expense	334,559.29	500,108.89
Investments	16,653,351.45	16,754,076.48
Funds Held In Trust	705,793.84	799,936.82
OPEB Reserve Fund	5,634,872.98	5,635,378.86
Restricted Assets	82,752,831.78	82,927,698.57
Leased Property	38,237.50	41,231.25
Capital Assets, net	79,730,767.74	80,951,823.26
<b>Total Assets</b>	<b>226,084,493.71</b>	<b>227,534,552.72</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
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
<b>TOTAL ASSETS PLUS DEFERRED OUTFLOWS</b>	<b>231,021,778.71</b>	<b>232,471,837.72</b>
<b>LIABILITIES</b>		
Accounts Payable	433,369.13	887,499.59
Grants & Passthroughs Payable	380,401.53	369,712.18
Community Benefits Payable	270,541.02	205,996.79
Interest Payable	160,609.90	119,408.33
Accrued Expenses	595,564.88	574,760.28
OPEB Liability	5,443,162.40	5,322,887.48
Net Pension Liability	19,480.00	19,480.00
Unearned Income	6,823,764.06	6,949,387.25
Lease Obligation	38,237.50	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	15,768,298.11	15,427,610.29
Long-term Liabilities	21,537,817.02	21,830,760.63
<b>Total Liabilities</b>	<b>62,860,788.45</b>	<b>63,138,276.97</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>		
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
<b>TOTAL LIABILITIES PLUS DEFERRED INFLOWS</b>	<b>69,409,760.45</b>	<b>69,687,248.97</b>
<b>NET POSITION</b>		
Invested In Capital Assets, Net	59,657,040.69	60,585,152.59
Restricted for:		
Community Rental Housing Program	13,003,260.71	13,143,287.17
Community Development Loan Fund	9,842,285.60	9,787,357.99
Affordable Housing Program	22,376,879.52	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	10,690,311.61	10,302,779.21
Reserve for Replacement	5,500,911.73	5,681,048.16
Reserve For Wetland Mitigation	319,991.32	318,672.91
OATN Reserve	6,848,210.29	6,839,011.65
Landfill Closure & Post Closure Prefunding	8,490,221.80	8,543,625.71
<b>Total Restricted</b>	<b>79,314,580.40</b>	<b>79,327,533.48</b>
Board Designated for:		
Infrastructure Development	223,107.42	223,107.42
Capital Reserve	1,145,260.45	1,209,525.34
Tip Fee Stabilization	4,385,251.10	4,392,848.65
Landfill Gas Reserve	1,611,927.03	1,616,502.26
Economic Development Fund	5,342,377.32	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
<b>Total Board Designated</b>	<b>19,707,923.32</b>	<b>19,802,579.44</b>
Undesignated	2,932,473.85	3,069,323.24
<b>Total Net Position</b>	<b>161,612,018.26</b>	<b>162,784,588.75</b>
<b>Total Liabilities, Deferred Outflows &amp; Net Position</b>	<b>231,021,778.71</b>	<b>232,471,837.72</b>

**DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY**  
**For the Three Months Ending Thursday, June 30, 2022**

	<u>YTD ACTUAL</u>	<u>3/31/2022 Total</u>
<b>CHANGE IN NET POSITION</b>		
<b>OPERATING REVENUE:</b>		
Customer Billings	6,537,148.05	23,092,637.25
Waste Diversion Revenue	59,070.40	200,773.04
Grant Revenue	214,233.34	2,467,321.25
Loan Interest Income	89,082.23	516,852.69
Other Income	170,553.62	832,976.23
<b>Total Operating Revenue</b>	<b>7,070,087.64</b>	<b>27,110,560.46</b>
<b>OPERATING EXPENSES</b>		
Depreciation & Amortization	2,555,921.43	8,896,355.83
Salaries	1,548,934.80	6,184,266.07
Fringe Benefits	729,061.08	2,273,302.49
Operation & Maintenance	701,138.58	2,527,653.41
Recycling Transfer Station	68,344.31	349,698.64
Waste Diversion	116,040.79	681,449.67
Wastewater Treatment	543,575.66	1,706,279.55
Closure & Post Closure Costs	340,687.82	798,347.34
Community Benefits	418,775.34	967,076.60
Water Purchases	194,541.77	660,043.21
Office & Administration	122,622.14	465,883.26
Insurance	127,650.00	460,080.91
Utilities	26,201.10	213,351.31
Bad Debt Expense	8,342.82	212,182.78
Materials & Supplies	57,027.10	286,919.79
Professional Fees	53,625.03	472,353.92
Repairs & Maintenance	14,352.91	106,102.78
Automobile	89,342.41	340,231.33
Computer Expenses	100,968.10	310,093.37
Grants	0.00	296,215.05
NYS Administrative Assessment	0.00	122,000.00
<b>Total Operating Expenses</b>	<b>7,817,153.19</b>	<b>28,329,887.31</b>
<b>Total Operating Income</b>	<b>(747,065.55)</b>	<b>(1,219,326.85)</b>
<b>NON-OPERATING REVENUE (EXPENSE)</b>		
Interest Income	(281,102.11)	(953,094.79)
Gain on Sale of Fixed Assets	0.00	13,500.00
Interest Expense	(144,402.83)	(640,745.54)
<b>Total Non-Operating Expense, Net</b>	<b>(425,504.94)</b>	<b>(1,580,340.33)</b>
<b>CHANGE IN NET ASSETS</b>	<b>(1,172,570.49)</b>	<b>(2,799,667.18)</b>

DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY  
For the Three Months Ending Thursday, June 30, 2022

	ADMIN	MATERIALS MGMT	TELECOM	ARMY SEWER	ARMY WATER	REGIONAL WATER	WQ CONTRACTS	ENGINEERING	REGIONAL DEVELOPMENT	TOTAL
<b>STATEMENT OF NET POSITION</b>										
<b>ASSETS</b>										
Cash and Cash Equivalents	\$5,283,765.62									\$5,283,765.62
Accounts Receivable	(6,655.92)	1,275,891.72	1,533,531.17	804,414.61	174,770.55		58,401.93	37,724.16	133,920.40	4,011,998.62
Unbilled Revenue				184,545.94	51,370.01	87,756.32	137,004.17	43,607.50	60,090.98	564,374.92
Interest Receivable	4,545.17	19,742.81	10,147.04						77,623.98	112,059.00
Loans Receivable, net									30,243,671.98	30,243,671.98
Inventory		18,208.99								18,208.99
Prepaid Expense	316,874.42		17,684.87							334,559.29
Investments	3,899,851.15	6,935,601.88	2,004,370.19						3,813,528.23	16,653,351.45
Funds Held In Trust		705,793.84								705,793.84
OPEB Reserve Fund	5,634,872.98									5,634,872.98
Restricted Assets		39,423,912.93	9,005,167.17	1,781,650.33	971,809.26	491,154.75			31,079,137.34	82,752,831.78
Leased Property									38,237.50	38,237.50
Capital Assets, net	300,414.27	45,868,220.09	23,676,865.27	3,250,404.33	3,718,995.74	2,901,962.94		13,905.10		79,730,767.74
<b>Total Assets</b>	<b>15,433,667.69</b>	<b>94,247,372.26</b>	<b>36,247,765.71</b>	<b>6,021,015.21</b>	<b>4,916,945.56</b>	<b>3,480,874.01</b>	<b>195,406.10</b>	<b>95,236.76</b>	<b>65,446,210.41</b>	<b>226,084,493.71</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>										
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
<b>TOTAL ASSETS PLUS DEFERRED...</b>	<b>20,370,952.69</b>	<b>94,247,372.26</b>	<b>36,247,765.71</b>	<b>6,021,015.21</b>	<b>4,916,945.56</b>	<b>3,480,874.01</b>	<b>195,406.10</b>	<b>95,236.76</b>	<b>65,446,210.41</b>	<b>231,021,778.71</b>
<b>LIABILITIES</b>										
Accounts Payable	17,398.84	158,438.99	56,744.93	123,482.66	56,659.51	19,469.71		947.99	226.50	433,369.13
Grants & Passthroughs Payable			378,482.04						1,919.49	380,401.53
Community Benefits Payable		270,541.02								270,541.02
Interest Payable		160,609.90								160,609.90
Accrued Expenses	308,885.95	98,549.79	95,251.33	16,723.35	16,723.34			59,431.12		595,564.88
OPEB Liability	5,443,162.40									5,443,162.40
Net Pension Liability	19,480.00									19,480.00
Unearned Income			6,257,636.97						566,127.09	6,823,764.06
Lease Obligation									38,237.50	38,237.50
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		15,768,298.11								15,768,298.11
Long-term Liabilities	864,000.00	18,198,487.16			337,289.66	1,538,040.20			600,000.00	21,537,817.02
Internal: Due To/Due From	1,710,348.65	(1,393,153.02)	786,568.20	(802,153.90)	(21,915.88)	(142,757.65)	(322,142.59)	57,160.74	128,045.45	
Total Liabilities	8,363,275.84	33,261,771.95	7,574,683.47	88,037.11	388,756.63	1,414,752.26	(322,142.59)	117,539.85	11,974,113.93	62,860,788.45
<b>DEFERRED INFLOWS OF RESOURCES</b>										
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
<b>TOTAL LIABILITIES PLUS DEFERR...</b>	<b>14,912,247.84</b>	<b>33,261,771.95</b>	<b>7,574,683.47</b>	<b>88,037.11</b>	<b>388,756.63</b>	<b>1,414,752.26</b>	<b>(322,142.59)</b>	<b>117,539.85</b>	<b>11,974,113.93</b>	<b>69,409,760.45</b>
<b>NET POSITION</b>										
Invested In Capital Assets, Net	300,414.27	27,669,822.90	23,676,865.27	3,250,404.33	3,381,706.08	1,363,922.74		13,905.10		59,657,040.69
Restricted for:										
Community Rental Housing Program									13,003,260.71	13,003,260.71
Community Development Loan Fund									9,842,285.60	9,842,285.60
Affordable Housing Program									22,376,879.52	22,376,879.52
Army Water & Sewer				900,000.00	900,000.00					1,800,000.00
Regional Waterline						442,507.82				442,507.82
Reserve For Liner		10,690,311.61								10,690,311.61
Reserve for Replacement		5,500,911.73								5,500,911.73
Reserve For Wetland Mitigation		319,991.32								319,991.32
OATN Reserve			6,848,210.29							6,848,210.29
Landfill Closure & Post Closure Prefund...		8,490,221.80								8,490,221.80
Total Restricted		25,001,436.46	6,848,210.29	900,000.00	900,000.00	442,507.82			45,222,425.83	79,314,580.40
Board Designated for:										
Infrastructure Development				223,107.42						223,107.42
Capital Reserve		1,145,260.45								1,145,260.45
Tip Fee Stabilization		4,385,251.10								4,385,251.10
Landfill Gas Reserve		1,611,927.03								1,611,927.03
Economic Development Fund								5,342,377.32		5,342,377.32
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	7,142,438.58		223,107.42					8,342,377.32	19,707,923.32
Undesignated	1,158,290.58	1,171,902.37	(1,851,993.32)	1,559,466.35	246,482.85	259,691.19	517,548.69	(36,208.19)	(92,706.67)	2,932,473.85
Total Net Position	5,458,704.85	60,985,600.31	28,673,082.24	5,932,978.10	4,528,188.93	2,066,121.75	517,548.69	(22,303.09)	53,472,096.48	161,612,018.26
<b>Total Liabilities, Deferred Outflows...</b>	<b>20,370,952.69</b>	<b>94,247,372.26</b>	<b>36,247,765.71</b>	<b>6,021,015.21</b>	<b>4,916,945.56</b>	<b>3,480,874.01</b>	<b>195,406.10</b>	<b>95,236.76</b>	<b>65,446,210.41</b>	<b>231,021,778.71</b>

DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY  
For the Three Months Ending Thursday, June 30, 2022

	ADMIN	MATERIALS MGMT	TELECOM	ARMY SEWER	ARMY WATER	REGIONAL WATER	WQ CONTRACTS	ENGINEERING	REGIONAL DEVELOPMENT	TOTAL
<b>CHANGE IN NET POSITION</b>										
<b>OPERATING REVENUE:</b>										
Customer Billings		2,888,602.08	1,539,837.49	769,893.75	654,557.69	87,756.32	402,225.56	140,263.45	54,011.71	6,537,148.05
Waste Diversion Revenue		59,070.40								59,070.40
Grant Revenue	4,645.00		163,863.25						45,725.09	214,233.34
Loan Interest Income									89,082.23	89,082.23
Other Income	47,925.00	97,210.54	3,299.44	1,601.49					20,517.15	170,553.62
<b>Total Operating Revenue</b>	<b>52,570.00</b>	<b>3,044,883.02</b>	<b>1,707,000.18</b>	<b>771,495.24</b>	<b>654,557.69</b>	<b>87,756.32</b>	<b>402,225.56</b>	<b>140,263.45</b>	<b>209,336.18</b>	<b>7,070,087.64</b>
<b>OPERATING EXPENSES</b>										
Depreciation & Amortization	51,115.34	1,275,947.60	996,603.61	83,573.34	105,280.79	41,314.99		2,085.76		2,555,921.43
Salaries	290,981.18	381,827.19	321,671.40	116,680.63	65,087.13	12,480.41	216,302.34	68,756.74	75,147.78	1,548,934.80
Fringe Benefits	130,727.40	198,701.82	116,801.53	66,123.18	33,913.67	6,094.86	102,893.35	40,957.64	32,847.63	729,061.08
Operation & Maintenance	2,592.59	192,638.30	482,950.47	4,690.48	839.00	912.00	4,548.31	11,722.43	245.00	701,138.58
Recycling Transfer Station		68,344.31								68,344.31
Waste Diversion		116,040.79								116,040.79
Wastewater Treatment		161,971.86		381,603.80						543,575.66
Closure & Post Closure Costs		340,687.82								340,687.82
Community Benefits		270,541.02								270,541.02
Water Purchases				786.25	174,299.61	19,455.91			148,234.32	418,775.34
Office & Administration	67,718.99	12,979.95	18,296.03	16,892.71	69.03		476.20	4,272.11	1,917.12	122,622.14
Insurance	4,625.01	48,875.01	38,874.99	12,000.00	8,724.99	1,550.01	8,850.00	4,149.99		127,650.00
Utilities		8,065.98	688.98	9,164.82	2,908.39	5,372.93				26,201.10
Bad Debt Expense			6,955.48						1,387.34	8,342.82
Materials & Supplies		57,027.10								57,027.10
Professional Fees	34,071.31	6,413.27	1,089.93	261.35	140.72				11,648.45	53,625.03
Repairs & Maintenance		858.74		9,589.75	624.00	3,280.42				14,352.91
Automobile	5,017.52	3,375.00	19,392.18	58,524.87				3,032.84		89,342.41
Computer Expenses	62,291.83	1,401.90	2,060.77	14,824.95				20,388.65		100,968.10
Admin Allocation	(572,271.26)	244,188.15	149,420.03	69,015.91	43,320.93	4,120.36	9,156.34	12,704.44	40,345.10	
Engineering Allocation		11,856.36	6,233.57	3,981.45	4,074.59	1,126.85	4,457.51	(32,041.55)	311.22	
Water Quality Allocation				(38,183.75)	10,473.69	1,026.21	26,683.85			
<b>Total Operating Expenses</b>	<b>76,869.91</b>	<b>3,401,742.17</b>	<b>2,161,038.97</b>	<b>809,529.74</b>	<b>449,756.54</b>	<b>96,734.95</b>	<b>373,367.90</b>	<b>136,029.05</b>	<b>312,083.96</b>	<b>7,817,153.19</b>
<b>Total Operating Income</b>	<b>(24,299.91)</b>	<b>(356,859.15)</b>	<b>(454,038.79)</b>	<b>(38,034.50)</b>	<b>204,801.15</b>	<b>(8,978.63)</b>	<b>28,857.66</b>	<b>4,234.40</b>	<b>(102,747.78)</b>	<b>(747,065.55)</b>
<b>NON-OPERATING REVENUE (EX...</b>										
Interest Income	3,156.70	(215,197.39)	11,692.28	(5,325.46)	(2,904.80)	1,352.47			(73,875.91)	(281,102.11)
Interest Expense		(141,476.01)				(2,926.82)				(144,402.83)
<b>Total Non-Operating Expense, Net</b>	<b>3,156.70</b>	<b>(356,673.40)</b>	<b>11,692.28</b>	<b>(5,325.46)</b>	<b>(2,904.80)</b>	<b>(1,574.35)</b>			<b>(73,875.91)</b>	<b>(425,504.94)</b>
<b>CHANGE IN NET ASSETS</b>	<b>(21,143.21)</b>	<b>(713,532.55)</b>	<b>(442,346.51)</b>	<b>(43,359.96)</b>	<b>201,896.35</b>	<b>(10,552.98)</b>	<b>28,857.66</b>	<b>4,234.40</b>	<b>(176,623.69)</b>	<b>(1,172,570.49)</b>

**Summary of All Units  
Change In Net Position  
For the Three Months Ending Thursday, June 30, 2022**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
<b>OPERATING REVENUE:</b>					
	Customer Billings	\$26,017,089.00	\$6,504,282.00	\$6,537,148.05	\$32,866.05
	Waste Diversion Revenue	188,600.00	47,151.00	59,070.40	11,919.40
	Grant Revenue	454,201.00	113,553.00	214,233.34	100,680.34
	Loan Interest Income	493,000.00	123,249.00	89,082.23	(34,166.77)
	Other Income	875,540.00	218,880.00	170,553.62	(48,326.38)
	<b>Total Operating Revenue</b>	<b>28,028,430.00</b>	<b>7,007,115.00</b>	<b>7,070,087.64</b>	<b>62,972.64</b>
<b>OPERATING EXPENSES</b>					
	Depreciation & Amortization	8,923,900.00	2,230,971.00	2,555,921.43	324,950.43
	Salaries	6,798,493.00	1,699,629.00	1,548,934.80	(150,694.20)
	Fringe Benefits	2,892,442.50	723,124.14	729,061.08	5,936.94
	Operation & Maintenance	3,142,442.05	785,625.00	701,138.58	(84,486.42)
	Waste Diversion	533,500.00	133,377.00	116,040.79	(17,336.21)
	Recycling Transfer Station	204,678.00	51,174.00	68,344.31	17,170.31
	Wastewater Treatment	2,166,580.15	541,648.05	543,575.66	1,927.61
	Closure & Post Closure Costs	1,157,483.00	289,371.00	340,687.82	51,316.82
	Water Purchases	773,529.00	193,386.00	194,541.77	1,155.77
	Community Benefits	1,021,198.00	366,475.00	418,775.34	52,300.34
	Office & Administration	591,125.80	147,792.18	122,622.14	(25,170.04)
	Insurance	510,600.00	127,650.00	127,650.00	0.00
	Utilities	174,230.00	43,560.00	26,201.10	(17,358.90)
	Bad Debt Expense	0.00	0.00	8,342.82	8,342.82
	Materials & Supplies	337,000.00	84,246.00	57,027.10	(27,218.90)
	Professional Fees	352,036.00	88,006.74	53,625.03	(34,381.71)
	Repairs & Maintenance	162,291.50	40,573.86	14,352.91	(26,220.95)
	Automobile	360,796.55	90,194.64	89,342.41	(852.23)
	Computer Expenses	365,457.00	91,365.00	100,968.10	9,603.10
	Grants	366,000.00	91,500.00	0.00	(91,500.00)
	Admin Allocation	0.00	3.00	0.00	(3.00)
	Water Quality Allocation	0.00	(3.00)	0.00	3.00
	NYS Administrative Assessment	125,050.00	31,263.00	0.00	(31,263.00)
	Contingency	65,621.45	16,403.34	0.00	(16,403.34)
	<b>Total Operating Expenses</b>	<b>31,024,454.00</b>	<b>7,867,334.95</b>	<b>7,817,153.19</b>	<b>(50,181.76)</b>
	<b>Total Operating Income</b>	<b>(2,996,024.00)</b>	<b>(860,219.95)</b>	<b>(747,065.55)</b>	<b>113,154.40</b>
<b>NON-OPERATING REVENUE...</b>					
	Interest Income	627,851.00	156,963.00	(281,102.11)	(438,065.11)
	Gain on Sale of Fixed Assets	130,000.00	32,502.00	0.00	(32,502.00)
	Interest Expense	(778,101.00)	(194,526.00)	(144,402.83)	50,123.17
	<b>Total Non-Operating Expe...</b>	<b>(20,250.00)</b>	<b>(5,061.00)</b>	<b>(425,504.94)</b>	<b>(420,443.94)</b>
	<b>CHANGE IN NET POSITION</b>	<b>(3,016,274.00)</b>	<b>(865,280.95)</b>	<b>(1,172,570.49)</b>	<b>(307,289.54)</b>

**Administration**  
**Change In Net Position**  
**For the Three Months Ending Thursday, June 30, 2022**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
<b>OPERATING REVENUE:</b>					
	Grant Revenue	\$5,000.00	\$1,251.00	\$4,645.00	\$3,394.00
	Other Income	191,700.00	47,925.00	47,925.00	0.00
	<b>Total Operating Revenue</b>	<b>196,700.00</b>	<b>49,176.00</b>	<b>52,570.00</b>	<b>3,394.00</b>
<b>OPERATING EXPENSES</b>					
	Depreciation & Amortization	254,100.00	63,525.00	51,115.34	(12,409.66)
	Salaries	1,249,330.00	312,333.00	290,981.18	(21,351.82)
	Fringe Benefits	526,385.00	131,598.00	130,727.40	(870.60)
	Operation & Maintenance	9,910.00	2,478.00	2,592.59	114.59
	Office & Administration	260,067.00	65,013.00	67,718.99	2,705.99
	Insurance	18,500.00	4,626.00	4,625.01	(0.99)
	Professional Fees	96,200.00	24,051.00	34,071.31	10,020.31
	Automobile	6,443.55	1,610.64	5,017.52	3,406.88
	Computer Expenses	244,412.00	61,101.00	62,291.83	1,190.83
	Admin Allocation	(2,321,707.00)	(580,428.00)	(572,271.26)	8,156.74
	Contingency	20,621.45	5,154.36	0.00	(5,154.36)
	<b>Total Operating Expenses</b>	<b>364,262.00</b>	<b>91,062.00</b>	<b>76,869.91</b>	<b>(14,192.09)</b>
	<b>Total Operating Income</b>	<b>(167,562.00)</b>	<b>(41,886.00)</b>	<b>(24,299.91)</b>	<b>17,586.09</b>
<b>NON-OPERATING REVENUE...</b>					
	Interest Income	79,219.00	19,806.00	3,156.70	(16,649.30)
	Gain on Sale of Fixed Assets	35,000.00	8,751.00	0.00	(8,751.00)
	<b>Total Non-Operating Expe...</b>	<b>114,219.00</b>	<b>28,557.00</b>	<b>3,156.70</b>	<b>(25,400.30)</b>
	<b>CHANGE IN NET POSITION</b>	<b>(53,343.00)</b>	<b>(13,329.00)</b>	<b>(21,143.21)</b>	<b>(7,814.21)</b>

**Materials Management**  
**Change In Net Position**  
**For the Three Months Ending Thursday, June 30, 2022**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
<b>OPERATING REVENUE:</b>					
	Customer Billings	\$11,317,204.00	\$2,829,306.00	\$2,888,602.08	\$59,296.08
	Waste Diversion Revenue	188,600.00	47,151.00	59,070.40	11,919.40
	Grant Revenue	74,108.00	18,528.00	0.00	(18,528.00)
	Other Income	602,180.00	150,543.00	97,210.54	(53,332.46)
	<b>Total Operating Revenue</b>	<b>12,182,092.00</b>	<b>3,045,528.00</b>	<b>3,044,883.02</b>	<b>(644.98)</b>
<b>OPERATING EXPENSES</b>					
	Depreciation & Amortization	3,875,800.00	968,949.00	1,275,947.60	306,998.60
	Salaries	1,739,796.00	434,952.00	381,827.19	(53,124.81)
	Fringe Benefits	797,811.00	199,452.00	198,701.82	(750.18)
	Operation & Maintenance	1,006,518.85	251,637.18	192,638.30	(58,998.88)
	Waste Diversion	533,500.00	133,377.00	116,040.79	(17,336.21)
	Recycling Transfer Station	204,678.00	51,174.00	68,344.31	17,170.31
	Wastewater Treatment	730,918.15	182,731.05	161,971.86	(20,759.19)
	Closure & Post Closure Costs	1,157,483.00	289,371.00	340,687.82	51,316.82
	Community Benefits	872,964.00	218,241.00	270,541.02	52,300.02
	Office & Administration	107,528.00	26,883.00	12,979.95	(13,903.05)
	Insurance	195,500.00	48,876.00	48,875.01	(0.99)
	Utilities	70,000.00	17,499.00	8,065.98	(9,433.02)
	Materials & Supplies	337,000.00	84,246.00	57,027.10	(27,218.90)
	Professional Fees	37,860.00	9,463.74	6,413.27	(3,050.47)
	Repairs & Maintenance	15,000.00	3,750.99	858.74	(2,892.25)
	Automobile	13,500.00	3,375.00	3,375.00	0.00
	Computer Expenses	27,800.00	6,951.00	1,401.90	(5,549.10)
	Admin Allocation	990,621.00	247,656.00	244,188.15	(3,467.85)
	Engineering Allocation	32,661.00	8,166.00	11,856.36	3,690.36
	NYS Administrative Assessment	49,684.00	12,420.00	0.00	(12,420.00)
	Contingency	20,000.00	4,999.98	0.00	(4,999.98)
	<b>Total Operating Expenses</b>	<b>12,816,623.00</b>	<b>3,204,170.94</b>	<b>3,401,742.17</b>	<b>197,571.23</b>
	<b>Total Operating Income</b>	<b>(634,531.00)</b>	<b>(158,642.94)</b>	<b>(356,859.15)</b>	<b>(198,216.21)</b>
<b>NON-OPERATING REVENUE...</b>					
	Interest Income	317,616.00	79,404.00	(215,197.39)	(294,601.39)
	Gain on Sale of Fixed Assets	95,000.00	23,751.00	0.00	(23,751.00)
	Interest Expense	(623,994.00)	(156,000.00)	(141,476.01)	14,523.99
	<b>Total Non-Operating Expe...</b>	<b>(211,378.00)</b>	<b>(52,845.00)</b>	<b>(356,673.40)</b>	<b>(303,828.40)</b>
	<b>CHANGE IN NET POSITION</b>	<b>(845,909.00)</b>	<b>(211,487.94)</b>	<b>(713,532.55)</b>	<b>(502,044.61)</b>

**Telecommunications**  
**Change In Net Position**  
**For the Three Months Ending Thursday, June 30, 2022**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
<b>OPERATING REVENUE:</b>					
	Customer Billings	\$6,412,186.00	\$1,603,047.00	\$1,539,837.49	(\$63,209.51)
	Grant Revenue	0.00	0.00	163,863.25	163,863.25
	Other Income	47,050.00	11,763.00	3,299.44	(8,463.56)
	<b>Total Operating Revenue</b>	<b>6,459,236.00</b>	<b>1,614,810.00</b>	<b>1,707,000.18</b>	<b>92,190.18</b>
<b>OPERATING EXPENSES</b>					
	Depreciation & Amortization	3,710,100.00	927,525.00	996,603.61	69,078.61
	Salaries	1,340,181.00	335,046.00	321,671.40	(13,374.60)
	Fringe Benefits	444,238.00	111,059.01	116,801.53	5,742.52
	Operation & Maintenance	1,868,662.00	467,169.00	482,950.47	15,781.47
	Office & Administration	86,885.00	21,723.00	18,296.03	(3,426.97)
	Insurance	155,500.00	38,874.00	38,874.99	0.99
	Utilities	5,000.00	1,251.00	688.98	(562.02)
	Bad Debt Expense	0.00	0.00	6,955.48	6,955.48
	Professional Fees	105,392.00	26,346.00	1,089.93	(25,256.07)
	Automobile	91,100.00	22,776.00	19,392.18	(3,383.82)
	Computer Expenses	29,145.00	7,287.00	2,060.77	(5,226.23)
	Admin Allocation	606,187.00	151,548.00	149,420.03	(2,127.97)
	Engineering Allocation	12,252.00	3,063.00	6,233.57	3,170.57
	NYS Administrative Assessment	34,671.00	8,667.00	0.00	(8,667.00)
	Contingency	25,000.00	6,249.00	0.00	(6,249.00)
	<b>Total Operating Expenses</b>	<b>8,514,313.00</b>	<b>2,128,583.01</b>	<b>2,161,038.97</b>	<b>32,455.96</b>
	<b>Total Operating Income</b>	<b>(2,055,077.00)</b>	<b>(513,773.01)</b>	<b>(454,038.79)</b>	<b>59,734.22</b>
<b>NON-OPERATING REVENUE...</b>					
	Interest Income	59,716.00	14,928.00	11,692.28	(3,235.72)
	<b>Total Non-Operating Expe...</b>	<b>59,716.00</b>	<b>14,928.00</b>	<b>11,692.28</b>	<b>(3,235.72)</b>
	<b>CHANGE IN NET POSITION</b>	<b>(1,995,361.00)</b>	<b>(498,845.01)</b>	<b>(442,346.51)</b>	<b>56,498.50</b>

**Water Quality**  
**Change In Net Position**  
**For the Three Months Ending Thursday, June 30, 2022**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
<b>OPERATING REVENUE:</b>					
	Customer Billings	\$7,344,389.00	\$1,836,099.00	\$1,914,433.32	\$78,334.32
	Other Income	3,610.00	903.00	1,601.49	698.49
	<b>Total Operating Revenue</b>	<b>7,347,999.00</b>	<b>1,837,002.00</b>	<b>1,916,034.81</b>	<b>79,032.81</b>
<b>OPERATING EXPENSES</b>					
	Depreciation & Amortization	1,072,500.00	268,122.00	230,169.12	(37,952.88)
	Salaries	1,747,490.00	436,872.00	410,550.51	(26,321.49)
	Fringe Benefits	845,668.50	211,424.13	209,025.06	(2,399.07)
	Operation & Maintenance	143,551.20	35,889.81	10,989.79	(24,900.02)
	Wastewater Treatment	1,435,662.00	358,917.00	381,603.80	22,686.80
	Water Purchases	773,529.00	193,386.00	194,541.77	1,155.77
	Office & Administration	84,329.80	21,080.19	17,437.94	(3,642.25)
	Insurance	124,500.00	31,125.00	31,125.00	0.00
	Utilities	99,230.00	24,810.00	17,446.14	(7,363.86)
	Professional Fees	6,894.00	1,725.00	402.07	(1,322.93)
	Repairs & Maintenance	147,291.50	36,822.87	13,494.17	(23,328.70)
	Automobile	234,253.00	58,560.00	58,524.87	(35.13)
	Computer Expenses	26,900.00	6,726.00	14,824.95	8,098.95
	Admin Allocation	509,693.00	127,425.00	125,613.54	(1,811.46)
	Engineering Allocation	40,874.00	10,218.00	13,640.40	3,422.40
	Water Quality Allocation	0.00	(3.00)	0.00	3.00
	NYS Administrative Assessment	36,834.00	9,210.00	0.00	(9,210.00)
	<b>Total Operating Expenses</b>	<b>7,329,200.00</b>	<b>1,832,310.00</b>	<b>1,729,389.13</b>	<b>(102,920.87)</b>
	<b>Total Operating Income</b>	<b>18,799.00</b>	<b>4,692.00</b>	<b>186,645.68</b>	<b>181,953.68</b>
<b>NON-OPERATING REVENUE...</b>					
	Interest Income	25,600.00	6,399.00	(6,877.79)	(13,276.79)
	Interest Expense	(154,107.00)	(38,526.00)	(2,926.82)	35,599.18
	<b>Total Non-Operating Expe...</b>	<b>(128,507.00)</b>	<b>(32,127.00)</b>	<b>(9,804.61)</b>	<b>22,322.39</b>
	<b>CHANGE IN NET POSITION</b>	<b>(109,708.00)</b>	<b>(27,435.00)</b>	<b>176,841.07</b>	<b>204,276.07</b>

**Army Sewer**  
**Change In Net Position**  
**For the Three Months Ending Thursday, June 30, 2022**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
<b>OPERATING REVENUE:</b>					
	Customer Billings	\$3,115,915.00	\$778,980.00	\$769,893.75	(\$9,086.25)
	Other Income	3,610.00	903.00	1,601.49	698.49
	<b>Total Operating Revenue</b>	<b>3,119,525.00</b>	<b>779,883.00</b>	<b>771,495.24</b>	<b>(8,387.76)</b>
<b>OPERATING EXPENSES</b>					
	Depreciation & Amortization	334,900.00	83,724.00	83,573.34	(150.66)
	Salaries	423,602.00	105,900.00	116,680.63	10,780.63
	Fringe Benefits	206,173.50	51,548.13	66,123.18	14,575.05
	Operation & Maintenance	77,251.20	19,311.81	4,690.48	(14,621.33)
	Wastewater Treatment	1,435,662.00	358,917.00	381,603.80	22,686.80
	Water Purchases	3,200.00	801.00	786.25	(14.75)
	Office & Administration	81,048.80	20,258.19	16,892.71	(3,365.48)
	Insurance	48,000.00	12,000.00	12,000.00	0.00
	Utilities	54,980.00	13,746.00	9,164.82	(4,581.18)
	Professional Fees	4,152.00	1,038.00	261.35	(776.65)
	Repairs & Maintenance	83,791.50	20,946.87	9,589.75	(11,357.12)
	Automobile	234,253.00	58,560.00	58,524.87	(35.13)
	Computer Expenses	26,900.00	6,726.00	14,824.95	8,098.95
	Admin Allocation	280,052.00	70,014.00	69,015.91	(998.09)
	Engineering Allocation	13,645.00	3,411.00	3,981.45	570.45
	Water Quality Allocation	(238,889.00)	(59,724.00)	(38,183.75)	21,540.25
	NYS Administrative Assessment	15,403.00	3,852.00	0.00	(3,852.00)
	<b>Total Operating Expenses</b>	<b>3,084,125.00</b>	<b>771,030.00</b>	<b>809,529.74</b>	<b>38,499.74</b>
	<b>Total Operating Income</b>	<b>35,400.00</b>	<b>8,853.00</b>	<b>(38,034.50)</b>	<b>(46,887.50)</b>
<b>NON-OPERATING REVENUE...</b>					
	Interest Income	15,700.00	3,924.00	(5,325.46)	(9,249.46)
	<b>Total Non-Operating Expe...</b>	<b>15,700.00</b>	<b>3,924.00</b>	<b>(5,325.46)</b>	<b>(9,249.46)</b>
	<b>CHANGE IN NET POSITION</b>	<b>51,100.00</b>	<b>12,777.00</b>	<b>(43,359.96)</b>	<b>(56,136.96)</b>

**Army Water Line  
Change In Net Position  
For the Three Months Ending Thursday, June 30, 2022**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
<b>OPERATING REVENUE:</b>					
	Customer Billings	\$2,276,905.00	\$569,226.00	\$654,557.69	\$85,331.69
	<b>Total Operating Revenue</b>	<b>2,276,905.00</b>	<b>569,226.00</b>	<b>654,557.69</b>	<b>85,331.69</b>
<b>OPERATING EXPENSES</b>					
	Depreciation & Amortization	565,600.00	141,399.00	105,280.79	(36,118.21)
	Salaries	420,722.00	105,180.00	65,087.13	(40,092.87)
	Fringe Benefits	198,546.00	49,641.00	33,913.67	(15,727.33)
	Operation & Maintenance	10,000.00	2,502.00	839.00	(1,663.00)
	Water Purchases	679,914.00	169,980.00	174,299.61	4,319.61
	Office & Administration	1,531.00	384.00	69.03	(314.97)
	Insurance	34,900.00	8,724.00	8,724.99	0.99
	Utilities	21,250.00	5,313.00	2,908.39	(2,404.61)
	Professional Fees	2,242.00	561.00	140.72	(420.28)
	Repairs & Maintenance	31,000.00	7,749.00	624.00	(7,125.00)
	Admin Allocation	175,835.00	43,959.00	43,320.93	(638.07)
	Engineering Allocation	13,080.00	3,270.00	4,074.59	804.59
	Water Quality Allocation	87,927.00	21,981.00	10,473.69	(11,507.31)
	NYS Administrative Assessment	11,169.00	2,793.00	0.00	(2,793.00)
	<b>Total Operating Expenses</b>	<b>2,253,716.00</b>	<b>563,436.00</b>	<b>449,756.54</b>	<b>(113,679.46)</b>
	<b>Total Operating Income</b>	<b>23,189.00</b>	<b>5,790.00</b>	<b>204,801.15</b>	<b>199,011.15</b>
<b>NON-OPERATING REVENUE...</b>					
	Interest Income	8,500.00	2,124.00	(2,904.80)	(5,028.80)
	Interest Expense	(100,000.00)	(24,999.00)	0.00	24,999.00
	<b>Total Non-Operating Expe...</b>	<b>(91,500.00)</b>	<b>(22,875.00)</b>	<b>(2,904.80)</b>	<b>19,970.20</b>
	<b>CHANGE IN NET POSITION</b>	<b>(68,311.00)</b>	<b>(17,085.00)</b>	<b>201,896.35</b>	<b>218,981.35</b>

**Regional Water Line  
Change In Net Position  
For the Three Months Ending Thursday, June 30, 2022**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
<b>OPERATING REVENUE:</b>					
	Customer Billings	\$366,227.00	\$91,557.00	\$87,756.32	(\$3,800.68)
	<b>Total Operating Revenue</b>	<b>366,227.00</b>	<b>91,557.00</b>	<b>87,756.32</b>	<b>(3,800.68)</b>
<b>OPERATING EXPENSES</b>					
	Depreciation & Amortization	172,000.00	42,999.00	41,314.99	(1,684.01)
	Salaries	32,920.00	8,229.00	12,480.41	4,251.41
	Fringe Benefits	15,424.00	3,855.00	6,094.86	2,239.86
	Operation & Maintenance	6,300.00	1,575.00	912.00	(663.00)
	Water Purchases	90,415.00	22,605.00	19,455.91	(3,149.09)
	Office & Administration	250.00	63.00	0.00	(63.00)
	Insurance	6,200.00	1,551.00	1,550.01	(0.99)
	Utilities	23,000.00	5,751.00	5,372.93	(378.07)
	Professional Fees	500.00	126.00	0.00	(126.00)
	Repairs & Maintenance	32,500.00	8,127.00	3,280.42	(4,846.58)
	Admin Allocation	16,606.00	4,152.00	4,120.36	(31.64)
	Engineering Allocation	2,465.00	615.00	1,126.85	511.85
	Water Quality Allocation	6,208.00	1,551.00	1,026.21	(524.79)
	NYS Administrative Assessment	2,016.00	504.00	0.00	(504.00)
	<b>Total Operating Expenses</b>	<b>406,804.00</b>	<b>101,703.00</b>	<b>96,734.95</b>	<b>(4,968.05)</b>
	<b>Total Operating Income</b>	<b>(40,577.00)</b>	<b>(10,146.00)</b>	<b>(8,978.63)</b>	<b>1,167.37</b>
<b>NON-OPERATING REVENUE...</b>					
	Interest Income	1,400.00	351.00	1,352.47	1,001.47
	Interest Expense	(54,107.00)	(13,527.00)	(2,926.82)	10,600.18
	<b>Total Non-Operating Expe...</b>	<b>(52,707.00)</b>	<b>(13,176.00)</b>	<b>(1,574.35)</b>	<b>11,601.65</b>
	<b>CHANGE IN NET POSITION</b>	<b>(93,284.00)</b>	<b>(23,322.00)</b>	<b>(10,552.98)</b>	<b>12,769.02</b>

**Water Sewer Contracts  
Change In Net Position  
For the Three Months Ending Thursday, June 30, 2022**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
<b>OPERATING REVENUE:</b>					
	Customer Billings	\$1,585,342.00	\$396,336.00	\$402,225.56	\$5,889.56
	<b>Total Operating Revenue</b>	<b>1,585,342.00</b>	<b>396,336.00</b>	<b>402,225.56</b>	<b>5,889.56</b>
<b>OPERATING EXPENSES</b>					
	Salaries	870,246.00	217,563.00	216,302.34	(1,260.66)
	Fringe Benefits	425,525.00	106,380.00	102,893.35	(3,486.65)
	Operation & Maintenance	50,000.00	12,501.00	4,548.31	(7,952.69)
	Office & Administration	1,500.00	375.00	476.20	101.20
	Insurance	35,400.00	8,850.00	8,850.00	0.00
	Admin Allocation	37,200.00	9,300.00	9,156.34	(143.66)
	Engineering Allocation	11,684.00	2,922.00	4,457.51	1,535.51
	Water Quality Allocation	144,754.00	36,189.00	26,683.85	(9,505.15)
	NYS Administrative Assessment	8,246.00	2,061.00	0.00	(2,061.00)
	<b>Total Operating Expenses</b>	<b>1,584,555.00</b>	<b>396,141.00</b>	<b>373,367.90</b>	<b>(22,773.10)</b>
	<b>Total Operating Income</b>	<b>787.00</b>	<b>195.00</b>	<b>28,857.66</b>	<b>28,662.66</b>
<b>NON-OPERATING REVENUE...</b>					
<b>CHANGE IN NET POSITION</b>		<b>787.00</b>	<b>195.00</b>	<b>28,857.66</b>	<b>28,662.66</b>

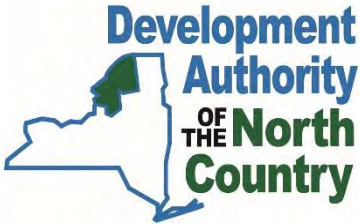
**Engineering**  
**Change In Net Position**  
**For the Three Months Ending Thursday, June 30, 2022**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
<b>OPERATING REVENUE:</b>					
	Customer Billings	\$704,490.00	\$176,124.00	\$140,263.45	(\$35,860.55)
	<b>Total Operating Revenue</b>	<b>704,490.00</b>	<b>176,124.00</b>	<b>140,263.45</b>	<b>(35,860.55)</b>
<b>OPERATING EXPENSES</b>					
	Depreciation & Amortization	11,400.00	2,850.00	2,085.76	(764.24)
	Salaries	373,117.00	93,279.00	68,756.74	(24,522.26)
	Fringe Benefits	151,667.00	37,917.00	40,957.64	3,040.64
	Operation & Maintenance	96,800.00	24,200.01	11,722.43	(12,477.58)
	Office & Administration	37,291.00	9,327.99	4,272.11	(5,055.88)
	Insurance	16,600.00	4,149.00	4,149.99	0.99
	Professional Fees	1,000.00	249.00	0.00	(249.00)
	Automobile	15,500.00	3,873.00	3,032.84	(840.16)
	Computer Expenses	36,450.00	9,111.00	20,388.65	11,277.65
	Admin Allocation	51,586.00	12,897.00	12,704.44	(192.56)
	Engineering Allocation	(86,534.00)	(21,633.00)	(32,041.55)	(10,408.55)
	NYS Administrative Assessment	3,861.00	966.00	0.00	(966.00)
	<b>Total Operating Expenses</b>	<b>708,738.00</b>	<b>177,186.00</b>	<b>136,029.05</b>	<b>(41,156.95)</b>
	<b>Total Operating Income</b>	<b>(4,248.00)</b>	<b>(1,062.00)</b>	<b>4,234.40</b>	<b>5,296.40</b>
<b>NON-OPERATING REVENUE...</b>					
	<b>CHANGE IN NET POSITION</b>	<b>(4,248.00)</b>	<b>(1,062.00)</b>	<b>4,234.40</b>	<b>5,296.40</b>

**Regional Development  
Change In Net Position  
For the Three Months Ending Thursday, June 30, 2022**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
<b>OPERATING REVENUE:</b>					
	Customer Billings	\$238,820.00	\$59,706.00	\$54,011.71	(\$5,694.29)
	Grant Revenue	375,093.00	93,774.00	45,725.09	(48,048.91)
	Loan Interest Income	493,000.00	123,249.00	89,082.23	(34,166.77)
	Other Income	31,000.00	7,746.00	20,517.15	12,771.15
	<b>Total Operating Revenue</b>	<b>1,137,913.00</b>	<b>284,475.00</b>	<b>209,336.18</b>	<b>(75,138.82)</b>
<b>OPERATING EXPENSES</b>					
	Salaries	348,579.00	87,147.00	75,147.78	(11,999.22)
	Fringe Benefits	126,673.00	31,674.00	32,847.63	1,173.63
	Operation & Maintenance	17,000.00	4,251.00	245.00	(4,006.00)
	Community Benefits	148,234.00	148,234.00	148,234.32	0.32
	Office & Administration	15,025.00	3,765.00	1,917.12	(1,847.88)
	Bad Debt Expense	0.00	0.00	1,387.34	1,387.34
	Professional Fees	104,690.00	26,172.00	11,648.45	(14,523.55)
	Computer Expenses	750.00	189.00	0.00	(189.00)
	Grants	366,000.00	91,500.00	0.00	(91,500.00)
	Admin Allocation	163,620.00	40,905.00	40,345.10	(559.90)
	Engineering Allocation	747.00	186.00	311.22	125.22
	<b>Total Operating Expenses</b>	<b>1,291,318.00</b>	<b>434,023.00</b>	<b>312,083.96</b>	<b>(121,939.04)</b>
	<b>Total Operating Income</b>	<b>(153,405.00)</b>	<b>(149,548.00)</b>	<b>(102,747.78)</b>	<b>46,800.22</b>
<b>NON-OPERATING REVENUE...</b>					
	Interest Income	145,700.00	36,426.00	(73,875.91)	(110,301.91)
	<b>Total Non-Operating Expe...</b>	<b>145,700.00</b>	<b>36,426.00</b>	<b>(73,875.91)</b>	<b>(110,301.91)</b>
	<b>CHANGE IN NET POSITION</b>	<b>(7,705.00)</b>	<b>(113,122.00)</b>	<b>(176,623.69)</b>	<b>(63,501.69)</b>





**Board Resolution No. 2022-08-63**  
**August 25, 2022**

**AUTHORIZATION OF VIDEOCONFERENCE PARTICIPATION POLICY**  
**AUTHORITY BOARD MEMBERS**

Whereas, on April 9, 2022 Governor Hochul signed Chapter 56 of the Laws of 2022 which included an amendment to the Open Meetings Law to make permanent (until July 1, 2024) the expanded use of videoconferencing by public bodies to conduct open meetings under extraordinary circumstances, and

Whereas, a public body that wishes to allow for the use of videoconferencing must adopt a written policy authorizing limited use of videoconferencing under extraordinary circumstances and,

Whereas a public hearing on the proposed Videoconference Participation Policy was held on August 25, 2022 for the purposes of accepting public comment on the proposed policy,

Whereas, executive management has drafted, reviewed and recommends approval of the attached Videoconference Participation Policy.

Now, therefore be it

**RESOLVED, that the Development Authority of the North Country adopts the attached Videoconference Participation Policy and will ensure that such policy is posted on its website.**



# Development Authority of the North Country Governance Policies

**Subject: Videoconference Participation Policy**

**Adopted:**

**Resolution: 2022-08-63**



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## VIDEOCONFERENCE PARTICIPATION POLICY

### SECTION 1.0 PURPOSE

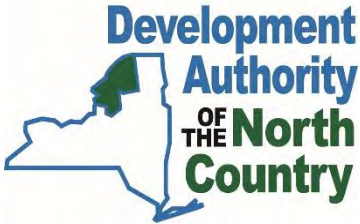
In compliance with Public Officers Law 103-2(2)(a), the Development Authority of the North Country, following a public hearing held on August 25, 2022, authorized the use of videoconferencing for meetings of the Board of Directors and its committees as described in POL 103-a, pursuant to the procedures outlined below.

### SECTION 2.0 PROCEDURE

The following procedures are hereby established to satisfy the requirement of POL 103-a(2)(b) that any public body which in its discretion wishes to permit its members to participate in meetings by videoconferencing from private locations – under extraordinary circumstances – must establish written procedures governing member and public attendance.

- 1) All members of the Development Authority of the North Country Board and committees shall be physically present for public meetings of the Authority at a location(s) that allows physical attendance by the public unless prevented from doing so due to extraordinary circumstances.
- 2) For purposes of this policy, the term “extraordinary circumstances” includes disability, illness, caregiving responsibilities, work-related business conflicts, weather, or another significant, unexpected factor which precludes the Board member’s physical attendance at such meeting, or at the reasonable discretion of the Executive Director or Board chair.
- 3) Members may participate by videoconference from a location that is not open to the public only if there is a quorum of members at physical locations open to the public.

- 4) If a Board member is unable to be physically present at one of the designated public meeting locations and wishes to participate by videoconferencing from a private location due to extraordinary circumstances, the member must notify the Executive Director one week in advance of the meeting and provide the extraordinary circumstance that precludes physical attendance at a location that permits public attendance. In the event that the extraordinary circumstance occurs within a week before the meeting, the member should make the request as soon as practicable.
- 5) If a Board member is participating in the meeting via videoconference and their location is open to the public, that address as well as any other meeting locations open to the public for physical attendance will be published as part of the meeting notice.
- 6) A Board member participating from a location that does not permit public access will not count toward the meeting quorum, but may participate in and, if a voting member, vote at the meeting.
- 7) Except in the case of executive sessions, any Board member participating in a meeting via videoconferencing must be visible on camera at all times and must be able to be heard by the public. Board members cannot participate in meetings by phone or on a videoconferencing application with the camera turned off.
- 8) The public meeting notice(s) will inform the public that videoconferencing will be used and will identify the public physical location(s) where members will be participating.
- 9) Any meeting of the Authority conducted by videoconference will be recorded and the recording will be available on the Authority's website at [www.danc.org](http://www.danc.org) within five business days following the meeting. The recording will remain on the website for five years.
- 10) All meeting minutes will identify which Board members participated in person and which Board members participate by videoconference.
- 11) The in-person participation requirements in the New York State Open Meetings Law shall not apply during a state disaster emergency declared by the governor pursuant to section 28 of Executive Law, if the Authority determines that the circumstances necessitating the emergency declaration would affect or impair the ability of the Authority to hold an in-person meeting.



**Board Resolution No. 2022-08-64  
August 25, 2022**

**TECHNICAL SERVICES AGREEMENT  
LAKE CHAMPLAIN LAKE GEORGE REGIONAL PLANNING BOARD  
GIS HOSTING SERVICES**

Whereas, the Lake Champlain – Lake George Regional Planning Board (LCLGRP) requested assistance from the Development Authority of the North Country in 2021 to provide assistance with a grant funded study of the area’s broadband availability and management of data collected from that survey, and

Whereas, the Authority has completed work to develop Geographic Information Systems (GIS) applications to help identify unserved areas and develop technical solutions to improve internet access within Jefferson, Lewis and St. Lawrence counties, and

Whereas, the previously created GIS applications can be shared with other entities to assist them with expanding broadband services in their area with no capital investment to the Authority, and

Whereas, the LCLGRP is requesting GIS Hosting Services for three years for a total fee of \$4,900 which will cover the limited amount of Authority labor to set up and maintain the GIS applications for the LCLGRP.

Now, therefore be it

**RESOLVED, that the Technical Services Agreement, by and between the Authority and the LCLGRP, is hereby approved. The Executive Director is hereby authorized and directed to execute said Agreement.**



**GIS WEB-BASED HOSTING AGREEMENT**

**DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY  
&  
LAKE CHAMPLAIN – LAKE GEORGE REGIONAL PLANNING BOARD**

This Agreement entered into this 29 day of July 2022, by and between:

**LAKE CHAMPLAIN – LAKE GEORGE REGIONAL PLANNING BOARD**, a Regional Planning Council as defined in article 12-B section 239-h of general municipal law, having an office building and principal place of business located at 1 Lower Amherst Street, Lake George, NY, 12845, herein after referred to as "LCLGRP",

And

**DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY**, a public benefit corporation organized and existing under the laws of the State of New York, having an office and principal place of business located at 317 Washington Street, Watertown, New York 13601, hereinafter referred to as "Authority".

**Recitals**

1. The LCLGRP requested assistance from the Authority's Telecommunications division in late 2021 to help them with their grant funded study of their area's broadband network and manage their data. The Authority has already completed work to develop Geographic Information Systems (GIS) applications to help identify unserved areas and develop technical solutions to improve internet access to the region. The LCLGRP is now requesting long-term assistance for GIS hosting services.
2. The LCLGRP Director, who is authorized by the LCLGRP Board to enter into contracts, on July 29, 2022, selected the Authority to provide these services.
3. This Agreement is authorized under Section 2704(17) of the Public Authorities Law.

**Agreement**

In consideration of the mutual covenants herein contained, the parties agree to the following Articles:

- |            |                   |
|------------|-------------------|
| Article I  | Definitions       |
| Article II | Scope of Services |

Article III	Terms
Article IV	Compensation
Article V	Termination
Article VI	Insurance and Liability
Article VII	Miscellaneous

## **ARTICLE I - Definitions**

Section 101. Defined Terms. As used or referred to in this Agreement, unless a different meaning clearly appears from the context:

- 1) “GIS,” Geographic Information System used to store, display, and query spatial information.
- 2) “IMA,” Internet Mapping Application, the Authority’s web-based GIS which serves as the platform for providing GIS hosting services
- 3) “Hosting Services,” refers to the act of the Authority storing and providing access to spatial data via the IMA.
- 4) “Datasets,” refers to spatial data in formats that are compatible with the Authority’s GIS, including shapefile and geodatabase.
- 5) “Data Maintenance,” refers to Authority activities related to: A) editing existing customer data on the IMA, or B) adding new customer data to the IMA.

## **ARTICLE II - Scope of Services**

Section 201. Base Services. The Authority will provide the LCLGRP with the following base services at the term and rates outlined in Sections 301 and 401. The scope of base services is outlined below:

- 1) The Authority agrees to provide the LCLGRP with Hosting Services and access to the IMA through the Internet 24 hours/day, 7 days/week, with the exception of planned interruptions for system maintenance and unplanned interruptions in service beyond the Authority’s control. The Authority will endeavor to provide as much advance notice of scheduled interruptions as reasonably possible, and not less than 48 hours. In the event of unscheduled interruptions, the Authority will use its best efforts to restore services as soon as reasonably possible under all the circumstances then existing.
- 2) The LCLGRP will provide Datasets to the Authority in a format compatible with the IMA (shapefile or geodatabase).

- 3) The LCLGRP will be responsible for obtaining and maintaining any computer equipment (hardware, software, etc.) and high-speed Internet connection to access Hosting Services.
- 4) The LCLGRP agrees not to use the IMA to upload, post, submit, e-mail or transmit any content that infringes on any patent, trademark, trade secret, or copyright. In no event will the LCLGRP hold liable the Authority for any damages, loss of profits, or other losses for the use or misuse of the IMA.
- 5) The LCLGRP understands that Hosting Services are provided “as is” with no warranties of any kind.
- 6) All the LCLGRP Datasets hosted on the IMA will remain the property of the LCLGRP. The LCLGRP Datasets are defined as those that the LCLGRP develops, on its own or through contract. In the event that this Agreement is not renewed, the Authority will provide the LCLGRP with all the LCLGRP Datasets in electronic format within not more than 15 business days.
- 7) The Authority will provide Hosting Services for Datasets other than those currently existing (referred to hereafter as “Other Datasets”). Other Datasets must be developed by the Authority (under Section 202, Additional Services), the LCLGRP, or a third party. Other Datasets not developed by the Authority must be provided by the LCLGRP in “shapefile” or “geodatabase” format.
- 8) Base services provided by the Authority shall include: twenty-four hours of staff time per year for Customer updates; staff time to annually update base map data including parcel data as supplied by the County, road data, orthoimagery, etc.; and phone support for technical questions concerning the IMA during regular business hours.

Section 202. Additional Services. Any other tasks that are not included in the scope of base services described above, such as additional Data Maintenance, or developing new datasets, all as requested of the Authority by the LCLGRP will be reimbursed as described in Section 402.

### **ARTICLE III – TERMS**

Section 301. Term. The term of this Agreement shall be three (3) years beginning on September 1, 2022 and ending August 31, 2025, provided that the LCLGRP and/or the Authority shall have the right to terminate this agreement as specified in Section 501.

**ARTICLE IV – Compensation**

Section 401. Compensation. For base services outlined in Section 201, the Authority shall annually invoice the LCLGRP for base services on September 1<sup>st</sup> in advance. For Additional Services outlined in Section 202, the Authority shall invoice the LCLGRP on a monthly basis after services are rendered. For all services rendered under Sections 201 and 202, the LCLGRP will have 30 days to submit payment after receiving an invoice. The annual cost for base services is outlined in Table 1 below.

TABLE 1 – ANNUAL COST OF BASE SERVICES BY YEAR

<b>Year</b>	<b>Period</b>	<b>Annual Fee</b>
1	9/1/22 – 8/31/23	\$1,600
2	9/1/23 – 8/31/24	\$1,600
3	9/1/24 – 8/31/25	\$1,700
Total Contract Amount		\$4,900

Section 402. Additional Services. The LCLGRP shall pay the Authority for Additional Services at the labor hour burdened rate for the specific job classification performing the services (see Table 2). Rates will be reviewed and may be adjusted on an annual basis consistent with the Authority’s fiscal year (April 1<sup>st</sup> of the present year to March 31<sup>st</sup> of the following year) to account for cost of living adjustments. Mileage to the worksite will be reimbursed at the current Federal Mileage Rate. The LCLGRP will provide the reasonable support services of its staff as appropriate to assist in implementing Additional Services. The Authority will conduct all work under the sole direction of a single, primary point of contact at LCLGRP, designated as the Director for this agreement.

TABLE 2 – AUTHORITY STAFF CHARGE OUT RATES FISCAL YEAR ENDING 2023

<b>Employee Wage Rate</b>	<b>Standard</b>	<b>Overtime</b>
Engineering Director	\$132	NA
Controls Engineer	\$90	NA
GIS Supervisor	\$85	NA
Project Engineer	\$85	NA
GIS Analyst	\$60	NA

**ARTICLE V - Termination**

Section 501. Termination. The LCLGRP and/or Authority may terminate this Agreement with or without cause upon 90 days prior written notice, provided however, that the LCLGRP shall pay the Authority all costs incurred by the Authority to the date of termination.

## **ARTICLE VI – Insurance/Liability**

The Authority shall carry general public liability insurance in the customary amounts and coverages maintained on its general operations, and shall name the LCLGRP as additional insured on the liability policy. The LCLGRP shall carry general liability insurance in the customary amounts and coverages maintained on its general operations, and shall name the Authority as additional insured on the liability policy.

The LCLGRP will at all times indemnify and save harmless the Authority against all liabilities, judgments, costs, damages, expenses and attorney's fees for loss, damage or injury to persons or property resulting in any manner from the operation of this Agreement.

The Authority will at all times indemnify and save harmless the LCLGRP against all liabilities, judgments, costs, damages, expenses and attorney's fees for loss, damage or injury to persons or property resulting in any manner from the intentional or negligent actions or omissions of the Authority, its officers, employees or agents in connection with the operation of this Agreement.

The Authority shall use reasonable diligence to provide the services herein required, but shall not be liable to The LCLGRP for damages, breach of contract, or otherwise, for failure, suspension, diminution, or other variations of service occasioned by any cause beyond the control of the Authority. The LCLGRP will not be liable in the event of a breach beyond their control. Such causes may include, but are not restricted to, acts of God or of the public enemy, acts of the Government in its sovereign or contractual capacity, fires, floods, epidemics, riots, strikes, civil disturbance, quarantine, restrictions, or inability to obtain equipment or supplies.

## **ARTICLE VII – Miscellaneous**

All accounts, reports and other records generated by the Authority or required under this Agreement, in the performance hereof, shall be open to inspection and audit at all reasonable times by the LCLGRP. Such records shall be retained by the Authority for a minimum of seven (7) years following the expiration or earlier termination of this Agreement or an extended agreement.

The parties acknowledge that the Authority has undertaken and may undertake various projects unrelated to web-based hosting. It is the intent of the parties that this Agreement, the service provided hereunder and all payments, accounts receivable and equipment resulting from or required by such service shall be separate from and independent of all unrelated projects and activities of the Authority. The LCLGRP shall have no right to, or claim upon, the assets, insurance proceeds or income of the Authority other than those associated with the performance of this Agreement, in satisfaction of any claim by the LCLGRP

arising hereunder. A similar restrictive clause is contained and will be provided in all service agreements made by the Authority with others.

The Authority is an independent contractor with respect to the LCLGRP, and this Agreement does not create, and shall not be construed as creating, any relationship of principal and agent, landlord and tenant, or employer and employee.

No waiver by the LCLGRP or Authority of any breach of any term, covenant or condition contained in this Agreement shall operate as a waiver of such term, covenant or condition itself, or of any subsequent breach thereof.

This Agreement shall be construed and enforced in accordance with the laws of the State of New York. If any provision of this Agreement shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement shall not be affected thereby and shall continue to be valid and enforceable to the fullest extent permitted by law.

This Agreement contains the entire agreement of the parties and may be modified or amended only by the written mutual agreement of the parties.

All notices required or permitted to be given under this Agreement shall be in writing and shall be made at the addresses indicated above. The notice or correspondence shall be effective when actually received by the party to which it is directed, whether transmitted by mail, courier, facsimile or personal delivery.

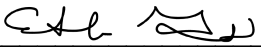
All of the above is established by the signatures of the authorized representatives of the parties set forth below.

**DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY**

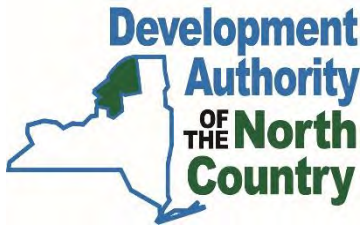
By: \_\_\_\_\_  
Carl E. Farone, Jr.  
Executive Director

Date: \_\_\_\_\_

**LAKE CHAMPLAIN - LAKE GEORGE REGIONAL PLANNING BOARD**

By:  \_\_\_\_\_  
Beth Gilles  
Director

Date: July 29, 2022 \_\_\_\_\_



**Board Resolution No. 2022-08-65**  
**August 25, 2022**

**TECHNICAL ASSISTANCE SERVICES AGREEMENT**  
**VILLAGE OF MALONE**  
**WATER SYSTEM IMPROVEMENTS PROJECT**

Whereas, the Village of Malone has determined the Development Authority of the North County (Authority) is qualified and equipped to provide technical assistance and project management services and desires to engage the Authority to assist with planning and management for a water system capital improvement project, and

Whereas, the Authority began working with the Village of Malone in 2018 to provide Water Quality Management and Engineering services related to the Village's water and wastewater facilities, and

Whereas, it is the intent of the Village of Malone to retain an engineering firm and bid the construction work, with the Authority working in an advisory capacity to the Village Mayor and Board, and

Whereas, the total cost of the services to be provided by the Authority through completion of the funding, design and bid phase of the project shall not exceed \$18,000.

Now, therefore be it

**RESOLVED, that the Technical Services Agreement, by and between the Authority and the Village of Malone, is hereby approved. The Executive Director is hereby authorized and directed to execute said Agreement.**



TECHNICAL SERVICES AGREEMENT FOR  
WATER SYSTEM IMPROVEMENTS PROJECT

VILLAGE OF MALONE

This Agreement entered into this \_\_\_\_ day of \_\_\_\_\_ 2022, by and between:

VILLAGE OF MALONE, a municipal corporation of the State of New York having an office building and principal place of business located at 343 W. Main Street, Malone, NY 12953, herein after referred to as "Village",

And

DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY, a public benefit corporation organized and existing under the laws of the State of New York, having an office and principal place of business located at 317 Washington Street, Watertown, New York 13601, hereinafter referred to as "Authority".

Recitals

1. The Authority has been working with the Village of Malone since 2018 to provide **Water Quality Management and Engineering services related to the Village's** water and wastewater facilities.
2. The Village is undertaking a water system capital improvement project and has completed a Preliminary Engineering Report.
3. The Village requested the Authority assist in preparing a NYS Water Infrastructure and Improvement Act (WIIA) application for grant funds to offset the loan cost to construct the required improvements, and
4. The Village has requested technical services from the Authority to assist in the implementation of this project. At its Board meeting held on August \_\_\_\_, 2022, the Village Board approved the Authority to assist with this task. A copy of this Resolution has been attached as Exhibit A.
5. This Agreement is authorized under Section 2704(17) of the Public Authorities Law.

Agreement

In consideration of the mutual covenants here contained, the parties agree as follows:

1. The Authority will provide the following services:

Phase 1

- a. Project Management: The Authority will coordinate aspects of the project during each phase. This task will include coordinating with the Village's project engineer-of-record, communicating with the Village Board, attending Village Board meetings (as requested) to report on project status,

coordinating with Village staff prior to and during the project, and coordinating with the Village's funding and legal consultants and regulatory agencies throughout the project to assist in obtaining proper approvals.

- b. Funding Administration: The Authority will provide funding administration services to the Village to assist in executing project financing agreements (PFA) and grant agreements, manage Village-retained professional services for short-term/interim financing.
- c. Design and Bidding Phase: The Authority will serve as the Village's technical representative to review engineering design and bidding documents for compliance with operational needs of the facility and the municipality. Conduct and lead project progress meetings including the various professional service representatives, as required.

Phase 2

- d. Construction Administration Phase: The Authority will provide assistance to the Village Mayor, Clerk/Treasurer, and Board members with various project related tasks including coordination with legal and bond counsel, engineers, funding agencies, regulatory agencies, fiscal consultants and other interested parties for the compilation of required documentation for EFC/DOH, submittal of disbursement requests, maintenance of project budgets, compilation and submittal of M/WBE reports, and generally facilitate Village reimbursement in accordance with the terms of their funding agreements.
  - e. Project Close-Out Phase: The Authority will provide assistance to coordinate the conversion of short-term/interim financing to long-term financing and administrative project close-out.
2. The Village shall pay the Authority for services at the labor hour burdened rate for the specific job classification performing the services (see Table 1) and for mileage to attend meetings, perform site visits, etc. at the federal reimbursement rate. The Authority publishes an adjusted rate at the beginning of each fiscal year, April 1; however, the total cost of such services through completion of Phase 1, as defined above shall not exceed \$18,000. An amendment to continue with Phase 2 services will be provided upon Village authorization to proceed with construction.

<b>Employee Wage Rate</b>	<b>Standard</b>	<b>Overtime</b>
Chief Operating Officer	\$132	NA
Director of Engineering	\$132	NA
Controls Engineer	\$90	NA
Project Engineer	\$85	NA
GIS Supervisor	\$85	NA
GIS Analyst	\$60	NA

TABLE 1

1. This agreement will terminate when the scope of services is completed or at which time the Village elects to discontinue services. The project PER estimates the project to be completed February 2024. The Authority shall bill monthly upon invoices properly itemized and supported, and payment thereof shall be made by the Village within 30 days of receipt of each invoice.
2. The Village shall provide the reasonable support services of its attorney, Clerk, Treasurer and other staff as appropriate to assist in implementing the project and shall assign a person as point of contact with the Authority. The Authority will conduct all work under the sole direction of a single, primary point of contact, designated as the Village Mayor for this agreement.
3. The Authority shall carry general public liability insurance with respect to its performance of this contract in amounts and coverage maintained on its general operations, and shall name the Village as additional insured on the liability policy.
4. The Village shall carry general public liability insurance in the customary amounts and coverages maintained on its general operations, and shall name the Authority as additional insured on the liability policy.
5. The Village will at all times indemnify and save harmless the Authority against all liabilities, judgments, costs, damages, expenses and attorney's fees for loss, damage or injury to persons or property resulting in any manner from the willful malfeasance or negligent acts or omissions of the Village, its agents or employees pertaining to the activities to be carried out pursuant to the obligations of this Agreement. The Authority will at all times indemnify and save harmless the Village against all liabilities, judgments, costs, damages, expenses and attorney's fees for loss, damage or injury to persons or property resulting in any manner from the willful malfeasance or negligent acts or omissions of the Authority, its agents or employees pertaining to the activities to be carried out pursuant to the obligations of this Agreement.
6. The Authority shall use reasonable diligence to provide the services herein required, but shall not be liable to the Village for damages, breach of contract, or otherwise, for failure, suspension, diminution, or other variations of service occasioned by any cause beyond the control of the Authority. The Village will not be liable in the event of a breach beyond their control. Such causes may include, but are not restricted to, acts of God or of the public enemy, acts of the Government in its sovereign or contractual capacity, fires, floods, epidemics, riots, strikes, civil disturbance, quarantine, restrictions, or inability to obtain equipment or supplies.
7. All accounts, reports and other records generated by the Authority or required under this Agreement, in the performance hereof, shall be open to inspection and audit at all reasonable times by the Village. Such records shall be retained by the Authority for a minimum of seven years following the expiration or earlier termination of this Agreement or an extended agreement.
8. The parties acknowledge that the Authority has undertaken and may undertake various projects unrelated to this Agreement. It is the intent of the parties that this Agreement, the service provided hereunder and all payments, accounts

receivable and equipment resulting from or required by such service shall be separate from and independent of all unrelated projects and activities of the Authority. The Village shall have no right to, or claim upon, the assets, insurance proceeds or income of the Authority other than those associated with the performance of this Agreement, in satisfaction of any claim by the Village arising hereunder. A similar restrictive clause is contained and will be provided in all service agreements made by the Authority with others.

9. The Authority is an independent contractor with the Village and this Agreement does not create and shall not be construed as creating a relationship of principal and agent, landlord and tenant, or employer and employee.
10. No waiver by Village or Authority of any breach of any term, covenant or condition contained in this Agreement shall operate as a waiver of such term, covenant or condition itself, or of any subsequent breach thereof.
11. This Agreement shall be construed and enforced in accordance with the laws of the State of New York. If any provision of this Agreement shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement shall not be affected thereby and shall continue to be valid and enforceable to the fullest extent permitted by law.
12. This Agreement contains the entire agreement of the parties and may be modified or amended only by the written mutual agreement of the parties.
13. All notices required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given if sent by certified or registered mail, return receipt requested, postage prepaid.

All of the above is established by the signatures of the authorized representatives of the parties.

DEVELOPMENT AUTHORITY  
OF THE NORTH COUNTRY

VILLAGE OF MALONE, NEW YORK

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Carl E. Farone, Jr.  
Executive Director

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Andrea Dumas  
Mayor

Development Authority of the North Country  
 Board Contract Summary  
 August 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
60	St. Lawrence County	TSA	Centralized Biosolids Composting Facility Feasibility Study	\$ -	\$ 30,000.00	\$ 30,000.00	7/7/2022	12/31/2022	St. Lawrence
60	Village of Potsdam	TSA	Water/Sewer Rate Analysis Review	\$ -	\$ 17,700.00	\$ 17,700.00	7/19/2022	1/9/2023	St. Lawrence
44	Town of LeRay	TSA	Operation & Maintenance Service Agreement	\$ -	\$ 664,436.00	\$ 664,436.00	10/1/2022	9/30/2028	Jefferson
44	Town of Louisville	TSA	Amendment 1 to Technical Services Agreement for Water System	\$ 8,000.00	\$ 10,000.00	\$ 18,000.00	8/23/2022	8/22/2027	St. Lawrence
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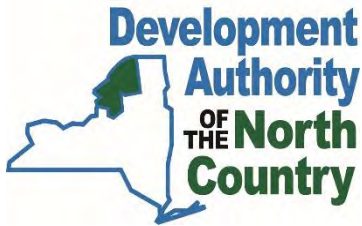
LEWIS COUNTY CONTRACTS

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. 2022-08-66**  
**August 25, 2022**

**FY 2022-2023 OPERATING BUDGET AMENDMENT**  
**TELECOMMUNICATIONS DIVISION**  
**OFFNET CIRCUIT LEASE**

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

Whereas, the budget authorized \$674,564 for off network circuit leases, and

Whereas, **Resolution No. 2022-02-12** authorized capital project 30681 (I87 Fiber Construction) in the amount of \$450,000 to construct 5.5 miles of fiber between Keeseville and Plattsburgh and 3 miles of fiber to connect to SLIC in Schroon Lake, and

Whereas, this capital project will enable the Authority to replace an existing Indefeasible Right of Use (IRU) of four fibers that provide critical connectivity of the Authority's network along Interstate 87 between Plattsburgh and Albany that expires on September 17, 2022, and

Whereas, capital project delays have occurred due to supply chain issues related to the pandemic and delays with the make-ready construction process, and

Whereas, due to such delays in construction of fiber optic facilities, the Authority will be unable to complete capital project 30681 prior to the expiration of the Fiber IRU on September 17, 2022, and

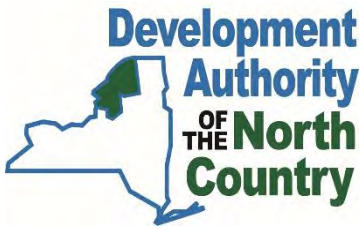
Whereas, it is anticipated that it will take up to 12 months to complete project 30681, which will require that the Authority extend the term of the existing Fiber IRU to ensure uninterrupted services, and

Whereas, the current service provider (Windstream) will extend the Fiber IRU for a period of twelve months at a cost of \$24,000 per month.

Now, therefore be it

**RESOLVED**, the Development Authority of the North Country does hereby authorize the Executive Director or Chief Financial Officer to increase the budget for Off Network Circuit Leases (GL5720) from \$674,564 to \$842,564, and be it further,

**RESOLVED, the Development Authority of the North Country does hereby authorize the Executive Director to extend the term of the Fiber IRU with Windstream for a period of twelve months at a monthly cost of \$24,000.**



**Board Resolution No. 2022-08-67**  
**August 25, 2022**

**FY 2022-2023 OPERATING BUDGET AMENDMENT**  
**WATERTOWN / FORT DRUM MULTI-FAMILY HOUSING**  
**MARKET STUDY**

Whereas, the Development Authority of the North Country last commissioned a comprehensive housing analysis of the Watertown / Fort Drum housing market in 2016, and

Whereas, the Development Authority of the North Country last commissioned a market study for senior market rate development in April 2020, and

Whereas, these studies assist staff in understanding the housing market needs surrounding Watertown and Fort Drum as they are approached by developers for funding assistance, and

Whereas, staff seeks to update these studies to gain a better understanding of affordable and market rate rental housing and senior housing needs in the Watertown / Fort Drum area, and

Whereas, Executive Management recommends modifying the Community Rental Housing Program budget to fund the updates to these above specified studies as follows:

	<u>Current Budget</u>	<u>Revised Budget</u>
Co. 55 / GL 5970 Consulting	\$0	\$15,000

Now, therefore be it

**RESOLVED, the Development Authority of the North Country does hereby authorize the Executive Director or Chief Financial Officer to fund Co. 55 Community Rental Housing Program account 5970 Consulting at \$15,000 to update the Watertown / Fort Drum Multi-Family Housing Market Study and Senior Housing Market Study.**





**Board Resolution No. 2022-08-68**  
**August 25, 2022**

**AMENDED SUBRECIPIENT AGREEMENT  
HOME AMERICAN RESCUE PLAN FUNDING**

Whereas, **Resolution No. 2020-08-102** approved the Subrecipient Agreement between the Authority and Jefferson County to administer the North Country HOME Consortium for the program years 2021, 2022, and 2023, and

Whereas, Jefferson County was notified in 2021 that it was the recipient of \$2,988,032 through the HOME American Rescue Plan Program to assist with eligible homeless housing issues in eligible communities in the three-county North Country HOME Consortium area, and

Whereas, Jefferson County has asked the Authority to administer these funds through the existing Subrecipient Agreement. Administrative services include grant compliance and reporting, collaborating with the County in developing the HOME-ARP Plan, and project oversight, and

Whereas, the existing Subrecipient Agreement will be amended to address the roles and responsibilities of both parties in administering the HOME ARP funds in accordance with federal requirements, and

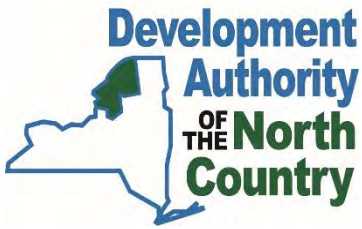
Whereas, the grant expires 8/31/2030, and

Whereas, the Authority will receive up to \$175,000 over the term of the grant for these services.

Now, therefore be it

**RESOLVED, the Development Authority of the North Country does hereby authorize the Executive Director or Chief Financial Officer to execute the amended North Country HOME Consortium Subrecipient Agreement to provide administrative services for the HOME American Rescue Plan Program in an amount not to exceed \$175,000.**





**Board Resolution No. 2022-08-69**  
**August 25, 2022**

**AFFORDABLE RENTAL HOUSING PROGRAM**  
**POTSDAM SANDSTONE SENIOR CITIZENS CLUB INC.**  
**SUBORDINATION**

Whereas, **Resolution No. 2009-08-11** approved a loan from the Affordable Rental Housing Program for \$750,000 in permanent financing to Potsdam Sandstone Senior Citizens Club Inc. for improvements to their Midtown Apartments facility in Potsdam, and

Whereas, the \$750,000 was paid to Community Bank ("Bank") after improvements were completed to pay-down their \$2 million construction loan to \$1,250,000, and

Whereas, the current principal balance on their loan with the Authority is \$409,022.99 and they pay on-time, and

Whereas, the current principal balance on their existing Community Bank loan is approximately \$396,000 and they pay on-time, and

Whereas, the Borrower is requesting up to an additional \$618,500 from Community Bank for improvements to the Midtown Apartments, and

Whereas, the Bank is asking the Authority to subordinate to the new \$618,500 mortgage, and

Whereas, the 'as completed' market value of the property per the appraisal dated 7/23/2009 was \$3,250,000, and

Whereas, based upon the existing and new Bank debt totaling \$1,014,500, the Authority would have a favorable loan to value, and

Whereas, the Bank is requesting an updated appraisal and the Authority will require this prior to executing the Subordination Agreement in order to confirm the value of the property in order to maintain a 1:1 loan to value, and

Whereas, the minimum market value to assure a 1:1 loan to value is \$1,423,523, and

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

Now, therefore be it

**RESOLVED, the Development Authority of the North Country does hereby subordinate its \$750,000 loan to Potsdam Sandstone Senior Citizens Club Inc. from the Affordable Rental Housing Program to a Community Bank loan of up to \$618,500 subject to the property market value of at least \$1,423,523 being confirmed by the updated appraisal, and authorizes the Executive Director or Chief Financial Officer to execute all required documentation.**

**TO:** Board of Directors  
**FROM:** Michelle L. Capone  
**DATE:** August 11, 2022  
**SUBJECT:** Potsdam Sandstone Senior Citizens Club, Inc.

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Resolution No. 2009-08-11 approved a loan for \$750,000 to Potsdam Sandstone Senior Citizens Club, Inc. for permanent financing for improvements to their Midtown Apartments facility in Potsdam, NY. The \$750,000 was paid to Community Bank after improvements were completed to pay-down their \$2 million construction loan to \$1,250,000. The mortgage filed by Community Bank was for \$2 million. Midtown Apartments is a HUD Section 8 rental project for seniors and those with disabilities.

The current principal balance on their loan with the Authority is \$409,022.99. It is at 3% with a maturity date of 1/1/2032. They pay on time.

The outstanding balance on their existing Community Bank loan is approximately \$396,000 as of 7/25/22. They have a very favorable rate of 4.45% and it matures January 1, 2030.

The Borrower is requesting up to an additional \$618,500 from Community Bank for improvements. The proposed rate is the 10-year Treasury Index rate plus 2.35%-2.75%, fixed for the first 10 years, then adjusted for the next 10 years. It would have a term/amortization of 20 years.

The Bank is asking the Authority to subordinate to the new \$618,500 mortgage. This would move the Authority behind an existing \$2 million mortgage and the new \$618,500 mortgage. However, looking at it in terms of total debt, the Authority would be behind only \$1,014,500. This is substantially lower than what we were originally behind when we made the loan.

The 'as completed' market value of the property per the appraisal dated 7/23/2009 was \$3,250,000. Community Bank will require an updated appraisal however this will not be available until early September. The total assessed value per the County's tax records is \$4,850,000. Based upon the \$3,250,000 value, the Authority would have an 18% LTV.

Staff is in receipt of their annual financial statements. The facility is performing well.

Staff recommendation: Staff recommends subordination of mortgage to the new \$618,500 loan.