



## **MEETING NOTICE**

**Thursday, May 28, 2026  
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: 898 5034 7972 Passcode: 120739**

**<https://us02web.zoom.us/j/89850347972?pwd=pzn4CDGFIZy2wz9NNEOleAVhPZrpvA.1>**

**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 28, 2026 – 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 26, 2026 Board Meeting
5. Chairperson's Report
6. Executive Director's Report
  - a. Performance Measures Report – FYE 2026
  - b. Executive Directors Report
7. Finance Report – Chief Financial Officer
  - Approving Financials for the month ending March 31, 2026
8. Governance
  - a. Resolution No. 2026-05-35, Approving the Artificial Intelligence Policy
9. Finance
  - a. Resolution No. 2026-05-36, Fiscal Year 2027 Capital Budget Amendment, Enterprise Resource Planning System Replacement, Administrative Division
10. Technical Services Summary Report – Chief Operating Officer
  - a. Approving Technical Services Summary Report
11. Engineering
  - a. Resolution No. 2026-05-37, Technical Assistance Services Agreement, Village of Tupper Lake, Municipal Efficiency Study

## 12. Materials Management

- a. Resolution No. 2026-05-38, Leachate Treatment Agreement Amendment 1, City of Ogdensburg
- b. Resolution No. 2026-05-39, Fiscal Year 2027 Capital Budget Amendment, Cell 15 Design and Construction, Materials Management Division
- c. Resolution No. 2026-05-40, Solid Waste Management System, Issuance and Sale of Authority Revenue Bonds
- d. Establish Bond Issuance Evaluation Committee

## 13. Telecommunications

- a. Resolution No. 2026-05-41, FYE 2027 Operating Budget Amendments, Telecommunications Division, CSX Crossing Encroachment Fees
- b. Resolution No. 2026-05-42, NTIA Middle Mile Capital Project, SEQRA Type II Action, No Significant Impact on the Environment
- c. Resolution No. 2026-05-43, Termination & Release Agreement, Hamilton County Telecommunications Project, Telecommunications Division

## 14. Regional Development

- a. Loan Report
- b. Resolution No. 2026-05-44, Annual Report, Creek Wood Housing Development Fund Company, Inc., Waiving the Annual Meeting, Appointing Directors
- c. Resolution No. 2026-05-45, Annual Report, Creek Wood II Housing Development Fund Company, Inc., Waiving the Annual Meeting, Appointing Directors
- d. Resolution No. 2026-05-46, North Country Housing Capital Revolving Loan Fund, Establish Regional Committee
- e. Resolution No. 2026-05-47, Economic Development Fund, Hand In Hand Early Childhood Center Inc., Loan Modification

## 15. Executive Session –

- a. To discuss matters pertaining to the employment history of a particular person.
- b. To discuss the proposed sale of real property where the value could be significantly affected by public disclosure.

## 16. Next Meeting Date – June 25, 2026 (Required for Audit Approval)

## 17. Adjourn



**MINUTES**  
**BOARD OF DIRECTORS MEETING**  
**Thursday, March 26, 2026 – 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 26, 2026 at 10:30 AM.

**Members Present**

*Voting*

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

*Non-Voting*

Nancy Henry\*  
Steve Hunt  
Brian McGrath\*

**Members Absent**

Margaret Murray  
Travis Flint

\*Attended via videoconferencing

\*Attended using audio only, unable to vote

**Staff Present:**

Carl Farone, Executive Director  
Jennifer Staples, Chief Financial Officer  
Carrie Tuttle, Chief Operating Officer  
Stephen Bohmer, Director of Information Technology  
Michelle Capone, Director of Regional Development  
Thomas Haynes, Director of Engineering  
Dawn Loudon, Comptroller  
Laurie Marr, Director of Public Affairs and Communications  
Brian Nutting, Director of Water Quality  
Regina Rybka-Lagattuta, Director of Human Resources  
Shawn Thornton, Director of Materials Management  
David Wolf, Telecommunications Strategic Advisor  
Brian Zuris, 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 10:31 AM.
2. Vice Chairperson Doheny requested a roll call.
  - A quorum of voting and non-voting members was not established, but the meeting continued with agenda items that did not require a vote.
3. Privilege of the Floor -
4. 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 forms will be mailed to each Board member with two stamped return envelopes and will be kept confidential. Please complete and return these forms by April 17<sup>th</sup>.
  - b. M. Doheny reminded the Board, that as policy makers of the Authority, they are required to complete the annual financial disclosure by May 15. Each Board member should receive this via email on or before April 15<sup>th</sup>.
  - c. The next scheduled Board meeting is on May 28<sup>th</sup> at 10:30 AM.
5. Executive Director's Report
  - a. Mike Schenk –

C. Farone introduced M. Schenk to the Board as our recently appointed Director of Communications. He comes to the Authority with over 20 years' experience working in public service and strategic communications. C. Farone shared that he has had the opportunity to work with M. Schenk on resolving complex issues facing the Authority, with the most recent assisting with navigating the prevailing wage issue with the Department of Labor.
  - b. Governor Hochul Visits Next Move NY –

C. Farone shared that the Authority was pleased to host Governor Hochul at the Next Move NY Office on Franklin Street in Watertown on March 10<sup>th</sup>. She met with the Next Move NY staff, with the primary purpose of meeting veterans who have benefitted from the NMNY Program. Two Fort Drum veterans who were recently placed in local jobs, and one soldier who is in the process of transitioning out of the military, talked with the Governor about their experiences and success in obtaining local jobs suited to their experience and goals.
  - c. Recycling Mascot -

C. Farone shared stickers highlighting the new recycling mascot with the Board. This is being done in an effort to promote recycling, primarily in the local schools. This raccoon will be used in promoting the initiative throughout the three-county region. We plan to have the schools participate in naming the raccoon sometime this year. A case study was done on why mascots are good in trying to promote recycling, where it has worked, and why we should have a

mascot. We are very excited, and think he's pretty cool and definitely memorable. The stickers also share a QR code that will bring you directly to the North Country Recycles website.

d. Army Water Line Phase II – Grant Applications –

C. Farone explained that within our five-year capital plan, we have a \$15 million capital project for the Army Waterline pipeline replacement. We are proactively working to obtain grant funding for this project. We successfully funded the engineering portion of the project through an OLDCC grant, have received a \$5M WIIA grant through EFC for construction and have recently submitted applications to federal elected officials for a grant for additional funds for this project. We are trying to get as much grant money as possible for this project to help keep the rates to Fort Drum and other outside users cost effective.

e. Telecom USAC Reimbursement –

C. Farone reported on a recent issue that he would like to bring to the Board's attention. He explained that the Authority has provided services for the ACTION and NCTP networks consortium, and that we are in partnership with the Fort Drum Regional Health Planning Organization (FDRHPO), which is the administrator of the consortium and they interface directly with USAC for the reimbursement while we are the service provider. For 2024 – 2025, the Authority provided services to both consortiums. Each month we bill the consortiums, FDRHPO submits for reimbursement annually, USAC reviews and approves the invoices, and the Authority gets paid. Typically, this payment is a year behind, and this year when FDRHPO went to submit the invoices for the Authority provided services, the funding window for USAC had closed and FDRHPO missed the filing deadline. On December 16th they filed a waiver for missing the invoice filing deadline through the FCC. We are still waiting on the FCC to provide the waiver which could be settled by the services in this filing deadline. C. Farone further stated that he has reached out to the FCC and was given no assurance of when they would actually have a decision. At this point the Authority is going to escalate this situation to our federal elected officials. Additionally, we have met with FDRHPO and we are going to change this process by drawing quarterly rather than annually, and meeting with FDRHPO on a quarterly basis to ensure we are in sync to help avoid future issues.

f. Staff Updates –

New Certifications:

Tom Hunter, Water Quality Technician, Earned his IIA and D Water Operator certifications

Bryan Cole, Water Quality Technician, Earned his IIB and C Water Operator certifications

Retirement:

C. Farone announced that Laurie Marr is retiring effective March 26. She has been with the Authority for nine years and is our first Director of Communications and Public Relations. Through Laurie's work she has amplified the voice of the Authority, created a very helpful common message, and shared the Authority's accomplishments and fostered meaningful connections with our stakeholders, partners, and staff. Her professionalism

and dedication will have a lasting positive impact on the Authority and the communities.

L. Marr shared that she feels very lucky to have worked with a great group of employees at the Authority, as well as a very supportive Board. She further expressed feeling honored to work with the Development Authority because the stuff we do matters to everybody in our region every day, regarding garbage, sewer, water, housing, and broadband. It's not glamorous, which is a challenge to a PR person to promote, but it is important and that matters to people. She closed by thanking all for their support through the years.

Congratulations Laurie!

6. Executive Session – for the purpose of discussion regarding proposed, pending, or current litigation.

Upon a motion by D. Mastascusa and seconded by E. Virkler, the Board moved into Executive Session at 10:48 AM.

Upon a motion by T. Hefferon and seconded M. Hall, the Board moved out of Executive Session at 10:56 AM.

No action was taken.

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-end 25 against the January 2026 year-to-date numbers. The change between Assets and Total Liabilities, Deferred Outflows, and Net Position is an increase of \$5.6 million, or 2.2%. Notable items under Assets are Restricted Assets, which decreased by \$6.9 million due to the combination of funds moving from restricted to Loans Receivable as the Regional Development Funds move respectively, and funds spent on capital projects at Materials Management, such as cell 14 construction, landfill gas tie-in and main flare construction project, and the purchase of a wheeled loader and articulated hauler. As these Capital Funds are spent there is an increase in the Capital Asset line from \$94.8 million at the end of fiscal year 25, to \$108 million at the end of January 2026. Under Liabilities, specifically Unearned Income, we saw a \$6.4 million increase to just over \$15.4 million in fiscal-year 26, all within Telecom as prepaid funds are brought in from National Grid in association with the expansion project and the NTIA project as Make-Ready completes. Under Net Position it was noted that the Reserve for Liner has decreased by just over \$12.3 million due to the construction of cell 14 in fiscal-year 26. Those costs were paid from the Liner Reserve. Additionally, in January, \$4.9M was moved from the Liner Reserve to the Replacement Reserve to fund upcoming capital projects at the landfill. This transfer of funds was approved by the full Board in February of 2025 with the approval of the fiscal-year 26 budget.

Under the Change in Net Position for all units, the total Operating Revenue is running lower than the year-to-date budget by just over \$1.5 million, all of which is associated with Grant Revenue for Telecom. Overall, Grant Revenue is expected to be under budget for the balance of fiscal-year 26 due to the NTIA construction being pushed out as Make-Ready is completed by National Grid. Materials Management is the main reason Customer Billings are over budget due to tonnage being over budget at the end of January by 34,141 tons due to asbestos. There were a number of special projects in fiscal-year 26 causing the increase in asbestos tons.

Operating Expenses are under budget by \$1.26 million due to Office and Administrative Expenses and Professional Fees being under budget largely associated with Next Move NY funds that have yet to be spent. Closure and Post-Closure and Community Benefits are over budget year-to-date as those costs are driven by the increased tonnage received at the landfill.

Non-Operating Revenue and Expenses is over budget by \$1.4 million, largely due to Interest Income which is over budget by \$1.2 million. Actual Interest Income year-to-date is \$2.8 million. The Market Adjustment is a positive \$550,000, making January's year-to-date Interest Income just over \$3.3 million.

The gain on Trade-In of Fixed Assets is \$231,000 for funds received for trade-ins made at the Materials Management Facility for the articulated hauler, mini excavator, and a loader.

In summarizing the change in Net Position, there was a year-to-date gain of \$3.7 million versus the year-to-date budgeted gain of \$2.5 million.

C. Farone stated that we will return to the financials for a vote approving the financials when a quorum has been established.

## 8. Technical Services Summary Report –

### a. Non-Lewis County Contracts –

- I. Village of Adams, GIS, GIS Hosting Services 5-Year Agreement, Total Agreement Amount of \$8,900, 6/1/26 – 5/31/31, Jefferson County
- II. Village of Lacona, GIS, GIS Hosting Services 5-Year Agreement, Total Agreement Amount of \$4,700, 6/1/26 – 5/31/31, Oswego County
- III. Village of Potsdam, GIS, GIS Hosting Services 5-Year Agreement, Total Agreement Amount of \$8,900, 6/1/26 – 5/31/31, St. Lawrence County

M. Doheny stated we will return to the Summary Report Contracts for a vote when a quorum has been established.

## 9. Loan Report –

M. Capone reported that most loans are being paid as agreed. Johnson Newspaper, as previously reported, is still past due with the North Country Economic Development Fund (NCEDF). Sally Port View is also past due on a tourism loan and a loan with the NCEDF. They did make a payment this last month, which is reassuring, but are still past due. There is also a recommendation for a write-off at this Board meeting for the Woods Inn 1894.

10. Executive Session – for the purpose of discussion regarding proposed, pending, or current litigation.

Upon a motion by M. Hall and seconded by D. Mastascusa, the Board moved into Executive Session at 11:06 AM.

Upon a motion by T. Hefferon and seconded M. Hall, the Board moved out of Executive Session at 11:13 AM.

No action was taken.

11. Governance –

- a. Mission Statement and Performance Measurements –

C. Farone explained that pursuant to Public Authorities Law the Board of Directors is annually required to review and adopt both the Authority Mission Statement and Performance Measurements. The Mission Statement was revised a couple years ago, but both have been reviewed by staff and are being recommended unchanged to the Board for approval for the Fiscal Year ending March 31, 2027.

A quorum of the Board was established at 11:18 AM with the arrival of N. Henry. She was not able to attend in person, as was originally planned, but is attending via videoconference from 322 Rivershore Drive, Clayton, NY 13624. Based upon our attorney's reading of the By-Laws we are able to continue with a quorum.

Upon a motion by E. Virkler and seconded by M. Hall, the Mission Statement and Performance Measurements for FYE 2027 were unanimously approved.

- b. Resolution No. 2026-03-22, approves the Fleet Management Policy, as attached and incorporated in the resolution.

Upon a motion by D. Mastascusa and seconded by E. Virkler, Resolution No. 2026-03-22, Approving Modifications to Fleet Management Policy, was unanimously approved.

12. Finance –

- a. Resolution No. 2026-03-23, authorizes standardization of 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 M. Hall and seconded by D. Mastascusa, Resolution No. 2026-03-23, Authorizing Professional Services Contracts, was unanimously approved.

K. Bibbins arrived via videoconference at 11:24 AM.

- b. Resolution No. 2026-03-24, 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.

Upon a motion by T. Hefferon and seconded by E. Virkler, Resolution No. 2026-03-24, Authorizing Standardized Computer Software Programs, was unanimously approved.

- c. Resolution No. 2026-03-25, 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.

Upon a motion by M. Hall and seconded by D. Mastascusa, Resolution No. 2026-03-25, Standardizing Upon Certain Equipment for Use in Relation to the Material Management Division, was unanimously approved.

- d. Resolution No. 2026-03-26, 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 A. MacKinnon and seconded by E. Virkler, Resolution No. 2026-03-26, Standardizing Upon Certain Equipment for Use in Relation to the Telecommunications Division, was unanimously approved.

- e. Resolution No. 2026-03-27, authorizes the write-off of the identified accounts receivable within the resolution, and further directs the Chief Financial Officer to make adjustments to the Authority's financial statements to reflect this transaction.

C. Farone stated that this resolution has been updated since being originally sent to the Board. When reviewing the Board packet, M. Doheny noted that we had indicated this resolution pertained to 11 sites, but there are actually 12 so the resolution was updated. C. Farone continued with a review of an additional update as reflected within the table at the bottom of the resolution. He also explained that while this is being recommended as a write-off, it does not mean that the Authority will not continue trying to collect. The Development Authority provides services to the ACTION and NCTP networks, both of which receive funding from the FCC through USAC. We have successfully gone through the collection process with them before where we submitted waivers to receive payment and received

\$673,000. At that time USAC noted that 12 of the sites did not meet the updated eligibility requirements to receive funding through the Rural Healthcare Pilot Program, even though they had been funded through the original years. The actual total amount for these 12 locations is \$333,333, which is a combination of revenue, \$150,072, and pass-through, \$183,261. The revenue is actual funding of the Development Authority that we would write-off with the approval of this resolution. The pass-through amount is the funding we would receive from USAC that would then be passed on to the service provider. As per the agreement, when the Authority does not receive this funding the service provider does not get paid. Within the originally sent resolution the revenue and pass-through numbers were incorrect, but have been corrected. Senator Schumer's office was involved in getting the \$673,000 we have already received and there doesn't seem to be much more that can be done other than litigate to try and receive these funds. The service providers have been aware for about a year that they may not receive this money.

M. Doheny asked if the resolution now reflects the total write-off amount.

C. Farone responded that our total revenue is \$150,072, but the entire amount is \$333,333. He further explained that this is showing in the Authority books as an accounts receivable that we would be writing off. When we do this, it would reduce our revenue by \$150,000 and the pass-through amount we owe the providers would be reduced by \$183,261.

M. Doheny asked if then the Authority would have no liability to the pass-through.

C. Farone responded no, and explained that our current agreement specifically states we only pay if we receive the funds from USAC. He further explained that this is only about 2.6% of the total revenue, and the Authority will continue to bring in revenue as we continue providing these services.

Upon a motion by E. Virkler and seconded by T. Hefferon, Resolution No. 2026-03-27, Authorizing the Write-Off of Certain Accounts Receivable as Bad Debts, was unanimously approved.

- f. Resolution No. 2026-03-28, authorizes the write-off of the identified loan receivable, and any accrued interest, and further directs the Chief Financial Officer or Comptroller to make adjustments to the Authority's financial statements to reflect this transaction.

C. Farone explained that the Authority made a loan of \$250,000 to Woods Inn based on a fifth mortgage position behind Adirondack bank, with the loan total being \$2.2 million. Adirondack Bank is in the process of foreclosing on Woods Inn and is owed about \$1.6 million. We have a fifth priority position and we wouldn't take out the \$1.6 million owed to Adirondack Bank. We did, however, receive a personal guarantee from two individuals on this transaction, and we are in the process of filing a judgment against them for a collection.

A. MacKinnon expressed a concern he has had since joining the Board, that sometimes we get involved where we are the last person in line, and suggested that maybe we should be more careful.

C. Farone stated that the whole purpose of the Development Authority and our loan programs is to be the lender of last resort. We are the entity that can get them over the finish line, and sometimes without us these projects wouldn't happen. When a transaction appears to be too bankable it causes us to ask why they aren't borrowing from a bank. Last year we didn't have any write-offs, this year we do but overall, we are conservative from an underwriting perspective.

B. McGrath asked if M. Capone is able to do a five year look back of the total amount of funds that have been loaned to these third, fourth, fifth positions versus write-offs so we can see this data. He commented that he has also asked this question before, and while it has been met with good answers, this is a good question from A. MacKinnon.

M. Capone responded that this is the first time we have had a write-off in the tourism fund of the \$5 million we initially received from the state. Other loans have gone very well and this fund is currently valued at \$6.1 million. She further stated that she can go back and look at the requested information over the past 10 years, but we have written off a minimal amount in those programs. NYPA originally provided us with \$10 million to use through loans that we have revolved resulting in the investment income on that fund is close to \$13 million now. These funds offer us the ability to take a bit more risk because we have invested very well and revolved those loans.

T. Hefferon commented that he and S. Hunt are representatives on the Tourism committee, and they met multiple times last week and helped build this portfolio. He further stated that there is now more money in this fund than what we initially received from the state, and that it is our job to take a bit of risk.

K. Bibbins commented that he was a member of a credit union board for 20 plus years, and if the auditors didn't see something in the realm of a 10% write-off, they would dig you for not being more aggressive.

S. Hunt stated that it is common with these public lenders to always be in the least good position of lending. He shared that he is on a couple different loan review committees and boards, and the Authority is just the public interest part of the loan funds.

A. MacKinnon stated that he understands that, but asked if we should question the lender of last resort concept. T. Hefferon shared that they really do aggressively question these when they meet.

M. Doheny suggested that it may be helpful when doing the look-back analysis B. McGrath requested to annotate the second, third, and fourth position mortgages to help show their level of risk as well.

M. Hall asked if there was any value to the personal guarantees. M. Capone replied that in the cases of people with really good character yes, when they won't work out the loan and will pay personally, while others choose bankruptcy. We then have to decide if it is worth suing on the main collateral or suing on the personal guarantee because you cannot do both. In the example of Woods Inn, we are not in the position to pay off the \$1.6 million owed to the bank to gain that first position, so we walk away from suing on the collateral and move to the personal guarantees. Then if the person opts to do the right thing, we can negotiate with them for a 20-year payment plan.

S. Hunt also commented that he feels the personal guarantee helps on the front end because it is a deterrent for some individuals who are high risk. If they are not willing to provide that guarantee it provides a threshold question right off the top.

M. Hall stated he would think we would look for any previous bankruptcies.

T. Hefferon shared that we also have access to their net worth and credit reports.

M. Capone stated that anything outside of a first mortgage position is always going to be a risk with collateral because we take a subordinate position. We don't usually provide more than 40% of the total project, resulting in the banks being involved and holding the first position. When the banks are in the first position, the only option we have is to pay them out to become first. In some instances, we look to co-proportional positions, but this is not often an option.

Upon a motion D. Mastascusa and seconded by M. Hall, Resolution No. 2026-03-28, Authorizing the Write-Off of Certain Loan Receivable as Bad Debts, was unanimously approved.

Before leaving the finance portion of the meeting Vice Chair Doheny asked that we return to the vote approving the financials for the month ending January 31, 2026.

Upon a motion by T. Hefferon, and seconded by A. MacKinnon, financials ending January 31, 2026, were unanimously approved.

### 13. Engineering –

Before moving forward within the Engineering portion of the meeting Vice Chair Doheny asked that we return to the vote approving the Board Contract Summary Table for the month of March, 2026.

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

- a. Resolution No. 2026-03-29, amends the Technical Services Agreement between the Authority and the Village of Chateaugay, and furthermore authorizes and directs the Executive Director to execute said amendment.

Upon a motion by D. Mastascusa and seconded by E. Virkler, Resolution No. 2026-03-29, Technical Assistance Services Amendment 2, Village of Chateaugay, Sewer Improvements Project, was unanimously approved.

### 14. Water Quality –

- a. Resolution No. 2026-03-30, amends the FYE 2026 Army Line & Sewer Line Budgets as outlined in the table within the resolution due to changes made within the Army Water Line and the Army Sewer Line budgets to Customer Billings (4001) and Utilities (5802). The additional utilities costs will be offset by Customer Billings and result in a Change in Net Position of \$0.

Upon a motion by M. Hall and seconded by A. MacKinnon, Resolution No. 2026-03-30, Army Water Line & Army Sewer Line, FYE 2026 Operating Budget Amendments, Water Quality Division, was unanimously approved.

## 15. Regional Development –

- a. Resolution No. 2026-03-31, approves a modification to the \$500,000 loan from the Community Rental Housing Program to GOCO Massena, LLC to allow for the disbursement of funds from the loan after February 1, 2026 and to extend the interest-only period for an additional 9-months to December 1, 2026, and further authorizes the Executive Director or Chief Financial Officer to execute all documents necessary for the modification. Furthermore, this resolution approves a modification to the \$250,000 loan from the North Country Redevelopment Loan Program to GOCO Massena, LLC to extend the interest-only period for an additional 9-months to December 1, 2026, and further authorizes the Executive Director or Chief Financial Officer to execute all documents necessary for the modification.

Upon a motion by A. MacKinnon and seconded by D. Mastascusa, Resolution No. 2026-03-31, Community Rental Housing Program, North Country Redevelopment Loan Fund, GOCO Massena, LLC, Loan Modification, was unanimously approved.

- b. Resolution No. 2026-03-32, ratifies the loan in the amount of \$250,000 from the Regional Tourism Transformational Community Revolving Loan Fund to Cedar River Eco-Resort LLC 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 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.

Upon a motion by T. Hefferon and seconded by D. Mastascusa, Resolution No. 2026-03-32, Regional Tourism Transformational Community Revolving Loan Fund, Cedar River Eco-Resort LLC, Loan Ratification, was approved. M. Hall abstained.

T. Hefferon stated that this is one of the loans we just talked about, with an owner who has signed for it and we feel could back it up.

M. Doheny commented about the write-up attached to the resolution, noting that it looks like a great project.

M. Capone stated the structures within the write-up are what they will be purchasing with these funds. Originally, they wanted to create RV sites, but the APA denied the RV sites so they changed course to this unique type of lodging and she feels this is something we should be supporting.

T. Hefferon stated these are the funds that have come back. The original funds would help tourism in areas such as Sackets Harbor or Henderson Harbor, and will have roughly 190 camping sites. M. Capone stated this comment applies to an upcoming resolution.

- c. Resolution No. 2026-03-33, approves a loan in the amount of \$485,000, of which \$385,000 is from the Economic Development Fund and \$100,000 is from the Community Development Loan Fund, to Cranberry Lake Mountaineers

Snowmobile Club, Inc. at the terms and conditions outlined on the attached Term Sheet, and further authorizes the Executive Director or the Chief Financial Officer to execute all documents necessary to make the loan. 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. Doheny asked that even though this is two loans, are we doing this as one resolution.  
M. Capone responded yes, because it is one project being split between two funds.

Upon a motion by A. MacKinnon and seconded by M. Hall, Resolution No. 2026-03-33, Community Development Loan Fund, Economic Development Loan Fund, Cranberry Lake Mountaineers Snowmobile Club, Inc., Loan, was unanimously approved.

#### 16. Additional Resolution –

- a. Resolution No. 2026-03-34, ratifies a loan in the amount of \$159,000 from the Regional Tourism Transformational Community Revolving Loan Fund to Bedford Creek LLC at the terms and conditions outlined on the attached Term Sheet, and further authorizes the Executive Director or the Chief Financial Officer to execute all documents necessary to make the loan. 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 explained that the Tourism Committee discussed this application in depth regarding how it met the tourism criteria before approving it. The applicant provided very detailed information about their impact on local tourism. With many of their RV sites being seasonal by nature, they were able to demonstrate that many of the people come from outside the Jefferson County area. The economic impact of seasonal residents on the local economy is roughly over \$110 million. Based on this information the committee felt comfortable approving this loan with the guarantee of Mr. Whalen.

Upon a motion by D. Mastascusa and seconded by E. Virkler, Resolution No. 2026-03-34, Regional Tourism Transformational Community Revolving Loan Fund, Bedford Creek LLC, Loan Ratification, was unanimously approved.

#### 17. Report of the Nominating Committee

T. Hefferon, as the chair of the nominating committee, consisting of himself, M. Hall, E. Virkler, K. Bibbins and B. McGrath, met via phone and are proposing the following slate of officers for the fiscal year beginning April 1, 2026 ending March 31, 2027:

Chair – Mary E. Doheny  
Vice Chair – Alex A. MacKinnon  
Treasurer – Kenneth Bibbins  
Secretary – Dennis M. Mastascusa

Upon a motion by T. Hefferon, and seconded by M. Hall the nomination of officers for the Fiscal Year 2026-2027, was unanimously approved.

18. Authority Board Meeting Dates – FYE 2026

M. Doheny reviewed the proposed Board Meeting Dates for Fiscal Year 2026 – 2027. She asked if there are any conflicts, to please contact A. Marra.

B. McGrath asked if the Strategic Planning Meeting required a quorum.

C. Farone replied that this meeting has evolved so that we actually have a Board Meeting with the Strategic Planning, but if it were purely Strategic Planning it would not.

Before moving forward within the meeting adjournment Vice Chair Doheny asked that we return to the vote approving the minutes from the February 26, 2026 Board Meeting.

Upon a motion by E. Virkler and seconded by A. MacKinnon, the minutes from the February 26, 2026 Board Meeting were unanimously approved.

19. Adjourn -

Upon a motion by T. Hefferon and seconded by A. MacKinnon, the meeting was adjourned at 11:59 AM.

Respectfully submitted,



Dennis Mastascusa  
Board Secretary



Fiscal Year End 2026

# Performance Measurements Report

April 1, 2025 - March 31, 2026



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.

- Next Move NY staff met with 1,658 soldiers in Fiscal Year (FY) 2026, placing 27 individuals in jobs throughout the North Country. Staff implemented the job portal in December which connects transitioning Soldiers, spouses and veterans with job opportunities across the North Country and New York State (NYS).
- The Authority continues to progress work on a multi-year \$24.45 million telecommunications project to expand middle-mile broadband capacity throughout northern New York. This project is funded in part through a \$14.5 million grant from the National Telecommunications and Information Administration (NTIA) and is being constructed in partnership with National Grid. This project will be completed in 2028.
- The Engineering Division provided technical support services for water/sewer capital improvement projects in the Villages of Alexandria Bay, Chateaugay, Carthage, Clayton, Clifton, Hammond, Heuvelton, Malone, Theresa, Tupper Lake and West Carthage, the City of Ogdensburg, and the Towns of Champion, DeKalb, Diana, Gouverneur, Henderson, Lawrence, LeRay, Louisville, and Rutland. These multi-year projects total approximately \$198 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 55 telemedicine sites throughout the region.
- The Authority continues to assist its county partners in developing broadband strategies and implementing solutions, including progressing a \$3.16 million telecommunications project that will serve approximately 200 unserved residents in Jefferson, Lewis and St. Lawrence with broadband. This project is funded through a Northern Border Regional Commission (NBRC) grant of \$2.45 million. This project will be completed in 2028.
- Completed a \$245,000 Northern Border Regional Commission (NBRC) Planning Grant that improved broadband access for multiple municipalities across Jefferson, St. Lawrence, Lewis and Franklin Counties.

- Began upgrading the telecom ethernet core network to provide 100 Gbps service throughout the service area.
- 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 17 projects.
- The Authority was awarded \$110,000 as the Local Development District by the Northern Border Regional Commission to assist with project planning and development in St. Lawrence, Jefferson, Lewis, and Franklin Counties.
- Assisted communities in Jefferson, St. Lawrence, Lewis and Franklin Counties in obtaining more than \$31 million in grant funds to support infrastructure projects.
- On behalf of the Town of Gouverneur, the Regional Development Division applied to the NYS Office of Community Renewal for \$400,000 in funding through the Community Development Block Grant Program. The Town was successful in securing \$400,000 in funding which will be used for home improvements.
- Regional Development staff worked with the Lewis County Office of Planning and Community Development to write a comprehensive plan for the Town of New Bremen.
- 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.
- Staff assisted the North Country Alliance in writing a successful Northern Border Regional Commission grant for \$500,000 to support businesses across the 7-county North Country Region.
- The Engineering Division is assisting Lewis and Jefferson Counties with redevelopment of five vacant industrial sites, including a former paper mill, two former cheese plants encompassing 3 sites, and a vacant elementary school.
- Regional Development staff worked with the North Country Regional Economic Development Council to apply for a \$3 million grant to create the North Country Housing Capital Revolving Loan Fund to provide low interest loans for workforce housing in the 7-county North Country region and for communities within the Adirondack Park Blue Line.
- The Authority's GIS system hosted data for 69 customers in seven counties and the Authority's Internet Mapping Application received an average of 9,593 visits each month.
- Telecommunications began a project to deliver a 10Gb ring network with dark fiber and lit service spurs to over 30 National Grid substations. This will help ensure a more reliable power grid in the North Country.
- The Authority completed the third and final year of a three-year grant-funded project that developed GIS data for highway and public works assets for 25 municipal partners in Franklin and St. Lawrence Counties.

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

- The Authority hosted five Household Hazardous Waste collection days in the tri-county area, allowing residents to dispose of household hazardous waste for free, resulting in 267,093 pounds of material from 1,357 households being diverted from the landfill.
- Over the last fiscal year, the Authority purchased 23.53% of its power from renewable sources.

- Materials Management staff managed the landfill gas to energy system in accordance with regulatory requirements. This is good for the environment while providing for additional revenue through the sale of carbon credits through the Carbon Action Reserve.
- Materials Management staff completed 1,218 onsite audits and 424 audits of county transfer station waste to inspect for recyclable or hazardous materials delivered as municipal waste. Such audits 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 1012 of 1014, or 99.8%, of Environmental Compliance items on schedule for calendar year 2025. All items have since been completed.
- The Authority began construction of Closure V to close approximately 23 acres of the original landfill.
- The Authority began construction on the new Landfill Gas Flare to ensure compliance with Title V regulations. The original flare had reached the end of its useful life and is undersized for future needs.
- 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.

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

- The Authority held an open house at its Materials Management Facility to allow the public to view the landfill operations and learn about other Authority initiatives. As part of the event and in keeping with recycling promotion efforts, used/unwanted towels and blankets were collected from the public for donation to local animal shelters and unwanted hardcover books were collected for exchange or recycling.
- A brochure was developed to promote educational school tours of the Materials Management Facility among North Country educators. Nine groups, comprised of 387 students, toured the landfill. Additionally, the Authority was asked to present to 485 middle school students at Cornell Cooperative Extension's Adventure Day.
- 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.
- Staff facilitated a meeting on regional partnerships at the Naturally Lewis Economic Development Conference in Lyons Fall in June.
- Regional Development staff are working with regional partners to identify locations to support housing and industry associated with the Micron project in central NY.
- Regional Development staff met with regional partners and CenterState CEO to share best practices and ways to work collaboratively across the regions.
- 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.
- The Authority maintained a Facebook page and its northcountryrecycles.org website to provide information about recycling to the public.
- The Authority celebrated its 40th anniversary with the publication of a 40-year timeline of activities and other promotional activities.
- The Authority participated in the St. Lawrence County Local Government Conference to educate municipal leaders about its activities.
- The Authority published a periodic newsletter for community leaders and other stakeholders updating them on Authority activities and projects.
- 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 to review fiscal and operational performance, as well as to discuss proposed budgets and capital improvement plans.
- 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 for the fiscal year ending March 31, 2025. All audits were completed without findings and were approved by the Authority's Board of Directors. The FY 2026 audit will not be completed until June 2026.
- 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.**

- 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 original Army Water Line Pumps were replaced at Booster Pump Station No. 1 and No. 2.
- Replaced one pump and two VFD's at the Town of Cape Vincent Pump Station.
- Completed the refurbishment of main influent pumps at WPS.
- Engineering successfully obtained \$5 million in grant funding in support of the Army Waterline Phase 2 replacement project.
- Engineering successfully obtained funding through FEMA to replace infrastructure damaged in the August 2024 flooding. Funds will repair damaged slide gates, HVAC and controls equipment.
- Completed construction of Cell 14 generating additional air space to provide counties with ongoing reliable solid waste disposal.

- The Water Quality Division completed 944 preventative maintenance work orders and 8 corrective work orders for equipment related to the Army Sewer Line, Army Water Line and Regional Water Line.
- The Materials Management Division completed 1,252 preventative maintenance work orders and 70 corrective 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 updated its five-year financial projection to assist with revenue and expense decision-making.
- Established a robust organizational structure to deliver Telecom services by developing process documentation and integrating Telecom OSP Engineering into Authority-wide Engineering standard practices.
- The Materials Management division developed an automated financial model that allows various rate and capital project scenarios to assist in future financial projections.
- The Authority upgraded computer and server operating systems to proactively ensure that Authority systems are working on supported software and receiving proper security updates.
- External penetration testing was performed 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.
- Assisted the City of Watertown with a successful Intermunicipal Grant of \$24.28M to help pay for improvements to the City's regional water treatment plant, which provides water to the Authority's Army Waterline, and the Towns of Champion, Pamela and LeRay.
- The Water Quality Division operated the Army Water Line at an average water loss of 1%, exceeding contractual requirements, which allow for a water loss of 3%.
- The Water Quality Division operated the Regional Water Line at an average water loss of 2%, exceeding contractual requirements, which allow for a water loss of 7%.
- During FY 2026, the Authority developed and/or revised 268 Standard Operating Procedures, driving improved efficiency and consistency across the organization.

### **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.
- On November 20, 2025, the Environmental Protection Agency lifted the Administrative Order relating to violations of Disinfection Byproducts on the Army Water Line.
- 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 Authority's long-awaited renewal of the Air Title V permit, which authorizes emissions from the Materials Management Facility, is on public notice with issuance anticipated in spring 2026.

- The Authority, in partnership with Jefferson, Lewis and St. Lawrence Counties, submitted a Local Solid Waste Management Plan (LSWMP), to NYSDEC for approval. It is anticipated that the 10-Year Plan will be approved in spring 2026.
- Material Management completed four (4) successful NYSDEC Part 360 inspections with no violations.
- The Engineering and Telecommunications divisions completed the initial Environmental Assessments for the NTIA and NBRC projects and are working on revisions.
- 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 covered 32 different topics. The Engineering Division also identified a new safety training contractor following the retirement of the Authority's most recent contractor. Training will now be completed via on-demand web-based training with in-person and hands on supplements provided as appropriate for certain topics.
- Regional Development staff conducted annual inspections of HOME grant recipients as required by U.S. Department of Housing and Urban Development (HUD).
- Jefferson County conducted compliance monitoring of the Authority for the HOME program and found no compliance issues.
- For fiscal year ending March 31, 2025, 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.
- Procurement completed all state-required MWBE and Service-Disabled Veteran-Owned Business (SDVOB) reports in a timely manner.
- The Authority reviewed 152 special waste disposal requests for 86,412 tons in 2025 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/Engineering Divisions 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.
- Human Resources ensured all employees completed the annually required NYS Sexual Harassment Prevention in the Workplace training in accordance with NYS Department of Labor requirements.
- Human Resources completed the annual Public Employee Safety and Health reporting of work-related injuries and illnesses as required by NYS Department of Labor.
- Human Resources ensured all Board members and required employees completed the Commission on Ethics and Lobbying in Government Comprehensive Ethics Training, and filed annual Financial Disclosure Statements as required by the Public Officers Law and Related Ethics Laws.
- The Authority completed and submitted the required annual Confidential Evaluation of Board Performance Survey to the Authority Budget Office.
- Human Resources completed all mandated workplace violence requirements, including the Domestic and Gender-Based Violence and Workplace policy and conducted a comprehensive analysis of the employee worksite survey in accordance with New York State regulations.
- The Telecommunications/Finance staff 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 required Universal Service Administrative Company forms.
- The Authority completed 492 of 498 Safety Compliance items on schedule – 99% for calendar year 2025. The remaining 6 items were completed after the original due date.
- The Authority maintained a Board-Certified Safety Professional on staff.
- Human Resources coordinated the completion of Vehicle Safety Training and Defensive Driving courses for Authority employees.
- The OSHA Incident Rate for CY2025 was 1.0, compared to the Authority’s 10-year average of 4.0 and the 10-year average of 6.1 for all New York State and local governments.
- The Authority established a goal of 4%; actual SDVOB utilization from April 1, 2025 through March 31, 2026 was .59%.
- The Authority established an MWBE goal of 30%, consistent with state requirements; actual Authority MWBE utilization from April 1, 2025 through March 31, 2026 was 27.3%.
- A total of 23 Environmental Incident Reports (internal Authority process) were completed for calendar year 2025, documenting environmental violations or potential environmental violations, exceeding the Authority’s goal of less than 19 incidents.

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

- Water Quality division employees earned 26 additional NYS Department of Health (NYSDOH) water and NYS Department of Environmental Conservation wastewater operator certifications.
- Four employees completed the FEMA Emergency Management Institute’s Incident Command System 100 training – increasing total staff completion to 64. This program covers its history, principles, features, and organizational structure.
- Nine employees completed the FEMA Emergency Management Institute’s Incident Command System (ICS) 200 training. This program reviews the Incident Command System, provides context for ICS withing the initial response, and supports higher level training.
- Thirteen managers completed an eight-week comprehensive leadership training program.
- The Environmental Health & Safety Engineer earned his Associate Safety Professional certification.
- A Project Engineer, with the assistance of the Authority’s tuition assistance program, completed her MBA.
- An Environmental Technician I, at the Materials Management Facility, successfully earned a CDL-A license.
- A Project Engineer obtained Pipeline, Lateral, and Manhole Assessment Certification.





**DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY  
YEAR END 2026 FINANCIAL REPORT**

**INCOME FROM OPERATIONS**

	FYE 2026 BUDGET		FYE 2026 ACTUAL		DIFFERENCE EXCESS(SHORTFALL)	PERCENT VARIANCE
<b><u>OPERATING REVENUE</u></b>						
<b>CUSTOMER BILLINGS</b>						
MATERIALS MANAGEMENT	\$ 13,807,573	\$	13,991,280	\$	183,707	1%
TELECOMMUNICATIONS	\$ 6,217,948	\$	6,305,458	\$	87,510	1%
ARMY SEWER LINE	\$ 4,819,323	\$	4,268,415	\$	(550,908)	-11%
ARMY WATER LINE	\$ 3,198,514	\$	2,710,246	\$	(488,268)	-15%
REGIONAL WATER LINE	\$ 498,024	\$	477,143	\$	(20,881)	-4%
WATER QUALITY CONTRACTS	\$ 2,904,136	\$	2,797,111	\$	(107,025)	-4%
ENGINEERING	\$ 650,635	\$	585,271	\$	(65,364)	-10%
REGIONAL DEVELOPMENT	\$ 228,780	\$	277,111	\$	48,331	21%
<b>TOTAL CUSTOMER BILLINGS</b>	<b>\$ 32,324,933</b>	<b>\$</b>	<b>31,412,035</b>	<b>\$</b>	<b>(912,898)</b>	<b>-3%</b>
<b>GRANT REVENUE</b>	<b>\$ 7,974,898</b>	<b>\$</b>	<b>2,744,971</b>	<b>\$</b>	<b>(5,229,927)</b>	<b>-66%</b>
<b>LOAN INTEREST INCOME</b>	<b>\$ 680,000</b>	<b>\$</b>	<b>592,266</b>	<b>\$</b>	<b>(87,734)</b>	<b>-13%</b>
<b>OTHER INCOME</b>	<b>\$ 1,984,717</b>	<b>\$</b>	<b>2,553,118</b>	<b>\$</b>	<b>568,401</b>	<b>29%</b>
<b>TOTAL OPERATING INCOME</b>	<b>\$ 42,964,548</b>	<b>\$</b>	<b>37,302,389</b>	<b>\$</b>	<b>(5,662,159)</b>	<b>-13%</b>
<b>OPERATING EXPENSES (Less Depreciation)</b>						
<b>DEPRECIATION EXPENSE</b>	<b>\$ 27,781,672</b>	<b>\$</b>	<b>26,297,107</b>	<b>\$</b>	<b>(1,484,565)</b>	<b>-5%</b>
<b>TOTAL OPERATING INCOME</b>	<b>\$ 3,927,780</b>	<b>\$</b>	<b>151,916</b>	<b>\$</b>	<b>(3,775,864)</b>	<b>-96%</b>

**INTEREST INCOME**

	FYE 2026 BUDGET		FYE 2026 ACTUAL		DIFFERENCE EXCESS(SHORTFALL)	PERCENT VARIANCE
<b>INTEREST INCOME</b>	\$ 2,562,861	\$	3,072,780	\$	509,919	20%
<b>MARK TO MARKET ADJUSTMENT</b>	\$ -	\$	452,402	\$	452,402	0%
<b>NET INTEREST EARNINGS</b>	<b>\$ 2,562,861</b>	<b>\$</b>	<b>3,525,182</b>	<b>\$</b>	<b>962,321</b>	<b>38%</b>

**PENSION/VDC EXPENSE**

	FYE 2026 BUDGET		FYE 2026 ACTUAL		DIFFERENCE EXCESS(SAVINGS)	PERCENT VARIANCE
<b>PENSION EXPENSE TO NYS</b>	\$ 1,240,301	\$	1,091,880	\$	(148,421)	-12%
<b>GASB 68 REQUIREMENT</b>	\$ -	\$	(334,775)	\$	(334,775)	0%
<b>EXPENSE TO VDC</b>	\$ 31,639	\$	32,672	\$	1,033	3%
<b>TOTAL PENSION/VDC EXPENSE</b>	<b>\$ 1,271,940</b>	<b>\$</b>	<b>789,777</b>	<b>\$</b>	<b>(482,163)</b>	<b>-38%</b>

**MATERIALS MANAGEMENT**

**WASTE VOLUMES: PROJECTION VS ACTUAL  
APRIL 1, 2025 - MARCH 31, 2026**

	PROJECTED TONNAGE		ACTUAL TONNAGE		DIFFERENCE EXCESS(SHORTFALL)	PERCENT VARIANCE
MUNICIPAL SOLID WASTE	145,834		141,502		(4,332)	-3%
CONSTRUCTION & DEMOLITION	29,254		27,856		(1,398)	-5%
NON-BEN SLUDGE	8,454		4,163		(4,291)	-51%
BENEFICIAL SLUDGE	5,836		7,479		1,643	28%
SEWAGE SLUDGE	5,146		4,828		(317)	-6%
INDUSTRIAL WASTE	7,791		6,296		(1,495)	-19%
CONTAMINATED SOIL	16,334		15,882		(451)	-3%
ASBESTOS	3,685		41,095		37,410	1015%
ASH	0		49		49	-
ADM GLASS	0		456		456	-
<b>TOTALS</b>	<b>222,334</b>		<b>249,606</b>		<b>27,272</b>	<b>12%</b>

	FYE 2026 BUDGET		FYE 2026 ACTUAL		DIFFERENCE EXCESS(SHORTFALL)	PERCENT VARIANCE
<b>HOST COMMUNITY BENEFITS</b>	<b>\$ 1,061,813</b>	<b>\$</b>	<b>1,140,198</b>	<b>\$</b>	<b>78,385</b>	<b>7%</b>

**DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY**  
**For the Twelve Months Ending Tuesday, March 31, 2026**

	<u>YTD ACTUAL</u>	<u>3/31/2025 Total</u>
<b>STATEMENT OF NET POSITION</b>		
<b>ASSETS</b>		
Cash and Cash Equivalents	\$6,265,217.74	\$4,266,377.61
Accounts Receivable	5,030,662.33	7,428,007.24
Unbilled Revenue	787,298.84	773,296.53
Interest Receivable	232,849.34	269,702.09
Loans Receivable, net	35,983,812.08	35,230,857.57
Inventory	16,598.53	14,430.36
Prepaid Expense	881,453.33	799,565.95
Investments	12,736,712.82	12,448,292.63
Funds Held In Trust	2,036,613.41	1,746,289.01
OPEB Reserve Fund	6,631,408.28	5,980,351.34
Restricted Assets	85,836,724.09	88,811,062.11
Leased Property	0.00	10,806.25
Operating Lease ROU/SUB Assets, Net	456,275.70	296,443.65
Capital Assets, net	112,940,555.91	94,882,555.60
<b>Total Assets</b>	<b>269,836,182.40</b>	<b>252,958,037.94</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
Pension	2,611,173.00	3,316,970.00
OPEB	2,131,133.00	2,342,228.00
Total Deferred Outflows of Resources	4,742,306.00	5,659,198.00
<b>TOTAL ASSETS PLUS DEFERRED OUTFLOWS</b>	<b>274,578,488.40</b>	<b>258,617,235.94</b>
<b>LIABILITIES</b>		
Accounts Payable	2,736,698.75	2,964,322.63
Grants & Passthroughs Payable	535,534.76	771,261.53
Community Benefits Payable	227,771.31	232,745.58
Interest Payable	130,945.86	139,883.68
Accrued Expenses	889,959.83	865,667.04
OPEB Liability	6,623,553.00	6,729,158.00
Net Pension Liability	3,694,455.00	3,163,360.00
Unearned Income	26,026,186.03	9,022,395.79
Lease Obligation	0.00	10,806.25
Current Portion of Oper Lease/SUB Liability	389,636.90	296,695.70
Funds Held for Others	11,801,834.22	11,415,449.78
Due to US ARMY	749,985.00	749,985.00
Landfill Closure & Post Closure	18,023,290.48	19,691,608.76
Long-term Liabilities	32,876,603.97	34,058,073.62
Total Liabilities	104,706,455.11	90,111,413.36
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Pension	161,062.00	1,732,729.00
OPEB	2,807,430.00	2,518,733.00
Total Deferred Inflows of Resources	2,968,492.00	4,251,462.00
<b>TOTAL LIABILITIES PLUS DEFERRED INFLOWS</b>	<b>107,674,947.11</b>	<b>94,362,875.36</b>
<b>NET POSITION</b>		
Invested In Capital Assets, Net	68,897,409.10	60,500,673.53
Restricted for:		
Community Rental Housing Program	13,404,747.81	13,403,692.54
Community Development Loan Fund	10,291,125.76	10,345,059.30
Affordable Housing Program	23,837,440.84	23,291,136.34
Army Water & Sewer	1,800,000.00	1,800,000.00
Regional Waterline	403,275.64	403,329.34
Reserve For Liner	4,796,195.17	17,222,041.30
Reserve for Replacement	6,795,447.87	5,485,275.85
Reserve For Wetland Mitigation	346,530.12	332,908.89
OATN Reserve	5,156,214.60	4,864,904.38
Landfill Closure & Post Closure Prefunding	7,828,707.42	8,018,061.99
Total Restricted	74,659,685.23	85,166,409.93
Board Designated for:		
Infrastructure Development	223,107.42	223,107.42
Capital Reserve	36,278.92	239,120.13
Tip Fee Stabilization	3,408,398.41	3,262,200.66
Landfill Gas Reserve	0.00	1,029.34
Economic Development Fund	5,597,017.41	5,505,614.09
Affordable Housing Program	3,000,000.00	3,000,000.00
Supplemental Insurance / Admin. Reserve	4,000,000.00	4,000,000.00
Total Board Designated	16,264,802.16	16,231,071.64
Undesignated	7,081,644.80	2,356,205.48
Total Net Position	166,903,541.29	164,254,360.58
<b>Total Liabilities, Deferred Outflows &amp; Net Position</b>	<b>274,578,488.40</b>	<b>258,617,235.94</b>

**DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY**  
**For the Twelve Months Ending Tuesday, March 31, 2026**

	<u>YTD ACTUAL</u>	<u>3/31/2025 Total</u>
<b><u>CHANGE IN NET POSITION</u></b>		
<b>OPERATING REVENUE:</b>		
Customer Billings	31,412,034.54	27,197,412.10
Grant Revenue	2,744,971.14	9,851,490.91
Loan Interest Income	592,265.88	504,724.57
Other Income	2,553,117.51	1,893,075.95
<b>Total Operating Revenue</b>	<b>37,302,389.07</b>	<b>39,446,703.53</b>
<b>OPERATING EXPENSES</b>		
Depreciation & Amortization	11,008,033.47	11,202,253.10
Salaries	8,258,527.41	7,860,161.06
Fringe Benefits	3,257,419.82	3,913,921.04
Operation & Maintenance	3,314,358.44	3,153,027.49
Waste Diversion	288,893.44	188,173.34
Wastewater Treatment	2,010,661.93	1,864,234.82
Closure & Post Closure Costs	2,537,707.63	1,788,558.09
Community Benefits	1,359,581.70	1,168,682.23
Water Purchases	922,294.72	928,361.65
Office & Administration	439,094.62	445,013.03
Insurance	766,891.50	684,725.91
Utilities	303,597.02	227,547.24
Bad Debt Expense	314,847.68	191,423.82
Materials & Supplies	315,341.32	312,662.24
Professional Fees	511,994.96	353,071.87
Repairs & Maintenance	255,914.24	204,095.01
Automobile	582,775.55	531,822.22
Computer Expenses	427,723.83	372,301.45
Grants	147,845.00	7,155.00
NYS Administrative Assessment	122,000.00	122,000.00
<b>Total Operating Expenses</b>	<b>37,145,504.28</b>	<b>35,519,190.61</b>
<b>Total Operating Income</b>	<b>156,884.79</b>	<b>3,927,512.92</b>
<b>NON-OPERATING REVENUE (EXPENSE)</b>		
Interest Income	3,525,182.01	4,116,709.79
Gain on Sale of Fixed Assets	146,206.00	156,098.07
Gain on Trade-In of Fixed Assets	231,000.00	480,250.41
Interest Expense	(1,405,823.34)	(1,290,950.16)
Debt Issuance Costs	(4,268.75)	(111,969.50)
<b>Total Non-Operating Expense, Net</b>	<b>2,492,295.92</b>	<b>3,350,138.61</b>
<b>CHANGE IN NET ASSETS</b>	<b>2,649,180.71</b>	<b>7,277,651.53</b>

**DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY**  
**For the Twelve Months Ending Tuesday, March 31, 2026**

	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	\$6,265,217.74									\$6,265,217.74
Accounts Receivable	246.82	1,167,027.10	2,362,671.50	181,318.04	256,566.99		123,199.38	119,102.01	820,530.49	5,030,662.33
Unbilled Revenue				293,387.11	71,580.00	111,673.96	231,432.88	56,129.54	23,095.35	787,298.84
Interest Receivable	5,577.22	52,836.86	19,954.72						154,480.54	232,849.34
Loans Receivable, net									35,983,812.08	35,983,812.08
Inventory		16,598.53								16,598.53
Prepaid Expense	775,278.09		106,175.24							881,453.33
Investments	1,817,002.14	3,560,067.94	2,292,608.75						5,067,033.99	12,736,712.82
Funds Held In Trust		861,989.40			1,174,624.01					2,036,613.41
OPEB Reserve Fund	6,631,408.28									6,631,408.28
Restricted Assets		37,813,051.88	17,518,103.58	1,869,814.32	1,019,080.49	438,001.99			27,178,671.83	85,836,724.09
Operating Lease ROU/SUB Assets, Net	137,452.30		151,260.50						167,562.90	456,275.70
Capital Assets, net	1,141,927.47	50,382,232.96	33,091,426.34	11,450,003.22	14,346,157.11	2,507,620.49			21,188.32	112,940,555.91
<b>Total Assets</b>	<b>16,774,110.06</b>	<b>93,853,804.67</b>	<b>55,542,200.63</b>	<b>13,794,522.69</b>	<b>16,868,008.60</b>	<b>3,057,296.44</b>	<b>354,632.26</b>	<b>175,231.55</b>	<b>69,416,375.50</b>	<b>269,836,182.40</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>										
Pension	2,611,173.00									2,611,173.00
OPEB	2,131,133.00									2,131,133.00
Total Deferred Outflows of Resources	4,742,306.00									4,742,306.00
<b>TOTAL ASSETS PLUS DEFERRED...</b>	<b>21,516,416.06</b>	<b>93,853,804.67</b>	<b>55,542,200.63</b>	<b>13,794,522.69</b>	<b>16,868,008.60</b>	<b>3,057,296.44</b>	<b>354,632.26</b>	<b>175,231.55</b>	<b>69,416,375.50</b>	<b>274,578,488.40</b>
<b>LIABILITIES</b>										
Accounts Payable	142,052.36	192,430.64	531,802.90	816,238.46	957,619.83	28,883.06	10,703.97	24,833.46	32,134.07	2,736,698.75
Grants & Passthroughs Payable	11,749.98		523,784.78							535,534.76
Community Benefits Payable		227,771.31								227,771.31
Interest Payable		102,619.79	1,515.39	(929.37)	27,740.05					130,945.86
Accrued Expenses	512,601.78	115,695.58	111,319.09	15,150.83	13,840.11	1,292.73	75,964.93	38,629.21	5,465.57	889,959.83
OPEB Liability	6,623,553.00									6,623,553.00
Net Pension Liability	3,694,455.00									3,694,455.00
Unearned Income			25,974,186.03						52,000.00	26,026,186.03
Current Portion of Oper Lease/SUB Lia...	144,489.90		79,295.00						165,852.00	389,636.90
Funds Held for Others									11,801,834.22	11,801,834.22
Due to US ARMY				749,985.00						749,985.00
Landfill Closure & Post Closure		18,023,290.48								18,023,290.48
Long-term Liabilities	664,000.00	15,996,197.36		7,435,657.85	6,845,037.00	1,335,711.76			600,000.00	32,876,603.97
Internal: Due To/Due From	188,844.74	764,174.80	162,918.15	(2,130,809.64)	(287,111.96)	(117,121.45)	718,295.09	115,679.99	585,130.28	
Total Liabilities	11,981,746.76	35,422,179.96	27,384,821.34	6,885,293.13	7,557,125.03	1,248,766.10	804,963.99	179,142.66	13,242,416.14	104,706,455.11
<b>DEFERRED INFLOWS OF RESOURCES</b>										
Pension	161,062.00									161,062.00
OPEB	2,807,430.00									2,807,430.00
Total Deferred Inflows of Resources	2,968,492.00									2,968,492.00
<b>TOTAL LIABILITIES PLUS DEFERR...</b>	<b>14,950,238.76</b>	<b>35,422,179.96</b>	<b>27,384,821.34</b>	<b>6,885,293.13</b>	<b>7,557,125.03</b>	<b>1,248,766.10</b>	<b>804,963.99</b>	<b>179,142.66</b>	<b>13,242,416.14</b>	<b>107,674,947.11</b>
<b>NET POSITION</b>										
Invested In Capital Assets, Net	1,141,928.30	34,386,035.81	20,682,070.78	4,014,345.37	7,501,120.11	1,171,908.73				68,897,409.10
Restricted for:										
Community Rental Housing Program									13,404,747.81	13,404,747.81
Community Development Loan Fund									10,291,125.76	10,291,125.76
Affordable Housing Program									23,837,440.84	23,837,440.84
Army Water & Sewer				900,000.00	900,000.00					1,800,000.00
Regional Waterline						403,275.64				403,275.64
Reserve For Liner		4,796,195.17								4,796,195.17
Reserve for Replacement		6,795,447.87								6,795,447.87
Reserve For Wetland Mitigation		346,530.12								346,530.12
OATN Reserve			5,156,214.60							5,156,214.60
Landfill Closure & Post Closure Prefund...		7,828,707.42								7,828,707.42
Total Restricted		19,766,880.58	5,156,214.60	900,000.00	900,000.00	403,275.64			47,533,314.41	74,659,685.23
Board Designated for:										
Infrastructure Development				223,107.42						223,107.42
Capital Reserve				36,278.92						36,278.92
Tip Fee Stabilization		3,408,398.41								3,408,398.41
Economic Development Fund									5,597,017.41	5,597,017.41
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	3,408,398.41		259,386.34					8,597,017.41	16,264,802.16
Undesignated	1,424,249.00	870,309.91	2,319,093.91	1,735,497.85	909,763.46	233,345.97	(450,331.73)	(3,911.11)	43,627.54	7,081,644.80
Total Net Position	6,566,177.30	58,431,624.71	28,157,379.29	6,909,229.56	9,310,883.57	1,808,530.34	(450,331.73)	(3,911.11)	56,173,959.36	166,903,541.29
<b>Total Liabilities, Deferred Outflows...</b>	<b>21,516,416.06</b>	<b>93,853,804.67</b>	<b>55,542,200.63</b>	<b>13,794,522.69</b>	<b>16,868,008.60</b>	<b>3,057,296.44</b>	<b>354,632.26</b>	<b>175,231.55</b>	<b>69,416,375.50</b>	<b>274,578,488.40</b>

DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY  
For the Twelve Months Ending Tuesday, March 31, 2026

	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		13,991,279.60	6,305,458.27	4,268,414.86	2,710,246.38	477,143.15	2,797,110.77	585,270.70	277,110.81	31,412,034.54
Grant Revenue		58,009.96	899,596.92		905,585.00			16,198.04	865,581.22	2,744,971.14
Loan Interest Income									592,265.88	592,265.88
Other Income	363,708.09	1,730,658.03	19,871.64	370,048.68		45,483.77	2,077.64	189.35	21,080.31	2,553,117.51
<b>Total Operating Revenue</b>	<b>363,708.09</b>	<b>15,779,947.59</b>	<b>7,224,926.83</b>	<b>4,638,463.54</b>	<b>3,615,831.38</b>	<b>522,626.92</b>	<b>2,799,188.41</b>	<b>601,658.09</b>	<b>1,756,038.22</b>	<b>37,302,389.07</b>
<b>OPERATING EXPENSES</b>										
Depreciation & Amortization	504,263.37	5,792,904.33	3,208,704.27	575,025.16	725,634.48	174,938.13			26,563.73	11,008,033.47
Salaries	1,412,142.26	1,948,061.61	1,565,077.95	418,292.64	382,444.50	42,910.44	1,651,728.75	289,838.47	548,030.79	8,258,527.41
Fringe Benefits	525,255.53	850,929.40	516,939.30	161,498.23	150,105.15	18,498.10	721,994.66	111,650.56	200,548.89	3,257,419.82
Operation & Maintenance	4,527.95	863,019.82	2,126,811.09	84,573.77	7,045.84	8,638.00	68,710.56	140,721.59	10,309.82	3,314,358.44
Waste Diversion		288,893.44								288,893.44
Wastewater Treatment		491,924.72		1,518,737.21						2,010,661.93
Closure & Post Closure Costs		2,537,707.63								2,537,707.63
Community Benefits		1,140,197.64							219,384.06	1,359,581.70
Water Purchases				1,995.50	766,116.72	154,182.50				922,294.72
Office & Administration	125,594.47	109,871.70	31,843.25	3,754.63	3,673.88	295.20	96,522.16	37,614.48	29,924.85	439,094.62
Insurance	23,065.71	301,993.28	200,948.45	88,018.90	58,522.53	9,063.32	69,670.51	15,608.80		766,891.50
Utilities		128,416.06		7,719.91	102,197.74	28,824.43				303,597.02
Bad Debt Expense			24,437.03							290,410.65
Materials & Supplies		315,341.32								315,341.32
Professional Fees	94,113.44	238,840.48	31,304.42	1,851.27	405.47				145,479.88	511,994.96
Repairs & Maintenance		19,995.63		84,207.45	122,228.18	29,482.98				255,914.24
Automobile	125.00	58,085.71	77,760.92				411,959.49	31,737.06	3,107.37	582,775.55
Computer Expenses	277,931.96	26,450.93	39,664.43	6,787.13	3,294.15	436.45	17,249.92	53,908.42	2,000.44	427,723.83
Grants										147,845.00
Admin Allocation	(2,452,145.21)	974,941.00	631,731.78	331,076.11	209,341.20	17,869.06	44,550.67	53,067.75	189,567.64	189,567.64
Engineering Allocation		60,168.95	24,135.33	14,631.10	14,506.99	4,523.68	14,672.37	(132,761.36)	122.94	122.94
Water Quality Allocation			347.70	80,105.67	62,749.01	8,005.72	(152,613.16)	1,405.06		
NYS Administrative Assessment		51,385.00	27,334.00	17,189.00	12,580.00	1,741.00	9,083.00	2,688.00		122,000.00
<b>Total Operating Expenses</b>	<b>514,874.48</b>	<b>16,199,128.65</b>	<b>8,514,759.83</b>	<b>3,489,941.51</b>	<b>2,547,472.53</b>	<b>507,023.46</b>	<b>2,953,528.93</b>	<b>605,478.83</b>	<b>1,813,296.06</b>	<b>37,145,504.28</b>
<b>Total Operating Income</b>	<b>(151,166.39)</b>	<b>(419,181.06)</b>	<b>(1,289,833.00)</b>	<b>1,148,522.03</b>	<b>1,068,358.85</b>	<b>15,603.46</b>	<b>(154,340.52)</b>	<b>(3,820.74)</b>	<b>(57,257.84)</b>	<b>156,884.79</b>
<b>NON-OPERATING REVENUE (EX...</b>										
Interest Income	426,251.90	1,758,256.87	379,601.93	67,518.82	77,263.90	18,153.62			798,134.97	3,525,182.01
Gain on Sale of Fixed Assets	44,950.00	101,220.00		36.00						146,206.00
Gain on Trade-In of Fixed Assets		231,000.00								231,000.00
Interest Expense		(498,129.00)		(512,618.03)	(348,109.47)	(46,966.84)				(1,405,823.34)
Debt Issuance Costs				(4,268.75)						(4,268.75)
<b>Total Non-Operating Expense, Net</b>	<b>471,201.90</b>	<b>1,592,347.87</b>	<b>379,601.93</b>	<b>(449,331.96)</b>	<b>(270,845.57)</b>	<b>(28,813.22)</b>			<b>798,134.97</b>	<b>2,492,295.92</b>
<b>CHANGE IN NET ASSETS</b>	<b>320,035.51</b>	<b>1,173,166.81</b>	<b>(910,231.07)</b>	<b>699,190.07</b>	<b>797,513.28</b>	<b>(13,209.76)</b>	<b>(154,340.52)</b>	<b>(3,820.74)</b>	<b>740,877.13</b>	<b>2,649,180.71</b>

**Summary of All Units  
Change In Net Position  
For the Twelve Months Ending Tuesday, March 31, 2026**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
<b>OPERATING REVENUE:</b>					
	Customer Billings	\$32,324,933.00	\$32,324,933.00	\$31,412,034.54	(\$912,898.46)
	Grant Revenue	7,974,898.00	7,974,898.00	2,744,971.14	(5,229,926.86)
	Loan Interest Income	680,000.00	680,000.00	592,265.88	(87,734.12)
	Other Income	1,984,717.00	1,984,717.00	2,553,117.51	568,400.51
	<b>Total Operating Revenue</b>	<b>42,964,548.00</b>	<b>42,964,548.00</b>	<b>37,302,389.07</b>	<b>(5,662,158.93)</b>
<b>OPERATING EXPENSES</b>					
	Depreciation & Amortization	11,255,096.00	11,255,096.00	10,853,366.52	(401,729.48)
	Amortization, Lease ROU	150,000.00	150,000.00	154,666.95	4,666.95
	Salaries	8,515,455.00	8,515,455.00	8,258,527.41	(256,927.59)
	Fringe Benefits	4,110,532.23	4,110,532.23	3,257,419.82	(853,112.41)
	Operation & Maintenance	3,645,904.49	3,645,904.49	3,342,795.58	(303,108.91)
	Waste Diversion	290,550.00	290,550.00	288,893.44	(1,656.56)
	Wastewater Treatment	2,021,852.68	2,021,852.68	1,982,224.79	(39,627.89)
	Closure & Post Closure Costs	2,040,129.00	2,040,129.00	2,537,707.63	497,578.63
	Water Purchases	994,442.88	994,442.88	922,294.72	(72,148.16)
	Community Benefits	1,281,197.06	1,281,197.06	1,359,581.70	78,384.64
	Office & Administration	672,867.24	672,867.24	439,094.62	(233,772.62)
	Insurance	769,100.00	769,100.00	766,891.50	(2,208.50)
	Utilities	351,021.35	351,021.35	303,597.02	(47,424.33)
	Bad Debt Expense	0.00	0.00	314,847.68	314,847.68
	Materials & Supplies	320,800.00	320,800.00	315,341.32	(5,458.68)
	Professional Fees	758,641.69	758,641.69	511,994.96	(246,646.73)
	Repairs & Maintenance	262,993.86	262,993.86	255,914.24	(7,079.62)
	Automobile	694,217.00	694,217.00	582,775.55	(111,441.45)
	Computer Expenses	475,429.70	475,429.70	427,723.83	(47,705.87)
	Grants	275,000.00	275,000.00	147,845.00	(127,155.00)
	NYS Administrative Assessment	125,128.00	125,128.00	122,000.00	(3,128.00)
	Contingency	26,410.00	26,410.00	0.00	(26,410.00)
	<b>Total Operating Expenses</b>	<b>39,036,768.18</b>	<b>39,036,768.18</b>	<b>37,145,504.28</b>	<b>(1,891,263.90)</b>
	<b>Total Operating Income</b>	<b>3,927,779.82</b>	<b>3,927,779.82</b>	<b>156,884.79</b>	<b>(3,770,895.03)</b>
<b>NON-OPERATING REVENUE...</b>					
	Interest Income	2,562,861.00	2,562,861.00	3,525,182.01	962,321.01
	Gain on Sale of Fixed Assets	99,000.00	99,000.00	146,206.00	47,206.00
	Gain on Trade-In of Fixed Ass...	70,000.00	70,000.00	231,000.00	161,000.00
	Interest Expense	(1,288,021.00)	(1,288,021.00)	(1,405,823.34)	(117,802.34)
	Debt Issuance Costs	(50,000.00)	(50,000.00)	(4,268.75)	45,731.25
	<b>Total Non-Operating Expe...</b>	<b>1,393,840.00</b>	<b>1,393,840.00</b>	<b>2,492,295.92</b>	<b>1,098,455.92</b>
	<b>CHANGE IN NET POSITION</b>	<b>5,321,619.82</b>	<b>5,321,619.82</b>	<b>2,649,180.71</b>	<b>(2,672,439.11)</b>

**Administration**  
**Change In Net Position**  
**For the Twelve Months Ending Tuesday, March 31, 2026**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
<b>OPERATING REVENUE:</b>					
	Other Income	\$396,500.00	\$396,500.00	\$363,708.09	(\$32,791.91)
	<b>Total Operating Revenue</b>	<b>396,500.00</b>	<b>396,500.00</b>	<b>363,708.09</b>	<b>(32,791.91)</b>
<b>OPERATING EXPENSES</b>					
	Depreciation & Amortization	354,300.00	354,300.00	375,244.02	20,944.02
	Amortization, Lease ROU	150,000.00	150,000.00	129,019.35	(20,980.65)
	Salaries	1,450,501.00	1,450,501.00	1,412,142.26	(38,358.74)
	Fringe Benefits	739,332.23	739,332.23	525,255.53	(214,076.70)
	Operation & Maintenance	5,996.00	5,996.00	4,527.95	(1,468.05)
	Office & Administration	158,160.77	158,160.77	125,594.47	(32,566.30)
	Insurance	21,900.00	21,900.00	23,065.71	1,165.71
	Professional Fees	111,940.00	111,940.00	94,113.44	(17,826.56)
	Automobile	540.00	540.00	125.00	(415.00)
	Computer Expenses	297,850.00	297,850.00	277,931.96	(19,918.04)
	Admin Allocation	(2,505,635.00)	(2,505,635.00)	(2,452,145.21)	53,489.79
	Contingency	25,000.00	25,000.00	0.00	(25,000.00)
	<b>Total Operating Expenses</b>	<b>809,885.00</b>	<b>809,885.00</b>	<b>514,874.48</b>	<b>(295,010.52)</b>
	<b>Total Operating Income</b>	<b>(413,385.00)</b>	<b>(413,385.00)</b>	<b>(151,166.39)</b>	<b>262,218.61</b>
<b>NON-OPERATING REVENUE...</b>					
	Interest Income	354,667.00	354,667.00	426,251.90	71,584.90
	Gain on Sale of Fixed Assets	50,000.00	50,000.00	44,950.00	(5,050.00)
	<b>Total Non-Operating Expe...</b>	<b>404,667.00</b>	<b>404,667.00</b>	<b>471,201.90</b>	<b>66,534.90</b>
	<b>CHANGE IN NET POSITION</b>	<b>(8,718.00)</b>	<b>(8,718.00)</b>	<b>320,035.51</b>	<b>328,753.51</b>

**Materials Management  
Change In Net Position  
For the Twelve Months Ending Tuesday, March 31, 2026**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
<b>OPERATING REVENUE:</b>					
	Customer Billings	\$13,807,573.00	\$13,807,573.00	\$13,991,279.60	\$183,706.60
	Grant Revenue	154,776.00	154,776.00	58,009.96	(96,766.04)
	Other Income	1,544,807.00	1,544,807.00	1,730,658.03	185,851.03
	<b>Total Operating Revenue</b>	<b>15,507,156.00</b>	<b>15,507,156.00</b>	<b>15,779,947.59</b>	<b>272,791.59</b>
<b>OPERATING EXPENSES</b>					
	Depreciation & Amortization	5,965,100.00	5,965,100.00	5,792,904.33	(172,195.67)
	Salaries	1,923,759.00	1,923,759.00	1,948,061.61	24,302.61
	Fringe Benefits	1,004,195.00	1,004,195.00	850,929.40	(153,265.60)
	Operation & Maintenance	1,026,397.00	1,026,397.00	891,456.96	(134,940.04)
	Waste Diversion	290,550.00	290,550.00	288,893.44	(1,656.56)
	Wastewater Treatment	502,700.00	502,700.00	463,487.58	(39,212.42)
	Closure & Post Closure Costs	2,040,129.00	2,040,129.00	2,537,707.63	497,578.63
	Community Benefits	1,061,813.00	1,061,813.00	1,140,197.64	78,384.64
	Office & Administration	142,481.00	142,481.00	109,871.70	(32,609.30)
	Insurance	304,100.00	304,100.00	301,993.28	(2,106.72)
	Utilities	152,100.00	152,100.00	128,416.06	(23,683.94)
	Materials & Supplies	320,800.00	320,800.00	315,341.32	(5,458.68)
	Professional Fees	279,131.00	279,131.00	238,840.48	(40,290.52)
	Repairs & Maintenance	22,150.00	22,150.00	19,995.63	(2,154.37)
	Automobile	73,900.00	73,900.00	58,085.71	(15,814.29)
	Computer Expenses	28,125.00	28,125.00	26,450.93	(1,674.07)
	Admin Allocation	974,568.00	974,568.00	974,941.00	373.00
	Engineering Allocation	61,178.00	61,178.00	60,168.95	(1,009.05)
	NYS Administrative Assessment	54,220.00	54,220.00	51,385.00	(2,835.00)
	<b>Total Operating Expenses</b>	<b>16,227,396.00</b>	<b>16,227,396.00</b>	<b>16,199,128.65</b>	<b>(28,267.35)</b>
	<b>Total Operating Income</b>	<b>(720,240.00)</b>	<b>(720,240.00)</b>	<b>(419,181.06)</b>	<b>301,058.94</b>
<b>NON-OPERATING REVENUE...</b>					
	Interest Income	845,186.00	845,186.00	1,758,256.87	913,070.87
	Gain on Sale of Fixed Assets	49,000.00	49,000.00	101,220.00	52,220.00
	Gain on Trade-In of Fixed Ass...	70,000.00	70,000.00	231,000.00	161,000.00
	Interest Expense	(558,369.00)	(558,369.00)	(498,129.00)	60,240.00
	<b>Total Non-Operating Expe...</b>	<b>405,817.00</b>	<b>405,817.00</b>	<b>1,592,347.87</b>	<b>1,186,530.87</b>
	<b>CHANGE IN NET POSITION</b>	<b>(314,423.00)</b>	<b>(314,423.00)</b>	<b>1,173,166.81</b>	<b>1,487,589.81</b>

**Telecommunications  
Change In Net Position  
For the Twelve Months Ending Tuesday, March 31, 2026**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
<b>OPERATING REVENUE:</b>					
	Customer Billings	\$6,217,948.00	\$6,217,948.00	\$6,305,458.27	\$87,510.27
	Grant Revenue	6,780,000.00	6,780,000.00	899,596.92	(5,880,403.08)
	Other Income	12,000.00	12,000.00	19,871.64	7,871.64
	<b>Total Operating Revenue</b>	<b>13,009,948.00</b>	<b>13,009,948.00</b>	<b>7,224,926.83</b>	<b>(5,785,021.17)</b>
<b>OPERATING EXPENSES</b>					
	Depreciation & Amortization	3,470,300.00	3,470,300.00	3,201,674.77	(268,625.23)
	Amortization, Lease ROU	0.00	0.00	7,029.50	7,029.50
	Salaries	1,632,885.00	1,632,885.00	1,565,077.95	(67,807.05)
	Fringe Benefits	657,399.00	657,399.00	516,939.30	(140,459.70)
	Operation & Maintenance	2,224,241.17	2,224,241.17	2,126,811.09	(97,430.08)
	Office & Administration	38,113.47	38,113.47	31,843.25	(6,270.22)
	Insurance	210,800.00	210,800.00	200,948.45	(9,851.55)
	Utilities	7,719.91	7,719.91	7,719.91	0.00
	Bad Debt Expense	0.00	0.00	24,437.03	24,437.03
	Professional Fees	36,282.75	36,282.75	31,304.42	(4,978.33)
	Automobile	107,800.00	107,800.00	77,760.92	(30,039.08)
	Computer Expenses	46,489.70	46,489.70	39,664.43	(6,825.27)
	Admin Allocation	631,086.00	631,086.00	631,731.78	645.78
	Engineering Allocation	23,220.00	23,220.00	24,135.33	915.33
	Water Quality Allocation	0.00	0.00	347.70	347.70
	NYS Administrative Assessment	25,501.00	25,501.00	27,334.00	1,833.00
	Contingency	1,410.00	1,410.00	0.00	(1,410.00)
	<b>Total Operating Expenses</b>	<b>9,113,248.00</b>	<b>9,113,248.00</b>	<b>8,514,759.83</b>	<b>(598,488.17)</b>
	<b>Total Operating Income</b>	<b>3,896,700.00</b>	<b>3,896,700.00</b>	<b>(1,289,833.00)</b>	<b>(5,186,533.00)</b>
<b>NON-OPERATING REVENUE...</b>					
	Interest Income	367,308.00	367,308.00	379,601.93	12,293.93
	<b>Total Non-Operating Expe...</b>	<b>367,308.00</b>	<b>367,308.00</b>	<b>379,601.93</b>	<b>12,293.93</b>
	<b>CHANGE IN NET POSITION</b>	<b>4,264,008.00</b>	<b>4,264,008.00</b>	<b>(910,231.07)</b>	<b>(5,174,239.07)</b>

**Water Quality  
Change In Net Position  
For the Twelve Months Ending Tuesday, March 31, 2026**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
<b>OPERATING REVENUE:</b>					
	Customer Billings	\$11,419,997.00	\$11,419,997.00	\$10,252,915.16	(\$1,167,081.84)
	Grant Revenue	0.00	0.00	905,585.00	905,585.00
	Other Income	3,610.00	3,610.00	417,610.09	414,000.09
	<b>Total Operating Revenue</b>	<b>11,423,607.00</b>	<b>11,423,607.00</b>	<b>11,576,110.25</b>	<b>152,503.25</b>
<b>OPERATING EXPENSES</b>					
	Depreciation & Amortization	1,457,396.00	1,457,396.00	1,475,597.77	18,201.77
	Salaries	2,673,391.00	2,673,391.00	2,495,376.33	(178,014.67)
	Fringe Benefits	1,342,388.00	1,342,388.00	1,052,096.14	(290,291.86)
	Operation & Maintenance	186,049.32	186,049.32	168,968.17	(17,081.15)
	Wastewater Treatment	1,519,152.68	1,519,152.68	1,518,737.21	(415.47)
	Water Purchases	994,442.88	994,442.88	922,294.72	(72,148.16)
	Office & Administration	118,977.00	118,977.00	104,245.87	(14,731.13)
	Insurance	216,000.00	216,000.00	225,275.26	9,275.26
	Utilities	191,201.44	191,201.44	167,461.05	(23,740.39)
	Professional Fees	6,114.00	6,114.00	2,256.74	(3,857.26)
	Repairs & Maintenance	240,843.86	240,843.86	235,918.61	(4,925.25)
	Automobile	484,174.00	484,174.00	411,959.49	(72,214.51)
	Computer Expenses	36,750.00	36,750.00	27,767.65	(8,982.35)
	Admin Allocation	657,961.00	657,961.00	602,837.04	(55,123.96)
	Engineering Allocation	53,010.00	53,010.00	48,334.14	(4,675.86)
	Water Quality Allocation	0.00	0.00	(1,752.76)	(1,752.76)
	NYS Administrative Assessment	42,769.00	42,769.00	40,593.00	(2,176.00)
	<b>Total Operating Expenses</b>	<b>10,220,620.18</b>	<b>10,220,620.18</b>	<b>9,497,966.43</b>	<b>(722,653.75)</b>
	<b>Total Operating Income</b>	<b>1,202,986.82</b>	<b>1,202,986.82</b>	<b>2,078,143.82</b>	<b>875,157.00</b>
<b>NON-OPERATING REVENUE...</b>					
	Interest Income	123,200.00	123,200.00	162,936.34	39,736.34
	Gain on Sale of Fixed Assets	0.00	0.00	36.00	36.00
	Interest Expense	(729,652.00)	(729,652.00)	(907,694.34)	(178,042.34)
	Debt Issuance Costs	(50,000.00)	(50,000.00)	(4,268.75)	45,731.25
	<b>Total Non-Operating Expe...</b>	<b>(656,452.00)</b>	<b>(656,452.00)</b>	<b>(748,990.75)</b>	<b>(92,538.75)</b>
	<b>CHANGE IN NET POSITION</b>	<b>546,534.82</b>	<b>546,534.82</b>	<b>1,329,153.07</b>	<b>782,618.25</b>

**Army Sewer  
Change In Net Position  
For the Twelve Months Ending Tuesday, March 31, 2026**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
<b>OPERATING REVENUE:</b>					
	Customer Billings	\$4,819,323.00	\$4,819,323.00	\$4,268,414.86	(\$550,908.14)
	Other Income	3,610.00	3,610.00	370,048.68	366,438.68
	<b>Total Operating Revenue</b>	<b>4,822,933.00</b>	<b>4,822,933.00</b>	<b>4,638,463.54</b>	<b>(184,469.46)</b>
<b>OPERATING EXPENSES</b>					
	Depreciation & Amortization	530,400.00	530,400.00	575,025.16	44,625.16
	Salaries	556,228.00	556,228.00	418,292.64	(137,935.36)
	Fringe Benefits	275,888.00	275,888.00	161,498.23	(114,389.77)
	Operation & Maintenance	86,186.32	86,186.32	84,573.77	(1,612.55)
	Wastewater Treatment	1,519,152.68	1,519,152.68	1,518,737.21	(415.47)
	Water Purchases	4,500.00	4,500.00	1,995.50	(2,504.50)
	Office & Administration	9,223.00	9,223.00	3,754.63	(5,468.37)
	Insurance	80,700.00	80,700.00	88,018.90	7,318.90
	Utilities	114,000.00	114,000.00	102,197.74	(11,802.26)
	Professional Fees	4,176.00	4,176.00	1,851.27	(2,324.73)
	Repairs & Maintenance	85,000.00	85,000.00	84,207.45	(792.55)
	Computer Expenses	10,999.00	10,999.00	6,787.13	(4,211.87)
	Admin Allocation	347,589.00	347,589.00	331,076.11	(16,512.89)
	Engineering Allocation	17,710.00	17,710.00	14,631.10	(3,078.90)
	Water Quality Allocation	135,497.00	135,497.00	80,105.67	(55,391.33)
	NYS Administrative Assessment	17,252.00	17,252.00	17,189.00	(63.00)
	<b>Total Operating Expenses</b>	<b>3,794,501.00</b>	<b>3,794,501.00</b>	<b>3,489,941.51</b>	<b>(304,559.49)</b>
	<b>Total Operating Income</b>	<b>1,028,432.00</b>	<b>1,028,432.00</b>	<b>1,148,522.03</b>	<b>120,090.03</b>
<b>NON-OPERATING REVENUE...</b>					
	Interest Income	67,800.00	67,800.00	67,518.82	(281.18)
	Gain on Sale of Fixed Assets	0.00	0.00	36.00	36.00
	Interest Expense	(285,000.00)	(285,000.00)	(512,618.03)	(227,618.03)
	Debt Issuance Costs	(50,000.00)	(50,000.00)	(4,268.75)	45,731.25
	<b>Total Non-Operating Expe...</b>	<b>(267,200.00)</b>	<b>(267,200.00)</b>	<b>(449,331.96)</b>	<b>(182,131.96)</b>
	<b>CHANGE IN NET POSITION</b>	<b>761,232.00</b>	<b>761,232.00</b>	<b>699,190.07</b>	<b>(62,041.93)</b>

**Army Water Line  
Change In Net Position  
For the Twelve Months Ending Tuesday, March 31, 2026**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
<b>OPERATING REVENUE:</b>					
	Customer Billings	\$3,198,514.00	\$3,198,514.00	\$2,710,246.38	(\$488,267.62)
	Grant Revenue	0.00	0.00	905,585.00	905,585.00
	<b>Total Operating Revenue</b>	<b>3,198,514.00</b>	<b>3,198,514.00</b>	<b>3,615,831.38</b>	<b>417,317.38</b>
<b>OPERATING EXPENSES</b>					
	Depreciation & Amortization	748,600.00	748,600.00	725,634.48	(22,965.52)
	Salaries	519,307.00	519,307.00	382,444.50	(136,862.50)
	Fringe Benefits	250,970.00	250,970.00	150,105.15	(100,864.85)
	Operation & Maintenance	7,700.00	7,700.00	7,045.84	(654.16)
	Water Purchases	824,863.00	824,863.00	766,116.72	(58,746.28)
	Office & Administration	5,826.00	5,826.00	3,673.88	(2,152.12)
	Insurance	60,400.00	60,400.00	58,522.53	(1,877.47)
	Utilities	37,300.00	37,300.00	28,824.43	(8,475.57)
	Professional Fees	1,655.00	1,655.00	405.47	(1,249.53)
	Repairs & Maintenance	122,250.00	122,250.00	122,228.18	(21.82)
	Computer Expenses	3,775.00	3,775.00	3,294.15	(480.85)
	Admin Allocation	247,988.00	247,988.00	209,341.20	(38,646.80)
	Engineering Allocation	18,074.00	18,074.00	14,506.99	(3,567.01)
	Water Quality Allocation	124,325.00	124,325.00	62,749.01	(61,575.99)
	NYS Administrative Assessment	12,897.00	12,897.00	12,580.00	(317.00)
	<b>Total Operating Expenses</b>	<b>2,985,930.00</b>	<b>2,985,930.00</b>	<b>2,547,472.53</b>	<b>(438,457.47)</b>
	<b>Total Operating Income</b>	<b>212,584.00</b>	<b>212,584.00</b>	<b>1,068,358.85</b>	<b>855,774.85</b>
<b>NON-OPERATING REVENUE...</b>					
	Interest Income	37,000.00	37,000.00	77,263.90	40,263.90
	Interest Expense	(396,773.00)	(396,773.00)	(348,109.47)	48,663.53
	<b>Total Non-Operating Expe...</b>	<b>(359,773.00)</b>	<b>(359,773.00)</b>	<b>(270,845.57)</b>	<b>88,927.43</b>
	<b>CHANGE IN NET POSITION</b>	<b>(147,189.00)</b>	<b>(147,189.00)</b>	<b>797,513.28</b>	<b>944,702.28</b>

**Regional Water Line  
Change In Net Position  
For the Twelve Months Ending Tuesday, March 31, 2026**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
<b>OPERATING REVENUE:</b>					
	Customer Billings	\$498,024.00	\$498,024.00	\$477,143.15	(\$20,880.85)
	Other Income	0.00	0.00	45,483.77	45,483.77
	<b>Total Operating Revenue</b>	<b>498,024.00</b>	<b>498,024.00</b>	<b>522,626.92</b>	<b>24,602.92</b>
<b>OPERATING EXPENSES</b>					
	Depreciation & Amortization	178,396.00	178,396.00	174,938.13	(3,457.87)
	Salaries	45,209.00	45,209.00	42,910.44	(2,298.56)
	Fringe Benefits	21,386.00	21,386.00	18,498.10	(2,887.90)
	Operation & Maintenance	8,638.00	8,638.00	8,638.00	0.00
	Water Purchases	165,079.88	165,079.88	154,182.50	(10,897.38)
	Office & Administration	360.00	360.00	295.20	(64.80)
	Insurance	7,700.00	7,700.00	9,063.32	1,363.32
	Utilities	39,901.44	39,901.44	36,438.88	(3,462.56)
	Professional Fees	283.00	283.00	0.00	(283.00)
	Repairs & Maintenance	33,593.86	33,593.86	29,482.98	(4,110.88)
	Computer Expenses	533.00	533.00	436.45	(96.55)
	Admin Allocation	17,868.00	17,868.00	17,869.06	1.06
	Engineering Allocation	4,365.00	4,365.00	4,523.68	158.68
	Water Quality Allocation	11,144.00	11,144.00	8,005.72	(3,138.28)
	NYS Administrative Assessment	1,741.00	1,741.00	1,741.00	0.00
	<b>Total Operating Expenses</b>	<b>536,198.18</b>	<b>536,198.18</b>	<b>507,023.46</b>	<b>(29,174.72)</b>
	<b>Total Operating Income</b>	<b>(38,174.18)</b>	<b>(38,174.18)</b>	<b>15,603.46</b>	<b>53,777.64</b>
<b>NON-OPERATING REVENUE...</b>					
	Interest Income	18,400.00	18,400.00	18,153.62	(246.38)
	Interest Expense	(47,879.00)	(47,879.00)	(46,966.84)	912.16
	<b>Total Non-Operating Expe...</b>	<b>(29,479.00)</b>	<b>(29,479.00)</b>	<b>(28,813.22)</b>	<b>665.78</b>
	<b>CHANGE IN NET POSITION</b>	<b>(67,653.18)</b>	<b>(67,653.18)</b>	<b>(13,209.76)</b>	<b>54,443.42</b>

**Water Sewer Contracts  
Change In Net Position  
For the Twelve Months Ending Tuesday, March 31, 2026**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
<b>OPERATING REVENUE:</b>					
	Customer Billings	\$2,904,136.00	\$2,904,136.00	\$2,797,110.77	(\$107,025.23)
	Other Income	0.00	0.00	2,077.64	2,077.64
	<b>Total Operating Revenue</b>	<b>2,904,136.00</b>	<b>2,904,136.00</b>	<b>2,799,188.41</b>	<b>(104,947.59)</b>
<b>OPERATING EXPENSES</b>					
	Salaries	1,552,647.00	1,552,647.00	1,651,728.75	99,081.75
	Fringe Benefits	794,144.00	794,144.00	721,994.66	(72,149.34)
	Operation & Maintenance	83,525.00	83,525.00	68,710.56	(14,814.44)
	Office & Administration	103,568.00	103,568.00	96,522.16	(7,045.84)
	Insurance	67,200.00	67,200.00	69,670.51	2,470.51
	Automobile	484,174.00	484,174.00	411,959.49	(72,214.51)
	Computer Expenses	21,443.00	21,443.00	17,249.92	(4,193.08)
	Admin Allocation	44,516.00	44,516.00	44,550.67	34.67
	Engineering Allocation	12,861.00	12,861.00	14,672.37	1,811.37
	Water Quality Allocation	(270,966.00)	(270,966.00)	(152,613.16)	118,352.84
	NYS Administrative Assessment	10,879.00	10,879.00	9,083.00	(1,796.00)
	<b>Total Operating Expenses</b>	<b>2,903,991.00</b>	<b>2,903,991.00</b>	<b>2,953,528.93</b>	<b>49,537.93</b>
	<b>Total Operating Income</b>	<b>145.00</b>	<b>145.00</b>	<b>(154,340.52)</b>	<b>(154,485.52)</b>
<b>NON-OPERATING REVENUE...</b>					
	<b>CHANGE IN NET POSITION</b>	<b>145.00</b>	<b>145.00</b>	<b>(154,340.52)</b>	<b>(154,485.52)</b>

**Engineering**  
**Change In Net Position**  
**For the Twelve Months Ending Tuesday, March 31, 2026**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
<b>OPERATING REVENUE:</b>					
	Customer Billings	\$650,635.00	\$650,635.00	\$585,270.70	(\$65,364.30)
	Grant Revenue	0.00	0.00	16,198.04	16,198.04
	Other Income	0.00	0.00	189.35	189.35
	<b>Total Operating Revenue</b>	<b>650,635.00</b>	<b>650,635.00</b>	<b>601,658.09</b>	<b>(48,976.91)</b>
<b>OPERATING EXPENSES</b>					
	Salaries	284,128.00	284,128.00	289,838.47	5,710.47
	Fringe Benefits	114,367.00	114,367.00	111,650.56	(2,716.44)
	Operation & Maintenance	172,721.00	172,721.00	140,721.59	(31,999.41)
	Office & Administration	50,596.00	50,596.00	37,614.48	(12,981.52)
	Insurance	16,300.00	16,300.00	15,608.80	(691.20)
	Professional Fees	600.00	600.00	0.00	(600.00)
	Automobile	22,100.00	22,100.00	31,737.06	9,637.06
	Computer Expenses	59,690.00	59,690.00	53,908.42	(5,781.58)
	Admin Allocation	53,030.00	53,030.00	53,067.75	37.75
	Engineering Allocation	(137,852.00)	(137,852.00)	(132,761.36)	5,090.64
	Water Quality Allocation	0.00	0.00	1,405.06	1,405.06
	NYS Administrative Assessment	2,638.00	2,638.00	2,688.00	50.00
	<b>Total Operating Expenses</b>	<b>638,318.00</b>	<b>638,318.00</b>	<b>605,478.83</b>	<b>(32,839.17)</b>
	<b>Total Operating Income</b>	<b>12,317.00</b>	<b>12,317.00</b>	<b>(3,820.74)</b>	<b>(16,137.74)</b>
<b>NON-OPERATING REVENUE...</b>					
	<b>CHANGE IN NET POSITION</b>	<b>12,317.00</b>	<b>12,317.00</b>	<b>(3,820.74)</b>	<b>(16,137.74)</b>

**Regional Development  
Change In Net Position  
For the Twelve Months Ending Tuesday, March 31, 2026**

GL	Account Description	Annual Budget	YTD Budget	Actual YTD	YTD Variance Over (Under)
<b>OPERATING REVENUE:</b>					
	Customer Billings	\$228,780.00	\$228,780.00	\$277,110.81	\$48,330.81
	Grant Revenue	1,040,122.00	1,040,122.00	865,581.22	(174,540.78)
	Loan Interest Income	680,000.00	680,000.00	592,265.88	(87,734.12)
	Other Income	27,800.00	27,800.00	21,080.31	(6,719.69)
	<b>Total Operating Revenue</b>	<b>1,976,702.00</b>	<b>1,976,702.00</b>	<b>1,756,038.22</b>	<b>(220,663.78)</b>
<b>OPERATING EXPENSES</b>					
	Depreciation & Amortization	8,000.00	8,000.00	7,945.63	(54.37)
	Amortization, Lease ROU	0.00	0.00	18,618.10	18,618.10
	Salaries	550,791.00	550,791.00	548,030.79	(2,760.21)
	Fringe Benefits	252,851.00	252,851.00	200,548.89	(52,302.11)
	Operation & Maintenance	30,500.00	30,500.00	10,309.82	(20,190.18)
	Community Benefits	219,384.06	219,384.06	219,384.06	0.00
	Office & Administration	164,539.00	164,539.00	29,924.85	(134,614.15)
	Bad Debt Expense	0.00	0.00	290,410.65	290,410.65
	Professional Fees	324,573.94	324,573.94	145,479.88	(179,094.06)
	Automobile	5,703.00	5,703.00	3,107.37	(2,595.63)
	Computer Expenses	6,525.00	6,525.00	2,000.44	(4,524.56)
	Grants	275,000.00	275,000.00	147,845.00	(127,155.00)
	Admin Allocation	188,990.00	188,990.00	189,567.64	577.64
	Engineering Allocation	444.00	444.00	122.94	(321.06)
	<b>Total Operating Expenses</b>	<b>2,027,301.00</b>	<b>2,027,301.00</b>	<b>1,813,296.06</b>	<b>(214,004.94)</b>
	<b>Total Operating Income</b>	<b>(50,599.00)</b>	<b>(50,599.00)</b>	<b>(57,257.84)</b>	<b>(6,658.84)</b>
<b>NON-OPERATING REVENUE...</b>					
	Interest Income	872,500.00	872,500.00	798,134.97	(74,365.03)
	<b>Total Non-Operating Expe...</b>	<b>872,500.00</b>	<b>872,500.00</b>	<b>798,134.97</b>	<b>(74,365.03)</b>
	<b>CHANGE IN NET POSITION</b>	<b>821,901.00</b>	<b>821,901.00</b>	<b>740,877.13</b>	<b>(81,023.87)</b>



**Board Resolution No. 2026-05-35**  
**May 28, 2026**

**APPROVING ARTIFICIAL INTELLIGENCE POLICY**

Whereas, the Development Authority of the North Country operates in accordance with Board policies, procedures and administrative guidelines, that ensure transparency, accountability and effective governance, and

Whereas, the Development Authority recognizes the growing role of artificial intelligence technologies in enhancing organizational efficiency, improving service delivery, and supporting informed decision-making, while also acknowledging the importance of responsible and ethical use, and

Whereas, the proposed Artificial Intelligence Policy establishes a framework for the appropriate, secure, and ethical use of artificial intelligence tools and systems by staff and authorized users, and

Whereas, upon board approval, the Artificial Intelligence Policy will be made publicly available and posted on the Development Authority's official website to promote transparency and inform stakeholders of the Authority's standards and practices, and

Whereas, executive management has conducted a thorough review of the proposed Artificial Intelligence Policy and recommends its adoption as set forth in the attached document.

Now, therefore be it

**RESOLVED, that the Development Authority of the North Country does hereby approve the Artificial Intelligence Policy, attached hereto and incorporated in this Resolution.**





**Subject:** Artificial Intelligence Policy  
**Adopted:** May 28, 2026  
**Resolution:** 2026-05-35

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## ARTIFICIAL INTELLIGENCE POLICY

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## **SECTION 1.0 PURPOSE**

The purpose of this policy is to set forth the requirements for the appropriate, secure and ethical use of Artificial Intelligence (AI) within the Development Authority of the North Country (Authority).

This Policy addresses the general use of AI, including AI that is embedded in enterprise software ((e.g., Microsoft 365, Cisco WebEx) and other publicly accessible AI tools (e.g., ChatGPT and Google's Gemini). The principles in this Policy apply to all AI capabilities used for Authority business.

## **SECTION 2.0 SCOPE**

This Policy applies to all Authority employees. Contractors, interns, and third parties who access Authority systems or process Authority information shall adhere to this Policy under their respective agreements.

## **SECTION 3.0 DEFINITIONS**

### **ARTIFICIAL INTELLIGENCE (AI)**

"AI" refers to any technology, application, website, or tool that simulates aspects of human intelligence to generate or transform content and/or make predictions or recommendations. AI is defined as technology that can take in a set of requests by a human user and provide documents, images, predictions, recommendations, decisions, audio, video, or other responses in return.

### **CHATBOT**

A chatbot is a system designed to mimic human conversation via text or voice. Chatbots can operate in several forms such as those that are based on Generative AI.

### **CONFIDENTIAL/RESTRICTED INFORMATION**

For the purposes of this Policy, Confidential/Restricted Information shall include Authority information that is not intended for public release, including but not limited to internal documents, emails, financial account data, customer and employee information, system configurations, and any data classified as Confidential or Restricted.

### **GENERATIVE AI**

Generative AI creates original content by taking vast amounts of data that it is trained on to provide responses in the form of text, video, code, audio and other outputs.

### **IMAGE LEARNING**

Image learning is the ability to recognize an object, person, place, or other specifics in an image or video.

### **MACHINE LEARNING**

Machine learning is the ability of systems to utilize algorithms, statistics and other data to pick up on patterns and drawn conclusions, which helps the system to modify and improve upon those algorithms, making future predictions and calculations increasingly more accurate.

### **PERSONALLY IDENTIFIABLE INFORMATION (PII)**

Any data that can be used to identify or reach an individual and is otherwise considered private or subject to privacy regulations.

### **USER**

Any person utilizing the Authority network or hardware.

## **SECTION 4.0 ACCEPTABLE USE OF AI BY AUTHORITY EMPLOYEES**

### **4.1. GUIDELINES**

All use of AI must comply with Authority policies and applicable laws and regulations.

Use of AI with PII or any Confidential/Restricted information is prohibited.

Use of AI that aims to leverage PII is strictly prohibited.

AI features embedded in Authority procured software may be used by authorized users. Questions, concerns or insights over the use of such AI should be directed to the user's manager and the Authority's Director of Information Technology.

Procuring or enabling software that contains AI must be approved by the Director of Information Technology prior to purchase or activation.

Publicly accessible AI (e.g., ChatGPT, Chatbots or Generative AI's) may be used in such a manner to enhance productivity and aid in the automation of simple tasks so long as the information provided does not contain PII or Confidential/Restricted Information. AI generated links or attachments do not constitute trusted sources and require user validation before access or distribution.

Any correspondence that includes content fully generated by AI must be cited as such.

Appendix A provides a list of authorized AI programs. Requests for additional tools must be submitted to the Director of Information Technology for review and approval.

### **4.2. ACCEPTABLE USE OF AI**

Examples of acceptable uses of AI include the following:

- General-knowledge based questions meant to enhance your understanding on a work-related topic.
- Brainstorm ideas related to projects you are working on, being careful not to divulge sensitive project specifics.
- Create formulas for Excel spreadsheets or similar programs.
- Develop or debug code; to be reviewed and verified before deployment, removing items such as IP addresses, sensitive network information etc.
- Draft or proofread an email or letter removing items such as names, email addresses etc.
- Summarize online research or to create outlines for content projects to assist in full coverage of a topic.

### **4.3. UNACCEPTABLE USE OF AI**

- Submitting Confidential/Restricted Information, PII or any non-public Authority data into an AI tool.
- Attempting to use AI for unethical, unlawful, discriminatory, or harmful purposes.
- Copying and pasting, typing, or in any way submitting confidential/restricted company content or sensitive data of any kind into the AI chatbot (such as internal documents, emails, reports, customer or employee information, or any other business data).
- Utilizing the Authority network or hardware to access AI tools for personal purposes.
- Failing to properly cite an AI chatbot when used as a resource.

### **4.4. PERSONAL CONDUCT**

AI systems shall be used only for legitimate business purposes and in accordance with Authority policies and applicable law. AI systems shall not be used for any illegal, unlawful, or unethical purposes.

### **4.5. PERSONAL RESPONSIBILITY**

Employees shall assume that the information provided to AI could be viewed by unintended parties. Users of

AI shall comply with all Authority policies, procedures, laws and regulations. As with any other internet facing communications, users should exercise sound judgement and ethics when using AI, and verify outputs for accuracy, bias, and appropriateness prior to use.

## SECTION 5.0 RECORD OF REVISIONS

Revision Date	Resolution #
May 28, 2026	created

## **APPENDIX A**

### **AUTHORIZED AI PROGRAMS**

**Microsoft CoPilot**

**Google Gemini**

**ChatGPT**

This appendix provides a non-exhaustive list of Large Language Model (LLM)–based artificial intelligence tools that are currently approved for use under this policy. Approval is contingent upon adherence to applicable data protection, security, and usage requirements as defined in this document.

Inclusion in this list does not constitute endorsement of the tool’s outputs, accuracy, or suitability for all use cases. Users remain responsible for validating outputs, exercising professional judgment, and ensuring compliance with all relevant legal, regulatory, and organizational obligations.

As tools, capabilities, risks, and organizational requirements change, this list is subject to change with them.





**Board Resolution No. 2026-05-36**  
**May 28, 2026**

**FISCAL YEAR 2027 CAPITAL BUDGET AMENDMENT**  
**ENTERPRISE RESOURCE PLANNING SYSTEM REPLACEMENT**  
**ADMINISTRATIVE DIVISION**

Whereas, pursuant to **Resolution No. 2023-12-84** the Development Authority of the North Country (Authority) established a \$500,000 capital project budget for an Enterprise Resource Planning (ERP) System replacement (Project 10-035) within the Administrative Division, and

Whereas, the Authority engaged the services of a qualified consultant to assist the Project Management Team in identifying technical and functional requirements, evaluating proposals, and participating in contract negotiations, and

Whereas, based on a thorough review of proposals received, the Authority selected Microsoft Dynamics 365 as its ERP System software and Crowe for project implementation, and

Whereas, based on proposals received, the revised project budget for the ERP System replacement is estimated at \$1,400,000; including a 15% contingency. Said budget includes all costs required for successful implementation; including, customization, integration, data conversion, training and post-implementation support, and

Whereas, such additional costs are necessary to ensure the successful deployment and long-term functionality of the ERP system, and

Whereas, Microsoft Dynamics 365 provides the lowest 10-year cost of ownership estimate of the two proposers deemed technically feasible.

Now, therefore be it

**RESOLVED**, that the Development Authority of the North Country hereby amends the capital project budget for Enterprise Resource Planning System Replacement (Project 10-035) from \$500,000 to \$1,400,000, and be it further

**RESOLVED**, that the Development Authority of the North Country hereby awards a professional services contract to Crowe in the amount of \$997,125 to implement Microsoft Dynamics 365.



**Development Authority of the North Country  
 Technical Services Summary Report  
 May 2026**

Company	Customer	Contract Type	Description of Services/Contract Title	Current Agreement (\$)	New Agreement / Amendment (\$)	Total Agreement	Start Date	End Date	County
60	Town of Henderson	TSA	Sewer District No. 1 Project Amendment No. 1	\$ 15,000.00	\$ 27,000.00	\$ 42,000.00	11/13/2024	12/31/2027	Jefferson
60	Village of Carthage/West Carthage	SSA	Blower Replacement Project SCADA Services	\$ -	\$ 35,000.00	\$ 35,000.00	6/1/2026	12/31/2026	Jefferson
60	Village of Carthage/West Carthage	TSA	Influent Flow Meter Relocation	\$ -	\$ 10,000.00	\$ 10,000.00	5/28/2026	12/31/2026	Jefferson
60	Town of Champion	TSA	Champion and Carthage Water Connection Flow Control SCADA Services	\$ -	\$ 30,000.00	\$ 30,000.00	5/28/2026	12/31/2026	Jefferson
11	Lewis County Development Corporation	TSA	Loan Underwriting Services	\$ -	\$ -	Time & Materials	5/28/2026	Open Ended. Termination with 30 days notice	Lewis

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

**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. 2026-05-37**  
**May 28, 2026**

**TECHNICAL ASSISTANCE SERVICES AGREEMENT  
VILLAGE OF TUPPER LAKE  
MUNICIPAL EFFICIENCY STUDY**

Whereas, the Development Authority of the North Country (Authority) has provided technical services since 2015 to the Village of Tupper Lake (Village) for projects related to the Village's water and wastewater facilities, and

Whereas, the Village is desirous of having a municipal efficiency study completed to evaluate the feasibility and benefits of implementing other functional consolidations up to and including municipal dissolution of the Village, and

Whereas, given its longstanding role in assisting the Village with various infrastructure improvement projects and the Authority's prior experience with municipal efficiency and dissolution studies the Village has determined the Authority is qualified and equipped to provide the services necessary to complete the study and desires to engage the Authority to complete the municipal efficiency study on behalf of the Village, and

Whereas, the Authority will work directly with the Village to complete funding applications and the municipal efficiency study and associated report, and

Whereas, the total cost of the services to be provided by the Authority through completion of the study and report shall not exceed \$100,000.

Now, there be it

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



**DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY  
ENGINEERING TECHNICAL SERVICES AGREEMENT  
FOR  
MUNICIPAL EFFICIENCY STUDY**

**WITH THE**

**VILLAGE OF TUPPER LAKE**

This Agreement entered into this \_\_\_\_ day of \_\_\_\_\_ 20\_\_, by and between:

**VILLAGE OF TUPPER LAKE**, a municipal corporation organized and existing under the laws of the State of New York, having an office and principal place of business located at 53 Park Street, P.O. Box 1290, Tupper Lake, NY 12986, herein after referred to as the "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 the "Authority".

**Recitals**

1. The Village and Town of Tupper Lake have an existing shared services agreement to provide water services to Town and Village Customers.
2. The Authority has been retained by the Village to assist with multiple water and wastewater improvement projects since 2015.
3. The Village is desirous of having a municipal efficiency study completed to evaluate the feasibility and benefits of implementing other functional consolidations up to and including municipal dissolution the Village.
4. Given its longstanding role in assisting the Village with various infrastructure improvement projects and the Authority's prior experience with municipal efficiency and dissolution, the Village has requested the Authority provide technical assistance to review the Village and Town services and draft a dissolution study. Complete copies of prior studies can be found on the Authority's website at: <https://www.danc.org/municipal-studies>
5. At its board meeting held on \_\_\_\_\_, 20\_\_, the Village Board selected the Authority to assist the Village to provide these services. A copy of this Resolution has been attached as Exhibit A.
6. 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:

### Scope of Services

1. The Authority will provide project management assistance services to proceed with the pursuit of a dissolution study. Services provided shall include:
  - a. Funding agency coordination and assistance, including submittal of a Local Government Citizens Re-Organization Empowerment Grant (CREG).
  - b. Completion of a Dissolution Study and Implementation Report meeting the requirements of the NYS Department of State. The Study will include the elements included in Exhibit B.
  - c. Planning, coordination and facilitation of a maximum of seven (7) stakeholder committee meetings.
  - d. Coordination with the Village's attorney to assist with legal aspects of the dissolution study.
  - e. Presentation at two public informational meetings.
  - f. Attendance at board meetings to discuss project updates.

### Terms and Conditions

1. The Authority will conduct work under the sole direction of a single, primary point of contact of the Village.
2. The Village shall pay the Authority for such services at the labor hour burdened rate for the specific job classification performing the services as indicated in Table 1 below. The Authority reserves the right to update the hourly rates annually effective April 1, i.e. the beginning of the Authority's fiscal year. The Authority will provide an updated rate table at that time; noting however, the total cost of these services shall not exceed \$100,000. The Authority shall submit monthly invoices properly itemized and supported. The Village shall make payment thereof within 30 days of receipt of each invoice.

**TABLE 1 – FYE2027 HOURLY RATES**

<b>Employee Wage Rate</b>	<b>Standard</b>	<b>Overtime</b>
Chief Operating Officer	\$165	NA
Director of Engineering	\$140	NA
Assistant Director of Engineering	\$110	NA
EHS Engineer	\$100	NA
Controls Engineer	\$97	NA
OSP Supervisor	\$93	NA
Project Engineer	\$90	NA
GIS Supervisor	\$90	NA
OSP Engineer	\$89	NA
GIS Analyst	\$80	NA
Engineering Specialist	\$80	NA

<b>Employee Wage Rate</b>	<b>Standard</b>	<b>Overtime</b>
Director of Water Quality	\$130	NA
Assistant Director of Water Quality	\$125	NA
Water Quality Supervisor II	\$105	NA
Water Quality Supervisor I	\$100	NA
Water Quality Coordinator	\$89	NA
Water Quality Senior Operator	\$91	\$111
Administrative Specialist	\$73	\$93
Water Quality Operator	\$83	\$101
Water Quality Technician	\$75	\$91
Maintenance Technician Assistant	\$54	\$71

3. The Authority will complete the work specified herein 12 months after authorization to proceed; however, the Authority reserves the right to request an amendment for justifiable causes outside of the Authority's control requiring additional services. This schedule requires the Village and Town's cooperation in providing information requested in a timely manner and adherence to a monthly project meeting schedule.
4. The Village shall provide the reasonable support services of its attorney, clerk and other staff as appropriate to assist in implementing the project.
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. 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.
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, intentional or negligent acts or omissions, of the Village, its officers, 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 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 to the addresses indicated above.
15. The Village and/or Authority may terminate this Agreement with or without cause upon 30 days prior written notice provided however, that the Village shall pay the Authority all costs incurred by the Authority to the date of termination.

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

**DEVELOPMENT AUTHORITY  
OF THE NORTH COUNTRY**

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

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

**VILLAGE OF TUPPER LAKE**

By: \_\_\_\_\_  
Mary A. Fontana  
Mayor

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

## Exhibit B

### Dissolution Study Elements

The Dissolution Study is intended to provide a foundation for the project. The study will include a comprehensive list of the Village's services, including information on a per-service basis which shall include budget allocation, employment allocation, per resident cost, inventory of equipment, complexities of delivery of services, specialized knowledge of personnel and necessary capital investments as well as the opportunity for cost savings and/or service enhancement. The study shall consider the general perception of the feasibility of possible options and the public's concerns and likely reactions to restructuring service delivery and potential impact on service quality. The study will contain at least the following elements:

The study will contain at least the following elements:

1. The name of the local government entities to be consolidated;
2. The territorial boundaries of the entities;
3. The type and/or class of the entities;
4. The entities' assets, including but not limited to real and personal property, and the fair value thereof in current money of the United States;
5. The entities' liabilities and indebtedness, bonded and otherwise, and the fair value thereof in current money of the United States;
6. Terms for the disposition of the entity's assets and the disposition of its liabilities and indebtedness, including the levy and collection of the necessary taxes and assessments re-fore;
7. Any plan for the transfer or elimination of public employees;
8. Any agreements entered into with the towns;
9. Whether any local laws, ordinances, rules or regulations of the entities shall remain in effect after the effective date of the consolidation or shall remain in effect for a period of time other than as provided by state law
10. The manner and means by which the residents of the entities will continue to be furnished municipal services following the entities consolidation;
11. A fiscal analysis of the effect of consolidation on the towns;
12. A fiscal estimate of the cost of consolidation;
13. Alternatives to consolidation;
14. Any other matters desirable or necessary to carry out the consolidation.



**Board Resolution No. 2026-05-38**  
**May 28, 2026**

**LEACHATE TREATMENT AGREEMENT AMENDMENT 1**  
**CITY OF OGDENSBURG**

Whereas, the Development Authority of the North Country (Authority) owns and operates a materials management facility in the Town of Rodman, New York in accordance with the New York Environmental Conservation Law and Part 360 of Title 6 of N.Y.C.R.R., which requires construction of double liner and leachate collection and detection systems, and

Whereas, the leachate generated by the materials management facility must be properly disposed of through a wastewater treatment facility capable of accepting the leachate for treatment, and

Whereas, the Authority is permitted to dispose of leachate at the City of Watertown, City of Ogdensburg, and City of Rome wastewater treatment plants, and

Whereas, the Authority and the City of Ogdensburg entered into an agreement dated May 8, 2023 for the treatment of leachate for a three-year term expiring May 31, 2026, and

Whereas, the Authority and the City desire to extend the term of the Agreement through May 31, 2029, and

Whereas, all terms and conditions of the Agreement, except the extension of the term through May 31, 2029, shall remain in full force and effect.

Now, therefore be it

**RESOLVED, that the Leachate Treatment Agreement Amendment 1, by and between the Development Authority of the North Country and the City of Ogdensburg, is hereby approved. The Executive Director is hereby authorized and directed to execute said Agreement.**



## AMENDMENT 1

### LEACHATE TREATMENT AGREEMENT

The signatures below denote acceptance of this Amendment and note the incorporation of this Amendment as part of the **AGREEMENT BY AND BETWEEN the DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY (Authority) AND CITY OF OGDENSBURG**  
**Dated: May 8, 2023.**

**WHEREAS**, the Authority owns and operates a materials management facility in the Town of Rodman, New York in accordance with the New York Environmental Conservation Law and Part 360 of Title 6 of N.Y.C.R.R., which requires construction of double liner and leachate collection and detection systems, and

**WHEREAS**, the leachate generated by the materials management facility must be properly disposed of through a wastewater treatment facility capable of accepting the leachate for treatment, and

**WHEREAS**, the wastewater treatment facility owned and operated by the City has the reserve capacity to treat the projected quantity of such leachate and the City desires to undertake such treatment subject to certain terms and conditions and other environmental regulations., and

**WHEREAS**, the Authority and the City of Ogdensburg entered into an agreement dated May 8, 2023 for the treatment of leachate for a three-year term expiring May 31, 2026, and

**WHEREAS**, the Authority and the City desire to extend the term of the Agreement through May 31, 2029.

### AGREEMENT

In consideration of the mutual covenants herein contained, the Parties agree as follows:

1. The Agreement is hereby amended by deletion of the existing language of **Section 1. Term**, and addition of new language as follows:

“The term of this initial Agreement shall commence on June 1, 2023 and shall continue for a term of three years. Additional extensions to this Agreement may be executed by Amendment. Upon execution of this Amendment, the term will be extended through May 31, 2029.”

2. All terms and conditions of the Agreement, except as herein amended, shall remain in full force and effect.

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

The return of one signed copy of this Amendment, together with the formal resolution of approval, constitutes acceptance of this Amendment.

**CITY OF OGDENSBURG:**

**DEVELOPMENT AUTHORITY OF THE  
NORTH COUNTRY**

By: \_\_\_\_\_  
Fonda Chronis, City Manager  
Email: [fchronis@ogdensburg.org](mailto:fchronis@ogdensburg.org)  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Carl E. Farone, Jr., Executive Director  
Email: [cfarone@danc.org](mailto:cfarone@danc.org)  
Date: \_\_\_\_\_



**Board Resolution No. 2026-05-39**  
**May 28, 2026**

**FISCAL YEAR 2027 CAPITAL BUDGET AMENDMENT**  
**CELL 15 DESIGN AND CONSTRUCTION**  
**MATERIALS MANAGEMENT DIVISION**

Whereas, pursuant to **Resolution No. 2026-02-09** the Development Authority of the North Country (Authority) established a \$16,000,000 capital project budget for cell 15 design and construction (Project 20-239) for the Materials Management division, and

Whereas, the Authority intends to finance the full cost of the project through the issuance of bonds, and

Whereas, estimated costs associated with such bonding have been obtained, including legal, trustee, municipal advisor and rating agency fees as well as debt service reserve and premium/discount funding, and

Whereas, the anticipated total cost of such fees and funding were not included in the original project budget and are estimated to be \$1,000,000, and

Now, therefore be it

**RESOLVED**, that the Development Authority of the North Country hereby amends the capital project budget for Cell 15 Design and Construction (Project 20-239) from \$16,000,000 to \$17,000,000.





**Board Resolution No. 2026-05-40**  
**May 28, 2026**

**AUTHORIZING THE ISSUANCE AND SALE  
OF THE AUTHORITY'S SOLID WASTE MANAGEMENT SYSTEM  
REVENUE BONDS IN AN AGGREGATE PRINCIPAL  
AMOUNT NOT TO EXCEED \$17,000,000  
AND THE EXECUTION OF RELATED DOCUMENTS**

Whereas, by Title 29 of Article 8 of the Public Authorities Law of the State of New York, as amended, and Chapter 670 of the Laws of 1985 of the State of New York (collectively the "Act"), the Authority was created with the authority and power to issue its bonds for the purpose of, among other things, acquiring, constructing and equipping certain solid waste management facilities as defined in and authorized by the Act; and

Whereas, the Authority has entered into a solid waste management agreement dated as of October 1, 1986, as amended (the "Waste Disposal Agreement") by and among the Authority and the County of Jefferson, the County of Lewis, the County of St. Lawrence and the City of Watertown (collectively, the "Municipalities") providing for the delivery of solid waste to facilities of the Authority for disposal and the payment of fees by the Municipalities; and

Whereas, the Authority proposes to undertake a project (the "Project") consisting of (a) the acquisition, construction and installation of an expansion (the "Expansion") of the Authority's Solid Waste Management Facility (the "SWMF") located in the Town of Rodman, Jefferson County, New York including, but not limited to, construction of Cell 15, together with equipment, machinery and apparatus required in connection therewith (the "Equipment" and, together with the Expansion, the "Project Facility"), and (b) paying costs incidental to the financing thereof; and

Whereas, the Authority deems it appropriate and necessary to issue its Revenue Bonds in one or more series in an aggregate original principal amount not to exceed \$17,000,000 (the "Bonds") to (i) finance costs of the Project, (ii) fund necessary reserves, and (iii) pay costs associated with the issuance of the Bonds; and

Now, therefore be it

**RESOLVED, by the Development Authority of the North Country as follows:**

Section 1.

The Authority hereby finds and determines that:

- (a) By virtue of the Act, the Authority has been vested with all the powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and
- (b) The Project constitutes a "Project", as such term is defined in the Act; and
- (c) It is desirable and in the public interest for the Authority to issue its Bonds in one or more series in an aggregate principal amount not to exceed \$17,000,000.

## Section 2.

The Authority is hereby authorized to issue and execute, sell and deliver the Bonds in one or more series in an aggregate principal amount not to exceed \$17,000,000 pursuant to the Act, provided that:

- (a) The Bonds shall be issued solely for the purpose of (i) financing a portion of the cost of the Project, (ii) paying costs associated with the issuance of the Bonds including bond insurance premiums, if any and (iii) funding of debt service operating and maintenance, and other reserves as may be necessary or advisable.
- (b) The Bonds and the interest on them are not and shall never be a debt of the State of New York, the Counties of Jefferson, Lewis or St. Lawrence, New York or of the City of Watertown, New York, and neither the State of New York, the Counties of Jefferson, Lewis, or St. Lawrence, New York, nor the City of Watertown, New York shall be liable thereon.
- (c) The Bonds, together with interest payable on them, shall be special obligations of the Authority payable solely from the revenues and receipts derived from the SWMF, or from the enforcement of the security provided by the Financing Documents (as defined in Section 3 hereof).
- (d) Notwithstanding any other provision of this Resolution, the Authority covenants that it will make no use of the proceeds of the Bonds or bond anticipation notes or of any other funds which would cause the Bonds or bond anticipation notes to be "arbitrage bonds" within the meaning of Section 148 of the Code.

## Section 3.

The Authorized Representatives of the Authority (as defined in Section 6

hereof) are each authorized, in the name and on behalf of the Authority, to negotiate, execute, deliver and/or approve the following and any other documents necessary to issue the Bonds (collectively, the "Financing Documents"):

- (a) one or more series indentures between the Authority and a trustee providing for the issuance of the Bonds;
- (b) such amendments to the trust indenture by and between the Authority and BNY Mellon Trust as successor to Key Trust Company as Trustee dated as of July 1, 1992, as may be made without bondholder consent;
- (c) contracts of purchase or other appropriate agreements among the Authority, trustees, underwriters, remarketing agents and/or rating agencies for one or more series of the Bonds which shall contain such terms and conditions as may be necessary or appropriate to effect the issuance and sale of all or a portion of the Bonds and the underwriting, marketing and remarketing of all or a portion of the Bonds;
- (d) any preliminary official statements and official statements to be distributed in connection with the offering and sale of the Bonds;
- (e) agreements with financing institutions providing for the issuance of policies of municipal bond insurance or other forms of credit enhancement as security for all or portions of the Bonds;
- (f) one or more mortgage, security or pledge agreements to secure the Authority's obligations with respect to the Bonds or any credit enhancement for the Bonds, covering such portions of the real property, structures, fixtures, personal property, chattel paper or other assets of the Authority now owned or hereafter acquired;
- (g) amendments to the Waste Disposal Agreement necessary or appropriate in connection with the Project or the issuance of the Bonds;
- (h) the, Bonds, in one or more series, including, without limitation, the authority to determine and carry out the following:
  - (1) the sale of the Bonds at a public or private sale;
  - (2) the principal amount of Bonds to be issued, not to exceed \$17,000,000 in the aggregate principal amount;

- (3) the issuance of the Bonds, or a portion thereof, as tax-exempt obligations under the Code or as taxable bonds;
  - (4) the date or dates, maturity date or dates and principal amount of each maturity of the Bonds, the amount and date of each sinking fund installment, if any, and which of the Bonds, shall be serial bonds, term bonds or capital appreciation bonds;
  - (5) the interest rate or rates of the Bonds, the date or dates from which interest on the Bonds shall accrue and the first interest payment date or dates therefor;
  - (6) the denomination or denominations of and the manner of numbering and lettering the Bonds;
  - (7) the trustee for the Bonds;
  - (8) the paying agent or paying agents for the Bonds, the place or places of payment of the principal, sinking fund installment, if any, redemption price of and interest on the Bonds;
  - (9) the redemption price or redemption prices, if any, and the redemption terms, if any, for the Bonds;
  - (10) provisions for the sale or exchange of the Bonds and for the delivery thereof;
  - (11) the forms of the Bonds, which are hereby authorized to be issued in the form of fully registered bonds, and the forms of the trustee's certificate of authentication thereon;
  - (12) if any of the Bonds are capital appreciation bonds, the maturity dates for such bonds and the accreted value on each such maturity date and the manner in which and the period during which principal and Interest shall be deemed to occur; and
  - (13) any other provisions deemed advisable by an Authorized Representative of the Authority, not in conflict with the provisions hereof; and
- (i) all such further instruments, agreements, certificates, evidence of indebtedness, powers of attorney and other documents as necessary or appropriate to complete the acquisition, construction,

renovation, operation and equipping of the Project Facility and the issuance of the Bonds.

Section 4.

The Authorized Representatives of the Authority (as defined in Section 6 hereof) are further authorized to sell all or a portion of the Bonds to the New York State Environmental Facilities Corporation ("EFC") in the form prescribed in one of more loan agreements (the "Loan Agreements") between the Authority and EFC; to execute and deliver on behalf of the Authority one or more Loan Agreements, Project Financing Agreements, and Letters of Intent with EFC and to accept the definitive terms of one or more Loan Agreements from EFC by executing and delivering one or more Terms Certificates; and to execute such other documents, and take such other actions as are necessary or appropriate to obtain a loan or loans from EFC for all or a portion of the costs of the Project, and performing the Authority's obligations under its bonds delivered to EFC, the Project Financing Agreements and the Loan Agreements.

Section 5.

The Authorized Representatives of the Authority (as defined in Section 6 hereof) are further authorized to apply to the EFC for a direct loan in such amount as they deem advisable to be used solely for the purpose of financing the cost of the Project and to negotiate and execute on behalf of the Authority such loan agreements, notes and such other documents and take such other actions as are necessary or appropriate to obtain a loan from EFC for all or a portion of the costs of the Project.

Section 6.

The Chair, Vice Chair and Executive Director of the Authority are each hereby designated Authorized Representatives of the Authority and the Chair may in writing designate additional Authorized Representatives. Each of the Authorized Representatives are hereby each authorized and directed to do or cause to be done all such other acts and things, to make all payments required pursuant to the Financing Documents, and to execute all such documents, certificates and instruments, including without limitation, the creation of new banking accounts and the pledge of any accounts, whether new or existing, as in his or her judgment may be necessary or advisable in order to carry out the Financing Documents and the transactions contemplated thereby or desirable or proper to effectuate the purposes of this Resolution and to cause compliance by the Authority with all of the terms, covenants and provisions of the Financing Documents binding upon the Authority. None of the officers, employees or agents of the Authority, however, shall have any personal liability under the Bonds or the Financing

Documents.

Section 7.

Notwithstanding any other provision of this Resolution, the person executing the Financing Documents on behalf of the Authority is hereby authorized to agree to such changes, insertions, omissions and modifications of the Financing Documents as he or she may approve. The execution of the Financing Documents by any such person shall be deemed to be complete and with full approval of any such changes, insertions, omissions and modifications by the members of the Authority.

Section 8.

This Resolution shall constitute a declaration of the Authority's "official intent" to reimburse expenditures for the Project with proceeds of the Bonds and/or bond anticipation notes as required by Treasury Regulation Section 1.150-2.

Section 9.

This Resolution shall take effect immediately and the Bonds and/or bond anticipation notes are hereby ordered to be issued in accordance with this Resolution. A copy of this Resolution, together with its attachments, shall be placed on file in the office of the Authority where the same shall be available for public inspection during business hours.



**Board Resolution No. 2026-05-41  
May 28, 2026**

**FYE 2027 OPERATING BUDGET AMENDMENTS  
TELECOMMUNICATIONS DIVISION  
CSX CROSSING ENCROACHMENT FEES**

Whereas, the Development Authority of the North Country (Authority) adopted an Operating Budget for the Telecommunications Division for FY 2027 pursuant to **Resolution No. 2026-02-11**, and

Whereas, the railroad CSX Transportation Inc. requires Wireline Crossing Agreements wherever utilities run over, under or across their infrastructure, and

Whereas, after the FY 2027 budget was approved, CSX notified the Authority that 16 Wireline Crossing Agreement had expired and the cost to renew for a twenty-five year term will be \$112,600, and

Whereas, the FY 2027 Telecommunications Budget included \$98,000 for Underground Locating (GL 5135), which was planned to be used for third party locating service, and

Whereas, to save costs and deliver services more efficiently, as of March 30, 2026, underground locating has been transitioned to existing internal staff, making \$98,000 available for use for CSX permitting fees, and

Whereas, Contingency (GL 6901) of \$24,600 of the \$25,000 budgeted is also available to accommodate this unforeseen expense.

Now, therefore be it

**RESOLVED, that the Development Authority of the North Country hereby amends the FY 2027 Telecommunications operating budget as follows:**

GL	Current Budget	Proposed Increase/ Decrease	Amended Budget
Underground Locating (GL 5135)	\$108,000	(\$88,000)	\$20,000
Contingency (GL 6901)	\$25,000	(\$24,600)	\$400
Permitting (GL 5834)	\$0	\$112,600	\$112,600





**Board Resolution No. 2026-05-42**  
**May 28, 2026**

**NTIA MIDDLE MILE CAPITAL PROJECT**  
**SEQRA TYPE II ACTION**  
**NO SIGNIFICANT IMPACT ON THE ENVIRONMENT**

Whereas, pursuant to **Resolution No. 2022-09-71** Development Authority of the North Country (Authority) established the “NITA Middle Mile Capital Project” (Project); a multi-year capital improvement project funded in part by the National Telecommunications and Information Administration (NTIA) Middle Mile Grant Program, and

Whereas, the Authority partnering with National Grid and Northland Communications received grant funding to complete the middle mile project. The Project will provide access to high-quality broadband internet to unserved and underserved communities in Upstate New York. The Project is spread out across Upstate New York and includes communities in 12 counties including Franklin, St. Lawrence, Jefferson, Lewis, Hamilton, Warren, Herkimer, Oswego, Onondaga, Oneida, Fulton, and Montgomery, and

Whereas, the Authority has completed a National Environmental Policy Act review for the Project with NTIA and it was determined that the Project was deemed as a categorical exclusion (CE). CE is a class of actions that a federal agency has determined, after review by the Council on Environmental Quality (CEQ), do not individually or cumulatively have a significant effect on the human environment and for which, therefore, neither an environmental assessment nor an environmental impact statement is normally required, and

Whereas, this Project will be completed with minimal land disturbance. All aerial and underground construction methods will utilize the roadside, or utility right of way, and will adhere to local permitting regulations, and

Whereas, a review of 6 NYCRR Part 617 was completed as required by the State Environmental Quality Review Act (SEQRA) to determine if any additional action is required. The proposed project, as described in this resolution meets the following Type II classification under 6 NYCRR 617.5(c) of the State Environmental Quality Review Act (SEQRA): (7) installation of telecommunication cables in existing highway or utility rights of way utilizing trenchless burial or aerial placement on existing poles; and (13) extension of utility distribution facilities, including gas, electric, telephone, cable, water and sewer connections to render service in approved subdivisions or in connection with any action on this list, and

Whereas, since the proposed action meets the Type II Action classifications listed under Section 6 NYCRR 617.5(c) 7 and 13, the proposed project 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 Project is a Type II Action, and will not have significant adverse impact on the environment, and therefore, no Environmental Impact Statement needs to be prepared and no further action with regards to SEQRA is required.**



**Board Resolution No. 2026-05-43**  
**May 28, 2026**

**TERMINATION & RELEASE AGREEMENT  
HAMILTON COUNTY TELECOMMUNICATION PROJECT  
TELECOMMUNICATIONS DIVISION**

Whereas, pursuant to **Resolution No. 2023-12-88** the Development Authority of the North Country (Authority) authorized the Executive Director to execute a Facilities and Services Agreement (Agreement) with Hamilton County in the amount of \$550,000 to construct, own and operate 12 miles of fiber to connect public emergency towers between Morehouse, NY and Lake Pleasant, NY, (Project) and

Whereas, upon execution of said Agreement, the Authority's board of directors authorized a \$550,000 capital project for the Hamilton County Public Emergency Project, and

Whereas, at the time the Agreement was executed the estimated cost to construct the 12-mile route was \$550,000, inclusive of a 20% contingency, and

Whereas, in September 2025 the Authority received final preliminary make-ready applications back from pole owners, increasing the total estimated Project budget to \$1,084,800, inclusive of a 5.6% contingency, and

Whereas, upon receipt of the revised Project budget, Hamilton County requested that the Authority suspend all work on the Project, and

Whereas, despite making every reasonable effort to advance this Project, the Authority and Hamilton County mutually agreed that the Project will not be completed and that the Agreement be terminated, releasing the Authority and Hamilton County from any further liabilities or obligations with respect to the Agreement or the Project, and

Whereas, in contemplation of the Project, the Authority acquired \$56,588.87 in fiber optic cable for which the Authority has been paid and the parties agree the Authority may retain.

Now, therefore be it

**RESOLVED**, the Development Authority of the North Country Board of Directors authorizes the Executive Director to enter into the attached Termination and Release Agreement with Hamilton County, and be it further

**RESOLVED**, upon execution of said Termination and Release Agreement, the Development Authority of the North Country Board of Directors authorizes the Chief Financial Officer to pay Hamilton County \$56,588.87 for the fiber optic cable purchased in contemplation of the Project and is hereby directed to take all actions necessary and appropriate to record the payment and termination of the Agreement in accordance with applicable accounting standards.



**TERMINATION AND RELEASE AGREEMENT  
DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY  
AND HAMILTON COUNTY**

This **TERMINATION AND RELEASE AGREEMENT** (“Agreement”) is made by and among the Development Authority of the North Country, a New York State public benefit corporation with an address for purposes hereof at 317 Washington Street, Watertown, NY 13601 (“DANC”) and Hamilton County, a New York State County with an address for purposes hereof at 102 County View Drive, PO Box 205, Lake Pleasant, NY 12108 (“Hamilton County”) as of \_\_\_\_\_, 2026 (“Effective Date”). DANC and Hamilton County are sometimes referred to in the Agreement as a “Party” and collectively as the “Parties”.

**WHEREAS**, DANC and Hamilton County entered into that certain Facilities and Services Agreement dated as of May 31, 2024 (“FSA”). Capitalized terms set forth herein but not otherwise defined herein shall have the meanings ascribed to such terms in the FSA; and

**WHEREAS**, the FSA contemplated a project that would have resulted in the construction of certain fiber optic network facilities at various locations in Hamilton County (“Project”); and

**WHEREAS**, Hamilton County is the recipient of certain grant funding for the Project pursuant to the Statewide Interoperable Communications Grant by the New York State Division of Homeland Security and Emergency Services (the “Grantor”); and

**WHEREAS**, recent cost estimates for make ready work for the Project exceed initial projections; and

**WHEREAS**, Hamilton County requested that DANC suspend work on the Project; and

**WHEREAS**, DANC acquired fiber optic cable in contemplation of the FSA and the Project (“Fiber Optic Cable”), the value of which totals \$56,588.87, and which the Parties agree DANC may retain, as described herein;

**NOW, THEREFORE**, in consideration of the premises and covenants contained herein, the Parties hereto agree as follows:

1. **Termination, Satisfaction and Release.** DANC and Hamilton County each acknowledge and agree that DANC shall reimburse Hamilton County for the Fiber Optic Cable in an amount totaling \$56,588.87 (“Payment”) and DANC shall retain ownership and control of the Fiber Optic Cable and Hamilton County relinquishes any claim to such Fiber Optic Cable. The Payment shall be made by DANC to Hamilton County within thirty (30) dates after the Effective Date of this Agreement.

Upon the payment for the Fiber Optic Cable to Hamilton County, the Parties agree that any and all obligations set forth in the FSA shall be canceled and terminated, and that DANC and

Hamilton County are each released from any further liabilities or obligations with respect to the Project and the FSA.

Without limiting the generality of the foregoing, in consideration of the payment for the Fiber Optic Cable to Hamilton County and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Hamilton County and each of its officers, members of the Board of Supervisors, agents, employees and assigns, on behalf of itself, himself, or herself, and on behalf of their respective past, present, and future agents, representatives, attorneys, insurers, transferees, successors and assigns (collectively, the "Hamilton County Releasors"), hereby unconditionally and irrevocably waive and release any and all legal, equitable, or other claims, actions, demands, set offs, covenants, promises, obligations, judgments, causes of action, costs, expenses and damages of any kind, both known and unknown, including, without limitation, all claims with respect to the Project and the FSA and all attorneys' fees, costs and expenses (collectively, "County Claims"), they have, or may have, against DANC and each of its officers, members of the Board of Directors, agents, employees and assigns, on behalf of itself, himself, or herself, and on behalf of their respective past, present, and future agents, representatives, attorneys, insurers, transferees, successors and assigns, (collectively, the "DANC Releasees") from the beginning of time to the date of the payment of the consideration herein, and the Hamilton County Releasors hereby unconditionally and irrevocably waive and release any and all County Claims which may hereafter accrue against the DANC Releasees arising out of, resulting from, related to, or in connection with the Project and the FSA.

Without limiting the generality of the foregoing, in consideration of the retention of the Fiber Optic Cable and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, DANC and each of its officers, members of the Board of Directors, agents, employees and assigns, on behalf of itself, himself, or herself, and on behalf of their respective past, present, and future agents, representatives, attorneys, insurers, transferees, successors and assigns, (collectively, the "DANC Releasors"), hereby unconditionally and irrevocably waive and release any and all legal, equitable, or other claims, actions, demands, set offs, covenants, promises, obligations, judgments, causes of action, costs, expenses and damages of any kind, both known and unknown, including, without limitation, all claims with respect to the Project and the FSA and all attorneys' fees, costs and expenses (collectively, "DANC Claims"), they have, or may have, against Hamilton County and each of its officers, members of the Board of Supervisors, agents, employees and assigns, on behalf of itself, himself, or herself, and on behalf of their respective past, present, and future agents, representatives, attorneys, insurers, transferees, successors and assigns (collectively, the "Hamilton County Releasees") from the beginning of time to the date of the payment of the consideration herein, and the DANC Releasors hereby unconditionally and irrevocably waive and release any and all DANC Claims which may hereafter accrue against the Hamilton County Releasees arising out of, resulting from, related to, or in connection with the Project and the FSA.

2. **Binding Effect.** This Agreement shall be binding upon Hamilton County and all of the Hamilton County Releasors/Releasees and DANC and all of the DANC Releasors/Releasees.

Nothing in this Agreement, express or implied, is intended to confer on any other person, any rights, remedies, obligations, or liabilities under or by reason of this Agreement.

3. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of New York without regard to any conflict of laws principles. The Parties hereto agree that they will submit any dispute under this Agreement to a federal or state court located in the Northern District of New York.
4. **Attorneys' Fees.** The Parties hereto agree to bear the responsibility for their own respective attorneys' fees and expenses.
5. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed to be an original and all of which together shall constitute one and the same instrument. Facsimile or scanned electronic execution and delivery of this Agreement is legal, valid, and binding execution and delivery for all purposes.
6. **Severability.** If for any reason any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions of this Agreement nevertheless shall be construed, performed, and enforced as if the invalidated or unenforceable provision had not been included in the Agreement. This Agreement shall be deemed to have been drafted jointly by each of the Parties.
7. **Entire Agreement.** The Parties hereto acknowledge and agree that this Agreement sets forth the entire understanding of the Parties with respect to the subject matter hereof. All prior and contemporaneous conversations, negotiations, and possible, alleged, and actual agreements, concerning the matters addressed herein are merged herein. The recitals set forth above are hereby incorporated by reference and made part of this Agreement. This Agreement may not be modified, amended, or terminated except by an instrument in writing, signed by each of the Parties hereto. No failure or delay in exercising any right, remedy, or power under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right, remedy, or power under this Agreement preclude any other or further exercise thereof, or the exercise of any other right, remedy, or power provided herein or by law or in equity.

**IN WITNESS WHEREOF**, the Parties have executed this Agreement as of the date first set forth above.

**DEVELOPMENT AUTHORITY OF  
THE NORTH COUNTRY**

**HAMILTON COUNTY**

By: \_\_\_\_\_  
Name:  
Title:

By: \_\_\_\_\_  
Name:  
Title:





**Board Resolution No. 2026-05-44**  
**May 28, 2026**

**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 28, 2026, 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 28, 2026**

As of May 18, 2026, 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 2025.



**Board Resolution No. 2026-05-45**  
**May 28, 2026**

**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 28, 2026, 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 28, 2026**

As of May 18, 2026, the project had a 95.19% 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 2025.



**Board Resolution No. 2026-05-46**  
**May 28, 2026**

**NORTH COUNTRY HOUSING CAPITAL REVOLVING LOAN FUND  
ESTABLISH REGIONAL COMMITTEE**

Whereas, **Resolution No. 2025-12-76** established the North Country Housing Capital Revolving Loan Fund with a \$3 million grant from Empire State Development, and

Whereas, the fund was created to support workforce housing across the 7 counties of the North Country Regional Economic Development Council (NCREDC), and

Whereas, consistent with the administration of the North Country Transformational Community Tourism Fund, North Country Redevelopment Fund, and the North Country Value-Added Agriculture Fund, all created with grant funds from Empire State Development, the creation of a regional committee is desired to facilitate the timely review of applications to the program, and

Whereas, the use of the Regional Committee has proven very successful with the regional loan programs in vetting projects, and

Whereas, the North Country Housing Capital Loan Fund Committee will be comprised of at least 4 representatives with at least one representative from the Development Authority of the North Country, one from Empire State Development, and two identified by the North Country Regional Economic Development Council.

Now, therefore be it

**RESOLVED**, the Development Authority of the North Country does hereby establish the North Country Housing Capital Loan Fund Committee comprised of representation from the Development Authority of the North Country, Empire State Development, and the North Country Regional Economic Development Council, and further be it

**RESOLVED**, the Development Authority of the North Country Board of Directors authorizes the North Country Housing Capital Loan Fund Committee to commit loans of up to \$250,000 on behalf of the Board to be ratified at the next Board Meeting.





**Board Resolution No. 2026-05-47**  
**February 28, 2026**

**ECONOMIC DEVELOPMENT FUND  
HAND IN HAND EARLY CHILDHOOD CENTER INC.  
LOAN MODIFICATION**

Whereas, **Resolution No. 2024-02-16** authorized a revolving line of credit of up to \$250,000 from the Economic Development Fund to Hand In Hand Early Childhood Center Inc. to bridge a Northern Border Regional Commission (NBRC) Catalyst grant in order to increase the number of early childhood daycare slots in Lewis County, and

Whereas, Hand In Hand was awarded \$2,966,422.80 from NBRC to add childcare slots within the Harrisville and South Lewis Central School Districts, as well as to extend their existing childcare center in Lowville to add two classrooms, and

Whereas, Lewis County is a childcare desert meaning that it does not have enough early childcare slots to meet demand and this project will help address this issue, and

Whereas, the Authority is the Local Development District for the NBRC grant and Regional Development staff is providing technical services to Hand In Hand to implement the grant, and

Whereas, Hand In Hand has completed the projects located in Harrisville and Lowville and is in the process of completing the project located in South Lewis, and

Whereas, Hand In Hand has modified the project scope with NBRC to extend the use of the funds until September 30, 2027 and has requested that the Authority extend the term of our loan until October 1, 2027, and

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

Now, therefore be it

**RESOLVED**, the Development Authority of the North Country does hereby approve the loan modification to extend the revolving line of credit of \$250,000 to the Hand In Hand Early Childhood Center Inc. from the Economic Development Fund at the attached terms and conditions, to mature no later than October 1, 2027, or upon receipt of the final grant disbursement, whichever occurs first.

## TERM SHEET

Borrower: Hand In Hand Early Childhood Center Inc.

Loan Fund: Economic Development Fund

Loan Amount: Revolving line of credit-\$250,000.00

Term: Mature 10/1/2027, or upon receipt of the final grant disbursement, whichever occurs first

Rate: ½ Wall Street Journal Prime plus 1 set at closing

Payment: Monthly interest payments

Collateral: Assignment of payments from Northern Border Regional Commission Grant

Conditions: Northern Border Regional Commission grant