

**Jefferson County Local Development Corporation
Board Meeting Minutes
September 5, 2019**

The Jefferson County Local Development Corporation held their board meeting on Thursday, September 5, 2019 in the board room at 800 Starbuck Avenue, Watertown, NY.

Present: David Converse, Chair, John Jennings, Paul Warneck, Robert E. Aliasso, Jr., William Johnson, Christine Powers, Kent Burto, Lisa LøHuillier, Gregory Gardner, W. Edward Walldroff

Also Present: Joseph Russell, Esq., Brian Schenk and guest Dominic Y., Thomas Scozzafava, and Ed Valentine

Staff Present: Donald Alexander, David Zembiec, Lyle Eaton, Peggy Sampson, Jay Matteson, Marshall Weir

Excused: None

Absent: Richard Duvall

- I. Call to Order:** Mr. Converse called the meeting to order at 8:01 a.m.
- II. Pledge of Allegiance:** Mr. Converse asked all to stand for the Pledge of Allegiance.
- III. Privilege of the Floor:** Mr. Converse invited guests to speak. No one spoke.
- IV. Minutes:** Minutes of the regular meeting held July 11, 2019 were presented. A motion to approve the minutes as presented was made by Mr. Johnson, seconded by Mr. Jennings. All in favor. Carried.
- V. Treasurer's Report:** Mr. Aliasso reviewed the financials for the period ending July 31, 2019 and August 31, 2019. Mr. Aliasso asked if there was an update on the outstanding Acadia Energy receivable. Mr. Eaton said no. Mr. Aliasso asked if staff has heard anything about AYDM Associates. Mr. Eaton said we heard from their attorney, but indicated that he needs to speak with Attorney Russell. A motion was made by Mr. Aliasso to accept the financial reports as presented, seconded by Ms. Powers. All in favor. Carried.
- VI. Committee Reports:**
 - a. Alternative Energy Committee** – Committee Chairman Johnson said that the committee met twice since the last board meeting. He said the first meeting included the affected taxing jurisdictions (ATJ) to discuss the proposed OYA solar project. He said discussions included fair market value, what a PILOT might look like, community benefit, etc.

Mr. Aliasso asked if the Clayton Solar law will affect this project. Attorney Russell said that it won't because the project already received approval.

Mr. Aliasso asked about the project timeframe. Mr. Alexander said that it is on the fast track and he will be setting up another meeting with the ATJ's to discuss the results of yesterday's meeting with the committee and OYA officials.

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- b. Building and Grounds Committee** – Mr. Converse said that the committee met several times recently which included the CPA that was charged to create a pro-forma. Mr. Alexander indicated that he received the newest pro-forma which will be discussed later today with the committee.

Mr. Converse asked what the best use of the building would be for the community. He said that he's not sure that our organization wants to compete with other real estate developers downtown.

Mr. Aliasso asked about the timeframe. Mr. Burto seemed to think that the IDA will have to maintain the building throughout the winter.

Mr. Alexander noted that an analysis of the building is being completed and vendors are being notified of the change starting October 1. He said that he will work with Mr. Eaton to develop some budget numbers. He also said that he and Mr. Eaton have been working with the insurance carrier to make sure coverage is in place by October 1.

VII. Council Reports:

- a. Manufacturing** – Mr. Zembiec said that the safety training schedule is being finalized. He said that the Manufacturing Day is being arranged for October 17 and indicated that he is working with Fort Drum and Advocate Drum to promote the Employer Tour that will take place on the installation October 18.
- b. Marketing** – Mr. Weir reported on the following:
- CRM software (ACT program) ó Mr. Weir said that we are having issues and indicated that he is currently looking at other options.
 - Major Employers Roundtable Discussion ó Mr. Weir said that he continues outreach on professional recruitment strategies.
 - Two Canadian outreach success stories ó Mr. Weir said that EZ Stak, Inc. is moving to the former PCA building, which is the secondary entrance to the Ag Park, and the other is moving to Dexter. Between the two companies, 60 people are employed.
 - Ag Park ó Mr. Weir said that there will be discussion about groundbreaking in the near future.
 - Video ó Mr. Weir said that the script is what has held it up, but it is currently with production and should be finalized soon.
- c. Ag** – Mr. Matteson sent his May-August Agricultural Coordinator's report to the board via email yesterday. He said that he provided a report to Mr. Alexander regarding the Mannsville parcel. He said that he recommends the County put the parcel back on the auction list. Mr. Warneck said that he agreed with Mr. Matteson's report and indicated that there is no need to pursue this any further.

Mr. Matteson said that he and others are meeting with Commissioner Richard Ball tomorrow to discuss the concerning situation the farmers are and will be facing from the sprint cropping issue.

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Mr. Matteson reported that he and Mr. Weir will be attending the Food Summit in California in a few weeks.

VIII. Unfinished Business: None.

IX. Counsel: None.

X. New Business:

1. Guest Presentation – Brian Schenk, his associate Dominic Y. and Thomas Scozzafava attended the meeting. Mr. Schenk said that he is a municipal consultant that is working to obtain a funding stream for the Anchor Restaurant that burned down and the old village hospital that is in heavy disrepair. Their goal is to get federal funds through the Emergent Funding Program which will provide a CDBG from the Office of Community Renewal. Mr. Schenk said their purpose for attending today's meeting is to seek contributions. Mr. Alexander said that we are limited as to what we can do. Mr. Warneck suggested they contact the Sackets Harbor LDC. Mr. Zembiec suggested that they contact the Northern New York Community Foundation. Staff will supply contact information for those contacts identified.

Other -

- (JCIDA) ó Mr. Alexander expressed his deep disappointment in the recent closure of Mr. Rick's Bakery. He said that the building is for sale.
- Comptroller Audit (JCIDA) ó Mr. Alexander reminded board members that staff will meet with auditors tomorrow morning at 9 a.m. He said that the audit could take 60 to 90 days.

XI. Adjournment: With no further business before the board, a motion to adjourn was made by Mr. Aliasso, seconded by Mr. Burto. All in favor. The meeting adjourned at 9:32 a.m.