

**Jefferson County Local Development Corporation
Board Meeting Minutes
August 5, 2021**

The Jefferson County Local Development Corporation held their board meeting on Thursday, August 5, 2021 in the board room at 800 Starbuck Avenue, Watertown, NY and virtually via zoom.

Present: W. Edward Walldroff, William Johnson, Paul Warneck, Robert E. Aliasso, Jr., Rob Aiken, Christine Powers, Lisa L’Huillier
Zoom: Kent Burto

Excused: David Converse, Chair, John Jennings, Gregory Gardner

Absent: None

Also Present: Kier Chapman (Channel 7 News), Craig Fox (Watertown Daily Times)

Zoom: Justin Miller, Esq.

Staff Present: David Zembiec, Lyle Eaton, Peggy Sampson, Marshall Weir, Jay Matteson, Joy Nuffer

- I. **Call to Order:** Mr. Walldroff called the meeting to order at 8:01 a.m.
- II. **Pledge of Allegiance**
- III. **Privilege of the Floor:** Mr. Walldroff invited guests to speak. No one spoke.
- IV. **Minutes:** Minutes of the regular meeting held July 9, 2021 were presented. A motion to approve the minutes as presented was made by Mr. Aiken, seconded by Ms. Powers. All in favor. Carried.
- V. **Treasurer’s Report:** Mr. Aliasso reviewed the financials for the period ending July 31, 2021. A motion was made by Mr. Aliasso to accept the financial report as presented, seconded by Mr. Warneck. All in favor. Carried.
- VI. **Committee Reports:**
 - a. **Loan Review Committee** – Mr. Aliasso reviewed the minutes.
 - i. **Resolution No. 08.05.2021.01 for Crescent Yacht Club** – It was noted that the fees were waived and there is a reduced interest rate to help meet the requirement of their REDI grant. After review and discussion, a motion was made by Mr. Warneck to approve the attached resolution, seconded by Mr. Aliasso. All in favor. Carried.
 - b. **Alternative Energy Committee** – Mr. Johnson said the committee met on July 21st. He said the committee reviewed the updated solar project spreadsheet and discussed Host Community Agreements and utility scale projects.

Mr. Warneck said that he will reach out to Katie Malinowski and John Zukowski about an upcoming session since the state released tentative standards for doing appraisals. He said that assessors may need help filling out the spreadsheet. Attorney Miller indicated that his office is also looking into the proposed regulations for this new standard. Mr. Warneck noted that it will be in effect March 1, 2022, if adopted.

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Mr. Zembiec said new questions were added to the IDA Application for solar projects and he indicated that a response letter has been prepared with Counsel's assistance and will be sent to Attorney Jim Burrows and the taxing jurisdictions that he is affiliated with.

- c. **Building and Grounds Committee** – Mr. Burto said that the furniture at 146 Arsenal Street has been disposed of. He said that Mr. Zembiec sent out an update on the remediation project.

VII. Council Reports:

- a. **Ag** – Mr. Matteson followed up on the Energy Committee report regarding ag districts. He said that he sent out an email regarding ag value assessments showing their impacts and penalties. He feels that the conversion penalties probably aren't enough to discourage use of the land for solar projects. Mr. Aliasso asked if it is being enforced. Mr. Matteson said he did not know.

Mr. Matteson said that he is working with two meat processing projects.

Mr. Matteson announced that staff and the local economic development team is working with CWT Farms on potentially locating a hatchery in the Ag Park. He did say the company is considering using one of their existing buildings in Ohio or a location in Pennsylvania. He said that we are putting a proposal together to assist them. Mr. Matteson noted that Jeff Pierce, who used to work for Morris Northstar Hatchery (before that facility was sold to Aviagen), reached out to us since they had a good relationship with us locating that hatchery in Jefferson County in addition to being in close proximity to Canada. Mr. Matteson said they are proposing to employ 20 people and will be at full capacity at 500,000 broiler chicks per week.

Mr. Matteson said the challenge is that we need to move quickly. Mr. Matteson said that they are looking for a 28,000 square foot building. He said that Mr. Lundy will use existing steel he has to construct the building and add on to meet the requested footprint. Mr. Aliasso asked why they didn't consider locating in the Industrial Park near Aviagen. Mr. Matteson said it was a matter of bio security. He said that they have asked not to have any other live poultry facilities within one mile of them.

- b. **Manufacturing** – Mr. Zembiec said that employers are struggling with recruitment for employees. He said that the Workplace has set up a booth at the Farmers Market to help with the recruitment.
- c. **Marketing** – Mr. Weir said that he sent out a map of solar projects in Jefferson County. He said that we are applying for a National Grid grant for the remediation project, and he continues to run marketing programs locally and nationally.

VIII. Unfinished Business: None.

IX. Counsel: None.

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X. New Business:

- 1. 2021-2022 Budget** – Mr. Zembiec indicated that the budget will be reviewed at an upcoming finance committee meeting and considered at the September board meeting.

XI. Adjournment: With no further business before the board, a motion to adjourn was made by Mr. Warneck, seconded by Ms. Powers. All in favor. The meeting adjourned at 8:50 a.m.

Respectfully submitted,

Peggy Sampson

JEFFERSON COUNTY LOCAL DEVELOPMENT CORPORATION
Resolution Number 08.05.2021.01

**RESOLUTION FOR AUTHORIZING A REVOLVING LOAN TO
CRESCENT YACHT CLUB**

WHEREAS, Crescent Yacht Club has requested a loan in the amount of Forty Thousand Dollars (\$40,000.00) to be used to complete repairs to their launch area and docks there were damaged due to flooding and surges, and

WHEREAS, Staff has reviewed this request and recommends approval of a Revolving Loan in the amount of \$40,000.00, interest only for 12 months, then 3% for 5 years. The reduced interest rate will help meet the match requirement of their REDI grant. Collateral will be a second position lien behind Watertown Savings Bank on assets of the business, and

WHEREAS, on July 28, 2021, the Loan Review Committee of the Jefferson County Local Development Corporation reviewed this request and recommended approval to the full Board of Directors, and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Jefferson County Local Development Corporation that it herein approved the request for a Forty Thousand Dollar (\$40,000.00) loan to Crescent Yacht Club with all terms and conditions as set forth in this Resolution, and be it further,

RESOLVED, that the Chairman, Vice Chairman, Secretary and/or Chief Executive Officer are authorized and directed to execute any and all documents necessary to carry out the purposes of this Resolution.

This resolution shall take effect immediately.


David J. Zembiec, CEO