

**Jefferson County Industrial Development Agency
Board Meeting Minutes
March 7, 2019**

The Jefferson County Industrial Development Agency held their board meeting on Thursday, March 7, 2019 in the board room at 800 Starbuck Avenue, Watertown, NY.

Present: David Converse, Chair, John Jennings, W. Edward Walldroff, Paul Warneck, Robert E. Aliasso, Jr., William Johnson

Also Present: Joseph Russell, Esq., Christine Powers, and Marcus Wolf of the Watertown Daily Times

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

Excused: Lisa LøHuillier

Absent: None

- I. Call to Order:** Mr. Converse called the meeting to order at 8:52 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 14, 2019 were presented. A motion to approve the minutes as presented was made by Mr. Aliasso, seconded by Mr. Jennings. All in favor. Carried.
- IV. Treasurer's Report:** Mr. Aliasso reviewed the financials for the period ending February 28, 2019 along with the delinquent loans. He said that one payment was received and applied to the Metro Paper PILOT, which still leaves one outstanding bill at this time. It was noted that Wright Brothers and Taste of Design are both one month behind and Mr. Rickø Bakery is three months behind. After discussion, a motion was made by Mr. Aliasso to accept the financial report of February 28, 2019 as presented, seconded by Mr. Walldroff. All in favor. Carried.
- V. Committee Reports:** None.
- VI. Unfinished Business:**
 - **Turning Point LLC** – Attorney Russell said that we were not provided with the correct entity name when the Preliminary Inducement Resolution, the SEQR Resolution and the Approving Resolutions were prepared. He said that he discovered it recently when he received the articles of incorporation from the applicantø attorney the other day. Therefore, he recommended the board amend the three resolutions to reflect the entity name of Turning Point of the Black River, LLC. A motion was made by Mr. Warneck to amend the Preliminary Inducement Resolution, the SEQR Resolution and the Authorizing Resolution to reflect the intent of the Agency to grant relieve to Turning Point of the Black River, LLC (the entity owned by the Sauerø, the original applicants), seconded by Mr. Aliasso. All in favor. Carried.
- VII. New Business:** None.

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VIII. Counsel:

- 1. Car-Freshner Corporation and Opal Development Lawsuit** – Mr. Alexander indicated that the Judge rendered his opinion and made his ruling. Mr. Alexander believes the Judge side stepped by handing it back to the Zoning Board of Appeals. The Zoning Board of Appeals then decided that the proposed use was not a proper use; therefore, all issues are moot.

Mr. Warneck asked if the board needs to rescind approval of the building design, because we could face another lawsuit if we don't because Mike Lundy indicated in a Watertown Daily Times article that the project is not dead. Mr. Aliasso asked if the process starts over if it resurfaces. Attorney Russell said that the board does not need to rescind the approval, since the original project is dead. Any new project would need to go through the review process from the beginning. He did say that the board has the right to enforce the restrictive covenants as do other park tenants.

Mr. Warneck suggested Attorney Russell send a letter to Mr. Lundy indicating that based upon the court decision, he will need to start over if he plans to go ahead with the project. A motion was made by Mr. Warneck, seconded by Mr. Aliasso. All in favor. Carried.

SEQR ó The board agreed that going forward a developer will need to fill out and/or provide the SEQR forms while submitting documents to be reviewed by the Agency.

Ag Park – Mr. Aliasso asked about the status of the Agency's responsibilities regarding the Cooperative Development Agreement with LUNCO Development and Property Management, LLC. Attorney Russell said that he will review the document and report out to the board as to what the Agency's responsibilities are and recommend changes if needed.

- IX. Adjournment:** With no further business before the board, a motion to adjourn was made by Mr. Aliasso, seconded by Mr. Jennings. All in favor. The meeting adjourned at 9:25 a.m.