



MEETING NOTICE

**Thursday, September 25, 2025
Warneck Pump Station
23557 NYS Rt. 37
Watertown, New York**

**James W. Wright 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: 860 6993 7969 Passcode: 646613

<https://us02web.zoom.us/j/86069937969?pwd=kLZ2cjWWfMsdB9602DbugVLBO1GKY5.1>

Board Member Bibbins will be participating via Zoom at:
50 Wolf Road, Colonie, New York 12205

Board Member McGrath will be participating via Zoom at:
800 Third Avenue, 12th Floor, NY, NY 10022

Board Member Doheny will be participating via Zoom at:
245 Washington St., Suite 104, Watertown, New York 13601

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



AGENDA

BOARD OF DIRECTORS MEETING

Thursday, September 25, 2025 – 10:30 AM

Warneck Pump Station

James W. Wright Conference Room

23557 NYS Rt. 37, Watertown, New York

1. Call to Order
2. Call the Roll
3. Privilege of the Floor
4. Approve the Minutes of August 28, 2025 Board Meeting
5. Chairperson's Report
6. Executive Director's Report
7. Finance Report – Chief Financial Officer
 - Approving Financials for the month ending July 31, 2025
8. Technical Services Summary Report – Chief Operating Officer
 - a. Approving Technical Services Summary Report (Non-Lewis County Contracts)
 - b. Approving Technical Services Summary Report (Lewis County Contracts)
9. Materials Management
 - a. Resolution No. 2025-09-54, Leachate Pre-Treatment Study, Materials Management Facility, Authorizing Resolution
10. Regional Development
 - a. Loan Report
 - b. Resolution No. 2025-09-55, Economic Development Fund, Clayton Improvement Association, Loan Extension
11. Strategic Planning Presentation
12. Next Meeting Date – October 23, 2025
13. Adjourn



MINUTES
BOARD OF DIRECTORS MEETING
Thursday, August 28, 2025 – 10:30 AM
Materials Management Facility Conference Room
23400 NYS Rt. 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 Rt. 177, Rodman, New York on Thursday, August 28, 2025 at 10:30 AM.

Members Present

Voting

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

Non-Voting

Steve Hunt
Brian McGrath*

*Attended via videoconferencing.

Members Absent

Nancy Henry

Staff Present:

Carl Farone, Executive Director
Jennifer Staples, Chief Financial Officer
Carrie Tuttle, Chief Operating Officer
Stephen Bohmer, Director of Information Technology
Michelle Capone, Director of Regional Development
Thomas Haynes, Director of Engineering
Dawn Loudon, Comptroller
Laurie Marr, Director of Communications and Public Affairs
Brian Nutting, Director of Water Quality Management
Regina Rybka-Lagattuta, Director of Human Resources
Shawn Thornton, Director of Materials Management
Brian Wohnsiedler, Landfill Superintendent
John Phelps, Recycling Coordinator
David Wolf, Telecommunications Strategic Advisor
Brian Zuris, Director of Telecommunications
Angela Marra, Executive Assistant
Tonya Watson, Administrative Associate
Eric Kruk, IT Technician

Guests:

Jennifer Granzow, Counsel, Wladis Law Firm

1. Chairperson Murray called the meeting to order at 10:32 AM.
2. Chairperson Murray requested a roll call.
 - A quorum of voting and non-voting members was established.
3. Privilege of the Floor -
4. Upon a motion by M. Hall and seconded by E. Virkler, the minutes from the June 26, 2025 Board Meeting were unanimously approved.
5. Chairperson's Report
 - a. The Lewis County Board of Legislators have reappointed Eric Virkler to serve another four-year term on the Development Authority's Board of Directors for the period August 5, 2025 to August 5, 2029.
 - b. Following today's Board Meeting, lunch will be provided alongside Authority staff. There will also be guided bus tours of the facility.
 - c. The Authority Open House is today from 4 to 6 PM and will be open to the public. We are hoping for a good turnout.
 - d. The next scheduled Board Meeting is Thursday, September 25 at 10:30 AM. This is also the Strategic Planning Session. Meeting location details will be communicated as we get closer to the date.
6. Executive Director's Report
 - a. C. Farone introduced B. Zuris to the Board as the recently appointed Director of Telecommunications. He joined the Authority on July 7th with over 15 years of executive leadership experience in the telecommunications sector. B. Zuris further stated that he has worked in telecom since 2008 in operational and financial management roles in several different companies of various sizes, and he is very excited to be here and help grow the network. C. Farone explained that D. Wolf is still with the Authority in a new role as Telecommunications Strategic Advisor.
 - b. Authority's 40th Anniversary -

C. Farone reviewed the Authority creation process by sharing that on July 30, 1985, then New York State Governor Mario Cuomo signed into order Chapter 670 of the Laws of 1985. He further shared an article from the time, quoting Governor Cuomo saying, "In Albany, we're trusting you to do it on your own" and "we could have had Albany run the North Country, but we're giving you the chance to promote your own destiny." C. Farone stated that we have delivered on what we said we would do, and he feels Governor Cuomo would be proud of what has been achieved here. Today, as we celebrate our 40th Anniversary, C. Farone felt it was important to recognize Congressman David Martin, who fought for the stationing of the troops at Fort Drum, and Senator John McHugh, Assembly Members Bob Nortz and John O'Neill for introducing the enabling

legislation creating the Development Authority, and John B. Johnson, Jr. who was a member of the Fort Drum Steering Council and an integral part of the creation of the Development Authority. Today we celebrate our 40th anniversary with a luncheon and tour of the facility that the Board, staff and retirees of the Authority have been invited to attend. Later today we will also host an Open House at the Materials Management Facility with each division showcasing the services they provide. The Open House additionally offers an opportunity to provide full transparency to our municipal partners and the general public.

M. Doheny joined the meeting via Zoom at 10:43 AM.

c. Next Move NY Update –

C. Farone offered an update on Next Move NY stating the website is operational as nextmove.ny.com. Oplign has been selected as the vendor for the job matching portal. Their work is specifically geared toward military and military recruitment, and they currently have contracts with Amazon and they are very excited to team up with Next Move NY. We are also excited about the job matching portal as it appears to do everything we wanted and more. A pilot test has been run with a large employer for the Veterans Ambassador Program and it is going very well. The Quarter 1 results, April through June, show we have engaged with 97 businesses by attending 14 events where we have been able to engage with 20 spouses, 58 veterans and 348 soldiers, resulting in 635 soldiers engaged year to date. We have also helped place seven transitioning soldiers and/or their spouses with employment, and we expect these numbers to continue to increase over time. We have testimonials from those placed with employment expressing their happiness with the program and their appreciation, with some even stating they were planning on leaving the area but stayed because of the help from Next Move NY.

d. MMF Multi-Sector Permit Inspection –

C. Farone expressed praise to the Materials Management staff following a recent DEC site inspection in July where we received a satisfactory result with a nearly perfect rating showing no water quality violations exist or are likely to develop. Thank you to our Materials Management and Engineering staff as this is a testament to their excellent work.

e. Staff Updates –

C. Farone stated that staff obtaining additional certifications is always a main area of discussion in our strategic planning, and shared the following staff achievements:

New certifications –

Tony Goodrich, Water Quality Supervisor, earned a Grade 3A Wastewater Operator Certification
Don Eastman, Water Quality Technician, earned a Grade 2A Wastewater Operator Certification
Caleb Colton, Environmental Tech, earned his Class CDL

Longevity Awards –

Steve Bohmer, Director of IT, 10 years

Tim Buckley, Optical Network Engineer, 15 years
Stuart Tamblin, Assistant Landfill Super, 25 years
New Employees -
Brian Zuris, Director of Telecommunications
Rachel Chamberlain, Admin Specialist – Operations
Wesley Churchill, MMF Maintenance Tech

f. Board Updates –

C. Farone shared that Brian McGrath was selected by the New York Law Journal as a Distinguished Leader in 2025. He is among 18 attorneys selected statewide for this award. Each year the journal recognizes attorneys and judges for dedication, innovation, and leadership that has impacted the legal profession or represents the pinnacle of legal achievements across the state. Congratulations to Brian.

7. Finance –

a. Finance Report – Chief Financial Officer

J. Staples reviewed the highlights within the June year-to-date financials. The statement of net position shows the change between Assets and Total Liabilities, Deferred Outflows and Net Position decreased by \$159,000. The only notable change on the Statement of Net Position is the decrease of receivables of \$1.6 million, mainly associated with the Telecom NTIA grant draw that was made in FYE 25 and was paid in FY26 resulting in a reduction in receivables.

Under the Change in Net Position for All Units, Total Operating Revenue is lower than the year-to-date budget by \$1.4 million. Lower revenue is associated with the timing of draws for the NTIA grant project. An NTIA draw was completed in August for just under \$1 million and the funds have been received for that draw. MMF is the main reason for Customer Billings being over by \$504,000 at the end of June as the tons received were over budget by 4,940 tons, mostly in asbestos and municipal solid waste categories. There were a number of special waste projects going on at this time, with one project being managed by our engineering division resulting in an estimated 28,000 tons of material. Overall, Operating Expenses are under budget by \$624,000. Costs over budget YTD are: Closure and Post Closure Costs and Community Benefits are over budget year-to-date as they are driven by landfill tons received. Water Purchases are over budget by \$19,000, off set by the Army Waterline revenue being over budget by \$58,000. Computer Expenses is over by \$20,000 due to the GIS yearly maintenance and subscription fee billed at the beginning of this fiscal year.

Non-Operating Revenue and Expense total is over budget by \$450,000. Interest income is over budget by \$453,000, Actual Interest Income year-to-date is \$881,000 and the Market Adjustment is a positive \$213,000, all adding up to the \$1.1 million.

In summarizing the Change In Net Position, there was a year-to-date gain of \$724,000 versus a year-to-date budget gain of \$1 million. The discrepancy is under grant revenue due to the timing of the NTIA draws.

Upon a motion by K. Bibbins, and seconded by D. Mastascusa, financials ending June 30, 2025, were unanimously approved.

8. Technical Services Summary Report –

a. Non-Lewis County Contracts –

- I. Town of Gouverneur, TSA, CDBG Grant Application, Total Agreement Amount of \$3,750.00, 7/01/25 – 9/30/25, St. Lawrence County
- II. Village of Castorland, O&M, Amendment 1 – Operations & Maintenance Agreement (Removal of Annual Preventive Maintenance Inspections for Manholes, Hydrants, and Valves), Total Agreement Amount of \$299,400.00, 6/1/25 – 5/31/2030, Lewis County
- III. United Cerebral Palsy Association of the North Country (Community Health Center of the North Country), TSA, NBRC Grant Administration (AP-NBRC-221) Construction of new exam rooms in Ogdensburg and Canton office locations, TSA, Total Agreement Amount \$12,312.50, 8/1/25 – 12/31/25, St. Lawrence County

Upon a motion by E. Virkler, and seconded by M. Hall, Board Contract Summary Table item numbered I through III for the month of August were unanimously approved.

9. Materials Management –

- a. Resolution No. 2025-08-46, amending the capital budget for the purchase of the Articulated Hauler (Project 20-216), reducing the budget by \$63,000, from \$888,000 to \$825,000. Furthermore, this resolution authorizes the Chief Financial Officer to establish a new Materials Management capital project, titled Critical Spare Equipment, in the amount of \$63,000 to purchase a spare excavator bucket and a portable compressor.

Upon a motion by A. MacKinnon and seconded by K. Bibbins, Resolution No. 2025-08-46, Fiscal Year 2026 Capital Budget Amendment, Critical Spare Equipment, Materials Management Division, was unanimously approved.

10. Telecommunications –

- a. Resolution No. 2025-08-47, authorizing the Chief Financial Officer to establish a new Telecommunications capital project, titled National Grid Network Expansion, for the purchase of the DWDM equipment in the amount of \$300,000. Furthermore, this resolution authorizes and directs the Executive Director to

negotiate and enter into a twenty-year Indefeasible Right of Use and Central Office Colocation Agreement with National Grid for a 10 Gbps wave core ring.

C. Farone noted that IRU is another term for a lease. He further explained that this is a lease of capacity on our system for National Grid's internal use only. National Grid will not be competing with the Authority to provide service as this is for internal use only. Being a 20 year IRU ensures the Authority and National Grid will be partners for the next 20 years in meeting the broadband requirements. This is a very good investment for the Authority and partnership with National Grid.

M. Hall asked what kind of territory this network is going to cover. C. Tuttle responded that it covers all of National Grid's network in the North Country within the Authority's footprint, and covers roughly 35% of National Grid's footprint in New York State.

Upon a motion by D. Mastascusa and seconded by M. Hall, Resolution No. 2025-08-47, Capital Project Authorization, Telecommunications Division, National Grid Network Expansion, was unanimously approved.

11. Water Quality –

a. Resolution No. 2025-08-48, determining that the project is a Type II Action, and will not have a significant adverse impact on the environment, and therefore no Environmental Impact Statement needs to be prepared and no further action with regard to SEQRA is required.

Upon a motion by E. Virkler and seconded by M. Hall, Resolution No. 2025-08-48, Army Waterline Pipeline Replacement – Phase II Project, SEQRA Type II Action, No Significant Impact on the Environment, was unanimously approved.

b. Resolution No. 2025-08-49, determines within Sections 1 – 9 of the resolution that the Authority has been vested with all the powers necessary and convenient to carry out the purposes and provisions of Title 29 of the Public Authorities Law. The Authority is to issue its bonds, notes or obligations in an aggregate original principal amount not to exceed \$15,300,000. The Authority is authorized to undertake the rehabilitation of 12,900 linear feet of ductile iron pipe with high density polyethylene pipe between Fort Drum and the City of Watertown Water Treatment Plant, and to issue, execute, sell and deliver its bonds, notes, or other evidences of obligations having a maturity not to exceed thirty years in an original aggregate amount not to exceed \$15,300,000. It is further resolved that the Chairperson, Vice Chairperson, and Executive Director of the Authority are each authorized in the name of and on behalf of the Authority to negotiate, execute, deliver and/or approve any documents necessary to issue the obligations. The authorized representatives are further authorized to sell all or a portion of the obligation to the New York State Environmental Facilities Corporation in the form of one or more loan agreements. Each of the Authorized Representatives are authorized and directed to ensure all acts be completed to make all required payments pursuant to the Financing Documents, and to execute all documents, certificates and instruments in order to carry out the Financing Documents and completed transactions to complete the purposes of this Resolution and maintain

compliance with all terms, covenants and provisions of the Financing Documents. The person executing the Financing Documents is authorized to agree to changes, insertions, omissions and modification as they may approve. This resolution shall constitute a declaration of the Authority's "official intent" to reimburse expenditures for the project. This resolution shall take effect immediately. This project is considered a Type II Action under the State Environmental Quality Review (SEQRA) and requires no further action under SEQRA.

C. Farone further stated that from the bond resolution perspective we do not have a \$15.3 million capital project established, meaning we cannot go and spend these funds and we are going through these steps to apply for grant money. With Phase I of this project, we found there to be 90% deterioration, which didn't allow us the opportunity to submit for grant funding. With Phase II we have more time, and M. Capone was able to secure a grant through OLDCC for the preliminary engineering report. Having this bond resolution approved and in place, combined with the engineering report, we are able to apply for grant monies.

Upon a motion by E. Virkler and seconded by M. Hall, Resolution No. 2025-08-49, Reconstruction Financing, Fort Drum Eater Line – Phase 2, Issuance and Sale of Authority Bonds, Note(s) or Other Obligations, was unanimously approved.

c. Resolution No. 2025-08-50, amending the Water Quality Division Capital Budget for the following; WPS Pump, Flow Meter and Controls Upgrades (Project 41-064) from \$389,000 to \$319,000, CCTV Sewer Camera Replacement (Project 41-069) from \$324,632 to \$204,632, and WPS FEMA Repairs (Project 41-067) from \$770,250 to \$1,065,250. Furthermore, the matching funds for the WPS FEMA Repairs (Project 41-067) capital project will be funded from the Army Sewer Line revenue.

Upon a motion by K. Bibbins and seconded by M. Hall, Resolution No. 2025-08-50, Capital Project Budget Amendment, Water Quality Division, Army Sewer Line, Warneck Pump Stations FEMA Repairs, was unanimously approved.

12. Regional Development –

a. Loan Report –

M. Capone reported:

Golden Technology Management, also known as Agbotics, is 11 months past due. This loan matures September 1 and there is a balloon payment on it. She will be sending a demand notice for payment but she is not optimistic on it being fully repaid. This was funded from the North Country Value-Added Ag Fund through Empire State Development. M. Doheny recused herself from any discussion related to Agbotics

Woods Inn was funded through the tourism fund, which is another Empire State Development fund. We were hoping this would be picked up by someone else but that agreement fell through, now leaving them eight months past due. She

is not overly optimistic that funds will be recovered on this loan because the bank had a significant first mortgage, but M. Capone will continue to follow up with them.

Johnson Newspaper, funded with North Country Economic Development Fund (NCEDF) which is the New York Power Authority's money, is two months past due. The NCEDF has a separate board of directors and is monitoring this, but we will continue to work with them to get this caught up, as well as report this to the Board.

All other borrowers are paying as agreed.

- b. Resolution No. 2025-08-51, authorizing the Executive Director or Chief Financial Officer to execute HOME contracts based upon awards made by the North Country HOME Consortium Administrative Board.

Upon a motion by A. MacKinnon and seconded by E. Virkler, Resolution No. 2025-08-51, 2025 HOME Program Year, Authorizing Contracts, was approved. D. Mastascusa abstained from this vote.

- c. Resolution No. 2025-08-52, approving a \$150,000 line of credit from the Economic Development Fund to bridge New York State grants at the Terms and Conditions attached to the resolution, and further authorizes the Executive Director or the Chief Financial Officer to execute all necessary documents.

C. Farone disclosed that he is a member of the FDRLO Board of Directors, and did not partake in any meeting of the FDRLO when this was discussed, and was not involved in the underwriting process of the loan.

Upon a motion by K. Bibbins and seconded by A. MacKinnon, Resolution No. 2025-08-52, Economic Development Funds, Fort Drum Regional Liaison Organization, Loan, was unanimously approved.

- d. Resolution No. 2025-08-53, authorizing the Executive Director to enter into the Technical Services Agreement as attached to the resolution, with the Lake Champlain Lake George Regional Planning Board to provide loan underwriting services.

B. McGrath asked if there was a rate schedule for this resolution. M. Capone responded that the rate schedule is attached to the resolution on page 55 of the read ahead, and shows our billable rates as of April 1, 2025. It further notes that they are adjusted annually on April 1. She explained that the project development specialist primarily does the work on this, but she is available to assist in the event he cannot.

B. McGrath asked if there is a sunset date on this agreement. M. Capone responded that normally there is not a specific end date on these agreements, but section 17 of the Technical Services Agreement states that either party can terminate with 30 days' notice.

Upon a motion by D. Mastascusa and seconded by M. Hall, Resolution No. 2025-08-53, Technical Services Agreement, Lake Champlain Lake George Regional Planning Board, was approved. K. Bibbins abstained from this vote.

C. Farone stated that all official business has been completed, and there are no other resolutions to be presented at this meeting. We will continue with a staff presentation of the Materials Management Facility updates.

13. MMF Board Update Presentation –

The PowerPoint presentation was given by S. Thornton, Director of Materials Management, B. Wohnsiedler, Landfill Superintendent, and J. Phelps, Recycling Coordinator.

S. Thornton began with the highlight of several big picture items, starting with a recent stormwater management inspection where we were given a satisfactory (outstanding) result. One month prior to this inspection we had a Title V air management audit by DEC, and while we are still waiting on the final report it looks like it will be a favorable report. Additionally, we had a quarterly DEC inspection that we have consistently received high marks and great comments. S. Thornton continue with discussing the writing of the 10-year local solid waste management plan, which outlines to DEC how we plan to manage solid waste and waste diversion for the next 10 years. There was a period for public comments, where no comments were received, and a public meeting was held but no one came, which is testament that shows how comfortable the public is with what we are doing. He also expressed appreciation to the engineering division for their assistance with the many capital projects, and for the county partners meeting with MMF staff every other month to establish a dialog and working relationship to help synchronize the messaging out to the haulers and the communities.

B. Wohnsiedler continued the presentation with a review of the current projects taking place at the landfill; such as the Cell 14 Construction project, the Stage V Closure, and the Flare Upgrade and Phase 2 LFG Tie-In. He offered a review of the MMF Capital Project Summary to include items such as the Design and Construction of Cell 14, Closure V, the Southern Expansion tie in with the existing LFG piping and the new flare, and maintenance shop upgrades. He presented on the waste placement in Phase I where 96,722 tons of waste has been placed since April of this year. This phase is now closed for the winter, and final closure is expected to be completed in 2027; and Phase 2 where 22,081 tons has been placed since April, work is continuing on the permanent access road, and nine horizontal gas collectors have been installed with two more to be done. B. Wohnsiedler continued with leachate management, explaining that under the new operating paradigm leachate generation has been decreased by 2.5 million gallons year-to-date. He concluded with looking ahead at preparing the landfill for winter, stabilizing areas, and beginning budget preparation.

J. Phelps reviewed one main priority for sustainability, textile recycling. He has reached out to St. Pauley Shed for Lewis County and Apparel Impact in St. Lawrence County. Clothing swaps have been organized with local schools, and the New Beginnings Thrift Store in St. Lawrence County has begun separating out

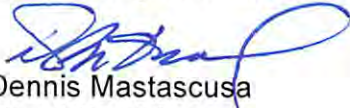
school age child clothing to help build “get ready closets” at local schools. They have also been working on a recycling program with Slack Chemical, and they have agreed to donate up to 100 55 gallon drums each year to be utilized in recycling efforts. These drums have been used at events such as AUSA's Riverfest, the Lewis County Fair, and Watertown Rapids, and we will continue reaching out to other organizations. Lastly, J. Phelps touched on school outreach, sharing that our menu of services has been shared with 12 of 36 districts. These services include a GreenSheen paint collection event, clothing closets, composting, food waste audits, recycling barrels, and field trips. Last year we hosted nine tours with a total of 383 people, this year we have had four tours with 89 people and have other tentatively scheduled for this fall.

14. Next Board Meeting Date – September 25, 2025

15. Adjourn -

Upon a motion by A. MacKinnon and seconded by K. Bibbins, the meeting was adjourned at 11:40 AM.

Respectfully submitted,



Dennis Mastascusa
Board Secretary

DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY
For the Four Months Ending Thursday, July 31, 2025

	<u>YTD ACTUAL</u>	<u>3/31/2025 Total</u>
STATEMENT OF NET POSITION		
ASSETS		
Cash and Cash Equivalents	\$5,578,979.91	\$4,266,377.61
Accounts Receivable	7,118,979.02	7,428,007.24
Unbilled Revenue	524,638.26	773,296.53
Interest Receivable	267,185.20	269,702.09
Loans Receivable, net	36,918,686.96	35,230,857.57
Inventory	14,430.36	14,430.36
Prepaid Expense	500,669.36	799,565.95
Investments	12,599,927.70	12,448,292.63
Funds Held In Trust	2,206,721.29	1,746,289.01
OPEB Reserve Fund	6,024,171.10	5,980,351.34
Restricted Assets	84,349,069.13	88,811,062.11
Leased Property	7,481.25	10,806.25
Operating Lease ROU/SUB Assets, Net	296,443.65	296,443.65
Capital Assets, net	97,036,317.82	94,882,555.60
Total Assets	253,443,701.01	252,958,037.94
DEFERRED OUTFLOWS OF RESOURCES		
Pension	3,316,970.00	3,316,970.00
OPEB	2,342,228.00	2,342,228.00
Total Deferred Outflows of Resources	5,659,198.00	5,659,198.00
TOTAL ASSETS PLUS DEFERRED OUTFLOWS	259,102,899.01	258,617,235.94
LIABILITIES		
Accounts Payable	814,381.23	2,964,322.63
Grants & Passthroughs Payable	755,040.24	771,261.53
Community Benefits Payable	161,540.68	232,745.58
Interest Payable	343,516.47	139,883.68
Accrued Expenses	1,092,291.71	865,667.04
OPEB Liability	6,896,243.45	6,729,158.00
Net Pension Liability	3,163,360.00	3,163,360.00
Unearned Income	8,639,478.49	9,022,395.79
Lease Obligation	7,481.25	10,806.25
Current Portion of Oper Lease/SUB Liability	296,695.70	296,695.70
Funds Held for Others	11,415,449.78	11,415,449.78
Due to US ARMY	749,985.00	749,985.00
Landfill Closure & Post Closure	20,647,869.84	19,691,608.76
Long-term Liabilities	33,735,239.14	34,058,073.62
Total Liabilities	88,718,572.98	90,111,413.36
DEFERRED INFLOWS OF RESOURCES		
Pension	1,732,729.00	1,732,729.00
OPEB	2,518,733.00	2,518,733.00
Total Deferred Inflows of Resources	4,251,462.00	4,251,462.00
TOTAL LIABILITIES PLUS DEFERRED INFLOWS	92,970,034.98	94,362,875.36
NET POSITION		
Invested In Capital Assets, Net	64,588,594.32	62,109,348.24
Restricted for:		
Community Rental Housing Program	13,235,236.88	13,403,692.54
Community Development Loan Fund	10,641,832.33	10,345,059.30
Affordable Housing Program	23,425,850.78	23,291,136.34
Army Water & Sewer	1,800,000.00	1,800,000.00
Regional Waterline	403,329.34	403,329.34
Reserve For Liner	16,322,365.63	17,222,041.30
Reserve for Replacement	3,641,880.09	5,485,275.85
Reserve For Wetland Mitigation	337,403.16	332,908.89
OATN Reserve	4,966,428.74	4,864,904.38
Landfill Closure & Post Closure Prefunding	7,944,990.60	8,018,061.99
Total Restricted	82,719,317.55	85,166,409.93
Board Designated for:		
Infrastructure Development	223,107.42	223,107.42
Capital Reserve	239,120.13	239,120.13
Tip Fee Stabilization	3,306,457.27	3,262,200.66
Landfill Gas Reserve	0.00	1,029.34
Economic Development Fund	5,544,756.80	5,505,614.09
Affordable Housing Program	3,000,000.00	3,000,000.00
Supplemental Insurance / Admin. Reserve	4,000,000.00	4,000,000.00
Total Board Designated	16,313,441.62	16,231,071.64
Undesignated	2,511,510.54	747,530.77
Total Net Postion	166,132,864.03	164,254,360.58
Total Liabilities, Deferred Outflows & Net Position	259,102,899.01	258,617,235.94

DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY
For the Four Months Ending Thursday, July 31, 2025

	<u>YTD ACTUAL</u>	<u>3/31/2025 Total</u>
<u>CHANGE IN NET POSITION</u>		
OPERATING REVENUE:		
Customer Billings	11,814,318.99	27,197,412.10
Grant Revenue	272,954.96	9,851,490.91
Loan Interest Income	184,254.64	504,724.57
Other Income	1,002,647.87	1,893,075.95
Total Operating Revenue	13,274,176.46	39,446,703.53
OPERATING EXPENSES		
Depreciation & Amortization	3,562,962.61	11,202,253.10
Salaries	2,611,809.58	7,860,161.06
Fringe Benefits	1,307,875.86	3,913,921.04
Operation & Maintenance	1,065,052.01	3,153,682.49
Waste Diversion	95,928.54	188,173.34
Wastewater Treatment	682,602.53	1,864,234.82
Closure & Post Closure Costs	976,513.08	1,788,558.09
Community Benefits	637,544.05	1,168,682.23
Water Purchases	359,552.32	928,361.65
Office & Administration	184,460.40	445,013.03
Insurance	256,366.68	684,725.91
Utilities	53,350.52	227,547.24
Bad Debt Expense	(80,560.09)	191,423.82
Materials & Supplies	138,408.15	312,662.24
Professional Fees	169,941.40	353,071.87
Repairs & Maintenance	32,087.37	204,095.01
Automobile	188,494.84	531,822.22
Computer Expenses	188,372.61	372,301.45
Grants	0.00	7,155.00
NYS Administrative Assessment	0.00	122,000.00
Total Operating Expenses	12,430,762.46	35,519,190.61
Total Operating Income	843,414.00	3,927,512.92
NON-OPERATING REVENUE (EXPENSE)		
Interest Income	1,301,968.76	4,116,709.79
Gain on Sale of Fixed Assets	0.00	156,098.07
Gain on Trade-In of Fixed Assets	191,000.00	480,250.41
Interest Expense	(457,879.31)	(1,290,950.16)
Debt Issuance Costs	0.00	(111,969.50)
Total Non-Operating Expense, Net	1,035,089.45	3,350,138.61
CHANGE IN NET ASSETS	1,878,503.45	7,277,651.53

DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY
For the Four Months Ending Thursday, July 31, 2025

	ADMIN	MATERIALS MGMT	TELECOM	ARMY SEWER	ARMY WATER	REGIONAL WATER	WQ CONTRACTS	ENGINEERING	REGIONAL DEVELOPMENT	TOTAL
STATEMENT OF NET POSITION										
ASSETS										
Cash and Cash Equivalents	\$5,578,979.91									\$5,578,979.91
Accounts Receivable	(15,857.54)	2,673,380.12	3,019,912.72	588,727.80	89,577.15	84,608.46	251,036.51	80,542.08	347,051.72	7,118,979.02
Unbilled Revenue				56,067.11	36,415.94	39,427.96	228,997.54	31,924.53	131,805.18	524,638.26
Interest Receivable	13,694.45	64,519.75	54,887.60						134,083.40	267,185.20
Loans Receivable, net									36,918,686.96	36,918,686.96
Inventory		14,430.36								14,430.36
Prepaid Expense	476,677.42		23,991.94							500,669.36
Investments	1,763,001.00	3,713,097.31	2,200,121.01						4,923,708.38	12,599,927.70
Funds Held In Trust		855,810.82								2,206,721.29
OPEB Reserve Fund	6,024,171.10				1,350,910.47					6,024,171.10
Restricted Assets		47,616,932.31	7,619,052.16	1,812,806.98	988,803.81	426,338.82			25,885,135.05	84,349,069.13
Leased Property									7,481.25	7,481.25
Operating Lease ROU/SUB Assets, Net	242,743.65		53,700.00							296,443.65
Capital Assets, net	1,382,863.86	42,812,696.28	25,153,741.54	10,985,010.06	14,206,994.39	2,468,526.29			26,485.40	97,036,317.82
Total Assets	15,466,273.85	97,750,866.95	38,125,406.97	13,442,611.95	16,672,701.76	3,018,901.53	480,034.05	112,466.61	68,374,437.34	253,443,701.01
DEFERRED OUTFLOWS OF RESOURCES										
Pension	3,316,970.00									3,316,970.00
OPEB	2,342,228.00									2,342,228.00
Total Deferred Outflows of Resources	5,659,198.00									5,659,198.00
TOTAL ASSETS PLUS DEFERRED...	21,125,471.85	97,750,866.95	38,125,406.97	13,442,611.95	16,672,701.76	3,018,901.53	480,034.05	112,466.61	68,374,437.34	259,102,899.01
LIABILITIES										
Accounts Payable	(163.88)	122,366.58	80,054.01	304,380.95	266,405.18	40,382.91	955.48			814,381.23
Grants & Passthroughs Payable	1,576.00		871,381.10						(117,916.86)	755,040.24
Community Benefits Payable		161,540.68								161,540.68
Interest Payable		189,586.47			153,930.00					343,516.47
Accrued Expenses	752,438.83	107,957.54	104,185.34	15,161.71	14,193.42	1,181.15	63,336.64	31,797.44	2,039.64	1,092,291.71
OPEB Liability	6,896,243.45									6,896,243.45
Net Pension Liability	3,163,360.00									3,163,360.00
Unearned Income			8,587,478.49						52,000.00	8,639,478.49
Lease Obligation									7,481.25	7,481.25
Current Portion of Oper Lease/SUB Lia...	242,695.70		54,000.00							296,695.70
Funds Held for Others				749,985.00					11,415,449.78	11,415,449.78
Due to US ARMY										749,985.00
Landfill Closure & Post Closure		20,647,869.84								20,647,869.84
Long-term Liabilities	714,000.00	16,333,048.88		7,381,593.70	7,386,411.00	1,320,185.56			600,000.00	33,735,239.14
Internal: Due To/Due From	(1,240,376.73)	1,546,319.17	(178,901.29)	(1,709,260.11)	165,380.75	(179,806.33)	826,882.70	78,975.22	690,786.62	
Total Liabilities	10,529,773.37	39,108,689.16	9,518,197.65	6,741,861.25	7,986,320.35	1,181,943.29	891,174.82	110,772.66	12,649,840.43	88,718,572.98
DEFERRED INFLOWS OF RESOURCES										
Pension	1,732,729.00									1,732,729.00
OPEB	2,518,733.00									2,518,733.00
Total Deferred Inflows of Resources	4,251,462.00									4,251,462.00
TOTAL LIABILITIES PLUS DEFERR...	14,781,235.37	39,108,689.16	9,518,197.65	6,741,861.25	7,986,320.35	1,181,943.29	891,174.82	110,772.66	12,649,840.43	92,970,034.98
NET POSITION										
Invested in Capital Assets, Net	1,382,864.69	26,479,647.61	25,153,741.54	3,603,416.36	6,820,583.39	1,148,340.73				64,588,594.32
Restricted for:										
Community Rental Housing Program									13,235,236.88	13,235,236.88
Community Development Loan Fund									10,641,832.33	10,641,832.33
Affordable Housing Program									23,425,850.78	23,425,850.78
Army Water & Sewer				900,000.00	900,000.00					1,800,000.00
Regional Waterline						403,329.34				403,329.34
Reserve For Liner		16,322,365.63								16,322,365.63
Reserve for Replacement		3,641,880.09								3,641,880.09
Reserve For Wetland Mitigation		337,403.16								337,403.16
OATN Reserve			4,966,428.74							4,966,428.74
Landfill Closure & Post Closure Prefund...		7,944,990.60								7,944,990.60
Total Restricted		28,246,639.48	4,966,428.74	900,000.00	900,000.00	403,329.34			47,302,919.99	82,719,317.55
Board Designated for:										
Infrastructure Development				223,107.42						223,107.42
Capital Reserve				239,120.13						239,120.13
Tip Fee Stabilization		3,306,457.27								3,306,457.27
Economic Development Fund									5,544,756.80	5,544,756.80
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	3,306,457.27		462,227.55					8,544,756.80	16,313,441.62
Undesignated	961,371.79	609,433.43	(1,512,960.96)	1,735,106.79	965,798.02	285,288.17	(411,140.77)	1,693.95	(123,079.88)	2,511,510.54
Total Net Position	6,344,236.48	58,642,177.79	28,607,209.32	6,700,750.70	8,686,381.41	1,836,958.24	(411,140.77)	1,693.95	55,724,596.91	166,132,864.03
Total Liabilities, Deferred Outflows...	21,125,471.85	97,750,866.95	38,125,406.97	13,442,611.95	16,672,701.76	3,018,901.53	480,034.05	112,466.61	68,374,437.34	259,102,899.01

DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY
For the Four Months Ending Thursday, July 31, 2025

	ADMIN	MATERIALS MGMT	TELECOM	ARMY SEWER	ARMY WATER	REGIONAL WATER	WQ CONTRACTS	ENGINEERING	REGIONAL DEVELOPMENT	TOTAL
CHANGE IN NET POSITION										
OPERATING REVENUE:										
Customer Billings		5,557,068.67	2,087,478.56	1,628,906.85	1,159,673.11	151,268.23	935,314.55	213,534.44	81,074.58	11,814,318.99
Grant Revenue		(9,255.04)	13,094.28						269,115.72	272,954.96
Loan Interest Income									184,254.64	184,254.64
Other Income	132,166.64	728,224.30	2,611.17	128,055.51			1,910.00		9,680.25	1,002,647.87
Total Operating Revenue	132,166.64	6,276,037.93	2,103,184.01	1,756,962.36	1,159,673.11	151,268.23	937,224.55	213,534.44	544,125.19	13,274,176.46
OPERATING EXPENSES										
Depreciation & Amortization	119,661.95	1,895,463.19	1,055,375.17	190,976.16	242,764.02	56,073.57			2,648.55	3,562,962.61
Salaries	451,323.46	624,387.35	480,825.64	122,959.91	114,506.01	12,977.75	537,802.43	92,459.29	174,567.74	2,611,809.58
Fringe Benefits	241,345.11	334,040.04	200,664.14	56,314.93	54,589.65	6,881.60	302,468.72	38,670.01	72,901.66	1,307,875.86
Operation & Maintenance	4,332.95	260,818.05	678,143.77	18,484.31	1,142.40	3,443.10	40,860.69	51,046.74	6,780.00	1,065,052.01
Waste Diversion		95,928.54								95,928.54
Wastewater Treatment		168,876.53		513,726.00						682,602.53
Closure & Post Closure Costs		976,513.08								976,513.08
Community Benefits		418,159.99							219,384.06	637,544.05
Water Purchases				115.80	319,074.48	40,362.04				359,552.32
Office & Administration	86,122.00	32,928.93	6,491.16	586.60	100.10		27,985.58	9,708.96	20,537.07	184,460.40
Insurance	7,300.00	101,366.68	70,266.68	26,900.00	20,133.32	2,566.68	22,400.00	5,433.32		256,366.68
Utilities		22,548.78	1,376.27	18,040.96	5,748.56	5,635.95				53,350.52
Bad Debt Expense			(91,043.37)							(80,560.09)
Materials & Supplies		138,408.15							10,483.28	138,408.15
Professional Fees	37,828.26	99,279.59	965.43	176.29	94.92				31,596.91	169,941.40
Repairs & Maintenance		10,657.04		12,946.90	6,014.61	2,468.82				32,087.37
Automobile	125.00	22,625.71	26,920.89				132,741.80	5,883.94	197.50	188,494.84
Computer Expenses	87,969.58	3,418.80	32,543.81	4,582.73	3,055.15	436.45	11,124.92	44,470.17	771.00	188,372.61
Admin Allocation	(877,808.12)	341,467.37	221,119.86	121,752.00	86,902.99	6,232.44	15,624.98	18,609.55	66,098.93	
Engineering Allocation		28,154.00	12,161.93	5,771.10	5,413.98	476.47	2,630.93	(54,653.93)	45.52	
Water Quality Allocation			34.88	22,258.19	16,538.81	2,311.99	(41,265.94)	122.07		
Total Operating Expenses	158,200.19	5,575,041.82	2,695,846.26	1,115,591.88	876,079.00	139,866.86	1,052,374.11	211,750.12	606,012.22	12,430,762.46
Total Operating Income	(26,033.55)	700,996.11	(592,662.25)	641,370.48	283,594.11	11,401.37	(115,149.56)	1,784.32	(61,887.03)	843,414.00
NON-OPERATING REVENUE (EX...										
Interest Income	124,128.24	658,183.46	132,261.21	14,942.68	12,561.01	6,490.45			353,401.71	1,301,968.76
Gain on Trade-In of Fixed Assets		191,000.00								191,000.00
Interest Expense		(166,459.68)		(165,601.95)	(123,144.00)	(2,673.68)				(457,879.31)
Total Non-Operating Expense, Net	124,128.24	682,723.78	132,261.21	(150,659.27)	(110,582.99)	3,816.77			353,401.71	1,035,089.45
CHANGE IN NET ASSETS	98,094.69	1,383,719.89	(460,401.04)	490,711.21	173,011.12	15,218.14	(115,149.56)	1,784.32	291,514.68	1,878,503.45

**Summary of All Units
Change In Net Position
For the Four Months Ending Thursday, July 31, 2025**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
OPERATING REVENUE:					
	Customer Billings	\$30,530,200.00	\$10,176,200.00	\$11,814,318.99	\$1,638,118.99
	Grant Revenue	7,974,898.00	2,428,928.00	272,954.96	(2,155,973.04)
	Loan Interest Income	680,000.00	226,668.00	184,254.64	(42,413.36)
	Other Income	1,984,717.00	1,062,354.96	1,002,647.87	(59,707.09)
	Total Operating Revenue	41,169,815.00	13,894,150.96	13,274,176.46	(619,974.50)
OPERATING EXPENSES					
	Depreciation & Amortization	11,255,096.00	3,538,034.00	3,562,962.61	24,928.61
	Amortization, Lease ROU	150,000.00	0.00	0.00	0.00
	Salaries	8,515,455.00	2,838,480.00	2,611,809.58	(226,670.42)
	Fringe Benefits	4,101,120.00	1,367,041.00	1,307,875.86	(59,165.14)
	Operation & Maintenance	3,710,797.00	1,348,622.03	1,065,052.01	(283,570.02)
	Waste Diversion	218,750.00	72,914.68	95,928.54	23,013.86
	Wastewater Treatment	2,113,339.00	704,445.32	682,602.53	(21,842.79)
	Closure & Post Closure Costs	2,040,129.00	680,044.00	976,513.08	296,469.08
	Water Purchases	958,877.00	319,628.00	359,552.32	39,924.32
	Community Benefits	1,160,069.06	532,944.06	637,544.05	104,599.99
	Office & Administration	677,310.00	251,431.04	184,460.40	(66,970.64)
	Insurance	769,100.00	256,368.00	256,366.68	(1.32)
	Utilities	215,500.00	71,832.00	53,350.52	(18,481.48)
	Bad Debt Expense	0.00	0.00	(80,560.09)	(80,560.09)
	Materials & Supplies	331,550.00	110,514.00	138,408.15	27,894.15
	Professional Fees	711,084.94	258,418.64	169,941.40	(88,477.24)
	Repairs & Maintenance	243,750.00	81,253.36	32,087.37	(49,165.99)
	Automobile	700,243.00	233,408.00	188,494.84	(44,913.16)
	Computer Expenses	470,860.00	195,825.32	188,372.61	(7,452.71)
	Grants	275,000.00	91,668.00	0.00	(91,668.00)
	NYS Administrative Assessment	125,049.00	12,800.00	0.00	(12,800.00)
	Contingency	55,000.00	18,332.00	0.00	(18,332.00)
	Total Operating Expenses	38,798,079.00	12,984,003.45	12,430,762.46	(553,240.99)
	Total Operating Income	2,371,736.00	910,147.51	843,414.00	(66,733.51)
NON-OPERATING REVENUE...					
	Interest Income	2,562,861.00	854,292.00	1,301,968.76	447,676.76
	Gain on Sale of Fixed Assets	99,000.00	33,000.00	0.00	(33,000.00)
	Gain on Trade-In of Fixed Ass...	70,000.00	23,332.00	191,000.00	167,668.00
	Interest Expense	(1,288,021.00)	(501,554.00)	(457,879.31)	43,674.69
	Debt Issuance Costs	(50,000.00)	(16,668.00)	0.00	16,668.00
	Total Non-Operating Expe...	1,393,840.00	392,402.00	1,035,089.45	642,687.45
	CHANGE IN NET POSITION	3,765,576.00	1,302,549.51	1,878,503.45	575,953.94

Administration
Change In Net Position
For the Four Months Ending Thursday, July 31, 2025

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
OPERATING REVENUE:					
	Other Income	\$396,500.00	\$132,168.00	\$132,166.64	(\$1.36)
	Total Operating Revenue	396,500.00	132,168.00	132,166.64	(1.36)
OPERATING EXPENSES					
	Depreciation & Amortization	354,300.00	100,390.00	119,661.95	19,271.95
	Amortization, Lease ROU	150,000.00	0.00	0.00	0.00
	Salaries	1,450,501.00	483,500.00	451,323.46	(32,176.54)
	Fringe Benefits	731,728.00	243,912.00	241,345.11	(2,566.89)
	Operation & Maintenance	5,996.00	1,996.00	4,332.95	2,336.95
	Office & Administration	160,265.00	92,088.00	86,122.00	(5,966.00)
	Insurance	21,900.00	7,300.00	7,300.00	0.00
	Professional Fees	111,940.00	57,208.00	37,828.26	(19,379.74)
	Automobile	540.00	180.00	125.00	(55.00)
	Computer Expenses	298,350.00	138,316.00	87,969.58	(50,346.42)
	Admin Allocation	(2,505,635.00)	(835,221.68)	(877,808.12)	(42,586.44)
	Contingency	30,000.00	10,000.00	0.00	(10,000.00)
	Total Operating Expenses	809,885.00	299,668.32	158,200.19	(141,468.13)
	Total Operating Income	(413,385.00)	(167,500.32)	(26,033.55)	141,466.77
NON-OPERATING REVENUE...					
	Interest Income	354,667.00	118,224.00	124,128.24	5,904.24
	Gain on Sale of Fixed Assets	50,000.00	16,668.00	0.00	(16,668.00)
	Total Non-Operating Expe...	404,667.00	134,892.00	124,128.24	(10,763.76)
	CHANGE IN NET POSITION	(8,718.00)	(32,608.32)	98,094.69	130,703.01

**Materials Management
Change In Net Position
For the Four Months Ending Thursday, July 31, 2025**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
OPERATING REVENUE:					
	Customer Billings	\$12,090,922.00	\$4,030,312.00	\$5,557,068.67	\$1,526,756.67
	Grant Revenue	154,776.00	51,592.00	(9,255.04)	(60,847.04)
	Other Income	1,544,807.00	915,714.96	728,224.30	(187,490.66)
	Total Operating Revenue	13,790,505.00	4,997,618.96	6,276,037.93	1,278,418.97
OPERATING EXPENSES					
	Depreciation & Amortization	5,965,100.00	1,887,240.00	1,895,463.19	8,223.19
	Salaries	1,923,759.00	641,256.00	624,387.35	(16,868.65)
	Fringe Benefits	1,004,195.00	334,732.00	334,040.04	(691.96)
	Operation & Maintenance	1,076,387.00	358,803.36	260,818.05	(97,985.31)
	Waste Diversion	218,750.00	72,914.68	95,928.54	23,013.86
	Wastewater Treatment	598,000.00	199,333.32	168,876.53	(30,456.79)
	Closure & Post Closure Costs	2,040,129.00	680,044.00	976,513.08	296,469.08
	Community Benefits	940,685.00	313,560.00	418,159.99	104,599.99
	Office & Administration	149,351.00	38,709.36	32,928.93	(5,780.43)
	Insurance	304,100.00	101,368.00	101,366.68	(1.32)
	Utilities	90,000.00	30,000.00	22,548.78	(7,451.22)
	Materials & Supplies	331,550.00	110,514.00	138,408.15	27,894.15
	Professional Fees	229,671.00	76,558.68	99,279.59	22,720.91
	Repairs & Maintenance	20,000.00	6,665.36	10,657.04	3,991.68
	Automobile	73,900.00	24,632.00	22,625.71	(2,006.29)
	Computer Expenses	25,725.00	8,576.00	3,418.80	(5,157.20)
	Admin Allocation	974,568.00	324,856.00	341,467.37	16,611.37
	Engineering Allocation	61,178.00	20,392.00	28,154.00	7,762.00
	NYS Administrative Assessment	54,220.00	0.00	0.00	0.00
	Total Operating Expenses	16,081,268.00	5,230,154.76	5,575,041.82	344,887.06
	Total Operating Income	(2,290,763.00)	(232,535.80)	700,996.11	933,531.91
NON-OPERATING REVENUE...					
	Interest Income	845,186.00	281,732.00	658,183.46	376,451.46
	Gain on Sale of Fixed Assets	49,000.00	16,332.00	0.00	(16,332.00)
	Gain on Trade-In of Fixed Ass...	70,000.00	23,332.00	191,000.00	167,668.00
	Interest Expense	(558,369.00)	(186,124.00)	(166,459.68)	19,664.32
	Total Non-Operating Expe...	405,817.00	135,272.00	682,723.78	547,451.78
	CHANGE IN NET POSITION	(1,884,946.00)	(97,263.80)	1,383,719.89	1,480,983.69

**Telecommunications
Change In Net Position
For the Four Months Ending Thursday, July 31, 2025**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
OPERATING REVENUE:					
	Customer Billings	\$6,217,948.00	\$2,072,652.00	\$2,087,478.56	\$14,826.56
	Grant Revenue	6,780,000.00	2,260,000.00	13,094.28	(2,246,905.72)
	Other Income	12,000.00	4,000.00	2,611.17	(1,388.83)
	Total Operating Revenue	13,009,948.00	4,336,652.00	2,103,184.01	(2,233,467.99)
OPERATING EXPENSES					
	Depreciation & Amortization	3,470,300.00	1,073,228.00	1,055,375.17	(17,852.83)
	Salaries	1,632,885.00	544,296.00	480,825.64	(63,470.36)
	Fringe Benefits	657,399.00	219,140.00	200,664.14	(18,475.86)
	Operation & Maintenance	2,198,763.00	845,138.67	678,143.77	(166,994.90)
	Office & Administration	42,430.00	13,616.00	6,491.16	(7,124.84)
	Insurance	210,800.00	70,268.00	70,266.68	(1.32)
	Utilities	5,500.00	1,832.00	1,376.27	(455.73)
	Bad Debt Expense	0.00	0.00	(91,043.37)	(91,043.37)
	Professional Fees	38,169.00	12,293.32	965.43	(11,327.89)
	Automobile	107,800.00	35,932.00	26,920.89	(9,011.11)
	Computer Expenses	44,395.00	14,800.00	32,543.81	17,743.81
	Admin Allocation	631,086.00	210,364.00	221,119.86	10,755.86
	Engineering Allocation	23,220.00	7,740.00	12,161.93	4,421.93
	Water Quality Allocation	0.00	0.00	34.88	34.88
	NYS Administrative Assessment	25,501.00	8,500.00	0.00	(8,500.00)
	Contingency	25,000.00	8,332.00	0.00	(8,332.00)
	Total Operating Expenses	9,113,248.00	3,065,479.99	2,695,846.26	(369,633.73)
	Total Operating Income	3,896,700.00	1,271,172.01	(592,662.25)	(1,863,834.26)
NON-OPERATING REVENUE...					
	Interest Income	367,308.00	122,436.00	132,261.21	9,825.21
	Total Non-Operating Expe...	367,308.00	122,436.00	132,261.21	9,825.21
	CHANGE IN NET POSITION	4,264,008.00	1,393,608.01	(460,401.04)	(1,854,009.05)

**Water Quality
Change In Net Position
For the Four Months Ending Thursday, July 31, 2025**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
OPERATING REVENUE:					
	Customer Billings	\$11,341,915.00	\$3,780,644.00	\$3,875,162.74	\$94,518.74
	Other Income	3,610.00	1,204.00	129,965.51	128,761.51
	Total Operating Revenue	11,345,525.00	3,781,848.00	4,005,128.25	223,280.25
OPERATING EXPENSES					
	Depreciation & Amortization	1,457,396.00	474,508.00	489,813.75	15,305.75
	Salaries	2,673,391.00	891,124.00	788,246.10	(102,877.90)
	Fringe Benefits	1,340,580.00	446,856.00	420,254.90	(26,601.10)
	Operation & Maintenance	227,000.00	76,801.32	63,930.50	(12,870.82)
	Wastewater Treatment	1,515,339.00	505,112.00	513,726.00	8,614.00
	Water Purchases	958,877.00	319,628.00	359,552.32	39,924.32
	Office & Administration	108,784.00	34,382.68	28,672.28	(5,710.40)
	Insurance	216,000.00	72,000.00	72,000.00	0.00
	Utilities	120,000.00	40,000.00	29,425.47	(10,574.53)
	Professional Fees	6,331.00	1,951.00	271.21	(1,679.79)
	Repairs & Maintenance	223,750.00	74,588.00	21,430.33	(53,157.67)
	Automobile	490,200.00	163,400.00	132,741.80	(30,658.20)
	Computer Expenses	36,750.00	12,252.00	19,199.25	6,947.25
	Admin Allocation	657,961.00	219,324.00	230,512.41	11,188.41
	Engineering Allocation	53,010.00	17,672.00	14,292.48	(3,379.52)
	Water Quality Allocation	0.00	0.00	(156.95)	(156.95)
	NYS Administrative Assessment	42,690.00	4,300.00	0.00	(4,300.00)
	Total Operating Expenses	10,128,059.00	3,353,899.00	3,183,911.85	(169,987.15)
	Total Operating Income	1,217,466.00	427,949.00	821,216.40	393,267.40
NON-OPERATING REVENUE...					
	Interest Income	123,200.00	41,064.00	33,994.14	(7,069.86)
	Interest Expense	(729,652.00)	(315,430.00)	(291,419.63)	24,010.37
	Debt Issuance Costs	(50,000.00)	(16,668.00)	0.00	16,668.00
	Total Non-Operating Expe...	(656,452.00)	(291,034.00)	(257,425.49)	33,608.51
	CHANGE IN NET POSITION	561,014.00	136,915.00	563,790.91	426,875.91

Army Sewer
Change In Net Position
For the Four Months Ending Thursday, July 31, 2025

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
OPERATING REVENUE:					
	Customer Billings	\$4,799,323.00	\$1,599,776.00	\$1,628,906.85	\$29,130.85
	Other Income	3,610.00	1,204.00	128,055.51	126,851.51
	Total Operating Revenue	4,802,933.00	1,600,980.00	1,756,962.36	155,982.36
OPERATING EXPENSES					
	Depreciation & Amortization	530,400.00	165,512.00	190,976.16	25,464.16
	Salaries	556,228.00	185,408.00	122,959.91	(62,448.09)
	Fringe Benefits	275,888.00	91,964.00	56,314.93	(35,649.07)
	Operation & Maintenance	119,000.00	39,664.00	18,484.31	(21,179.69)
	Wastewater Treatment	1,515,339.00	505,112.00	513,726.00	8,614.00
	Water Purchases	4,500.00	1,500.00	115.80	(1,384.20)
	Office & Administration	9,223.00	2,500.00	586.60	(1,913.40)
	Insurance	80,700.00	26,900.00	26,900.00	0.00
	Utilities	65,000.00	21,668.00	18,040.96	(3,627.04)
	Professional Fees	4,176.00	1,294.00	176.29	(1,117.71)
	Repairs & Maintenance	85,000.00	28,332.00	12,946.90	(15,385.10)
	Computer Expenses	10,999.00	3,668.00	4,582.73	914.73
	Admin Allocation	347,589.00	115,864.00	121,752.00	5,888.00
	Engineering Allocation	17,710.00	5,904.00	5,771.10	(132.90)
	Water Quality Allocation	135,497.00	45,164.00	22,258.19	(22,905.81)
	NYS Administrative Assessment	17,252.00	0.00	0.00	0.00
	Total Operating Expenses	3,774,501.00	1,240,454.00	1,115,591.88	(124,862.12)
	Total Operating Income	1,028,432.00	360,526.00	641,370.48	280,844.48
NON-OPERATING REVENUE...					
	Interest Income	67,800.00	22,600.00	14,942.68	(7,657.32)
	Interest Expense	(285,000.00)	(180,500.00)	(165,601.95)	14,898.05
	Debt Issuance Costs	(50,000.00)	(16,668.00)	0.00	16,668.00
	Total Non-Operating Expe...	(267,200.00)	(174,568.00)	(150,659.27)	23,908.73
	CHANGE IN NET POSITION	761,232.00	185,958.00	490,711.21	304,753.21

**Army Water Line
Change In Net Position
For the Four Months Ending Thursday, July 31, 2025**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
OPERATING REVENUE:					
	Customer Billings	\$3,188,514.00	\$1,062,840.00	\$1,159,673.11	\$96,833.11
	Total Operating Revenue	3,188,514.00	1,062,840.00	1,159,673.11	96,833.11
OPERATING EXPENSES					
	Depreciation & Amortization	748,600.00	249,532.00	242,764.02	(6,767.98)
	Salaries	519,307.00	173,096.00	114,506.01	(58,589.99)
	Fringe Benefits	250,970.00	83,652.00	54,589.65	(29,062.35)
	Operation & Maintenance	10,000.00	3,336.00	1,142.40	(2,193.60)
	Water Purchases	840,863.00	280,288.00	319,074.48	38,786.48
	Office & Administration	5,826.00	668.00	100.10	(567.90)
	Insurance	60,400.00	20,132.00	20,133.32	1.32
	Utilities	25,000.00	8,332.00	5,748.56	(2,583.44)
	Professional Fees	1,655.00	489.00	94.92	(394.08)
	Repairs & Maintenance	106,250.00	35,420.00	6,014.61	(29,405.39)
	Computer Expenses	3,775.00	1,260.00	3,055.15	1,795.15
	Admin Allocation	247,988.00	82,664.00	86,902.99	4,238.99
	Engineering Allocation	18,074.00	6,024.00	5,413.98	(610.02)
	Water Quality Allocation	124,325.00	41,440.00	16,538.81	(24,901.19)
	NYS Administrative Assessment	12,897.00	4,300.00	0.00	(4,300.00)
	Total Operating Expenses	2,975,930.00	990,633.00	876,079.00	(114,554.00)
	Total Operating Income	212,584.00	72,207.00	283,594.11	211,387.11
NON-OPERATING REVENUE...					
	Interest Income	37,000.00	12,332.00	12,561.01	229.01
	Interest Expense	(396,773.00)	(132,256.00)	(123,144.00)	9,112.00
	Total Non-Operating Expe...	(359,773.00)	(119,924.00)	(110,582.99)	9,341.01
	CHANGE IN NET POSITION	(147,189.00)	(47,717.00)	173,011.12	220,728.12

**Regional Water Line
Change In Net Position
For the Four Months Ending Thursday, July 31, 2025**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
	OPERATING REVENUE:				
	Customer Billings	\$449,942.00	\$149,984.00	\$151,268.23	\$1,284.23
	Total Operating Revenue	449,942.00	149,984.00	151,268.23	1,284.23
	OPERATING EXPENSES				
	Depreciation & Amortization	178,396.00	59,464.00	56,073.57	(3,390.43)
	Salaries	45,209.00	15,068.00	12,977.75	(2,090.25)
	Fringe Benefits	21,386.00	7,128.00	6,881.60	(246.40)
	Operation & Maintenance	8,500.00	3,968.00	3,443.10	(524.90)
	Water Purchases	113,514.00	37,840.00	40,362.04	2,522.04
	Office & Administration	360.00	84.00	0.00	(84.00)
	Insurance	7,700.00	2,568.00	2,566.68	(1.32)
	Utilities	30,000.00	10,000.00	5,635.95	(4,364.05)
	Professional Fees	500.00	168.00	0.00	(168.00)
	Repairs & Maintenance	32,500.00	10,836.00	2,468.82	(8,367.18)
	Computer Expenses	533.00	176.00	436.45	260.45
	Admin Allocation	17,868.00	5,956.00	6,232.44	276.44
	Engineering Allocation	4,365.00	1,456.00	476.47	(979.53)
	Water Quality Allocation	11,144.00	3,716.00	2,311.99	(1,404.01)
	NYS Administrative Assessment	1,662.00	0.00	0.00	0.00
	Total Operating Expenses	473,637.00	158,428.00	139,866.86	(18,561.14)
	Total Operating Income	(23,695.00)	(8,444.00)	11,401.37	19,845.37
	NON-OPERATING REVENUE...				
	Interest Income	18,400.00	6,132.00	6,490.45	358.45
	Interest Expense	(47,879.00)	(2,674.00)	(2,673.68)	0.32
	Total Non-Operating Expe...	(29,479.00)	3,458.00	3,816.77	358.77
	CHANGE IN NET POSITION	(53,174.00)	(4,986.00)	15,218.14	20,204.14

**Water Sewer Contracts
Change In Net Position
For the Four Months Ending Thursday, July 31, 2025**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
OPERATING REVENUE:					
	Customer Billings	\$2,904,136.00	\$968,044.00	\$935,314.55	(\$32,729.45)
	Other Income	0.00	0.00	1,910.00	1,910.00
	Total Operating Revenue	2,904,136.00	968,044.00	937,224.55	(30,819.45)
OPERATING EXPENSES					
	Salaries	1,552,647.00	517,552.00	537,802.43	20,250.43
	Fringe Benefits	792,336.00	264,112.00	302,468.72	38,356.72
	Operation & Maintenance	89,500.00	29,833.32	40,860.69	11,027.37
	Office & Administration	93,375.00	31,130.68	27,985.58	(3,145.10)
	Insurance	67,200.00	22,400.00	22,400.00	0.00
	Automobile	490,200.00	163,400.00	132,741.80	(30,658.20)
	Computer Expenses	21,443.00	7,148.00	11,124.92	3,976.92
	Admin Allocation	44,516.00	14,840.00	15,624.98	784.98
	Engineering Allocation	12,861.00	4,288.00	2,630.93	(1,657.07)
	Water Quality Allocation	(270,966.00)	(90,320.00)	(41,265.94)	49,054.06
	NYS Administrative Assessment	10,879.00	0.00	0.00	0.00
	Total Operating Expenses	2,903,991.00	964,384.00	1,052,374.11	87,990.11
	Total Operating Income	145.00	3,660.00	(115,149.56)	(118,809.56)
NON-OPERATING REVENUE...					
	CHANGE IN NET POSITION	145.00	3,660.00	(115,149.56)	(118,809.56)

**Engineering
Change In Net Position
For the Four Months Ending Thursday, July 31, 2025**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
	OPERATING REVENUE:				
	Customer Billings	\$650,635.00	\$216,880.00	\$213,534.44	(\$3,345.56)
	Total Operating Revenue	650,635.00	216,880.00	213,534.44	(3,345.56)
	OPERATING EXPENSES				
	Salaries	284,128.00	94,708.00	92,459.29	(2,248.71)
	Fringe Benefits	114,367.00	38,120.00	38,670.01	550.01
	Operation & Maintenance	172,151.00	57,382.68	51,046.74	(6,335.94)
	Office & Administration	51,341.00	17,108.00	9,708.96	(7,399.04)
	Insurance	16,300.00	5,432.00	5,433.32	1.32
	Professional Fees	1,000.00	332.00	0.00	(332.00)
	Automobile	22,100.00	7,364.00	5,883.94	(1,480.06)
	Computer Expenses	59,115.00	19,705.32	44,470.17	24,764.85
	Admin Allocation	53,030.00	17,676.00	18,609.55	933.55
	Engineering Allocation	(137,852.00)	(45,952.00)	(54,653.93)	(8,701.93)
	Water Quality Allocation	0.00	0.00	122.07	122.07
	NYS Administrative Assessment	2,638.00	0.00	0.00	0.00
	Total Operating Expenses	638,318.00	211,876.00	211,750.12	(125.88)
	Total Operating Income	12,317.00	5,004.00	1,784.32	(3,219.68)
	NON-OPERATING REVENUE...				
	CHANGE IN NET POSITION	12,317.00	5,004.00	1,784.32	(3,219.68)

**Regional Development
Change In Net Position
For the Four Months Ending Thursday, July 31, 2025**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
OPERATING REVENUE:					
	Customer Billings	\$228,780.00	\$75,712.00	\$81,074.58	\$5,362.58
	Grant Revenue	1,040,122.00	117,336.00	269,115.72	151,779.72
	Loan Interest Income	680,000.00	226,668.00	184,254.64	(42,413.36)
	Other Income	27,800.00	9,268.00	9,680.25	412.25
	Total Operating Revenue	1,976,702.00	428,984.00	544,125.19	115,141.19
OPERATING EXPENSES					
	Depreciation & Amortization	8,000.00	2,668.00	2,648.55	(19.45)
	Salaries	550,791.00	183,596.00	174,567.74	(9,028.26)
	Fringe Benefits	252,851.00	84,281.00	72,901.66	(11,379.34)
	Operation & Maintenance	30,500.00	8,500.00	6,780.00	(1,720.00)
	Community Benefits	219,384.06	219,384.06	219,384.06	0.00
	Office & Administration	165,139.00	55,527.00	20,537.07	(34,989.93)
	Bad Debt Expense	0.00	0.00	10,483.28	10,483.28
	Professional Fees	323,973.94	110,075.64	31,596.91	(78,478.73)
	Automobile	5,703.00	1,900.00	197.50	(1,702.50)
	Computer Expenses	6,525.00	2,176.00	771.00	(1,405.00)
	Grants	275,000.00	91,668.00	0.00	(91,668.00)
	Admin Allocation	188,990.00	63,001.68	66,098.93	3,097.25
	Engineering Allocation	444.00	148.00	45.52	(102.48)
	Total Operating Expenses	2,027,301.00	822,925.38	606,012.22	(216,913.16)
	Total Operating Income	(50,599.00)	(393,941.38)	(61,887.03)	332,054.35
NON-OPERATING REVENUE...					
	Interest Income	872,500.00	290,836.00	353,401.71	62,565.71
	Total Non-Operating Expe...	872,500.00	290,836.00	353,401.71	62,565.71
	CHANGE IN NET POSITION	821,901.00	(103,105.38)	291,514.68	394,620.06



Board Resolution No. 2025-09-54
September 25, 2025

**LEACHATE PRE-TREATMENT STUDY
MATERIALS MANAGEMENT FACILITY
AUTHORIZING RESOLUTION**

Whereas, pursuant to **Resolution No. 2025-02-07** the Development Authority of the North Country (Authority) established a \$1,442,000 capital project to complete the planning and design of a Leachate Pre-treatment Facility at the Materials Management Facility (Project 20-228). Such project approval was contingent upon receipt of grant funding through New York State Environmental Facilities Corporation (NYSEFC) to address upcoming regulatory requirements by the New York State Department of Environmental Conservation (NYSDEC), and

Whereas, NYSDEC has identified PFAS/PFOAs to be an emerging contaminant eligible for funding through the NYSEFC Bipartisan Infrastructure Law – Emerging Contaminants (BIL-EC) funding program and landfill leachate is a major contributor to PFAS/PFOAs in biosolids when treated, and

Whereas, the Authority was awarded a grant from the NYSEFC through the 2025 BIL-EC Program in the amount of \$1,442,000 to complete the planning and design of a leachate pre-treatment system, and

Whereas, the Authority will complete a feasibility study to evaluate options for on-site leachate treatment and disposal to address PFAS/PFOAs in leachate treatment, and

Now, therefore be it

RESOLVED, that the Development Authority of the North Country does hereby determine that the Executive Director, or his assigned designee, is hereby authorized to act as the project’s “Authorized Representative”, and to enter into any necessary contracts to administer said grant.



Board Resolution No. 2025-09-55
September 25, 2025

**ECONOMIC DEVELOPMENT FUND
CLAYTON IMPROVEMENT ASSOCIATION
LOAN EXTENSION**

Whereas, **Resolution No. 2024-06-54** authorized a loan of up to \$400,000 from the Economic Development Fund to the Clayton Improvement Association to bridge New York State grant funding for the redevelopment of a blighted building in downtown LaFargeville, Jefferson County, and

Whereas, the Clayton Improvement Association has paid down the loan to \$338,104, and

Whereas, the loan matured September 1, 2025, and

Whereas, the Clayton Improvement Association has substantially completed renovations and is in the process of submitting documentation for grant reimbursement from New York State to pay-down the balance of the loan, and

Whereas, the Clayton Improvement Association has formally requested an extension of the loan maturity for an additional six months, and

Whereas, all terms and conditions of the original loan will remain unchanged.

Now, therefore be it

RESOLVED, the Development Authority of the North Country does hereby extend the term of the Clayton Improvement Association Economic Development Fund loan for an additional 6 months subject to the attached Term Sheet.

TERM SHEET

Borrower: Clayton Improvement Association

Loan Fund: Economic Development Fund

Loan Amount: up to \$400,000.00

Term: 30 months, or upon receipt of the final grant funds,
whichever occurs first
(Matures March 1, 2026 with this Loan Extension)

Rate: 5.25%, construction interest-only

Payment: Monthly interest-only

Collateral: Assignment of grant proceeds