

**Jefferson County Industrial Development Agency
Board Meeting Minutes
March 5, 2020**

The Jefferson County Industrial Development Agency held their board meeting on Thursday, March 5, 2020 in the board room at 146 Arsenal Street, Watertown, NY.

Present: David Converse, Chair, Paul Warneck, Robert E. Aliasso, Jr., W. Edward Walldroff, Lisa L'Huillier, William Johnson

Also Present: Joseph Russell, Esq., Jerry Countryman, Brian Krueger and Annette Mason from Aubertine and Currier, Denise Young and Keith Caughlin from YMCA, Abbey Buttacavoli from 7 News, Marcus Wolf and Craig Fox from the Watertown Daily Times

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

Excused: John Jennings

Absent: None

- I. Call to Order:** Chairman Converse called the meeting to order at 8:41 a.m.
- II. Privilege of the Floor:** Mr. Converse invited guests to speak. No one spoke.
- III. Minutes:** Minutes of the regular meeting held February 6, 2020 were presented. A motion to approve the minutes as presented was made by Mr. Aliasso, seconded by Mr. Walldroff. All in favor. Carried.

Mr. Converse said that he is moving agenda items around in order for guests to make their presentations at this time.

IV. Unfinished Business:

- 1. YMCA/146 Arsenal Street Building** – Ms. Young expressed her excitement for the project. She said that they are just beginning the fundraising efforts and continue to work on the grants. Ms. Young shared renderings of the building as proposed by the YMCA Architects Gro. The first rendering showed the front entrance which includes the six-lane lap pool and full-size rec pool. The second rendering showed the arsenal street side of the building which will add windows and provide lots of natural light. The third rendering showed the far side of the building that will house the tennis courts and pickle ball area along with indoor walking/running track. Ms. Young said the facility will feature entrances on the upper and lower levels as well as a community kitchen, multipurpose room, art room and group exercise areas.

Mr. Alexander asked what will happen to the existing downtown facility. Ms. Young said that the building will be used for admin offices, moving several administrative functions from the fairgrounds Y and freeing up program space at that facility.

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Mr. Alexander said that he is waiting for the updated appraisal from DGM Coon & Company before the agency can notify the state agencies of the disposition plan. Ms. Young said that the Y is moving forward. She said that they have the schematic designs and are preparing to go to RFP. She said she hopes to start construction by the end of the year and noted the construction period to be less than one year. Attorney Russell said that the agency can't close before 90 days after notification to the state agencies per the statute.

Mr. Caughlin left the meeting at 9:06 a.m.

Aubertine & Currier – Mr. Krueger presented two different options for the space the IDA will retain (approximately 14,000 square feet) at the 146 Arsenal Street building. One rendering allows for one tenant while the other allows for two tenants. He said the option with one tenant will have to have a secondary egress which will have to be worked out with the YMCA. He said part of the difficulty with this side of the building is the generator and electrical that's located in the corner of the building. He said that the front entrance will have the same look as the YMCA to maintain the façade. Mr. Alexander said that the space will be developed per tenant requirements and said that the IDA can offer leasehold improvement fund to assist the tenant.

JCLDC Board Resignation – Mr. Converse reported that Rich Duvall resigned from the JCLDC board yesterday due to his employment commitments. He said that he will be greatly missed.

- V. **Treasurer's Report:** Mr. Aliasso reviewed the financials for the period ending February 29, 2020 along with the delinquent loans. After discussion, a motion was made by Mr. Aliasso to accept the financial report as presented, seconded by Mr. Walldroff. All in favor. Carried.

VI. **Committee Reports:** None.

VII. **New Business:**

1. **Letter from the Town of Adams** – Correspondence from the Town of Adams regarding Nexamp's request for a PILOT Agreement was included in the packets. The letter confirms their support for the JCIDA to develop a PILOT for the solar farm.
2. **Resolution Number 03.05.2020.01 for Main Street Crafts and Drafts** – Mr. Eaton said that the owners have requested a four-month deferment of loan payments effective March – June and extend the maturity date for a corresponding amount of time. A motion was made by Mr. Aliasso to approve the attached resolution, seconded by Mr. Walldroff. All in favor. Carried.
3. **Climate Leadership and Community Protection Act** – Mr. Alexander said that the Governor introduced a new bill that is tied to the budget. He said that if it is approved that it could impact siting procedures for alternative energy project. He said that he contacted NYSEDA and was assured that the IDA process wouldn't change. Mr. Alexander said that the NYSEDC is conducting their own findings and said that he has asked Barclay Damon to evaluate as well. Mr. Warneck said that this will undermine home rule and indicated that he

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has concerns that the rules and regulations won't be created until the bill is approved. Mr. Warneck commented that the Article 10 process is onerous but said that this is oppressive.

A motion was made by Mr. Warneck instructing Mr. Alexander to write a letter to Ryan Silva (NYSEDC) to share the board's concern of not having enough information and the lack of rules and regulations for this bill, seconded by Mr. Aliasso. All in favor. Carried.

Mr. Alexander said that NYSERDA has agreed to make a presentation to the energy committee. He invited all board members to attend.

VIII. Counsel:

- 1. Transfer of Rail Property at City Center Industrial Park** – Attorney Russell said that the agency owns the rail property at the City Center Industrial Park that cuts through Renzi Brothers property. He said that we will need to move the rail to accommodate Renzi and Roth expansion projects. Attorney Russell said we will need to swap land with Renzi and indicated that we now have legal descriptions. A motion was made by Mr. Warneck to authorize the land swap with Renzi Brothers at the City Center Industrial Park, seconded by Mr. Aliasso. All in favor, except for Ms. L'Huillier who abstained because the matter may come before the City Council. Carried.

- IX. Adjournment:** With no further business before the board, a motion to adjourn was made by Mr. Aliasso, seconded by Mr. Warneck. All in favor. The meeting adjourned at 10:12 a.m.

**JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Resolution Number 03.05.2020.01**

**RESOLUTION FOR AUTHORIZING A MODIFICATION TO THE
MICROENTERPRISE LOAN TO
Main Street Crafts and Drafts**

WHEREAS, Christine Grimes-Topping and Brian Topping of Main Street Crafts and Drafts, requested in a letter to this Agency a modification to the Microenterprise Loan Fund, and

WHEREAS, Staff reviewed this request and recommends a four-month deferment (March 2020 – June 2020) and extend the maturity date of the loan for a corresponding amount of time, and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Jefferson County Industrial Development Agency that it herein approves the modification request and that all terms and conditions of the original loans remain in effect, and be it further,

RESOLVED, that the Chairman, Vice Chairman, Secretary and/or Chief Executive Officer are authorized and directed to execute any and all documents necessary to carry out the purposes of this Resolution.

This resolution shall take effect immediately.


W. Edward Walldroff
Secretary