

**Jefferson County Industrial Development Agency  
Special Board Meeting Minutes  
June 14, 2021**

The Jefferson County Industrial Development Agency held a special board meeting on Monday, June 14, 2021 in the board room at 800 Starbuck Avenue, Watertown, NY and via zoom.

**Present:** David Converse, Chair, W. Edward Walldroff

**Zoom:** John Jennings, Robert E. Aliasso, Jr., William Johnson, Paul Warneck, Lisa LøHuillier (12:07 p.m.)

**Excused:** None

**Absent:** None

**Also Present:** David Zembiec, Marshall Weir, Lyle Eaton, Peggy Sampson, Christine Powers, Lexi Bruening (Channel 7 News)

**Zoom:** Justin Miller, Esq., Rob Aiken, Brad Arthur (Paradigm Environmental)

- I. Call to Order:** Chairman Converse called the meeting to order at 12:01 p.m.
- II. Pledge of Allegiance**
- III. Special Business:** The purpose of the special meeting is to discuss and review proposals for remediation at 146 Arsenal Street.

Mr. Zembiec said that we need to do some remediation at the building. He said that the YMCA knew there would be some asbestos removal, but then discovered PCBs in the mastic under the floor tile in some areas. He said that this special meeting was called to keep the project moving and on schedule.

Mr. Zembiec said that Paradigm Environmental has submitted a proposal to oversee the testing procedures. The quote is for \$5,410. Mr. Converse said the proposal is for 8 samples but wondered if that would be enough. Brad Arthur, Vice President of Paradigm Environmental, said that 8 samples should give enough of an understanding. He said that the project will be consistent with EPAs clearance criteria. He said that they won't know how the concrete slab will react to scarification so they are doing different iterations to find out what will be effective. He said the worst-case scenario would be to remove the entire cement slab. Mr. Arthur noted that the IDA is not obligated to test on the lower level, as there is no suspect bulk material or black mastic present to warrant testing.

Mr. Warneck asked if we are required to use prevailing wage for the testing. Mr. Converse said yes.

Mr. Walldroff asked if we have to remediate the areas that showed no PCBs. Mr. Arthur said that extraction wouldn't have to be done on non-contaminated areas (approximately 10,000 square feet).

Mr. Aliasso asked if the YMCA had planned to remove the flooring. Mr. Zembiec said that they planned to remove the tiles. Mr. Warneck asked if the 6-lane pool is located in the contaminated area. Mr. Zembiec said no, that it will be located outside of the area.

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Mr. Aliasso was wondering why the area cannot be capped. Mr. Arthur said that there are two plans. There is the self-implementing plan which he indicated is the best short-term solution, and there is the risk-based plan which leaves the known risk in place (capped) and requires deed restrictions on the property. If left in place, he said the IDA will be responsible for paying for removal of the hazardous material if the building was ever demolished.

After discussion, a motion was made by Mr. Warneck to approve the proposal from Paradigm Environmental for \$5,410 with up to 10% increase if additional samples are required, seconded by Mr. Aliasso. All in favor. Carried.

It was noted that the EPA has been involved with discussions to date and that staff from Paradigm Environmental will be present during testing.

**Testing Proposals –**

Mr. Warneck asked Mr. Zembiec who he recommends using. Mr. Zembiec said that he would recommend using Sessler Environmental Services (SES). He said that it makes the most sense since they have the lowest bid at \$13,150 which includes prevailing wage. Mr. Warneck asked Mr. Arthur the same question. Mr. Arthur said that all of the firms were chosen because of their experience and ability to staff the project. He said that he would go with the lowest bid.

A motion was made by Mr. Warneck to approve the proposal from Sessler Environmental Services (SES) for \$13,150, seconded by Mr. Walldroff. All in favor. Carried.

Mr. Arthur said that he is honoring his proposal to the YMCA, but indicated that he will sit down with Mr. Zembiec to determine responsibilities.

Mr. Zembiec said that we should have results by the end of the next week and will work on releasing an RFP for the remediation work, while awaiting the EPA's 30-day review of the full-scale remediation plan. Attorney Miller said that we will move as quickly as we can.

Mr. Walldroff asked if all three firms will bid on the remediation work. Mr. Zembiec said that they most likely will.

Attorney Miller suggested that staff start to look at sources and uses for the project.

- IV. Adjournment:** With no further business before the board, a motion to adjourn was made by Mr. Aliasso, seconded by Ms. LøHuillier. The special meeting adjourned at 12:34 p.m.

Respectfully submitted,  
*Peggy Sampson*