

**Jefferson County Local Development Corporation
Zoom Video Call – Board Meeting Minutes
August 6, 2020**

Due to the COVID-19 pandemic, the Jefferson County Local Development Corporation held their board meeting via zoom video call. The meeting was recorded for posting to the website.

I. Call to Order: Chairman Converse called the meeting to order at 8:30 a.m.

II. Roll call for attendance

Board Members – Chairman David Converse, Paul Warneck, Robert E. Aliasso, Jr., W. Edward Walldroff, Christine Powers, Gregory Gardner, William Johnson, John Jennings, Kent Burto, Lisa L’Huillier (joined at 8:34 a.m.)

Excused – None

Counsel – Joseph Russell, Esq., Kevin McAuliffe, Esq. (joined at 8:56 a.m.) and Genevieve Trigg, Special Counsel (Barclay Damon for Nexamp), Matthew Moses, Esq. (Agency Counsel [SwartzMoses] for Nexamp-Black River Solar, LLC and Adams Renewables, LLC) joined at 8:58 a.m.

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

Others – Dallas Manson from Nexamp (joined at 8:35 a.m.), Ed Valentine (joined at 8:58 a.m.), Joe Fiori from Nexamp joined at 9:08 a.m.

Media – Jeff Nelson from 7News and Craig Fox from Watertown Daily Times (joined at 8:35 a.m.)

III. Minutes: Minutes of the zoom video call on July 9, 2020 were presented. A motion to approve the minutes as presented was made by Mr. Warneck, seconded by Mr. Aliasso. All in favor. Carried.

IV. Public Comment: None.

V. Treasurer’s Reports: Mr. Aliasso reviewed the financials for the period ending July 31, 2020.

Ms. L’Huillier joined the meeting.
Craig Fox joined the meeting.

A motion was made by Mr. Aliasso to accept the financial report as presented, seconded by Mr. Johnson. All in favor. Carried.

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VI. Committee Reports:

- a. **Alternative Energy Committee** – Mr. Johnson said the committee met a few times recently within the last month. He said he participated in a NYSERDA webinar about Build Ready/Brownfield sites. He said they are interested in 65 acres or bigger for commercial operations. Mr. Zembiec indicated that the County submitted the Deferiet Mill site which is approximately 240 acres. Ms. L’Huillier said she will get the information together for a site that was identified in the City so it can be added to the list.
- b. **Building and Grounds Committee** – Mr. Burto said the committee met with the Cushman & Wakefield company last week. Mr. Burto said that an RFP was sent out to 7 commercial real estate companies and the only response came from Cushman & Wakefield. He said the committee reviewed it and thought their proposal will be effective and that the IDA will consider a contract with them later today. Mr. Alexander said they have toured the building and have received the plans for the building. Mr. Alexander said negotiations will continue if the board allows. Mr. Alexander said he has continued discussions with the YMCA officials. He said they are waiting to hear if they are going to receive a DOD grant which should be announced on September 15th. Mr. Alexander did say that he has notified the County and JCC of the Cushman & Wakefield contract and let them know that they will be excluded from the deal if they notify us within 60 days of their interest in the remaining space.

Mr. Jennings said it appears Cushman & Wakefield has valued the whole building versus just the portion we intend to sell/lease. Mr. Alexander said they valued the whole building just in case something happens with the YMCA project and we need to market the whole thing.

Mr. Alexander said he is a bit concerned about the five-year term for the contract and thought maybe two years was more appropriate. He said he also wants to review the exclusions.

VII. Council Reports:

- a. **Jefferson County Agricultural Development** – Mr. Matteson said that it was decided to cancel the Ag Conference that was rescheduled for November and noted that a decision has not been made about the March 2021 conference as of yet. He said that in its place, the Farmers’ Webinar luncheon series was created and announced the lineup:

6/25/20 – Dr. David Kohl and Nathan Rudgers – Impacts of the COVID-19 disaster
7/23/20 – Dr. Travis Maddock – The U.S. livestock industry
8/27/20 – Tom Sleight – Agricultural International Trade
9/24/20 – Speaker not confirmed
10/22/20 – Dr. Cheryl Mitchell from Steuben Foods – The growth of plant-based meat and beverages substitutes
11/19/20 – Dr. Frank Mitloehner a.k.a. the Greenhouse Gas Guru – “What is the real impact of Agriculture on climate change?”

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12/17/20 – Michelle Miller (“the Farm Babe”) – Educating the giants of the Burger King world about real agriculture

Mr. Matteson said there are a few cases of EEE in Jefferson County. He said the County is considering aerial spraying to impacted areas.

Mr. Matteson said the next food distribution will be held at JCC on August 18th from 10 a.m. to Noon and indicated that he is looking for volunteers.

- b. **Manufacturing** – Mr. Zembiec said the council met last week for an update. He said that the safety training program was wrapped up. He said 21 sessions were held and 261 people were educated. He said the manufacturing day will need to be figured out for an online-virtual session for the near future since it will not be feasible to allow students to tour manufacturing plants during the pandemic.
- c. **Marketing** – Mr. Weir said he continues to work on the support local.ly program and is looking into a video that may be partially funded by a partner agency. He said the inter-agency weekly calls have been productive and noted that the 3 counties are going to create a list of inventory of assets.

VIII. Unfinished Business:

- 1. **County Budget Request** – Mr. Alexander said that we have submitted our request to the County for allocation for the upcoming year.
- 2. **Comptroller’s Audit (JCIDA)** – Mr. Alexander said that a response to the draft audit was submitted.
- 3. **September board meeting** – The meeting will be held at the Rift Camp on Wellesley Island. Further details to be provided at a later date.

IX. Counsel: None.

X. New Business:

- 1. **Resolution Number 08.06.2020.01 to extend loan payment moratorium for 90 days relating to COVID-19** – Mr. Converse asked for a motion to discuss the resolution. A motion was made by Mr. Burto, seconded by Ms. L’Huillier. Discussion ensued. Mr. Aliasso suggested adding the words ‘one time’ in the first paragraph of the resolution so that an applicant cannot make a seconded request without having to go before the Loan Review Committee. Ms. Powers said that Watertown Savings Bank is offering additional assistance when requested on a case-by-case basis when the applicant proves how the COVID-19 has impacted them. She said she would leave the resolution as written. Mr. Warneck said the extension will allow an applicant to ask for it that didn’t ask for it the first time. Mr. Aliasso said that more than one request per applicant should be brought to Loan Review. Mr. Converse said the board approved the original program through July 31, 2020 and this resolution extends it out for another 90 days. Mr. Aliasso retracted his suggestion.

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Roll call vote was taken. Mr. Converse – Yea, Mr. Walldroff – Yea, Mr. Aliasso – Yea, Mr. Burto – Yea, Mr. Jennings – Yea, Mr. Gardner – Yea, Mr. Warneck – Yea, Mr. Johnson – Yea, Ms. L’Huillier – Yea, Ms. Powers – Yea. Carried.

- XI. Adjournment:** With no further business before the board, a motion was made by Mr. Aliasso to adjourn the video call, seconded by Ms. Powers. All in favor. The video call adjourned at 9:16 a.m.

JEFFERSON COUNTY LOCAL DEVELOPMENT CORPORATION
Resolution Number 08.06.2020.01

WHEREAS, on April 2, 2020 the Jefferson County Local Development Corporation Board of Directors authorized Staff to vet written requests/impact statements to approve principal and interest moratoriums for 90 days for Revolving loans due to the COVID-19 pandemic, and

WHEREAS, due to the ongoing pandemic and its devastating impacts, Staff recommends board approval to extend this authorization, and

NOW THEREFORE, BE IT RESOLVED, by the Board of Directors of the Jefferson County Local Development Corporation that it herein approves the recommendation, and be it further,

RESOLVED, that the Board of Directors authorizes Staff to execute any and all documents necessary to carry out the purposes of this Resolution.

By: s/ Kent Burto
Kent Burto, Secretary

Roll Call Vote:

NAME	YEA	NAY	ABSENT
David Converse	X		
W. Edward Walldroff	X		
Robert E. Aliasso, Jr.	X		
Kent Burto	X		
John Jennings	X		
Gregory Gardner	X		
Paul Warneck	X		
William Johnson	X		
Lisa L'Huillier	X		
Christine Powers	X		