

**Jefferson County Local Development Corporation  
Building and Grounds Committee Meeting Minutes  
March 3, 2021**

The JCLDC held a building and grounds committee meeting on Wednesday, March 3, 2021 in the board room, 800 Starbuck Avenue, Watertown, NY and virtually via zoom.

**Present:** Kent Burto, Chair; Rob Aiken, John Jennings, Greg Gardner

**Excused:** David Converse, Lisa Lhuillier

**Absent:** None

**Also Present:** David Zembiec, Marshall Weir, Peggy Sampson, Denise Young

- I. **Call to Order:** Mr. Burto called the meeting to order at 8:03 a.m.
- II. **YMCA Project update at 146 Arsenal Street** – Ms. Young congratulated the IDA for having excellent staff to work with. She updated the committee on the timeline and recent changes to the project. She said that once they got into the building, they discovered it is not a steel frame structure which creates the issue with raising the roof. Therefore, it created complexity in the design. She said the approval from the City for land has allowed them to move the pools outside the footprint. She discussed other changes but noted that they were not to be reported publicly at this point.

Ms. Young said that they are looking into the fire alarm system and indicated that they may need to apply for a variance, so they would have to fireproof between spaces. She said the project will involve updates to the fire alarm and sprinkler systems.

Ms. Young said that they will be rebuilding the deck area which will allow access to the IDA tenant space.

Ms. Young said that they are working with NYSERDA to evaluate the roof and building envelope to get to 25% savings (which they may or may not meet). Mr. Zembiec said the roof currently has an extended warranty which will expire in 2023. He said a survey of the condition of the roof will be completed. Mr. Aiken asked if the roof portion over the IDA tenant space will be our responsibility. Ms. Young said yes. Mr. Aiken asked if there is a distinct line over the tenant space. Ms. Young said no. Mr. Aiken said there may be a benefit/cost savings for replacing the IDA portion at the same time as the YMCA portion. Ms. Young said it may be worth asking NYSERDA if the IDA could apply for their own portion of the roof replacement.

Mr. Jennings asked about noise. Ms. Young said that BCA is examining impacts and looking for ways to reduce vibrations.

Ms. Young said that even though the timeline for some tasks was pushed back, they expect construction to start July 2021 and be completed July 2022 as originally planned. She said that they are in good shape and working out financing. She indicated that they are working with local companies . Purcell Construction and Watertown Savings Bank for bridge financing.

Ms. Young said that the YMCA has set up a separate account to track the project and asked if the IDA will as well. Mr. Zembiec said that he will discuss it with Lyle Eaton and that we've done that before. Ms. Young asked if the IDA could hire Kelly Clark from Bowers & Company to track the project and submit for grant reimbursements. Mr. Zembiec said he will ask the board but first need approval from the granting agency. Ms. Young indicated that they are looking to hire a consultant to focus on new market tax credits.

**Jefferson County Local Development Corporation  
Building and Grounds Committee Meeting Minutes  
March 3, 2021**

Ms. Young left the meeting at 8:43 a.m.

- III. Furniture** – Mr. Zembiec said that he is asking those who are taking furniture to make a contribution to the YMCA project or their favorite charity.

Mr. Jennings asked if the kitchen equipment has been removed. Mr. Zembiec indicated that it has not. He said one of the parties contracted the coronavirus and fencing needed to be moved in order to use the loading dock.

- IV. Tenant** – Mr. Zembiec said that he is still waiting for a proposal from the potential tenant.

- V. Adjournment:** With no further business before the committee, the meeting adjourned at 8:53 a.m.