

**Jefferson County Industrial Development Agency
Public Hearing Minutes
May 26, 2022**

The Jefferson County Industrial Development Agency held a public hearing at 11:15 a.m. Thursday, May 26, 2022, at the Town of Hounsfield Municipal Office, 18774 County Route 66, Watertown, New York, and via live stream for **Digicollect LLC** for a Straight Lease transaction.

Project Information:

DIGICOLLECT LLC, for itself and/or on behalf of an entity or entities to be formed (collectively, the “Company”), has submitted an application (the “Application”) to the Agency requesting the Agency’s assistance with a certain project or projects (collectively, the “Project”) consisting of: (i) the disposition by the Agency of all or portions of approximately 12.10 acres of real property owned by the Agency and located at 16904 State Route 12F in the Town of Hounsfield, Jefferson County, New York (the “Land”, being more particularly described as tax parcel No. 81.00-1-5), (ii) the phased planning, design, construction and operation of an approximately 50,000 square foot manufacturing facility for use by the Company to produce data sensors, monitors, data collection and storage and related software developed for renewable energy and utility usage, including building improvements for manufacturing, warehousing, office space, data storage and related internal spaces, external parking improvements, storm water management and related site improvements, and related on and offsite utility improvements (collectively, the “Improvements”), and (iii) the acquisition in and around the Improvements and of certain items of equipment and other tangible personal property and equipment (the “Equipment” and, collectively with the Land and the Improvements, the “Facility”), and (iv) entering into a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the Act), pursuant to which the Agency will retain a leasehold interest in the Facility for a period of time and sublease such interest in the Facility back to the Company (the “Straight Lease Transaction”).

Staff: David Zembiec, CEO; Peggy Sampson, Executive Assistant

Public Present: None

Mr. Zembiec opened the hearing at 11:15 a.m. and read the public hearing notice. He did not read the rules since no one from the public attended in person nor virtually. He reviewed the financial assistance for the project as well as the cost benefit analysis. He said there will be a 20-year PILOT and noted that the developer will invest \$30M to build the project. He reviewed the proposed payment schedule. He said the estimated tax at the current rates without a PILOT is approximately \$252,000 per year.

At 11:20 a.m., Mr. Zembiec closed the hearing.



David J. Zembiec
Hearing Officer

**Jefferson County Industrial Development Agency
Public Hearing
Sign In Sheet**

Date: Thursday, May 26, 2022

Start Time: 11:15 a.m.

Location: Town of Hounsfield Municipal Office, 18774 County Route 66, Salt Point Road, Watertown, NY 13601

JCIDA Staff Member(s) Present: David Zembiec, CEO, Peggy Sampson, Executive Assistant

Company Name: Digicollect LLC

Print Name and Address
