

**Jefferson County Industrial Development Agency
Zoom Video Call – Board Meeting Minutes
May 7, 2020**

Due to the COVID-19 pandemic, the Jefferson County Industrial Development Agency held their board meeting via zoom video call.

- I. Call to Order:** Chairman Converse called the meeting to order at 9:39 a.m.
- II. Roll call for attendance**

Board Members – David Converse, Chair, John Jennings, Paul Warneck, Robert E. Aliasso, Jr., W. Edward Walldroff, Lisa LøHuillier, William Johnson

Counsel – Joseph Russell, Esq.

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

Media – Erin Bischoff from 7 News
- III. Minutes:** Minutes of the regular meeting held March 5, 2020 and the conference call held on April 2, 2020 were presented. A motion to approve the minutes as presented was made by Mr. Aliasso, seconded by Mr. Johnson. All in favor. Carried.
- IV. Treasurer’s Reports:** Mr. Aliasso reviewed the financials for the periods ending March 31, 2020 and April 30, 2020. Mr. Aliasso asked if the loan clients are still paying. Mr. Eaton said 5 businesses are taking advantage of the three-month payment moratorium. After discussion, a motion was made by Mr. Aliasso to accept the financial reports as presented, seconded by Mr. Johnson. All in favor. Carried.
- V. Committee Reports:** None.
- VI. Unfinished Business:**
 - 1. 146 Arsenal Street Building** – Mr. Alexander provided an update during the JCLDC board meeting earlier this morning. He said that the building remains in excellent condition and Jerry Countryman continues to perform daily walk throughs. He said that the YMCA is still anxious to go forward with their project.

Mr. Jennings asked if the County has followed up about the remaining space for the Workplace. Mr. Alexander said the conversation stopped just before the pandemic. Mr. Johnson had no additional information to provide. Mr. Jennings wondered if the Agency will put it on the market. Mr. Alexander said he will follow up with the County but will look for the board’s guidance about putting it on the market.
 - 2. Solar Projects** – Mr. Alexander said that the Energy Committee is looking at a process to follow. Mr. Warneck said that a project that falls under the UTEP will go faster than one that is a deviation and we need to seek approval from the affected taxing jurisdictions. Mr.

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Alexander agreed. Mr. Warneck said sales tax abatement could be an issue. Mr. Jennings asked if the Loan Review Committee would be reviewing the applications and making recommendations to the board. Mr. Aliasso said that the Energy Committee will handle all the analytical work and present a completed application to the Loan Review Committee who would then make the recommendation to the full board. Mr. Aliasso thinks all of this could be handled in one meeting day by scheduling the meetings throughout the day. Mr. Warneck asked how long it takes from inducement to closing. Attorney Russell said it could take a couple of months even on a fast track. Mr. Warneck said that getting local support through public involvement before the IDA is involved is a good thing. He said there could be a process for smaller projects with local approvals and a process for state approvals. Mr. Warneck said creating the list of requirements before receiving the application will streamline the process.

3. **IDA Funds** – Mr. Alexander said that there is an effort in Albany for IDA's to use their funds in a different way. Attorney Russell said that his Albany office is working with ESD on the effort but didn't have an update.

VII. New Business: None.

VIII. Adjournment: With no further business before the board, a motion was made by Mr. Johnson to adjourn the zoom video call, seconded by Mr. Walldroff. All in favor. The video call adjourned at 10:06 a.m.