

**Jefferson County Industrial Development Agency  
Board Meeting Minutes  
June 7, 2018**

The Jefferson County Industrial Development Agency held a board meeting on Thursday, June 7, 2018 in the board room at 800 Starbuck Avenue, Watertown, NY.

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

**Also Present:** Donald Alexander, David Zembiec, Lyle Eaton, Peggy Sampson, Marshall Weir, Joseph Russell, Esq., Donald DiMonda, Francis Tom Iorizzo, Daniel Samann (CEO/General Counsel for Car-Freshner), and Marcus Wolf from the Watertown Daily Times

**Excused:** None

**Absent:** None

- I. Call to Order:** Mr. Converse called the meeting to order at 8:46 a.m.
- II. Privilege of the Floor:** Mr. Converse invited guests to speak. No one spoke.
- III. Minutes:** Minutes of the regular meeting held May 3, 2018 were presented. A motion to approve the minutes as presented was made by Ms. LøHuillier, seconded by Mr. Jennings. All in favor, except for Mr. Aliasso who abstained because he was not present at the meeting. Carried.
- IV. Treasurer's Report:** Mr. Aliasso reviewed the financials for the period ending May 31, 2018 along with the delinquent loans. After discussion, a motion was made by Mr. Aliasso to accept the financial report of May 31, 2018 as presented, seconded by Mr. Johnson. All in favor. Carried.
- V. Committee Reports:**
  - a. Finance Committee**
    - i. 2018-2019 Proposed Budget** – Mr. Jennings said that the Finance Committee met on May 29, 2018 to review the proposed budget. The only change from the committee was to decrease the RLF bad debt expense from \$250,000 to \$210,000. After review, a motion was made by Mr. Jennings to adopt the budget as presented, seconded by Mr. Aliasso. All in favor. Carried.
- VI. Unfinished Business:**
  - **UTEP** – Mr. Aliasso reminded staff and board members that a governance committee still needs to be scheduled to review and discuss the clawback/recapture policy as it relates to the newly adopted UTEP. Mr. Converse asked Ms. Sampson to schedule the meeting.
  - **APEX** – Since the Loan Review Committee has not met for the last several months, Mr. Aliasso wanted to know the status of the NDA. Attorney Russell said that it has been going back and forth at this point. Mr. Zembiec indicated that a meeting will be scheduled later this month with all of the taxing jurisdictions.

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**VII. New Business:**

- 1. Real Property Acquisition Guidelines** – During review of the proposed guidelines, Mr. Warneck felt that they should have stronger language and reference the General Municipal Law Section 892 to make sure we are in compliance. Board members agreed; therefore, a motion was made by Mr. Warneck to amend the guidelines as suggested, seconded by Mr. Walldroff. Counsel will amend the document by adding the GML Section 892 to *Article II Application of Guidelines*. A motion was made by Mr. Warneck to adopt the amended guidelines, seconded by Mr. Walldroff. All in favor. Carried.
- 2. Extension of Credit to Board Members and Officers** – A motion was made by Mr. Aliasso to approve the policy as presented, seconded by Mr. Jennings. All in favor. Carried.
- 3. Little Sisters Inn** – Mr. Eaton shared pictures of inventory that he and Ms. Sampson had taken several years ago. Mr. Eaton said that the letter received from the building owner, Jon A. Murdock, expressed his interest in purchasing the equipment for \$1,000. However, Mr. Eaton said that he recently received an email telling the IDA to make arrangements to remove the equipment. Attorney Russell said that Mr. Murdock cannot force us to remove the equipment and said that we can abandon the equipment because it is not in our possession. Mr. Eaton still feels that Mr. Murdock will purchase the equipment for \$1,000. After discussion, a motion was made by Mr. Aliasso to have staff negotiate the best deal, seconded by Mr. Walldroff. All in favor. Carried.

**VIII. Counsel:**

**1. Opal Development, LLC v. JCIDA (First Student) –**

**Executive Session** – At 9:22 a.m. a motion was made by Mr. Warneck to enter into executive session to discuss pending litigation, seconded by Mr. Johnson. Staff, Board Members, JCLDC Board Member Donald DiMonda and Counsel remained.

At 9:23 a.m. a motion was made by Mr. Warneck to withdraw his motion to go into executive session because Daniel Samann, CEO/General Counsel for Car-Freshner Corporation, was identified and wanted to speak to board members, seconded by Mr. Johnson. The regular board meeting continued.

**Daniel Samann, CEO/General Counsel for Car-Freshner Corporation** – Mr. Samman started out by saying that he appreciates what the JCIDA does for the community. He asked to speak to board members regarding their nuanced position of the First Student Bus Garage addressed at the April 5<sup>th</sup> board meeting. He said that he would like the board to issue a statement clarifying the original approval on April 5<sup>th</sup> for the building's design and elevations; since Mike Lundy is making statements that the IDA approved the use which is causing confusion even with the Town of Watertown Board. He pointed out that Mike Lundy's new plans for the project now include a fueling station, which he says is not a permitted use in the covenants, and maintenance on the buses.

Mr. Walldroff asked Mr. Samman if his biggest concern is the fueling station. Mr. Samman said no, that the traffic is his biggest concern.

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Mr. Warneck said that he has reviewed the covenants and indicated that the IDA did what they were suppose to do by receiving the building plans and approving them. He said the county road would fall under the Town's review under SEQR for addressing traffic concerns.

**Opal Development, LLC v. JCIDA (First Student) –**

**Executive Session** – At 9:40 a.m. a motion was made by Mr. Warneck to enter into executive session to discuss pending litigation, seconded by Mr. Johnson. Staff, Board Members, JCLDC Board Member Donald DiMonda, and Counsel remained.

At 10:15 a.m. a motion was made by Mr. Aliasso to leave executive session and reconvene the regular board meeting, seconded by Mr. Warneck.

- IX. Adjournment:** With no further business before the board, a motion to adjourn was made by Mr. Johnson, seconded by Mr. Walldroff. All in favor. The meeting adjourned at 10:16 a.m.