



## **MEETING NOTICE**

**Thursday, May 29, 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: 835 1171 7487 Passcode: 799068**

**<https://us02web.zoom.us/j/83511717487?pwd=UzM9OLUlqmvDAflcyUgkf5c4hQDZp6.1>**

Board Member Bibbins will be participating via Zoom at:  
522 Broadway, Saratoga Springs, New York 12866

Board Member McGrath will be participating via Zoom at:  
800 Third Avenue, 13<sup>th</sup> Floor, New York, NY 10022

**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, May 29, 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 March 27, 2025 Board Meeting
5. Chairperson's Report
6. Staff Presentation – North Country HOME Consortium
  - a. Resolution No. 2025-05-30, Recognizing the Service of Bruce Armstrong to the North Country HOME Consortium
  - b. Resolution No. 2025-05-31, Recognizing the Service of Kent Burto to the North Country HOME Consortium
7. Executive Director's Report
  - a. Performance Measures Report – FYE 2025
  - b. Executive Directors Report
8. Finance Report – Chief Financial Officer

Approving Financials for the month ending March 31, 2025
9. Governance
  - a. Resolution No. 2025-05-32, Office Space Lease, St. Lawrence County, Development Authority of the North Country
10. Technical Services Summary Report – Chief Operating Officer
  - a. Approving Technical Services Summary Report

## 11. Engineering

- a. Resolution No. 2025-05-33, Memorandum of Agreement, State of New York, The Northern Border Regional Commission, and The Development Authority of the North Country

## 12. Materials Management

- a. Resolution No. 2025-05-34, Materials Management Facility, State Environmental Quality Review Act Determination, Leachate Pre-Treatment Study
- b. Resolution No. 2025-05-35, Capital Project Budget Amendment, Materials Management Division, Stage V Closure
- c. Resolution No. 2025-05-36, Memorandum of Understanding Amendment No. 1, The United States Army Garrison, Fort Drum, New York, The Development Authority of the North Country, Management of Solid Waste, Recyclables, and Scrap Materials

## 13. Water Quality

- a. Resolution No. 2025-05-37, Technical Services Agreement, Village of Malone, Leachate Pretreatment Project Pilot Phase

## 14. Regional Development

- a. Loan Report
- b. Resolution No. 2025-05-38, Annual Report, Creek Wood Housing Development Fund Company, Inc., Waiving the Annual Meeting, Appointing Directors
- c. Resolution No. 2025-05-39, Annual Report, Creek Wood II Housing Development Fund Company, Inc., Waiving the Annual Meeting, Appointing Directors
- d. Resolution No. 2025-05-40, Economic Development Fund, Jefferson County Historical Society, Loan Extension

## 15. Executive Session – for the purpose of:

- a. Discussion regarding the employment history of a particular person or matters leading to the appointment or employment of a particular person.

## 16. Next Meeting Date – June 26, 2025 (Required for Audit Approval)

## 17. Adjourn



**MINUTES**  
**BOARD OF DIRECTORS MEETING**  
**Thursday, March 27, 2025 – 10:30 AM**  
**Warneck Pump Station**  
**James W. Wright Conference Room**  
**23557 NYS Rt 37, Watertown, New York**

The Development Authority of the North Country Board of Directors met in regular session in person and via Zoom Videoconference at the Warneck Pump Station, 23557 NYS Rt 37, Watertown, New York on Thursday, March 27, 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*

Nancy Henry  
Steve Hunt  
Brian McGrath\*

**Members Absent**

\*Attended via videoconferencing

\*Attended using audio only, unable to vote

**Staff Present:**

Carl Farone, Executive Director  
Jennifer Staples, Chief Financial Officer  
Stephen Bohmer, Director of Information Technology  
Michelle Capone, Director of Regional Development  
Thomas Haynes, Director of Engineering  
Jacqueline LeClair, Assistant Director of Telecommunications  
Laurie Marr, Director of Communications and Public Affairs  
Brian Nutting, Director of Water Quality  
Shawn Thornton, Director of Materials Management  
David Wolf, Director of Telecommunications  
Angela Marra, Executive Assistant  
Tonya Watson, Administrative Associate

**Guests:**

Jennifer Granzow, Counsel, Wladis Law Firm

1. Vice Chairperson Doheny called the meeting to order at 10:30 AM.
2. Vice Chairperson Doheny requested a roll call.
  - A quorum of voting and non-voting members was established.
3. Privilege of the Floor -
4. Upon a motion by T. Hefferon and seconded by M. Hall, the minutes from the February 27, 2025 Board Meeting were unanimously approved.

5. Vice Chairperson's Report

- a. Authority staff will mail three documents, Confidential Evaluation of Board Performance, Executive Director's Annual Performance Review, and Ethics Policy – Disclosure of Outside Interests. These will be mailed with stamped return envelopes and will be kept confidential. C. Farone requested that the forms be completed and returned by April 18<sup>th</sup>.

C. Farone further requested that when noting "deficient" on the "Confidential Evaluation of Board Performance" or "Needs to Take Action to Improve" on the "Executive Directors Annual Performance Review" that justification be provided for the ranking. This will provide valuable data in implementing corrective actions to improve in the future.

M. Doheny reminded the Board, that as policy makers of the Authority, they are required to complete the annual financial disclosure by May 15. C. Farone stated all should be receiving an email.

- b. The next scheduled Board meeting is on May 29<sup>th</sup> at 10:30 AM.

6. Executive Director's Report

- a. Mission Statement and Performance Measurements –  
C. Farone explained that the Board of Directors is annually required to adopt the Mission Statement and Performance Measurements. He read through each of these for the Board, and stated that both are seen as sound and there are no suggested edits at this time.

Upon a motion by T. Hefferon and seconded by D. Mastascusa, the Mission Statement and Performance Measurements for FYE 2026 were unanimously approved.

- b. Authority Bad Debt -  
C. Farone explained that each year at the annual meeting the Board of Directors authorizes the write-offs of accounts that staff have deemed uncollectable. This year we are not seeing any bad debts from accounts receivable or a loan receivable perspective.

c. Telecom – Action & NCTP Telemedicine Networks –

C. Farone explained that the Authority provides services to a 61 telemedicine network known as ACTION and the NCTP networks, with the Fort Drum Regional Planning Organization (FDRHPO) as administrator of both. An RFP is put out for these services every three years. The Authority responded and was awarded the three year contract to continue providing services to the ACTION and NCTP networks.

d. Army Water Line - \$750,000 Federal Grant –

C. Farone explained that the Authority has not yet received the \$750,000 grant funding we have been awarded. We contacted the EPA and they were very clear that the funding is intact and they are still processing applications. At this time, they are looking into our environmental review aspect of the project but have assured us that the awards have not been rescinded.

e. Next Move NY Logo –

C. Farone reported that an MWBE consulting firm, BBG&G, was hired and developed several options for the logo. Steve Hunt, Executive Director of the North Country Regional Economic Development Council, and Jim McKenna, the council co-chair, were involved in the review of the various options. The two Next Move NY staff are also veterans and felt the logo presented today to be the best option from a military perspective. B. Cruz is quoted as stating “it really identifies with the officers by virtue of the star, as well as with enlisted personnel with the yellow chevron also representing forward momentum, leadership and unity. The design synchronizes the officer and the enlisted to emphasize the shared mission in mutual support, reinforcing the program’s commitment to transitioning soldiers, military spouses, and veterans from all ranks within the military or the army.” The result is a very simple, clean, streamlined look and we hope the Board likes this as well. Several Board members commented that it looked sharp and impressive.

f. Staff Updates –

D. Merrill, our control engineer, having also worked at the center of the SCADA network, supervisory control, and data acquisition, will be retiring after 17 years of service with the Authority. Dan has been mentoring Josh Newtown for three years, and has agreed to work part-time to help ensure things run smoothly.

M. Hall commented that he worked with Dan extensively on his water system upgrade SCADA system and he is very professional and very knowledgeable. M. Hall stated he appreciated all the help Dan provided him. While M. Hall wishes him well in his retirement, he is also happy to know that he is going to stay on part-time to help.

C. Sullivan, Materials Management Equipment Operator, has earned a 15-year Longevity Service Award.

S. McConnell, Water Quality Senior Operator, has been re-elected mayor of the Village of Theresa.

## 7. Financials –

### a. Finance Report – Chief Financial Officer

J. Staples reviewed the January year-to-date financials. The Statement of Net Position reflects the changes from fiscal year 24 against the January year-to-date numbers. Changes between assets and total liabilities, including deferred outflows and net position, is an increase of \$7.6 million from FY24 year-end. The two main changes in the asset category are Loan Receivables, which increased by \$2 million as the Regional Development group continues to loan funds, and Capital Assets, which increased by \$4 million of which \$3.7 million is associated with the Army Sewer Line rehabilitation project. Under Liabilities, Long-term Liabilities increased by \$4.4 million over last year, with \$4.2 million associated with additional funds drawn for the Sewer Line Pipeline rehabilitation project. Under Net Position, the reserve for the liner increased from FYE24 to January year-to-date by \$2.1 million. This is adding funds to the reserve in order to fund upcoming new cells at the landfill. The Landfill Gas Reserve has been reduced year-to-date by \$1.3 million, and will be drawn to \$0 to fund phase one of the extraction wells, tying in the southern expansion to the existing collection system as well as replace the flare. Once this reserve has been drawn to zero, funding for this project will come from the Replacement Reserve.

Under Change in Net Position for all units, Total Operating Revenue is running lower than the year-to-date budget by \$2.9 million. Grant Revenue was the largest category under budget by \$2.3 million. Telecom Grant Revenue is under budget by \$817,000, and as of the end of January, Telecom has received \$1.1 million of revenue from the NTIA Grant with another NTIA draw request being completed soon. Also under Grant Revenue is the Army Water Line that has a year-end budget of \$5 million in grant revenue associated with the Army Water Line pipeline replacement project. We will be recognizing this grant revenue as most funding will hit our books in February and the balance in March, resulting in a total of \$5 million being received from this grant by the end of this fiscal year. Customer Billings is under budget by \$640,000 associated with the landfill. Projected tonnage for January year-to-date was 198,954, versus the actual tons received of 189,846, which is under budget by 4.5% mainly due to C&D and contaminated soil.

Looking at Operating Expenses, overall operating expenses are under budget by \$2.2 million. This is associated with three categories; Depreciation and Amortization, Operating and Maintenance Expense, and Professional Fees. Depreciation and Amortization is under budget year-to-date by \$596,000, \$314,000 is due to MMF, and this is mainly associated with the articulated hauler that we anticipated purchasing early in FY25, but have experienced delays in building this piece of equipment. Additionally, this piece of equipment will not be capitalized until we actually receive it. Operations and Maintenance is under budget by \$406,000. All divisions are under budget in this category, but the two largest are Landfill Fuel Expense, which is under budget by \$121,000, and Telecom Off-Net Circuit Lease expense which is under budget by \$97,000. Professional Fees in under budget by \$321,000 with the two largest variances being under MMF by \$133,000 mainly in carbon credit

expense. The 2023 carbon credit verification process will not be completed in this fiscal year as originally anticipated, but we do expect to finalize the sale of these credits in FY26, which will be when we experience the largest costs, associated with the sale of these credits. Next Move NY is also under budget by \$149,000 under Consulting Fees and we have no cost incurred through January year-to-date under this item.

Under Non-Operating Revenue, Total Non-Operating Revenue and Expense is over budget by \$1.4 million. Total Interest Income is over budget by \$1.5 million year-to-date. Actual Interest Income year-to-date is \$2.6 million and the market adjustment is a positive \$922,000, adding up to the January year-to-date Interest Income of just under \$3.5 million. Market Adjustments are not a realized gain or loss, unless we were to pull the money out of the investment early.

In summarizing the change in net position, there was a year-to-date gain of \$1.2 million versus the year-to-date budgeted gain of \$523,000.

B. McGrath asked if Customer Billings under Operating Income has typically been off by 3.5% or if this was growing month to month. He continued by specifically asking about C&D and soil because there was an uptick in the decrease in Customer Billings on a month-to-date basis that could be an indicator of broader economic conditions. J. Staples responded that from the beginning of the fiscal year up until the winter months we were actually ahead in tons. We started to notice a decrease during the winter months in areas such as C&D and contaminated soil which is typical because spring, summer and fall are the construction seasons. Municipal solid waste continues to do well and is actually over budget. S. Thornton added that we experienced particularly heavy snow on the Tug Hill during January, February and the beginning of March which impacted construction and would play into the reduction of contaminated soil and C&D.

M. Hall asked if we had experienced any rescinded or recalled grants, or does everything seem to be okay at this point in time. J. Staples replied that everything seems to be okay at this point and we have not been notified of any grants that are being rescinded.

Upon a motion by M. Hall, and seconded by E. Virkler, financials ending January 31, 2025, were unanimously approved.

## 8. Governance –

- a. Resolution No. 2025-03-20, approves the Personnel Policy, as attached and incorporated in the resolution.

C. Farone reviewed the changes to the policy, to include prohibiting holding in-person meetings at an employee's personal residence and expanding the definition of employees.

M. Hall asked if meetings at an employee's residence was a developing problem. C. Farone replied that he obtained knowledge that it had happened and felt that it isn't the best practice to have meetings at someone's home.

M. Hall asked if there was an opportunity for someone to be hired on a part-time basis and something change throughout the year resulting in them working fewer than 1,560 hours. C. Farone responded that it does happen, and the policy change was made in an effort to clear up the benefits section of the policy. An example would be someone who begins as part-time but ends up working over 1560 hours over the next 12 months resulting in them being eligible for Authority health insurance based upon federal regulations. M. Hall asked if this was retroactive or moving forward. C. Farone responded this was moving forward, and this was further cleared up within the revisions added defining full-time, part-time, temporary and on-call employment.

K. Bibbins asked about the language added that indicated overtime would be considered part of the salary setting, because he read that to mean at the time of hiring and he wanted to confirm that the overtime eligibility is solely based on how we interpret the job assignment. He further asked about an instance where overtime could come into play, such as if an internal employee was eligible for promotion would we consider their past over-time earning history as part of deciding their compensation for the promotion, or are there difficult to fill positions where we would intentionally leave them hourly. C. Farone responded that when an employee is promoted to a new position their pay increase will be determined by several factors. If someone is hourly and transitioning to salary through a promotion, we look at the rate of their new pay in relation to their subordinates, the alignment of their salary with the minimum range of the new position, and at current overtime. We may not be able to make the employee entirely whole, but if we have an employee making a larger wage which includes overtime and they may be taking a pay cut because of the loss of overtime, we do consider this during the evaluation of that promotion.

Upon a motion by M. Hall and seconded by D. Mastascusa, Resolution No. 2025-03-20, Approving Modifications to Personnel Policy, was unanimously approved.

- b. Resolution No. 2025-03-21, approves the Fleet Management Policy, as attached and incorporated in the resolution.

In reference to the only major policy change that added the requirement that all Authority owned vehicles will be equipped with GPS units and forward-facing cameras, M. Hall asked if the cameras will have sound with the capability of hearing conversations. J. Staples replied it does not. C. Farone stated that many kinds of technology were available, but we determined that the forward facing would suffice.

Upon a motion by E. Virkler and seconded by M. Hall, Resolution No. 2025-03-21, Approving Modifications to Fleet Management Policy, was unanimously approved.

9. Finance –

- a. Resolution No. 2025-03-22, authorizes professional services contracts as identified on Schedule A within this resolution. Furthermore, it is resolved this resolution shall take effect immediately.

Upon a motion by T. Hefferon and seconded by D. Mastascusa, Resolution No. 2025-03-22, Authorizing Professional Services Contracts, was unanimously approved.

M. Hall commented that standardization is efficient, but there may be something new out there that could also be beneficial and we should always look at that with an open mind.

- b. Resolution No. 2025-03-23, authorizes the standardization of computer software programs as identified on Schedule A within this resolution. Furthermore, it is resolved this resolution shall take effect immediately.

Following his review of the computer software programs, C. Farone stated that we always evaluate to see if there is something better available, citing that this year we switched from Linux to Motive.

A. MacKinnon asked about a cell phone situation happening now regarding the Signal App. C. Farone and S. Bohmer both commented that they have not seen anything about this being a current problem.

Upon a motion by E. Virkler and seconded by D. Mastascusa, Resolution No. 2025-03-23, Authorizing Standardized Computer Software Programs, was unanimously approved.

E. Virkler asked if we are doing anything with New York State security resources and information security through the Department of Homeland Security. He further stated that the Lewis County IT department has told him about the great programs being provided by the New York State Homeland Security to municipalities for free. S. Bohmer replied that he has investigated these, but we are already doing this through a third party and while this testing may be free, he feels it is better to keep our shared information to a minimum. J. Staples commented that the state does provide the Authority with information such as notifications when there are issues, along with warnings when something has happened. S. Bohmer stated that he is tapped into this information and receives emails daily regarding manufacturers and identified vulnerabilities. He double checks this information with the third party we have hired to ensure it is not affecting us, as well as double checking our systems himself. J. Staples confirmed we have not had any breaches since January of 2018.

- c. Resolution No. 2025-03-24, authorizes the standardization for purchases of certain classes of equipment for use in the Materials Management Division, as defined in Schedule A within this resolution, as necessary for construction or operational activities, and will provide economic and efficiency benefits, and is

therefore in the best interests of the Authority. Furthermore, it is resolved this resolution shall take effect immediately.

C. Farone stated that it is a goal of the Authority to look globally across all divisions and have commonality in equipment so we can have a common platform with staff trained on one piece of equipment or technology and cross-train at the different facilities.

As an example, T. Haynes shared in reference to looking to see what is new on the market, we have used a specific wellhead to control the flow of gas for many years. During a recent project, a vendor provided the Authority with several samples and the staff found one they liked better that we are now in the process of transitioning to.

Upon a motion by D. Mastascusa and seconded by M. Hall, Resolution No. 2025-03-24, Standardizing Upon Certain Equipment for Use in Relation to the Material Management Division, was unanimously approved.

- d. Resolution No. 2025-03-25, authorizes the standardization for purchases of certain classes of information technology and telecommunications equipment for use in the Telecommunications Network, as defined in Schedule A within this resolution, as necessary for construction or operational activities and will provide economic and efficiency benefits, and is therefore in the best interest of the Authority. Furthermore, it is resolved this resolution shall take effect immediately.

Upon a motion by T. Hefferon and seconded by D. Mastascusa, Resolution No. 2025-03-25, Standardizing Upon Certain Equipment for Use in Relation to the Telecommunications Division, was unanimously approved.

- e. Resolution No. 2025-03-26, authorizes the standardization for purchases of certain classes of equipment for use in the Water Quality Management Division, as defined in Schedule A within this resolution, as necessary for construction or operational activities and will provide economic and efficiency benefits, and is therefore in the best interests of the Authority. Furthermore, it is resolved this resolution shall take effect immediately.

Upon a motion M. Hall and seconded by E. Virkler, Resolution No. 2025-03-26, Standardizing Upon Certain Equipment for Use in Relation to the Water Quality Management Division, was unanimously approved.

## 10. Technical Services Summary Report –

### a. Non-Lewis County Contracts –

- I. Village of Constableville, Technical Services Agreement, NBRC Grant Administration (AP-NBRC-155) Water Improvement Project and Streetscapes Improvements, Total Agreement Amount of \$55,525, 4/1/25 – 12/21/26, Lewis County

- II. Northern Area Health Education Center, Technical Services Agreement, NBRC Grant Administration (AP-NBRC-136) Workforce development to increase number of healthcare professionals in region, Total Agreement Amount of \$5,558, 4/1/25 – 12/21/26, St. Lawrence County
- III. Village of Theresa, Technical Services Agreement, 60-142 Wastewater Disinfection Project, Total Agreement Amount of \$68,000, 4/1/25 – 12/31/26, Jefferson County
- IV. Village of Alexandria Bay, Technical Services Agreement, 60-429 Rate Study, Total Agreement Amount of \$29,500, 4/1/25 – 12/31/25, Jefferson County
- V. Village of Carthage, Technical Services Agreement, Construction Phase fiscal administration services for Carthage WPCF Capital Project, Total Agreement Amount of \$12,000, 4/1/25 – 12/31/26, Jefferson County

B. McGrath requested clarification regarding Constableville being located in Lewis County, but being listed within the Non-Lewis County Contracts portion of the Summary Table. C. Farone explained that the Lewis County Contracts portion of the Summary Table is designated for contracts specifically between Lewis County and the Authority, not town and villages within the county, and is broken out for E. Virkler's ethics purposes as he currently serves as Lewis County Treasurer.

Upon a motion by M. Hall, and seconded by D. Mastascusa, Board Contract Summary Table items numbered I through V for the month of March were unanimously approved.

#### 11. Water Quality –

- a. Resolution No. 2025-03-27, authorizes and directs the Executive Director to enter into Amendment No. 2 to the Water Service Agreement with the Town of LeRay.

Upon a motion by D. Mastascusa and seconded by T. Hefferon, Resolution No. 2025-03-27, Amendment No. 2, Water Service Agreement, Town of LeRay, was unanimously approved.

M. Hall asked if this is a permanent or temporary solution. B. Nutting responded that right now this is permanent, however if they fix their wells and would like to change this, we will do another amendment.

#### 12. Regional Development –

- a. Loan Report –

M. Capone reported that most of the loans on our portfolio are being paid as agreed, or are within 30 days and do not raise any concerns.

In terms of the North Country Economic Development Fund, there are two loans past due. These are New York Power Authority Funds, and the North

Country Economic Development Board did meet and extended the two loans that ballooned in the fall of last year. They are currently in a workout solution, and anticipated to be brought current before April 1.

- b. Resolution No. 2025-03-28, authorizes a revolving loan in the amount of up to \$1,000,000 from the Economic Development Fund, with the Authority's portion not to exceed \$500,000 to the Massena Arts and Theater Association Inc. at the terms and conditions outlined on the Term Sheet attached to the resolution, and further authorizes the Executive Director or Chief Financial Officer to execute all documents necessary to make this loan. Furthermore, 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 E. Virkler and seconded by T. Hefferon, Resolution No. 2025-03-28, Economic Development Fund, Massena Arts and Theater Association Inc., Loan 2, was approved. K. Bibbins abstained, citing this project will likely need a permit from his employer.

- c. Resolution No. 2025-03-29, ratifies the grant/loan commitment in the amount of up to \$200,000 (\$100,000 loan/\$100,000 grant) from the North Country Redevelopment Fund to the St. Lawrence County Industrial Development Agency at the terms and conditions outlined on the Term Sheet attached to this resolution and consistent with the Empire State Development program requirements, and further authorizes the Executive Director or Chief Financial Officer to execute all documents necessary to make the loan. Furthermore, this is considered a Type II Action under the State Environmental Quality Review (SEQRA) and is considered an exempt activity requiring no further action.

M. Capone shared that Jim McKenna recently joined this committee, replacing Donna Wadsworth as one of the regional representatives. Jim McKenna, Steve Hunt and Mark Hall serve on this committee, and M. Hall did abstain from that discussion as a member of the St. Lawrence County Industrial Development Agency.

Upon a motion by D. Mastascusa and seconded by E. Virkler, Resolution No. 2025-03-29, North Country Redevelopment Loan Fund, St. Lawrence County Industrial Development Agency, Ratifying Loan, was approved. M. Hall abstained.

### 13. Report of the Nominating Committee

T. Hefferon, as the chair of the nominating committee, reported that the nominating committee, consisting of himself, M. Hall, E. Virkler, K. Bibbins and B. McGrath, proposed for the year starting April 1, 2025 ending March 31, 2026, the following slate of officers:

Chair – Margaret L. Murray  
Vice Chair – Mary R. Doheny  
Secretary – Dennis M. Mastascusa  
Treasurer – Alex A. MacKinnon

Upon a motion by T. Hefferon, and seconded by M. Hall approving the nomination of officers for the Fiscal Year 2025-2026, was unanimously approved.

#### 14. Authority Board Meeting Dates – FYE 2026

C. Farone shared the proposed meeting dates for FYE 2026. This will follow the same schedule on the 4<sup>th</sup> Thursday of the month, with the exceptions of May 29<sup>th</sup>, on the 5<sup>th</sup> Thursday, to avoid conflict for two Board members also on the APA board and December 18<sup>th</sup>, on the 3<sup>rd</sup> Thursday, in an effort to work around the holiday. The Budget Work Session, a Finance and Budget Committee Meeting open to the full Board, was proposed on Wednesday, February 12<sup>th</sup> to avoid another conflict with the APA. E. Virkler, Chair of the Finance and Budget Committee, indicated that date would be difficult for him so this meeting was moved to Monday, February 9<sup>th</sup>.

M. Doheny stated Angie [Marra] would send the finalized calendar to the Board Members.

A. MacKinnon asked about the previous topic of consolidating Authority meetings at Warneck as opposed to someone's home, sharing that he lives 45 minutes away resulting in two hours of driving to attend today's meeting. We have Water Quality staff in Massena that would result in four hours driving time to attend a meeting. Because of this, he can understand holding a meeting in Canton, but also understand the control over who is where. He asked if there was a way of coordinating some activity in a different way that would allow employees to get together for a particular reason in an alternate place if it were arranged properly. C. Farone responded that the Authority does have an office location in Canton for Authority staff, as well as plants in other locations, such as Ogdensburg, that could be used as meeting locations. There are many other facilities within the three-county region that we could utilize to hold a staff meeting so everyone wouldn't need to drive to Watertown. C. Farone stated the main concern was the action of holding a meeting at someone's home, offsite meetings are acceptable and will continue to be done at other locations to prevent unnecessary travel.

B. McGrath clarified that today's Audit Committee meeting would begin at 12:30 PM, allowing for a break between meetings. C. Farone replied yes, for those on the Audit Committee.

#### 15. Adjourn -

- a. Upon a motion by T. Hefferon and seconded by E. Virkler, the meeting was adjourned at 11:42 AM.

Respectfully submitted,



Dennis Mastascusa  
Board Secretary





**Board Resolution No. 2025-02-30  
May 29, 2025**

**RECOGNIZING THE SERVICE OF BRUCE ARMSTRONG  
TO THE NORTH COUNTY HOME CONSORTIUM**

Whereas, the North Country HOME Consortium was created in 1993 to receive and administer funds to assist with owner-occupied rehabilitation, rental rehabilitation and homebuyer assistance to improve the housing stock in Jefferson, Lewis and St. Lawrence counties, and

Whereas, the Development Authority of the North Country serves as administrator of the HOME program funds on behalf of the Consortium, and

Whereas, the North Country HOME Consortium has been awarded a total of \$34,707,101 over the last 30 years, which has assisted in the improvement of over 2,008 housing units in the tri-county region, and

Whereas, this unique rural consortium along with housing partners and municipalities has significantly contributed to the improvement of the regional housing stock, and

Whereas, Bruce Armstrong was an original member of the consortium's Administrative Board and has contributed greatly to the success of the HOME program with his knowledge and expertise.

Now, therefore be it

**RESOLVED, that the Board of Directors of the Development Authority of the North Country hereby formally recognizes and extends a sincere appreciation to Bruce Armstrong for his 30 years of dedicated and impactful service in improving housing throughout the North Country. His steadfast commitment and leadership through the North Country HOME Consortium have contributed to the well-being of many individuals and communities across the region.**

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**Carl E. Farone, Jr.**  
Executive Director

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**Margaret L. Murray**  
Board Chair





**Board Resolution No. 2025-02-31**  
**May 29, 2025**

**RECOGNIZING THE SERVICE OF KENT BURTO  
TO THE NORTH COUNTY HOME CONSORTIUM**

Whereas, the North Country HOME Consortium was created in 1993 to receive and administer funds to assist with owner-occupied rehabilitation, rental rehabilitation and homebuyer assistance to improve the housing stock in Jefferson, Lewis and St. Lawrence counties, and

Whereas, the Development Authority of the North Country serves as administrator of the HOME program funds on behalf of the Consortium, and

Whereas, the North Country HOME Consortium has been awarded a total of \$34,707,101 over the last 30 years, which has assisted in the improvement of over 2,008 housing units in the tri-county region, and

Whereas, this unique rural consortium along with housing partners and municipalities has significantly contributed to the improvement of the regional housing stock, and

Whereas, Kent Burto was an original member of the consortium's Administrative Board and has contributed greatly to the success of the HOME program with his knowledge and expertise.

Now, therefore be it

**RESOLVED, that the Board of Directors of the Development Authority of the North Country hereby formally recognizes and extends a sincere appreciation to Kent Burto for his 30 years of dedicated and impactful service in improving housing throughout the North Country. His steadfast commitment and leadership through the North Country HOME Consortium have contributed to the well-being of many individuals and communities across the region.**

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**Carl E. Farone, Jr.**  
**Executive Director**

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**Margaret L. Murray**  
**Board Chair**



Fiscal Year End 2025

# Performance Measurements Report

April 1, 2024 - March 31, 2025



The Development Authority of the North Country adopted the following measurements as indicators of the Authority's performance. Listed for each objective are the activities which addressed the objective during the fiscal year. Actions reflected in red are non-performance issues.

## Provide regional initiatives, services and infrastructure that provide value to communities.

- The Authority applied for and was awarded funding from the North Country Regional Economic Development Council and Empire State Development to implement components of the Next Move NY initiative. The Authority will provide administrative support for this regional initiative to assist in connecting transitioning soldiers from Fort Drum, spouses, and veterans, with meaningful employment.
- The Authority completed phase two of a three-year grant-funded project that will develop GIS data for highway and public works assets for 25 municipal partners in Franklin and St. Lawrence counties.
- The Authority continues to progress work on a \$14.5 million National Telecommunications and Information Administration (NTIA) grant to expand middle-mile broadband capacity throughout northern New York.
- The Engineering Division provided technical support services for water/sewer capital improvement projects in the villages of Alexandria Bay, Chateaugay, Clayton, Clifton, Hammond, Heuvelton, Malone, Theresa, and Tupper Lake, the City of Ogdensburg, and the towns of Champion, DeKalb, Diana, Gouverneur, Henderson, Lawrence, LeRay, Louisville, and Rutland. These multi-year projects total approximately \$185 million in investment in North Country infrastructure that will help support existing and future economic development.
- Telecommunications continues to deliver broadband as part of a contract to provide services to 75 telemedicine sites throughout the region. The Authority was awarded a new three-year contract to continue providing these services.
- The Authority continues to assist its county partners in developing broadband strategies and implementing solutions, including progressing a \$3.16 million Northern Border Regional Commission (NBRC) grant-funded project that will serve approximately 488 residents with broadband. These residents, in Jefferson, Lewis and St. Lawrence counties, are currently unserved.
- The Authority, as a Local Development District designated by the Northern Border Regional Commission for St. Lawrence, Jefferson, Lewis, and Franklin counties, provided project management/grant administration for 11 projects.

- The Regional Development Division applied to the NYS Affordable Housing Corporation for home improvement funding on behalf of the Town of Tupper Lake.
- The Authority is administering two Community Development Block Grant (CDBG) owner-occupied housing rehabilitation grants, one for the Town of Gouverneur and one for St. Lawrence County.
- Regional Development continues to actively support the Drum County NY regional marketing initiative to attract and retain workers and businesses to the three-county region, including speaking at public events to promote the campaign to the public, businesses and organizations.
- The Regional Development Division executed HOME ARP contracts with awardees in Jefferson, Lewis and St. Lawrence counties. The funds will assist qualified homeless populations with supportive services and affordable housing.
- The Engineering Division is assisting Lewis and Jefferson counties with redevelopment of four vacant industrial sites, including a former paper mill, two former cheese plants and a vacant elementary school.
- Regional Development staff assisted the Village of Potsdam with implementation of its Downtown Revitalization Initiative funding.
- The Authority's GIS system hosted data for 72 customers in seven counties and the Authority's Internet Mapping Application received an average of 12,360 visits each month.
- Telecommunications worked with FirstLight to deliver dark fiber for National Grid between Syracuse and Watertown, linking several substations and operations locations, helping to ensure a more reliable power network to the North Country.

## Encourage environmental stewardship and advance as a more sustainable organization.

- Over the last fiscal year, the Authority purchased 25.94% of its power from renewable sources.
- Materials Management staff completed 1,371 onsite audits of delivered municipal waste and 240 audits of county transfer station waste to inspect for recyclable or hazardous materials.
- Waste audits of material coming into the landfill and other data are being used by Materials Management staff to make data-driven decisions about recycling education and promotion.
- As part of its Natural Resource Management Plan, the Authority contracted with CC Environment and Planning for invasive plant species treatment and installation of low-height native shrub plant species on the property, to improve slope stabilization and reduce sightline obstructions for facility traffic.
- Additional native shrubs were planted on the steep side slopes around the expansion area of the landfill to continue efforts to reduce the need for mowing. Mowing across the landfill property continues to decrease.
- The Authority completed 974 of 983, or 99%, of Environmental Compliance items on schedule for calendar year 2024. All items have since been completed.
- The Authority hosted five Household Hazardous Waste collection days in the tri-county area, allowing residents to dispose of hazardous waste for free, resulting in 158,443 pounds of material from 1,315 households being diverted from the landfill.
- Comprehensive studies of the composition of the municipal waste deposited at the landfill were conducted to better inform recycling education programs and promotion.
- A digital recycling advertising campaign was developed to promote the reuse, reduction and recycling of waste among North Country residents.

- The Authority integrated radon testing requirements into the CBDG programs it administers on behalf of the Town of Gouverneur and St. Lawrence County.
- The Authority continues to convert more Human Resources, Finance and Compliance processes to electronic systems, reducing the need for paper and printing and in some cases, even travel.

## Operate transparently and with accountability to partners and general public.

- A video illustrating the services the Authority provides was produced and posted to the Authority's website.
- A brochure was developed to promote educational school tours of the Materials Management Facility among North Country educators. Eleven school groups, comprised of 440 students, toured the landfill.
- The Authority, along with other regional organizations, participated in Fort Drum Day in Albany to showcase the importance of the installation to the community and to the state.
- Authority staff met with Fort Drum Garrison staff throughout the year to discuss projects that the Authority is working on that impact Fort Drum. Projects discussed included resiliency in the wastewater system, joint land use concerns, and Next Move NY, among others.
- The Authority updated its annual waste diversion report that summarizes progress toward strategic initiatives.
- Communications issued several Authority press releases to inform the public about its activities and events. Media stories numbered 57 for the fiscal year.
- The Authority maintained a Facebook page and its northcountryrecycles.org website to provide information about recycling to the public.
- Annual partner letters summarizing the Authority's services in general and particular to each, were sent to county partners of Jefferson, Lewis and St. Lawrence, and to the City of Watertown.
- The Authority provided its annual newsletter to Rodman residents, to keep residents updated on landfill activities.
- The Materials Management Division conducted periodic meetings with haulers and its county solid waste division partners to obtain feedback and discuss operational changes at the landfill, as well as waste diversion activities.
- The Water Quality Division conducted regular scheduled meetings with the Route 3 Sewer municipalities, Regional Waterline municipalities, and the U.S. Army for fiscal and operations review, and discussion and review of proposed budgets and capital improvements.
- Finance completed annual PARIS reporting for staff, board of directors, and benefits information for the NYS Authority Budget Office (ABO).
- The Authority retained the EFPR Group to complete a Financial Statement Audit, Agreed Upon Procedures for the Regional Waterline, Report on Investments and a Single Audit. All audits were completed without findings and were approved by the Authority's Board of Directors.
- Authority staff presented on the Authority's programs, services and infrastructure to numerous organizations and conferences. Water Quality and Engineering staff routinely participated in municipal board meetings.

## Manage the Authority's assets in a prudent and fiscally responsible manner.

- The Army Sewer Line Rehabilitation project was completed in the fall of 2024.
- The New York Power Authority approved a ten-year extension of the North Country Economic Development Fund with the Development Authority. The Authority manages this loan fund on behalf of NYPA.
- Asset Management Plans were updated for the Telecommunications and Materials Management divisions, the Army Sewer Line, Army Water Line, and the Regional Water Line. Asset management planning is key to efficiently managing equipment to extend its useful life.
- The Water Quality Division completed 619 preventative maintenance work orders for equipment related to the Army Sewer Line, Army Water Line and Regional Water Line.
- The Materials Management Division completed 1,651 preventative maintenance work orders.
- The Authority maintained bad debt reserves for questionable loans in order to manage loan portfolio risk.
- Information Technology completed quarterly phishing testing and annual cybersecurity training for employees.
- The Telecommunications Division developed a five-year financial projection to assist with revenue and expense decision-making.
- Telecommunications developed internal service-level objectives by service type to assist in tracking service delivery performance.
- The Authority upgraded its Microsoft Office software to ensure that Authority employees are working on supported software and receiving proper security updates.
- Additional firewalls were installed on the Authority's system to enhance security and increase protection from the public internet.
- The Authority publicly accepted bids for all used equipment and assets, using a public electronic auction site.
- The Water Quality Division operated the Army Water Line at an average water loss of 2%, meeting contractual requirements, which allow for a water loss of 3%.

## Meet or exceed federal, state and local regulatory & safety requirements.

- The Authority-owned Army Water Line operated with no violations.
- Municipal water treatment plants operated by the Authority had zero violations.
- The Materials Management Division operated the regional solid waste landfill in accordance with the NYS Department of Environmental Conservation (NYSDEC) Part 360 Solid Waste Management Permit, the NYSDEC Air Title V Permit, the NYSDEC Part 364 Waste Transporter Permit and the NYSDEC Multi Sector General Permit for Storm Water Discharges, with no violations.
- The Engineering and Telecommunications divisions completed Environmental Assessments for the NTIA and NBRC projects.
- The Authority successfully passed a NTIA desk audit for the Middle Mile Grant Program.

- The Authority coordinated and implemented a safety training program for Authority and municipal partners that included 57 sessions covering 28 different topics.
- Regional Development staff conducted annual inspections of HOME grant recipients as required by HUD.
- For the first half of fiscal year ending March 31, 2024, the Authority received an A+ on its Minority and Women-owned Business Enterprise (MWBE) report card, based on an evaluation by NYS Empire State Development. Of 20 criteria, the Authority scored a 17, resulting in grade of A+.
- Procurement completed all state-required MWBE and Service-Disabled Veteran-Owned Business (SDVOB) reports in a timely manner.
- The Authority reviewed 167 special waste disposal requests for 76,966 tons in 2024 to ensure the materials being delivered to the Materials Management Facility were acceptable as non-hazardous waste in accordance with the Authority's Part 360 permit.
- The Telecommunications Division completed all surveys and permits for work on NYS rights-of-way to meet NYS Department of Transportation requirements.
- The Materials Management Division completed the Annual Planning Unit Recycling Report for submission to NYSDEC.
- The Authority completed NYS Sexual Harassment Prevention in the Workplace training for all employees, as annually required by the NYS Department of Labor (NYSDOL).
- Human Resources completed Public Employee Safety and Health (PESH) annual reporting of work-related injuries and illnesses.
- Human Resources ensured that all Board members and required employees completed the NYS Joint Commission on Public Ethics Comprehensive Ethics Training and filed annual financial disclosure statements.
- The Authority completed and submitted the required annual Confidential Evaluation of Board Performance Survey to the ABO.
- Human Resources completed the required annual reporting of NYSDOL Workplace Violence Prevention Training, employee survey results, site evaluations, and checklists.
- The Telecommunications Division filed all Federal Communications Commission and NYS Department of Public Service forms required to operate a telecommunications network, in a timely manner.
- The Telecommunications Division worked closely with the Fort Drum Regional Health Planning Organization to provide all required Universal Service Administrative Company forms in a timely manner.
- The Authority completed 455 of 472 Safety Compliance items on schedule – 97% for calendar year 2024. The remaining 17 items were completed after the original due date.
- The Authority maintained a Board-Certified Safety Professional on staff.
- Authority employees completed Vehicle Safety Training and Defensive Driving courses.
- The Authority implemented a vehicle dashboard camera system for Authority-owned vehicles to better monitor driving behaviors, ensure safety and provide coaching when necessary.
- The Authority established a goal of 4%; actual SDVOB utilization from April 1, 2024 through March 31, 2025 was 1.3%.
- The Authority established an MWBE goal of 30%, consistent with state requirements; actual Authority MWBE utilization from April 1, 2024 through March 31, 2025 was 17.9%.

- The Army Water Line is operating under an EPA Administrative Order due to violations of Disinfection Byproducts.
- The Authority had an OSHA/PESH reportable incident rate of 4.0 in calendar year 2024, up slightly from a rate of 3.2 in 2023.
- A total of 35 Environmental Incident Reports (internal Authority process) were completed for calendar year 2024, documenting environmental violations or potential environmental violations, exceeding the Authority's goal of less than 19 incidents.
- Municipal wastewater treatment plants operated by the Authority had 34 SPDES violations; proper documentation was filed with the NYSDEC.

### Employ a skilled, credentialed workforce to meet the region's needs.

- Fourteen Authority employees in the Water Quality division obtained additional NYS Department of Health (NYSDOH) water and NYSDEC wastewater operator certifications.
- An Equipment Operator at the Materials Management Facility obtained a CDL-A license.
- One employee was licensed as a Remote Pilot, a designation necessary in order to operate the Authority-owned drone.
- A Telecommunications employee completed their Project Management Professional Course.
- Eight Authority employees successfully completed Lean 101 coursework. This program helps our leaders improve efficiencies, manage projects and people more effectively, and learn tools to root-cause problem solve.
- Sixty Authority employees completed Incident Command System 100 training offered by FEMA's Emergency Management Institute. The training describes the history, features, principles, and organizational structure of the Incident Command System.
- Five Authority employees successfully obtained their Notary Public Licenses, bringing the total number of licensed employees to nine. This achievement enhances the Authority's capacity for certified document handling and supports greater operational efficiency across the organization.
- Two Human Resources professionals earned Continuing Education Credits to maintain their Human Resources certifications.



## DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY YEAR END 2025 FINANCIAL REPORT

### INCOME FROM OPERATIONS

	FYE 2025 BUDGET	FYE 2025 ACTUAL	DIFFERENCE EXCESS(SHORTFALL)	PERCENT VARIANCE
<b><u>OPERATING REVENUE</u></b>				
<b>CUSTOMER BILLINGS</b>				
MATERIALS MANAGEMENT	\$ 12,282,557	\$ 11,112,843	\$ (1,169,714)	-10%
TELECOMMUNICATIONS	\$ 6,533,703	\$ 6,467,869	\$ (65,834)	-1%
ARMY SEWER LINE	\$ 4,108,530	\$ 3,675,719	\$ (432,811)	-11%
ARMY WATER LINE	\$ 3,006,989	\$ 2,465,914	\$ (541,075)	-18%
REGIONAL WATER LINE	\$ 416,090	\$ 424,171	\$ 8,081	2%
WATER QUALITY CONTRACTS	\$ 2,170,980	\$ 2,136,731	\$ (34,249)	-2%
ENGINEERING	\$ 643,335	\$ 665,630	\$ 22,295	3%
REGIONAL DEVELOPMENT	\$ 254,660	\$ 248,536	\$ (6,124)	-2%
<b>TOTAL CUSTOMER BILLINGS</b>	<b>\$ 29,416,844</b>	<b>\$ 27,197,412</b>	<b>\$ (2,219,432)</b>	<b>-8%</b>
GRANT REVENUE	\$ 8,419,587	\$ 9,851,491	\$ 1,431,904	17%
LOAN INTEREST INCOME	\$ 701,839	\$ 504,725	\$ (197,114)	-28%
OTHER INCOME	\$ 1,988,284	\$ 1,893,076	\$ (95,208)	-5%
<b>TOTAL OPERATING INCOME</b>	<b>\$ 40,526,554</b>	<b>\$ 39,446,704</b>	<b>\$ (1,079,850)</b>	<b>-3%</b>
OPERATING EXPENSES (Less Depreciation)	\$ 25,838,824	\$ 24,443,772	\$ (1,395,052)	-5%
DEPRECIATION EXPENSE	\$ 12,358,046	\$ 11,075,419	\$ (1,282,627)	-10%
<b>TOTAL OPERATING INCOME</b>	<b>\$ 2,329,684</b>	<b>\$ 3,927,513</b>	<b>\$ 1,597,829</b>	<b>69%</b>

### INTEREST INCOME

	FYE 2025 BUDGET	FYE 2025 ACTUAL	DIFFERENCE EXCESS(SHORTFALL)	PERCENT VARIANCE
INTEREST INCOME	\$ 2,376,901	\$ 2,945,094	\$ 568,193	24%
MARK TO MARKET ADJUSTMENT	\$ -	\$ 1,171,616	\$ 1,171,616	0%
<b>NET INTEREST EARNINGS</b>	<b>\$ 2,376,901</b>	<b>\$ 4,116,710</b>	<b>\$ 1,739,809</b>	<b>73%</b>

### PENSION/VDC EXPENSE

	FYE 2025 BUDGET	FYE 2025 ACTUAL	DIFFERENCE EXCESS(SAVINGS)	PERCENT VARIANCE
PENSION EXPENSE TO NYS	\$ 1,077,085	\$ 1,032,324	\$ (44,761)	-4%
GASB 68 REQUIREMENT	\$ -	\$ 438,868	\$ 438,868	0%
EXPENSE TO VDC	\$ 9,067	\$ 23,207	\$ 14,140	156%
<b>TOTAL PENSION/VDC EXPENSE</b>	<b>\$ 1,086,152</b>	<b>\$ 1,494,399</b>	<b>\$ 408,247</b>	<b>38%</b>

### MATERIALS MANAGEMENT

#### WASTE VOLUMES: PROJECTION VS ACTUAL APRIL 1, 2024 - MARCH 31, 2025

	PROJECTED TONNAGE	ACTUAL TONNAGE	DIFFERENCE EXCESS(SHORTFALL)	PERCENT VARIANCE
MUNICIPAL SOLID WASTE	148,975	144,521	(4,453)	-3%
CONSTRUCTION & DEMOLITION	32,897	25,737	(7,160)	-22%
NON-BEN SLUDGE	9,737	5,936	(3,801)	-39%
BENEFICIAL SLUDGE	2,994	6,878	3,883	130%
SEWAGE SLUDGE	4,201	7,273	3,072	73%
INDUSTRIAL WASTE	8,521	6,960	(1,560)	-18%
CONTAMINATED SOIL	22,118	19,512	(2,607)	-12%
ASBESTOS	9,302	5,256	(4,046)	-43%
ASH	0	0	0	-
<b>TOTALS</b>	<b>238,745</b>	<b>222,073</b>	<b>(16,672)</b>	<b>-7%</b>

	FYE 2025 BUDGET	FYE 2025 ACTUAL	DIFFERENCE EXCESS(SHORTFALL)	PERCENT VARIANCE
<b>HOST COMMUNITY BENEFITS</b>	<b>\$ 981,563</b>	<b>\$ 961,156</b>	<b>\$ (20,407)</b>	<b>-2%</b>

**DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY**  
**For the Twelve Months Ending Monday, March 31, 2025**

	<u>YTD ACTUAL</u>	<u>3/31/2024 Total</u>
<b>STATEMENT OF NET POSITION</b>		
<b>ASSETS</b>		
Cash and Cash Equivalents	\$4,266,377.61	\$6,067,488.46
Accounts Receivable	7,428,007.24	3,208,620.84
Unbilled Revenue	773,296.53	612,707.45
Interest Receivable	269,702.09	213,335.41
Loans Receivable, net	35,230,857.57	32,746,122.74
Inventory	14,430.36	18,462.41
Prepaid Expense	799,565.95	637,294.13
Investments	12,448,292.63	14,755,025.39
Funds Held In Trust	1,746,289.01	885,207.58
OPEB Reserve Fund	5,980,351.34	5,854,813.97
Restricted Assets	88,811,062.11	86,624,366.83
Leased Property	10,806.25	20,781.25
Operating Lease ROU/SUB Assets, Net	296,443.65	268,108.64
Capital Assets, net	94,882,555.60	88,912,234.71
<b>Total Assets</b>	<b>252,958,037.94</b>	<b>240,824,569.81</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
Pension	3,316,970.00	3,494,419.00
OPEB	2,342,228.00	198,029.00
Total Deferred Outflows of Resources	5,659,198.00	3,692,448.00
<b>TOTAL ASSETS PLUS DEFERRED OUTFLOWS</b>	<b>258,617,235.94</b>	<b>244,517,017.81</b>
<b>LIABILITIES</b>		
Accounts Payable	2,964,322.63	1,947,330.20
Grants & Passthroughs Payable	771,261.53	751,086.61
Community Benefits Payable	232,745.58	188,092.68
Interest Payable	139,883.68	264,774.78
Accrued Expenses	865,667.04	660,758.00
OPEB Liability	6,729,158.00	4,728,237.44
Net Pension Liability	3,163,360.00	4,365,120.00
Unearned Income	9,022,395.79	7,923,346.34
Lease Obligation	10,806.25	20,781.25
Current Portion of Oper Lease/SUB Liability	296,695.70	264,295.94
Funds Held for Others	11,415,449.78	11,087,083.08
Due to US ARMY	749,985.00	749,985.00
Landfill Closure & Post Closure	19,691,608.76	17,926,450.67
Long-term Liabilities	34,058,073.62	34,358,061.77
<b>Total Liabilities</b>	<b>90,111,413.36</b>	<b>85,235,403.76</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Pension	1,732,729.00	269,550.00
OPEB	2,518,733.00	2,035,355.00
Total Deferred Inflows of Resources	4,251,462.00	2,304,905.00
<b>TOTAL LIABILITIES PLUS DEFERRED INFLOWS</b>	<b>94,362,875.36</b>	<b>87,540,308.76</b>
<b>NET POSITION</b>		
Invested In Capital Assets, Net	62,109,348.24	55,918,173.15
Restricted for:		
Community Rental Housing Program	13,403,692.54	13,369,120.20
Community Development Loan Fund	10,345,059.30	10,175,162.63
Affordable Housing Program	23,291,136.34	22,661,333.44
Army Water & Sewer	1,800,000.00	1,800,000.00
Regional Waterline	403,329.34	377,189.88
Reserve For Liner	17,222,041.30	15,705,312.70
Reserve for Replacement	5,485,275.85	4,639,425.31
Reserve For Wetland Mitigation	332,908.89	325,942.58
OATN Reserve	4,864,904.38	4,506,052.82
Landfill Closure & Post Closure Prefunding	8,018,061.99	8,186,837.52
<b>Total Restricted</b>	<b>85,166,409.93</b>	<b>81,746,377.08</b>
Board Designated for:		
Infrastructure Development	223,107.42	223,107.42
Capital Reserve	239,120.13	691,330.77
Tip Fee Stabilization	3,262,200.66	3,103,795.56
Landfill Gas Reserve	1,029.34	1,359,889.06
Economic Development Fund	5,505,614.09	5,352,962.22
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>16,231,071.64</b>	<b>17,731,085.03</b>
Undesignated	747,530.77	1,581,073.79
<b>Total Net Position</b>	<b>164,254,360.58</b>	<b>156,976,709.05</b>
<b>Total Liabilities, Deferred Outflows &amp; Net Position</b>	<b>258,617,235.94</b>	<b>244,517,017.81</b>

**DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY**  
**For the Twelve Months Ending Monday, March 31, 2025**

	<u>YTD ACTUAL</u>	<u>3/31/2024 Total</u>
<b><u>CHANGE IN NET POSITION</u></b>		
<b>OPERATING REVENUE:</b>		
Customer Billings	27,197,412.10	24,398,383.84
Grant Revenue	9,851,490.91	1,854,058.75
Loan Interest Income	504,724.57	458,660.22
Other Income	1,893,075.95	712,173.80
<b>Total Operating Revenue</b>	<b>39,446,703.53</b>	<b>27,423,276.61</b>
<b>OPERATING EXPENSES</b>		
Depreciation & Amortization	11,202,253.10	10,447,867.31
Salaries	7,860,161.06	7,213,316.03
Fringe Benefits	3,913,921.04	3,571,237.32
Operation & Maintenance	3,153,027.49	3,276,603.46
Waste Diversion	188,173.34	549,369.72
Wastewater Treatment	1,864,234.82	1,779,448.24
Closure & Post Closure Costs	1,788,558.09	1,266,768.14
Community Benefits	1,168,682.23	1,040,863.40
Water Purchases	928,361.65	738,869.25
Office & Administration	445,013.03	396,178.38
Insurance	684,725.91	599,899.54
Utilities	227,547.24	179,229.38
Bad Debt Expense	191,423.82	(27,825.86)
Materials & Supplies	312,662.24	318,454.42
Professional Fees	353,071.87	204,582.51
Repairs & Maintenance	204,095.01	159,289.24
Automobile	531,822.22	418,993.64
Computer Expenses	372,301.45	310,815.17
Grants	7,155.00	0.00
NYS Administrative Assessment	122,000.00	122,000.00
<b>Total Operating Expenses</b>	<b>35,519,190.61</b>	<b>32,565,959.29</b>
<b>Total Operating Income</b>	<b>3,927,512.92</b>	<b>(5,142,682.68)</b>
<b>NON-OPERATING REVENUE (EXPENSE)</b>		
Interest Income	4,116,709.79	2,982,456.90
Gain on Sale of Fixed Assets	156,098.07	263,649.85
Gain on Trade-In of Fixed Assets	480,250.41	83,000.00
Interest Expense	(1,290,950.16)	(859,958.02)
Debt Issuance Costs	(111,969.50)	(93,280.00)
<b>Total Non-Operating Expense, Net</b>	<b>3,350,138.61</b>	<b>2,375,868.73</b>
<b>CHANGE IN NET ASSETS</b>	<b>7,277,651.53</b>	<b>(2,766,813.95)</b>

**DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY**  
**For the Twelve Months Ending Monday, March 31, 2025**

	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	\$4,266,377.61									\$4,266,377.61
Accounts Receivable	(601.78)	1,378,202.44	4,749,736.69	445,909.19	478,822.14		106,606.33	127,162.26	142,169.97	7,428,007.24
Unbilled Revenue				224,267.83	79,085.04	106,877.32	214,061.51	54,326.45	94,678.38	773,296.53
Interest Receivable	14,959.66	86,133.59	24,150.75						144,458.09	269,702.09
Loans Receivable, net									35,230,857.57	35,230,857.57
Inventory		14,430.36								14,430.36
Prepaid Expense	746,998.69		52,567.26							799,565.95
Investments	1,654,953.92	3,700,219.83	2,200,121.01						4,892,997.87	12,448,292.63
Funds Held In Trust		885,789.01								1,746,289.01
OPEB Reserve Fund	5,980,351.34				860,500.00					5,980,351.34
Restricted Assets		49,541,915.56	8,517,527.80	1,851,315.21	1,009,808.30	419,848.37			27,470,646.87	88,811,062.11
Leased Property									10,806.25	10,806.25
Operating Lease ROU/SUB Assets, Net	242,743.65		53,700.00							296,443.65
Capital Assets, net	1,321,850.00	39,941,879.52	25,888,810.45	10,789,814.10	14,401,408.51	2,509,659.07			29,133.95	94,882,555.60
<b>Total Assets</b>	<b>14,227,633.09</b>	<b>95,548,570.31</b>	<b>41,486,613.96</b>	<b>13,311,306.33</b>	<b>16,829,623.99</b>	<b>3,036,384.76</b>	<b>320,667.84</b>	<b>181,488.71</b>	<b>68,015,748.95</b>	<b>252,958,037.94</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>										
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
<b>TOTAL ASSETS PLUS DEFERRED...</b>	<b>19,886,831.09</b>	<b>95,548,570.31</b>	<b>41,486,613.96</b>	<b>13,311,306.33</b>	<b>16,829,623.99</b>	<b>3,036,384.76</b>	<b>320,667.84</b>	<b>181,488.71</b>	<b>68,015,748.95</b>	<b>258,617,235.94</b>
<b>LIABILITIES</b>										
Accounts Payable	38,565.67	335,427.59	1,202,701.73	395,087.52	929,918.32	34,560.38	6,172.26	6,253.21	15,635.95	2,964,322.63
Grants & Passthroughs Payable			870,621.53						(99,360.00)	771,261.53
Community Benefits Payable		232,745.58								232,745.58
Interest Payable		107,582.29	1,515.39		30,786.00					139,883.68
Accrued Expenses	525,814.16	107,957.54	104,185.34	15,161.71	14,193.42	1,181.15	63,336.64	31,797.44	2,039.64	865,667.04
OPEB Liability	6,729,158.00									6,729,158.00
Net Pension Liability	3,163,360.00									3,163,360.00
Unearned Income			8,720,395.79						302,000.00	9,022,395.79
Lease Obligation									10,806.25	10,806.25
Current Portion of Oper Lease/SUB Lia...	242,695.70		54,000.00							296,695.70
Funds Held for Others				749,985.00						749,985.00
Due to US ARMY									11,415,449.78	11,415,449.78
Landfill Closure & Post Closure		19,691,608.76								19,691,608.76
Long-term Liabilities	714,000.00	16,651,474.64		7,381,593.70	7,386,411.00	1,324,594.28			600,000.00	34,058,073.62
Internal: Due To/Due From	(2,024,366.23)	1,163,316.01	1,465,583.82	(1,440,561.09)	(45,055.04)	(145,691.15)	547,150.15	143,528.43		336,095.10
Total Liabilities	9,389,227.30	38,290,112.41	12,419,003.60	7,101,266.84	8,316,253.70	1,214,644.66	616,659.05	181,579.08	12,582,666.72	90,111,413.36
<b>DEFERRED INFLOWS OF RESOURCES</b>										
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
<b>TOTAL LIABILITIES PLUS DEFERR...</b>	<b>13,640,689.30</b>	<b>38,290,112.41</b>	<b>12,419,003.60</b>	<b>7,101,266.84</b>	<b>8,316,253.70</b>	<b>1,214,644.66</b>	<b>616,659.05</b>	<b>181,579.08</b>	<b>12,582,666.72</b>	<b>94,362,875.36</b>
<b>NET POSITION</b>										
Invested in Capital Assets, Net	1,321,850.00	23,290,405.09	25,888,810.45	3,408,220.40	7,014,997.51	1,185,064.79				62,109,348.24
Restricted for:										
Community Rental Housing Program									13,403,692.54	13,403,692.54
Community Development Loan Fund									10,345,059.30	10,345,059.30
Affordable Housing Program									23,291,136.34	23,291,136.34
Army Water & Sewer				900,000.00	900,000.00					1,800,000.00
Regional Waterline						403,329.34				403,329.34
Reserve For Liner		17,222,041.30								17,222,041.30
Reserve for Replacement		5,485,275.85								5,485,275.85
Reserve For Wetland Mitigation		332,908.89								332,908.89
OATN Reserve			4,864,904.38							4,864,904.38
Landfill Closure & Post Closure Prefund...		8,018,061.99								8,018,061.99
Total Restricted		31,058,288.03	4,864,904.38	900,000.00	900,000.00	403,329.34			47,039,888.18	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		3,262,200.66								3,262,200.66
Landfill Gas Reserve		1,029.34								1,029.34
Economic Development Fund									5,505,614.09	5,505,614.09
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	3,263,230.00		462,227.55					8,505,614.09	16,231,071.64
Undesignated	924,291.79	(353,465.22)	(1,686,104.47)	1,439,591.54	598,372.78	233,345.97	(295,991.21)	(90.37)	(112,420.04)	747,530.77
Total Net Position	6,246,141.79	57,258,457.90	29,067,610.36	6,210,039.49	8,513,370.29	1,821,740.10	(295,991.21)	(90.37)	55,433,082.23	164,254,360.58
<b>Total Liabilities, Deferred Outflows...</b>	<b>19,886,831.09</b>	<b>95,548,570.31</b>	<b>41,486,613.96</b>	<b>13,311,306.33</b>	<b>16,829,623.99</b>	<b>3,036,384.76</b>	<b>320,667.84</b>	<b>181,488.71</b>	<b>68,015,748.95</b>	<b>258,617,235.94</b>

DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY  
For the Twelve Months Ending Monday, March 31, 2025

	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		11,112,842.65	6,467,869.00	3,675,718.83	2,465,913.52	424,170.79	2,136,731.00	665,630.31	248,536.00	27,197,412.10
Grant Revenue		240,264.87	4,425,117.83		5,000,000.00				186,108.21	9,851,490.91
Loan Interest Income									504,724.57	504,724.57
Other Income	307,200.00	1,468,400.17	8,318.38	3,609.96			1,852.80		103,694.64	1,893,075.95
<b>Total Operating Revenue</b>	<b>307,200.00</b>	<b>12,821,507.69</b>	<b>10,901,305.21</b>	<b>3,679,328.79</b>	<b>7,465,913.52</b>	<b>424,170.79</b>	<b>2,138,583.80</b>	<b>665,630.31</b>	<b>1,043,063.42</b>	<b>39,446,703.53</b>
<b>OPERATING EXPENSES</b>										
Depreciation & Amortization	447,911.47	5,592,499.82	3,901,064.60	385,881.62	704,526.31	167,720.73			2,648.55	11,202,253.10
Salaries	1,405,309.96	1,771,380.84	1,649,975.54	498,087.54	404,215.07	48,331.71	1,397,428.49	344,108.39	341,323.52	7,860,161.06
Fringe Benefits	632,073.53	975,765.00	738,095.48	246,770.56	205,847.84	24,358.23	759,455.62	160,014.38	171,540.40	3,913,921.04
Operation & Maintenance	4,361.33	941,801.13	1,925,872.01	92,123.87	7,796.09	8,372.90	35,665.62	83,834.09	53,200.45	3,153,027.49
Waste Diversion		188,173.34								188,173.34
Wastewater Treatment		511,711.04		1,352,523.78						1,864,234.82
Closure & Post Closure Costs		1,788,558.09								1,788,558.09
Community Benefits		961,156.47							207,525.76	1,168,682.23
Water Purchases				1,995.82	817,812.03	108,553.80				928,361.65
Office & Administration	137,782.64	91,880.46	34,399.04	106,610.47	4,743.90	511.53	7,737.99	34,247.65	27,099.35	445,013.03
Insurance	20,588.71	275,675.03	194,700.88	69,992.36	51,345.58	7,043.53	50,434.40	14,945.42		684,725.91
Utilities		87,804.89	5,630.03	82,834.57	23,579.20	27,698.55				227,547.24
Bad Debt Expense			162,448.90							191,423.82
Materials & Supplies		312,662.24								312,662.24
Professional Fees	109,872.00	171,320.13	27,326.75	697.33	642.59				43,213.07	353,071.87
Repairs & Maintenance		7,592.80		114,376.54	51,887.00	30,238.67				204,095.01
Automobile	969.98	25,091.84	86,524.28	388,924.26				28,509.40	1,802.46	531,822.22
Computer Expenses	238,161.63	18,276.12	12,884.32	33,352.20				48,389.05	21,238.13	372,301.45
Grants									7,155.00	7,155.00
Admin Allocation	(2,558,094.75)	1,037,037.64	636,017.26	348,397.96	250,874.10	17,594.92	42,057.16	53,247.83	172,867.88	
Engineering Allocation		47,794.26	20,105.81	12,991.19	11,530.58	2,497.98	11,447.20	(106,477.66)	110.64	
Water Quality Allocation		1,592.30	25.68	(439,090.57)	69,173.69	8,715.94	355,162.39	4,420.57		
NYS Administrative Assessment		52,792.00	29,203.00	15,740.00	10,038.00	1,821.00	8,979.00	3,427.00		122,000.00
<b>Total Operating Expenses</b>	<b>438,936.50</b>	<b>14,860,565.44</b>	<b>9,424,273.58</b>	<b>3,312,209.50</b>	<b>2,614,011.98</b>	<b>453,459.49</b>	<b>2,668,367.87</b>	<b>668,666.12</b>	<b>1,078,700.13</b>	<b>35,519,190.61</b>
<b>Total Operating Income</b>	<b>(131,736.50)</b>	<b>(2,039,057.75)</b>	<b>1,477,031.63</b>	<b>367,119.29</b>	<b>4,851,901.54</b>	<b>(29,288.70)</b>	<b>(529,784.07)</b>	<b>(3,035.81)</b>	<b>(35,636.71)</b>	<b>3,927,512.92</b>
<b>NON-OPERATING REVENUE (EX...</b>										
Interest Income	368,598.09	2,159,939.73	463,373.56	71,001.48	38,728.31	20,870.96			994,197.66	4,116,709.79
Gain on Sale of Fixed Assets	151,100.00	45,960.00	(29,664.16)	(11,297.77)						156,098.07
Gain on Trade-In of Fixed Assets		480,250.41								480,250.41
Interest Expense		(522,543.06)		(368,755.13)	(351,265.33)	(48,386.64)				(1,290,950.16)
Debt Issuance Costs					(111,969.50)					(111,969.50)
<b>Total Non-Operating Expense, Net</b>	<b>519,698.09</b>	<b>2,163,607.08</b>	<b>433,709.40</b>	<b>(309,051.42)</b>	<b>(424,506.52)</b>	<b>(27,515.68)</b>			<b>994,197.66</b>	<b>3,350,138.61</b>
<b>CHANGE IN NET ASSETS</b>	<b>387,961.59</b>	<b>124,549.33</b>	<b>1,910,741.03</b>	<b>58,067.87</b>	<b>4,427,395.02</b>	<b>(56,804.38)</b>	<b>(529,784.07)</b>	<b>(3,035.81)</b>	<b>958,560.95</b>	<b>7,277,651.53</b>

**Summary of All Units  
Change In Net Position  
For the Twelve Months Ending Monday, March 31, 2025**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
<b>OPERATING REVENUE:</b>					
	Customer Billings	\$29,416,844.00	\$29,416,844.00	\$27,197,412.10	(\$2,219,431.90)
	Grant Revenue	8,419,587.00	8,419,587.00	9,851,490.91	1,431,903.91
	Loan Interest Income	701,839.00	701,839.00	504,724.57	(197,114.43)
	Other Income	1,988,284.00	1,988,284.00	1,893,075.95	(95,208.05)
	<b>Total Operating Revenue</b>	<b>40,526,554.00</b>	<b>40,526,554.00</b>	<b>39,446,703.53</b>	<b>(1,079,850.47)</b>
<b>OPERATING EXPENSES</b>					
	Depreciation & Amortization	12,358,046.00	12,358,046.00	11,075,419.11	(1,282,626.89)
	Amortization, Lease ROU	120,000.00	120,000.00	126,833.99	6,833.99
	Salaries	8,031,852.00	8,031,852.00	7,860,161.06	(171,690.94)
	Fringe Benefits	3,702,336.50	3,702,336.50	3,913,921.04	211,584.54
	Operation & Maintenance	3,610,337.31	3,610,337.31	3,166,298.43	(444,038.88)
	Waste Diversion	207,750.00	207,750.00	188,173.34	(19,576.66)
	Wastewater Treatment	2,019,087.00	2,019,087.00	1,850,963.88	(168,123.12)
	Closure & Post Closure Costs	1,757,503.00	1,757,503.00	1,788,558.09	31,055.09
	Water Purchases	903,702.00	903,702.00	928,361.65	24,659.65
	Community Benefits	1,189,089.00	1,189,089.00	1,168,682.23	(20,406.77)
	Office & Administration	632,472.51	632,472.51	445,013.03	(187,459.48)
	Insurance	639,800.00	639,800.00	684,725.91	44,925.91
	Utilities	251,823.00	251,823.00	227,547.24	(24,275.76)
	Bad Debt Expense	0.00	0.00	191,423.82	191,423.82
	Materials & Supplies	356,475.00	356,475.00	312,662.24	(43,812.76)
	Professional Fees	776,516.18	776,516.18	353,071.87	(423,444.31)
	Repairs & Maintenance	218,794.00	218,794.00	204,095.01	(14,698.99)
	Automobile	563,931.00	563,931.00	531,822.22	(32,108.78)
	Computer Expenses	482,749.50	482,749.50	372,301.45	(110,448.05)
	Grants	222,750.00	222,750.00	7,155.00	(215,595.00)
	NYS Administrative Assessment	125,051.00	125,051.00	122,000.00	(3,051.00)
	Contingency	26,805.00	26,805.00	0.00	(26,805.00)
	<b>Total Operating Expenses</b>	<b>38,196,870.00</b>	<b>38,196,870.00</b>	<b>35,519,190.61</b>	<b>(2,677,679.39)</b>
	<b>Total Operating Income</b>	<b>2,329,684.00</b>	<b>2,329,684.00</b>	<b>3,927,512.92</b>	<b>1,597,828.92</b>
<b>NON-OPERATING REVENUE...</b>					
	Interest Income	2,376,901.00	2,376,901.00	4,116,709.79	1,739,808.79
	Gain on Sale of Fixed Assets	149,000.00	149,000.00	156,098.07	7,098.07
	Gain on Trade-In of Fixed Ass...	860,000.00	860,000.00	480,250.41	(379,749.59)
	Interest Expense	(1,300,862.00)	(1,300,862.00)	(1,290,950.16)	9,911.84
	Debt Issuance Costs	(100,000.00)	(100,000.00)	(111,969.50)	(11,969.50)
	<b>Total Non-Operating Expe...</b>	<b>1,985,039.00</b>	<b>1,985,039.00</b>	<b>3,350,138.61</b>	<b>1,365,099.61</b>
	<b>CHANGE IN NET POSITION</b>	<b>4,314,723.00</b>	<b>4,314,723.00</b>	<b>7,277,651.53</b>	<b>2,962,928.53</b>

**Administration**  
**Change In Net Position**  
**For the Twelve Months Ending Monday, March 31, 2025**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
<b>OPERATING REVENUE:</b>					
	Other Income	\$283,200.00	\$283,200.00	\$307,200.00	\$24,000.00
	<b>Total Operating Revenue</b>	<b>283,200.00</b>	<b>283,200.00</b>	<b>307,200.00</b>	<b>24,000.00</b>
<b>OPERATING EXPENSES</b>					
	Depreciation & Amortization	307,400.00	307,400.00	321,377.48	13,977.48
	Amortization, Lease ROU	120,000.00	120,000.00	126,533.99	6,533.99
	Salaries	1,440,305.00	1,440,305.00	1,405,309.96	(34,995.04)
	Fringe Benefits	722,296.00	722,296.00	632,073.53	(90,222.47)
	Operation & Maintenance	7,443.00	7,443.00	4,361.33	(3,081.67)
	Office & Administration	169,308.00	169,308.00	137,782.64	(31,525.36)
	Insurance	21,600.00	21,600.00	20,588.71	(1,011.29)
	Professional Fees	118,965.00	118,965.00	109,872.00	(9,093.00)
	Automobile	1,242.00	1,242.00	969.98	(272.02)
	Computer Expenses	304,516.00	304,516.00	238,161.63	(66,354.37)
	Admin Allocation	(2,534,259.00)	(2,534,259.00)	(2,558,094.75)	(23,835.75)
	Contingency	2,825.00	2,825.00	0.00	(2,825.00)
	<b>Total Operating Expenses</b>	<b>681,641.00</b>	<b>681,641.00</b>	<b>438,936.50</b>	<b>(242,704.50)</b>
	<b>Total Operating Income</b>	<b>(398,441.00)</b>	<b>(398,441.00)</b>	<b>(131,736.50)</b>	<b>266,704.50</b>
<b>NON-OPERATING REVENUE...</b>					
	Interest Income	301,595.00	301,595.00	368,598.09	67,003.09
	Gain on Sale of Fixed Assets	104,000.00	104,000.00	151,100.00	47,100.00
	<b>Total Non-Operating Expe...</b>	<b>405,595.00</b>	<b>405,595.00</b>	<b>519,698.09</b>	<b>114,103.09</b>
	<b>CHANGE IN NET POSITION</b>	<b>7,154.00</b>	<b>7,154.00</b>	<b>387,961.59</b>	<b>380,807.59</b>

**Materials Management  
Change In Net Position  
For the Twelve Months Ending Monday, March 31, 2025**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
<b>OPERATING REVENUE:</b>					
	Customer Billings	\$12,282,557.00	\$12,282,557.00	\$11,112,842.65	(\$1,169,714.35)
	Grant Revenue	150,351.00	150,351.00	240,264.87	89,913.87
	Other Income	1,662,049.00	1,662,049.00	1,468,400.17	(193,648.83)
	<b>Total Operating Revenue</b>	<b>14,094,957.00</b>	<b>14,094,957.00</b>	<b>12,821,507.69</b>	<b>(1,273,449.31)</b>
<b>OPERATING EXPENSES</b>					
	Depreciation & Amortization	6,121,400.00	6,121,400.00	5,592,499.82	(528,900.18)
	Salaries	1,805,214.00	1,805,214.00	1,771,380.84	(33,833.16)
	Fringe Benefits	881,776.00	881,776.00	975,765.00	93,989.00
	Operation & Maintenance	1,133,853.00	1,133,853.00	955,072.07	(178,780.93)
	Waste Diversion	207,750.00	207,750.00	188,173.34	(19,576.66)
	Wastewater Treatment	600,000.00	600,000.00	498,440.10	(101,559.90)
	Closure & Post Closure Costs	1,757,503.00	1,757,503.00	1,788,558.09	31,055.09
	Community Benefits	981,563.00	981,563.00	961,156.47	(20,406.53)
	Office & Administration	110,436.00	110,436.00	91,880.46	(18,555.54)
	Insurance	255,500.00	255,500.00	275,675.03	20,175.03
	Utilities	100,000.00	100,000.00	87,804.89	(12,195.11)
	Materials & Supplies	356,475.00	356,475.00	312,662.24	(43,812.76)
	Professional Fees	354,102.00	354,102.00	171,320.13	(182,781.87)
	Repairs & Maintenance	13,600.00	13,600.00	7,592.80	(6,007.20)
	Automobile	32,800.00	32,800.00	25,091.84	(7,708.16)
	Computer Expenses	27,195.00	27,195.00	18,276.12	(8,918.88)
	Admin Allocation	1,029,777.00	1,029,777.00	1,037,037.64	7,260.64
	Engineering Allocation	50,624.00	50,624.00	47,794.26	(2,829.74)
	Water Quality Allocation	0.00	0.00	1,592.30	1,592.30
	NYS Administrative Assessment	54,216.00	54,216.00	52,792.00	(1,424.00)
	Contingency	980.00	980.00	0.00	(980.00)
	<b>Total Operating Expenses</b>	<b>15,874,764.00</b>	<b>15,874,764.00</b>	<b>14,860,565.44</b>	<b>(1,014,198.56)</b>
	<b>Total Operating Income</b>	<b>(1,779,807.00)</b>	<b>(1,779,807.00)</b>	<b>(2,039,057.75)</b>	<b>(259,250.75)</b>
<b>NON-OPERATING REVENUE...</b>					
	Interest Income	1,138,309.00	1,138,309.00	2,159,939.73	1,021,630.73
	Gain on Sale of Fixed Assets	45,000.00	45,000.00	45,960.00	960.00
	Gain on Trade-In of Fixed Ass...	860,000.00	860,000.00	480,250.41	(379,749.59)
	Interest Expense	(582,200.00)	(582,200.00)	(522,543.06)	59,656.94
	<b>Total Non-Operating Expe...</b>	<b>1,461,109.00</b>	<b>1,461,109.00</b>	<b>2,163,607.08</b>	<b>702,498.08</b>
	<b>CHANGE IN NET POSITION</b>	<b>(318,698.00)</b>	<b>(318,698.00)</b>	<b>124,549.33</b>	<b>443,247.33</b>

**Telecommunications  
Change In Net Position  
For the Twelve Months Ending Monday, March 31, 2025**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
<b>OPERATING REVENUE:</b>					
	Customer Billings	\$6,533,703.00	\$6,533,703.00	\$6,467,869.00	(\$65,834.00)
	Grant Revenue	2,450,000.00	2,450,000.00	4,425,117.83	1,975,117.83
	Other Income	12,000.00	12,000.00	8,318.38	(3,681.62)
	<b>Total Operating Revenue</b>	<b>8,995,703.00</b>	<b>8,995,703.00</b>	<b>10,901,305.21</b>	<b>1,905,602.21</b>
<b>OPERATING EXPENSES</b>					
	Depreciation & Amortization	4,393,100.00	4,393,100.00	3,900,764.60	(492,335.40)
	Amortization, Lease ROU	0.00	0.00	300.00	300.00
	Salaries	1,698,786.00	1,698,786.00	1,649,975.54	(48,810.46)
	Fringe Benefits	612,163.00	612,163.00	738,095.48	125,932.48
	Operation & Maintenance	2,110,489.00	2,110,489.00	1,925,872.01	(184,616.99)
	Office & Administration	75,739.00	75,739.00	34,399.04	(41,339.96)
	Insurance	193,400.00	193,400.00	194,700.88	1,300.88
	Utilities	5,500.00	5,500.00	5,630.03	130.03
	Bad Debt Expense	0.00	0.00	162,448.90	162,448.90
	Professional Fees	38,383.00	38,383.00	27,326.75	(11,056.25)
	Automobile	91,162.00	91,162.00	86,524.28	(4,637.72)
	Computer Expenses	41,965.00	41,965.00	12,884.32	(29,080.68)
	Admin Allocation	629,714.00	629,714.00	636,017.26	6,303.26
	Engineering Allocation	18,555.00	18,555.00	20,105.81	1,550.81
	Water Quality Allocation	0.00	0.00	25.68	25.68
	NYS Administrative Assessment	29,991.00	29,991.00	29,203.00	(788.00)
	Contingency	23,000.00	23,000.00	0.00	(23,000.00)
	<b>Total Operating Expenses</b>	<b>9,961,947.00</b>	<b>9,961,947.00</b>	<b>9,424,273.58</b>	<b>(537,673.42)</b>
	<b>Total Operating Income</b>	<b>(966,244.00)</b>	<b>(966,244.00)</b>	<b>1,477,031.63</b>	<b>2,443,275.63</b>
<b>NON-OPERATING REVENUE...</b>					
	Interest Income	269,397.00	269,397.00	463,373.56	193,976.56
	Gain on Sale of Fixed Assets	0.00	0.00	(29,664.16)	(29,664.16)
	<b>Total Non-Operating Expe...</b>	<b>269,397.00</b>	<b>269,397.00</b>	<b>433,709.40</b>	<b>164,312.40</b>
	<b>CHANGE IN NET POSITION</b>	<b>(696,847.00)</b>	<b>(696,847.00)</b>	<b>1,910,741.03</b>	<b>2,607,588.03</b>

**Water Quality  
Change In Net Position  
For the Twelve Months Ending Monday, March 31, 2025**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
<b>OPERATING REVENUE:</b>					
	Customer Billings	\$9,702,589.00	\$9,702,589.00	\$8,702,534.14	(\$1,000,054.86)
	Grant Revenue	5,000,000.00	5,000,000.00	5,000,000.00	0.00
	Other Income	3,610.00	3,610.00	5,462.76	1,852.76
	<b>Total Operating Revenue</b>	<b>14,706,199.00</b>	<b>14,706,199.00</b>	<b>13,707,996.90</b>	<b>(998,202.10)</b>
<b>OPERATING EXPENSES</b>					
	Depreciation & Amortization	1,532,396.00	1,532,396.00	1,258,128.66	(274,267.34)
	Salaries	2,314,182.00	2,314,182.00	2,348,062.81	33,880.81
	Fringe Benefits	1,155,332.50	1,155,332.50	1,236,432.25	81,099.75
	Operation & Maintenance	188,588.31	188,588.31	143,958.48	(44,629.83)
	Wastewater Treatment	1,419,087.00	1,419,087.00	1,352,523.78	(66,563.22)
	Water Purchases	903,702.00	903,702.00	928,361.65	24,659.65
	Office & Administration	129,688.51	129,688.51	119,603.89	(10,084.62)
	Insurance	151,600.00	151,600.00	178,815.87	27,215.87
	Utilities	146,323.00	146,323.00	134,112.32	(12,210.68)
	Professional Fees	5,870.18	5,870.18	1,339.92	(4,530.26)
	Repairs & Maintenance	205,194.00	205,194.00	196,502.21	(8,691.79)
	Automobile	409,820.00	409,820.00	388,924.26	(20,895.74)
	Computer Expenses	33,865.50	33,865.50	33,352.20	(513.30)
	Admin Allocation	654,641.00	654,641.00	658,924.14	4,283.14
	Engineering Allocation	42,221.00	42,221.00	38,466.95	(3,754.05)
	Water Quality Allocation	0.00	0.00	(6,038.55)	(6,038.55)
	NYS Administrative Assessment	37,321.00	37,321.00	36,578.00	(743.00)
	<b>Total Operating Expenses</b>	<b>9,329,832.00</b>	<b>9,329,832.00</b>	<b>9,048,048.84</b>	<b>(281,783.16)</b>
	<b>Total Operating Income</b>	<b>5,376,367.00</b>	<b>5,376,367.00</b>	<b>4,659,948.06</b>	<b>(716,418.94)</b>
<b>NON-OPERATING REVENUE...</b>					
	Interest Income	84,200.00	84,200.00	130,600.75	46,400.75
	Gain on Sale of Fixed Assets	0.00	0.00	(11,297.77)	(11,297.77)
	Interest Expense	(718,662.00)	(718,662.00)	(768,407.10)	(49,745.10)
	Debt Issuance Costs	(100,000.00)	(100,000.00)	(111,969.50)	(11,969.50)
	<b>Total Non-Operating Expe...</b>	<b>(734,462.00)</b>	<b>(734,462.00)</b>	<b>(761,073.62)</b>	<b>(26,611.62)</b>
	<b>CHANGE IN NET POSITION</b>	<b>4,641,905.00</b>	<b>4,641,905.00</b>	<b>3,898,874.44</b>	<b>(743,030.56)</b>

**Army Sewer  
Change In Net Position  
For the Twelve Months Ending Monday, March 31, 2025**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
<b>OPERATING REVENUE:</b>					
	Customer Billings	\$4,108,530.00	\$4,108,530.00	\$3,675,718.83	(\$432,811.17)
	Other Income	3,610.00	3,610.00	3,609.96	(0.04)
	<b>Total Operating Revenue</b>	<b>4,112,140.00</b>	<b>4,112,140.00</b>	<b>3,679,328.79</b>	<b>(432,811.21)</b>
<b>OPERATING EXPENSES</b>					
	Depreciation & Amortization	570,300.00	570,300.00	385,881.62	(184,418.38)
	Salaries	606,711.00	606,711.00	498,087.54	(108,623.46)
	Fringe Benefits	284,481.00	284,481.00	246,770.56	(37,710.44)
	Operation & Maintenance	126,096.31	126,096.31	92,123.87	(33,972.44)
	Wastewater Treatment	1,419,087.00	1,419,087.00	1,352,523.78	(66,563.22)
	Water Purchases	4,500.00	4,500.00	1,995.82	(2,504.18)
	Office & Administration	116,962.01	116,962.01	106,610.47	(10,351.54)
	Insurance	59,600.00	59,600.00	69,992.36	10,392.36
	Utilities	89,423.00	89,423.00	82,834.57	(6,588.43)
	Professional Fees	4,042.18	4,042.18	697.33	(3,344.85)
	Repairs & Maintenance	117,500.00	117,500.00	114,376.54	(3,123.46)
	Automobile	409,820.00	409,820.00	388,924.26	(20,895.74)
	Computer Expenses	33,865.50	33,865.50	33,352.20	(513.30)
	Admin Allocation	365,269.00	365,269.00	348,397.96	(16,871.04)
	Engineering Allocation	14,975.00	14,975.00	12,991.19	(1,983.81)
	Water Quality Allocation	(430,818.00)	(430,818.00)	(439,090.57)	(8,272.57)
	NYS Administrative Assessment	15,922.00	15,922.00	15,740.00	(182.00)
	<b>Total Operating Expenses</b>	<b>3,807,736.00</b>	<b>3,807,736.00</b>	<b>3,312,209.50</b>	<b>(495,526.50)</b>
	<b>Total Operating Income</b>	<b>304,404.00</b>	<b>304,404.00</b>	<b>367,119.29</b>	<b>62,715.29</b>
<b>NON-OPERATING REVENUE...</b>					
	Interest Income	39,800.00	39,800.00	71,001.48	31,201.48
	Gain on Sale of Fixed Assets	0.00	0.00	(11,297.77)	(11,297.77)
	Interest Expense	(439,938.00)	(439,938.00)	(368,755.13)	71,182.87
	Debt Issuance Costs	(50,000.00)	(50,000.00)	0.00	50,000.00
	<b>Total Non-Operating Expe...</b>	<b>(450,138.00)</b>	<b>(450,138.00)</b>	<b>(309,051.42)</b>	<b>141,086.58</b>
	<b>CHANGE IN NET POSITION</b>	<b>(145,734.00)</b>	<b>(145,734.00)</b>	<b>58,067.87</b>	<b>203,801.87</b>

**Army Water Line  
Change In Net Position  
For the Twelve Months Ending Monday, March 31, 2025**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
<b>OPERATING REVENUE:</b>					
	Customer Billings	\$3,006,989.00	\$3,006,989.00	\$2,465,913.52	(\$541,075.48)
	Grant Revenue	5,000,000.00	5,000,000.00	5,000,000.00	0.00
	<b>Total Operating Revenue</b>	<b>8,006,989.00</b>	<b>8,006,989.00</b>	<b>7,465,913.52</b>	<b>(541,075.48)</b>
<b>OPERATING EXPENSES</b>					
	Depreciation & Amortization	779,500.00	779,500.00	704,526.31	(74,973.69)
	Salaries	558,282.00	558,282.00	404,215.07	(154,066.93)
	Fringe Benefits	272,730.00	272,730.00	205,847.84	(66,882.16)
	Operation & Maintenance	8,372.00	8,372.00	7,796.09	(575.91)
	Water Purchases	769,630.00	769,630.00	817,812.03	48,182.03
	Office & Administration	4,114.00	4,114.00	4,743.90	629.90
	Insurance	38,700.00	38,700.00	51,345.58	12,645.58
	Utilities	26,900.00	26,900.00	23,579.20	(3,320.80)
	Professional Fees	1,628.00	1,628.00	642.59	(985.41)
	Repairs & Maintenance	55,194.00	55,194.00	51,887.00	(3,307.00)
	Admin Allocation	230,106.00	230,106.00	250,874.10	20,768.10
	Engineering Allocation	14,363.00	14,363.00	11,530.58	(2,832.42)
	Water Quality Allocation	112,125.00	112,125.00	69,173.69	(42,951.31)
	NYS Administrative Assessment	10,308.00	10,308.00	10,038.00	(270.00)
	<b>Total Operating Expenses</b>	<b>2,881,952.00</b>	<b>2,881,952.00</b>	<b>2,614,011.98</b>	<b>(267,940.02)</b>
	<b>Total Operating Income</b>	<b>5,125,037.00</b>	<b>5,125,037.00</b>	<b>4,851,901.54</b>	<b>(273,135.46)</b>
<b>NON-OPERATING REVENUE...</b>					
	Interest Income	21,700.00	21,700.00	38,728.31	17,028.31
	Interest Expense	(230,268.00)	(230,268.00)	(351,265.33)	(120,997.33)
	Debt Issuance Costs	(50,000.00)	(50,000.00)	(111,969.50)	(61,969.50)
	<b>Total Non-Operating Expe...</b>	<b>(258,568.00)</b>	<b>(258,568.00)</b>	<b>(424,506.52)</b>	<b>(165,938.52)</b>
	<b>CHANGE IN NET POSITION</b>	<b>4,866,469.00</b>	<b>4,866,469.00</b>	<b>4,427,395.02</b>	<b>(439,073.98)</b>

**Regional Water Line  
Change In Net Position  
For the Twelve Months Ending Monday, March 31, 2025**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
	<b>OPERATING REVENUE:</b>				
	Customer Billings	\$416,090.00	\$416,090.00	\$424,170.79	\$8,080.79
	<b>Total Operating Revenue</b>	<b>416,090.00</b>	<b>416,090.00</b>	<b>424,170.79</b>	<b>8,080.79</b>
	<b>OPERATING EXPENSES</b>				
	Depreciation & Amortization	182,596.00	182,596.00	167,720.73	(14,875.27)
	Salaries	35,374.00	35,374.00	48,331.71	12,957.71
	Fringe Benefits	17,033.00	17,033.00	24,358.23	7,325.23
	Operation & Maintenance	8,500.00	8,500.00	8,372.90	(127.10)
	Water Purchases	129,572.00	129,572.00	108,553.80	(21,018.20)
	Office & Administration	680.00	680.00	511.53	(168.47)
	Insurance	6,900.00	6,900.00	7,043.53	143.53
	Utilities	30,000.00	30,000.00	27,698.55	(2,301.45)
	Professional Fees	200.00	200.00	0.00	(200.00)
	Repairs & Maintenance	32,500.00	32,500.00	30,238.67	(2,261.33)
	Admin Allocation	17,445.00	17,445.00	17,594.92	149.92
	Engineering Allocation	2,258.00	2,258.00	2,497.98	239.98
	Water Quality Allocation	5,795.00	5,795.00	8,715.94	2,920.94
	NYS Administrative Assessment	1,870.00	1,870.00	1,821.00	(49.00)
	<b>Total Operating Expenses</b>	<b>470,723.00</b>	<b>470,723.00</b>	<b>453,459.49</b>	<b>(17,263.51)</b>
	<b>Total Operating Income</b>	<b>(54,633.00)</b>	<b>(54,633.00)</b>	<b>(29,288.70)</b>	<b>25,344.30</b>
	<b>NON-OPERATING REVENUE...</b>				
	Interest Income	22,700.00	22,700.00	20,870.96	(1,829.04)
	Interest Expense	(48,456.00)	(48,456.00)	(48,386.64)	69.36
	<b>Total Non-Operating Expe...</b>	<b>(25,756.00)</b>	<b>(25,756.00)</b>	<b>(27,515.68)</b>	<b>(1,759.68)</b>
	<b>CHANGE IN NET POSITION</b>	<b>(80,389.00)</b>	<b>(80,389.00)</b>	<b>(56,804.38)</b>	<b>23,584.62</b>

**Water Sewer Contracts  
Change In Net Position  
For the Twelve Months Ending Monday, March 31, 2025**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
<b>OPERATING REVENUE:</b>					
	Customer Billings	\$2,170,980.00	\$2,170,980.00	\$2,136,731.00	(\$34,249.00)
	Other Income	0.00	0.00	1,852.80	1,852.80
	<b>Total Operating Revenue</b>	<b>2,170,980.00</b>	<b>2,170,980.00</b>	<b>2,138,583.80</b>	<b>(32,396.20)</b>
<b>OPERATING EXPENSES</b>					
	Salaries	1,113,815.00	1,113,815.00	1,397,428.49	283,613.49
	Fringe Benefits	581,088.50	581,088.50	759,455.62	178,367.12
	Operation & Maintenance	45,620.00	45,620.00	35,665.62	(9,954.38)
	Office & Administration	7,932.50	7,932.50	7,737.99	(194.51)
	Insurance	46,400.00	46,400.00	50,434.40	4,034.40
	Admin Allocation	41,821.00	41,821.00	42,057.16	236.16
	Engineering Allocation	10,625.00	10,625.00	11,447.20	822.20
	Water Quality Allocation	312,898.00	312,898.00	355,162.39	42,264.39
	NYS Administrative Assessment	9,221.00	9,221.00	8,979.00	(242.00)
	<b>Total Operating Expenses</b>	<b>2,169,421.00</b>	<b>2,169,421.00</b>	<b>2,668,367.87</b>	<b>498,946.87</b>
	<b>Total Operating Income</b>	<b>1,559.00</b>	<b>1,559.00</b>	<b>(529,784.07)</b>	<b>(531,343.07)</b>
<b>NON-OPERATING REVENUE...</b>					
	<b>CHANGE IN NET POSITION</b>	<b>1,559.00</b>	<b>1,559.00</b>	<b>(529,784.07)</b>	<b>(531,343.07)</b>

**Engineering  
Change In Net Position  
For the Twelve Months Ending Monday, March 31, 2025**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
	<b>OPERATING REVENUE:</b>				
	Customer Billings	\$643,335.00	\$643,335.00	\$665,630.31	\$22,295.31
	<b>Total Operating Revenue</b>	<b>643,335.00</b>	<b>643,335.00</b>	<b>665,630.31</b>	<b>22,295.31</b>
	<b>OPERATING EXPENSES</b>				
	Salaries	324,356.00	324,356.00	344,108.39	19,752.39
	Fringe Benefits	124,032.00	124,032.00	160,014.38	35,982.38
	Operation & Maintenance	112,384.00	112,384.00	83,834.09	(28,549.91)
	Office & Administration	36,875.00	36,875.00	34,247.65	(2,627.35)
	Insurance	17,700.00	17,700.00	14,945.42	(2,754.58)
	Automobile	25,190.00	25,190.00	28,509.40	3,319.40
	Computer Expenses	53,678.00	53,678.00	48,389.05	(5,288.95)
	Admin Allocation	52,672.00	52,672.00	53,247.83	575.83
	Engineering Allocation	(111,819.00)	(111,819.00)	(106,477.66)	5,341.34
	Water Quality Allocation	0.00	0.00	4,420.57	4,420.57
	NYS Administrative Assessment	3,523.00	3,523.00	3,427.00	(96.00)
	<b>Total Operating Expenses</b>	<b>638,591.00</b>	<b>638,591.00</b>	<b>668,666.12</b>	<b>30,075.12</b>
	<b>Total Operating Income</b>	<b>4,744.00</b>	<b>4,744.00</b>	<b>(3,035.81)</b>	<b>(7,779.81)</b>
	<b>NON-OPERATING REVENUE...</b>				
	<b>CHANGE IN NET POSITION</b>	<b>4,744.00</b>	<b>4,744.00</b>	<b>(3,035.81)</b>	<b>(7,779.81)</b>

**Regional Development  
Change In Net Position  
For the Twelve Months Ending Monday, March 31, 2025**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
<b>OPERATING REVENUE:</b>					
	Customer Billings	\$254,660.00	\$254,660.00	\$248,536.00	(\$6,124.00)
	Grant Revenue	819,236.00	819,236.00	186,108.21	(633,127.79)
	Loan Interest Income	701,839.00	701,839.00	504,724.57	(197,114.43)
	Other Income	27,425.00	27,425.00	103,694.64	76,269.64
	<b>Total Operating Revenue</b>	<b>1,803,160.00</b>	<b>1,803,160.00</b>	<b>1,043,063.42</b>	<b>(760,096.58)</b>
<b>OPERATING EXPENSES</b>					
	Depreciation & Amortization	3,750.00	3,750.00	2,648.55	(1,101.45)
	Salaries	449,009.00	449,009.00	341,323.52	(107,685.48)
	Fringe Benefits	206,737.00	206,737.00	171,540.40	(35,196.60)
	Operation & Maintenance	57,580.00	57,580.00	53,200.45	(4,379.55)
	Community Benefits	207,526.00	207,526.00	207,525.76	(0.24)
	Office & Administration	110,426.00	110,426.00	27,099.35	(83,326.65)
	Bad Debt Expense	0.00	0.00	28,974.92	28,974.92
	Professional Fees	259,196.00	259,196.00	43,213.07	(215,982.93)
	Automobile	3,717.00	3,717.00	1,802.46	(1,914.54)
	Computer Expenses	21,530.00	21,530.00	21,238.13	(291.87)
	Grants	222,750.00	222,750.00	7,155.00	(215,595.00)
	Admin Allocation	167,455.00	167,455.00	172,867.88	5,412.88
	Engineering Allocation	419.00	419.00	110.64	(308.36)
	<b>Total Operating Expenses</b>	<b>1,710,095.00</b>	<b>1,710,095.00</b>	<b>1,078,700.13</b>	<b>(631,394.87)</b>
	<b>Total Operating Income</b>	<b>93,065.00</b>	<b>93,065.00</b>	<b>(35,636.71)</b>	<b>(128,701.71)</b>
<b>NON-OPERATING REVENUE...</b>					
	Interest Income	583,400.00	583,400.00	994,197.66	410,797.66
	<b>Total Non-Operating Expe...</b>	<b>583,400.00</b>	<b>583,400.00</b>	<b>994,197.66</b>	<b>410,797.66</b>
	<b>CHANGE IN NET POSITION</b>	<b>676,465.00</b>	<b>676,465.00</b>	<b>958,560.95</b>	<b>282,095.95</b>



**Board Resolution No. 2025-05-32**  
**May 29, 2025**

**OFFICE SPACE LEASE**  
**ST. LAWRENCE COUNTY**  
**DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY**

Whereas, **Resolution No. 2022-03-25** authorized the Authority's Executive Director to enter into an agreement with the St. Lawrence-Lewis BOCES (BOCES) to lease private office space in the BOCES facilities located in Canton, New York, and

Whereas, the Authority's numerous municipal contractual agreements and projects throughout St. Lawrence County support the need for a physical presence in St. Lawrence County and such space has been beneficial to operations, and

Whereas, the current lease between the Development Authority and the BOCES expires on May 31, 2025, and

Whereas, the BOCES has agreed to enter into a new three-year lease agreement for three offices under the same terms and conditions as the expiring lease.

Now, therefore be it

**RESOLVED**, the Development Authority of the North Country hereby authorizes the Authority's Executive Director to enter into an agreement with St. Lawrence-Lewis BOCES to lease office space suitable to the Authority's needs and said office will be housed in St. Lawrence-Lewis BOCES facilities located in Canton, New York.



Development Authority of the North Country  
 Technical Services Summary Report  
 May 2025

**NON-LEWIS COUNTY CONTRACTS**

Company	Customer	Contract Type	Description of Services/Contract Title	Current Agreement (\$)	New Agreement / Amendment (\$)	Total Agreement	Start Date	End Date	County
44	Town of Clifton	O&M	Operations & Maintenance Agreement Amendment 1	\$ 115,851.00	\$ 51,397.00	\$ 167,248.00	1/1/2026	12/31/2027	St. Lawrence
44	Town of Parishville	O&M	Operations & Maintenance Agreement Amendment 1	\$ 92,892.00	\$ 41,243.25	\$ 134,135.25	1/1/2026	12/31/2027	St. Lawrence
44	Town of Wilna, Herrings Sewer District	O&M	Operations & Maintenance Agreement Amendment 1	\$ 48,262.00	\$ 20,014.50	\$ 68,276.50	1/1/2026	12/31/2027	Jefferson
44	Town of Gouverneur	O&M	Operations and Maintenance Agreement (5 Year Renewal)	\$ -	\$ 271,000.00	\$ 271,000.00	1/1/2026	12/31/2030	St. Lawrence
60	Town of Champion	TSA	I&I Study Amendment 1	\$ 6,000.00	\$ 1,450.00	\$ 7,450.00	5/1/2025	12/31/2025	Jefferson
60	Town of LeRay	TSA	I&I Study Amendment 1	\$ 6,000.00	\$ 1,450.00	\$ 7,450.00	5/1/2025	12/31/2025	Jefferson
60	Town of Rutland	TSA	I&I Study Amendment 1	\$ 6,000.00	\$ 1,450.00	\$ 7,450.00	5/1/2025	12/31/2025	Jefferson
60	Adirondack Medical Center	TSA	NBRC Grant Administration (AP-NBRC-138) Upgrades to telehealth equipment	\$ -	\$ 9,600.00	\$ 9,600.00	5/1/2025	12/31/2026	Franklin
60	Village of Gouverneur	GIS	GIS Web-Based Hosting Services Agreement (renewed 5 year contract for services)	\$ -	\$ 8,800.00	\$ 8,800.00	6/1/2025	5/31/2030	St. Lawrence
60	Village of Rensselaer Falls	GIS	GIS Web-Based Hosting Services Agreement (renewed 5 year contract for services)	\$ -	\$ 4,650.00	\$ 4,650.00	6/1/2025	5/31/2030	St. Lawrence
60	Village of Massena	GIS	GIS Web-Based Hosting Services Agreement (renewed 5 year contract for services)	\$ -	\$ 8,800.00	\$ 8,800.00	6/1/2025	5/31/2030	St. Lawrence
60	Village of Philadelphia	GIS	GIS Web-Based Hosting Services Agreement (renewed 5 year contract for services)	\$ -	\$ 4,650.00	\$ 4,650.00	6/1/2025	5/31/2030	Jefferson
11	Town of Tupper Lake	RD	NYS AHC Grant Administration and Program Delivery	\$ -	\$ 26,400.00	\$ 26,400.00	5/29/2025	12/31/2027	Franklin

**LEWIS COUNTY CONTRACTS**

Company	Customer	Contract Type	Description of Services/Contract Title	Current Agreement (\$)	New Agreement / Amendment (\$)	Total Agreement	Start Date	End Date	County
60	Lewis County	TSA	Former Lyons Falls School Redevelopment Amendment No. 2	\$ 20,000.00	\$ 8,000.00	\$ 28,000.00	5/1/2025	12/31/2025	Lewis

GIS - GIS Services  
 MS - WQ Management Services  
 O&M - WQ Operations & Maintenance  
 SSA - SCADA Services  
 SUB - Subrecipient  
 TSA - Technical Services  
 WSA - Water Service Agreement

**Contract Criteria**

Board Resolution No 2021-03-63 authorized staff replacing individual resolutions and agreement with a Technical Services Summary Report for contracts meeting the following criteria:

- 1) Annual Contract amount is less than \$100K or renewal of an existing service, and
- 2) Service requested is within the Authority's Tri-County Area

Board Resolution No 2021-03-64 authorized the ED to execute GIS Contracts. The ED shall report such agreements on the Technical Services Summary Report.

Board Resolution No 2016-08-93 authorized ED to enter into contracts as the NBRC LDD in Jefferson, Lewis, St Lawrence and Franklin Counties. The ED shall report such contract to the Board





**Board Resolution No. 2025-05-33**  
**May 29, 2025**

**MEMORANDUM OF AGREEMENT**  
**STATE OF NEW YORK, THE NORTHERN BORDER REGIONAL COMMISSION,**  
**AND THE DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY**

Whereas, the Northern Border Regional Commission (NBRC) was established by Congress in 2008 to improve the economies of the region through investments in; infrastructure necessary to support private investment, workforce development to meet the needs of transitioning business sectors, and community development that revitalizes the economies of the region's traditional downtowns, and

Whereas, the Development Authority of the North Country is one of the Local Development Districts (LDD) serving New York municipalities. As the LDD for Jefferson, Lewis, St. Lawrence, and Franklin counties, the Authority provides services to local municipalities, area non-profits, and other regional organizations, and

Whereas, the NBRC would like the LDDs to work with potential project leaders and organizations, focusing on geographical locations that have seen little to no NBRC investment, to include project ideation, project development, and identifying funding opportunities for potential projects by providing tailored technical assistance in the project generation area, including but not limited to:

- Community engagement and buy in; alignment of impacted/involved communities
- Project leadership identification and training, including supporting municipal leaders with best practices or key strategies for gaining public support and building or growing partnerships for project completion.
- Assist potential applicants with understanding common federal mandates such as, eligibility requirements, reimbursement requests, NEPA process, Buy America Build America, property ownership and other key issues
- Assessing the funding landscape and assisting potential applicants with developing budgets
- Project implementation plan
- General feasibility assessment
- Offer one-on-one or group meetings to potential applicants to demonstrate connection of project to regional and State initiatives.
- Guidance during NBRC Distress Criteria release, preapplication, and application phase of grant rounds
- Provide grant writing services for potential NBRC applicants **only to eligible entities that fit the following criteria:**
  - Communities who have never received NBRC funding
  - Communities under 3,000 population (or, for nonprofit entities, those projects that will focus on communities under 3,000 population)
  - Non-service center communities
  - Nonprofit entities without in-house dedicated grant writing capacity

- Tribal entities, and

Whereas, in addition to technical assistance services, the Authority will participate in training and development opportunities where relevant to increase staff capacity, network and increase knowledge of best practices for project generation in their service area and across the state. These activities may include:

- Attendance at NBRC information sessions and other federal trainings and peer learning opportunities that align with federal funding requirements to maintain understanding of compliance to reduce investment risk.
- Host NBRC and State of New York during at least two CEDS committee and/or other relevant committee meetings.
  - Initiate regularly scheduled check-ins with NBRC and/or State of New York, as needed, to allow for process improvements and iterative feedback on capacity building and project generation
  - Participate in an annual debrief exercise with the State of New York and NBRC, by December 31<sup>st</sup> of each year, to include:
    - Written feedback on the processes and specific work items contained in this MOA, with particular attention to what worked well and what could be improved for next year. To include specific projects as examples.
    - Required participation in a meeting with the State of New York and NBRC to review feedback shared in the first bullet above
    - Provide feedback through a detailed annual report, submitted to the State of New York and NBRC by December 1<sup>st</sup>, and

Whereas, the NBRC will enter into a MOA with the Authority to provide these services annually, and will reimburse the Authority for these services.

Now, therefore be it

**RESOLVED, that the Development Authority of the North Country does hereby authorize the Executive Director to negotiate and enter into a Memorandum of Agreement annually with the Northern Border Regional Commission and the State of New York to provide Technical Services and staff support for the administration of the Authority's duties as a Local Development District in Jefferson, Lewis, St. Lawrence and Franklin counties as identified above.**



**Board Resolution No. 2025-05-34**  
**May 29, 2025**

**MATERIALS MANAGEMENT FACILITY  
STATE ENVIRONMENTAL QUALITY REVIEW ACT DETERMINATION  
LEACHATE PRE-TREATMENT STUDY**

Whereas, the Development Authority of the North Country (Authority) was awarded a grant from the New York State Environmental Facilities Corporation (EFC) through the 2025 Bipartisan Infrastructure Law – Emerging Contaminants (BIL-EC) Program to complete the planning and design of an on-site leachate pre-treatment system at the Materials Management Facility, and

Whereas, New York State Department of Environmental Conservation (DEC) has identified PFAS/PFOAs to be an emerging contaminant eligible for funding through the EFC BIL-EC funding program and landfill leachate is a major contributor to PFAS/PFOAs in biosolid when treated, 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

Whereas, there is no defined construction scope and this phase of the project is study phase only. The proposed study will evaluate the feasibility options for future design. The study meets the following Type II classification under 6 NYCRR 617.5(c)(24) of the State Environmental Quality Review Act (SEQRA): “information collection, including basic data collection and research; water quality and pollution studies, traffic counts, engineering studies; surveys; subsurface investigations; and soils studies that do not commit the agency to undertake, fund or approve any Type I or Unlisted action”, and

Whereas, since the proposed action meets the Type II Action classifications listed under 6 NYSCR 617.5 (c)(24), the proposed engineering study work can be formally classified as Type II under the SEQRA and it can be further determined that the proposed action is not anticipated to have a significant impact on the environment.

Now, therefore be it

**RESOLVED, that the Development Authority of the North Country does hereby determine that the Leachate Pre-treatment Study 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 the SEQRA is required.**





**Board Resolution No. 2025-05-35**  
**May 29, 2025**

**CAPITAL PROJECT BUDGET AMENDMENT**  
**MATERIALS MANAGEMENT DIVISION**  
**STAGE V CLOSURE**

Whereas, pursuant to **Resolution No. 2022-02-10** the Development Authority of the North Country (Authority) established a \$2,327,000 multi-year Closure Stage V capital project budget for FY 2023 to design and construct 7.5 acres of final capping and expand the Landfill Gas (LFG) collection system with additional extraction wells and associated piping (Project 20205); as required by the Authority's New York State Department of Environmental Conservation Part 360 Operating Permit, and

Whereas, pursuant to **Resolution No. 2024-02-07** Project 20205 was increased by \$6,673,000 to \$9,000,000 based upon the constructed area of final capping increasing to 21.5 acres, and

Whereas, pursuant to **Resolution No. 2025-02-07** Project 20205 was increased by \$1,450,000 to \$10,450,000 to address additional LFG improvements identified during the final design of the project, and

Whereas, the Development Authority retained a consulting engineer to design such project, and

Whereas, the project was competitively bid under one contract in accordance with the Authority's procurement process, and

Whereas, two bids were received, the lowest bid being \$14,980,924.89 from Zoladz Construction Inc., which exceeded the Authority's authorized budget of \$10,450,000, and

Whereas, in accordance with the Authority's Invitation for Bid (IFB) bid item numbers 16, 19, 20, 23, 24, 29, 30, and 31 were removed or adjusted and, upon consultation with the Board, a Notice of Award was issued to Zoladz Construction Inc. in the amount of \$9,953,721.60, and

Whereas, upon further review, the revised project cost to complete the Stage V Closure (Project 20205) is estimated to be \$13,625,000, which includes consulting engineering, construction, and 5% contingency, and

Whereas, the Materials Management Closure Reserve has sufficient funding to fund such additional capital costs.

Now, therefore be it

**RESOLVED, that the Development Authority of the North Country does hereby amend the Materials Management Division Capital Budget for the FYE 2026 Stage V Closure (Project 20205) to increase the budget from \$10,450,000 to \$13,625,000, and be it further**

**RESOLVED, that such increase shall be funded from the Closure Reserve.**



**Board Resolution No. 2025-05-36**  
**May 29, 2025**

**MEMORANDUM OF UNDERSTANDING AMENDMENT NO. 1**  
**THE UNITED STATES ARMY GARRISON, FORT DRUM, NEW YORK**  
**THE DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY**  
**MANAGEMENT OF SOLID WASTE, RECYCLABLES AND SCRAP MATERIALS**

Whereas, pursuant to **Resolution No. 2017-03-38**, the Development Authority of the North Country (Authority) and the U.S. Army Fort Drum Garrison Command entered into a Memorandum of Understanding for the purpose of increasing waste diversion from the regional landfill, and

Whereas, the development of waste diversion programs benefits the U. S. Army Garrison at Fort Drum and the Authority's regional efforts to increase waste diversion in accordance with the Local Solid Waste Management Plan for the Planning Unit (Jefferson, Lewis, and St. Lawrence counties), and

Whereas, the initial Memorandum of Understanding (MOU) will expire June 27, 2025, and

Whereas, the Authority and the U.S. Army Fort Drum Garrison Command recognize the benefits of this MOU and wish to extend the term of the agreement.

Now, therefore be it

**RESOLVED, Development Authority of the North Country does hereby authorize the Executive Director to negotiate and enter into Amendment No. 1 to the Memorandum of Understanding detailing the partnership between Fort Drum and the Authority to increase waste diversion for the Planning Unit.**





**Board Resolution No. 2025-05-37**  
**May 29, 2025**

**TECHNICAL SERVICES AGREEMENT  
VILLAGE OF MALONE  
LEACHATE PRETREATMENT PROJECT PILOT PHASE**

Whereas, pursuant to **Resolution No. 2017-08-89** the Development Authority of the North Country (Authority) and the Village of Malone (Village) entered into an Agreement dated January 3, 2018 to provide Water Quality Technical Services for the Village's Wastewater Treatment Facilities, and

Whereas, pursuant to **Resolution No. 2020-02-08** the Authority expanded its services to provide Operator of Record and Management Services for the Village's Water Treatment Facility, and

Whereas, pursuant to **Resolution No. 2023-10-82** the Authority expanded its services to provide Management Services for the Village's Water and Wastewater Facilities, and

Whereas, pursuant to **Resolution No. 2024-10-79** the Authority expanded its services to provide additional operator and maintenance services, and

Whereas, the Village was awarded funding in the amount of \$14.5 Million dollars from the New York State Environmental Facilities Corporation (EFC) Project No. C5-5579-03-00 to install a leachate pretreatment facility, and

Whereas, the Village will install a leachate pretreatment pilot system prior to final design and construction, and

Whereas, the Village has requested the Authority provide additional operator and maintenance services for a leachate pretreatment pilot program, which will be an eligible project expense, and

Whereas, the Authority provided the Village with a proposal for Operations, Maintenance and Management Services for the pilot for a period of 3 months at an amount not to exceed \$14,000

Now, therefore be it

**RESOLVED**, that the attached Technical Services Agreement, by and between the Authority and the Village, is hereby approved. The Executive Director is hereby authorized and directed to negotiate an agreeable start date to commence such services and to execute said Agreement.



DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY  
TECHNICAL SERVICES AGREEMENT FOR  
LEACHATE PRETREATMENT PROJECT PILOT PHASE

WITH THE

VILLAGE OF MALONE

This Agreement entered into this \_\_\_\_\_ day of \_\_\_\_\_ 2025, by and between:

THE VILLAGE OF MALONE a municipal corporation of the State of New York, having an office and principal place of business located at 343 West Main St., Malone, New York 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

- A. The Village was awarded \$14.5 Million dollars to install a leachate pretreatment facility from the New York State Environmental Facilities Corporation (EFC), Project Number C5-5579-03-00.
- B. As part of the project, the Village will install and operate a pilot leachate pretreatment facility at its wastewater treatment facility.
- C. The Pilot will require setup, daily operation and maintenance, sampling, and shutdown.
- D. The Pilot is expected to be on site and operational for 3 months.
- E. The Village has determined that the Authority is qualified and equipped to perform these services, and desires to engage the Authority for such services.
- F. The Village has requested technical services from the Authority to assist the Village with these services. At its Board meeting held on \_\_\_\_\_, the Board approved the Authority to perform these services. A copy of this Resolution has been attached as Exhibit A.
- G. 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 as follows:

1. The scope of services that will be performed by the Authority is as follows:

a. Unloading Pilot Equipment:

Authority operators will provide assistance unloading the Pilot equipment.

b. Training:

The Authority operators will attend training on the O&M of the Pilot.

c. Clean In Place (CIP):

Authority operators will perform a CIP every other week.

d. Sampling:

Authority operators will monitor pH, temperature, and perform a 30-minute settleometer test daily. Total Suspended Solids (TSS), Biochemical Oxygen Demand (BOD), and Ammonia will be sampled 2 times a week for the first four weeks of operation. TSS, BOD, Ammonia, and PFAS will be sampled 1 time a week for the next 8 weeks. Chemical Oxygen Demand (COD), Total Kjeldal Nitrogen (TKN), Total Dissolved Solids (TDS), Total Phosphorous, Fecal Coliform, and UV transmittance will be sampled bi-weekly during the final 8 weeks. Sampling will be in accordance with Tables 4-1 and 4-2 of the Pilot Testing Plan prepared for the Village by Barton & Loguidice.

e. Hot and Cold Water Connection:

Authority operators will install a hot and cold water connection for the Pilot.

f. Shutdown:

Authority operators will assist in shut down and removal of the Pilot.

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) The Authority issues an updated rate table annually on April 1. The total cost of this work would not exceed \$14,000. This agreement will terminate when the scope of services is completed or at which time the Village elects to discontinue services. 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.

TABLE 1

Employee Wage Rate	Standard	Overtime
Director of Engineering	\$140	NA
WQ Division Director	\$125	NA
WQ Assistant Director	\$125	NA
WQ Supervisor II	\$100	NA
WQ Supervisor I	\$98	NA
Controls Engineer	\$97	NA
Project Engineer	\$89	NA
GIS Supervisor	\$89	NA
GIS Analyst	\$80	NA
Senior Operator	\$86	\$107
WQ Operator	\$79	\$97
Admin	\$73	\$93
WQ Technician	\$71	\$87

3. The Village shall provide the reasonable support services of its attorney, Clerk and other staff as appropriate to assist in implementing the project.
4. The Authority shall carry general public liability insurance in the customary amounts and coverages maintained on its general operations, and shall name the Village as additional insured on the liability policy.
5. The Village 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.
6. 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.
7. 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.

8. 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.
9. 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.
10. 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.
11. No waiver by the 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.
12. 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.
13. This Agreement contains the entire agreement of the parties and may be modified or amended only by the written mutual agreement of the parties.
14. 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

By: \_\_\_\_\_

By: \_\_\_\_\_

Carl E. Farone, Jr.  
Executive Director

Andrea Dumas  
Village of Malone Mayor

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

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



**Board Resolution No. 2025-05-38  
May 29, 2025**

**ANNUAL REPORT  
CREEK WOOD HOUSING DEVELOPMENT FUND COMPANY, INC.  
WAIVING THE ANNUAL MEETING  
APPOINTING DIRECTORS**

Whereas, the Development Authority of the North Country is the Sole Member of the Creek Wood Housing Development Fund Company, Inc. (the “HDFC”), and

Whereas, the tax return of the HDFC was completed and submitted to the Internal Revenue Service, as required, and

Whereas, the Authority has received the attached Annual Report of the operations for the HDFC for the last fiscal year (the “Annual Report”), and

Whereas, no other business would be conducted at the Annual Meeting of the HDFC.

Now, therefore be it

**RESOLVED, the Development Authority of the North Country, as Sole Member of the HDFC, accepts the Annual Report, and further be it**

**RESOLVED, that the Annual Meeting of the HDFC is hereby waived by written consent, and further be it**

**RESOLVED, that the existing directors of the HDFC effective May 29, 2025, shall continue in office until the next Annual Meeting. As such, the directors are Thomas H. Hefferon (Chair), Dennis Mastascusa (Vice Chair), Carl E. Farone Jr. (Treasurer), and Michelle L. Capone (Secretary).**

# **Creek Wood Housing Development Fund Company**

## **Annual Report**

**May 29, 2025**

As of May 16, 2025, the project had 93.75% occupancy. The Authority lent \$3.25 million to the project, which includes a suballocation of \$3 million from Empire State Development. The tax returns for the HDFC were submitted in 2024.



**Board Resolution No. 2025-05-39  
May 29, 2025**

**ANNUAL REPORT  
CREEK WOOD II HOUSING DEVELOPMENT FUND COMPANY, INC.  
WAIVING THE ANNUAL MEETING  
APPOINTING DIRECTORS**

Whereas, the Development Authority of the North Country is the Sole Member of the Creek Wood II Housing Development Fund Company, Inc. (the “HDFC”), and

Whereas, the tax return of the HDFC was completed and submitted to the Internal Revenue Service, as required, and

Whereas, the Authority has received the attached Annual Report of the operations for the HDFC for the last fiscal year (the “Annual Report”), and

Whereas, no other business would be conducted at the Annual Meeting of the HDFC.

Now, therefore be it

**RESOLVED, the Development Authority of the North Country, as Sole Member of the HDFC, accepts the Annual Report, and further be it**

**RESOLVED, that the Annual Meeting of the HDFC is hereby waived by written consent, and further be it**

**RESOLVED, that the existing directors of the HDFC effective May 29, 2025, shall continue in office until the next Annual Meeting. As such, the directors are Thomas H. Hefferon (Chair), Dennis Mastascusa (Vice Chair), Carl E. Farone Jr. (Treasurer), and Michelle L. Capone (Secretary).**

# **Creek Wood II Housing Development Fund Company**

## **Annual Report**

**May 29, 2025**

As of May 16, 2025, the project had a 94.23% occupancy rate. The Authority lent \$3.25 million to the project, which includes a suballocation of \$3 million from Empire State Development. The tax returns for the HDFC were submitted in 2024.



**Board Resolution No. 2025-05-40**  
**May 29, 2025**

**ECONOMIC DEVELOPMENT FUND**  
**JEFFERSON COUNTY HISTORICAL SOCIETY**  
**LOAN EXTENSION**

Whereas, **Resolution No. 2021-06-95** authorized a loan of up to \$285,000 from the Economic Development Fund to the Jefferson County Historical Society to bridge New York State grant funding for improvements to their facility in Watertown, and

Whereas, **Resolution No. 2023-12-92** extended the loan for an additional 4-months to April 1, 2024, and

Whereas, **Resolution No. 2024-06-52** extended the loan for an additional 6-months to October 1, 2024, and

Whereas, **Resolution No. 2024-10-77** extended the loan for an additional 6-months to April 1, 2025, and

Whereas, the Authority has a participation loan with the Watertown Local Development Corporation which is also providing \$285,000 in construction financing, and

Whereas, the Authority is the lead lender, and

Whereas, the combined outstanding principal balance is \$84,832.70, and

Whereas, the Jefferson County Historical Society has completed their project and is awaiting final disbursements from New York State for its grants, and

Whereas, the Jefferson County Historical Society has requested an additional 9-month extension of this loan to mature December 1, 2025, and

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

Now, therefore be it

**RESOLVED**, the Development Authority of the North Country does hereby extend the term of the Jefferson County Historical Society loan for an additional 9 months subject to the attached Term Sheet.

## TERM SHEET

Borrower:	Jefferson County Historical Society
Loan Fund:	Economic Development Fund
Loan Amount:	up to \$285,000.00
Term:	24 months, or upon receipt of the final grant funds, whichever occurs first <i>(Matures December 1, 2025 with this Loan Extension)</i>
Rate:	1.5%, construction interest-only
Payment:	Monthly interest-only
Collateral:	Assignment of grant proceeds
Conditions:	Watertown Local Development financing of \$285,000