

**Jefferson County Local Development Corporation
Board Meeting Minutes
June 2, 2022**

The Jefferson County Local Development Corporation held their board meeting on Thursday, June 2, 2022 in the board room at 800 Starbuck Avenue, Watertown, NY.

Present: Robert E. Aliasso, Jr., William Johnson, Paul Warneck, David Converse, John Jennings, W. Edward Walldroff, Lisa L’Huillier

Zoom: Christine Powers, Gregory Gardner

Excused: Rob Aiken, Kent Burto

Absent: None

Also Present: Craig Fox (Watertown Daily Times)

Zoom: Justin Miller, Esq., [Nick Kamphaus, Paul Anderson, Kevin McAuliffe, Karen D’Antonio at 8:31 a.m.]

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

- I. **Call to Order:** Chairman Aliasso called the meeting to order at 8:00 a.m.
- II. **Pledge of Allegiance**
- III. **Privilege of the Floor:** Chairman Aliasso invited guests to speak. No one spoke.
- IV. **Minutes:** Minutes of the meeting held May 5, 2022 were presented. A motion to approve the minutes as presented was made by Mr. Converse, seconded by Mr. Jennings. All in favor. Carried.
- V. **Treasurer’s Report:** Mr. Warneck reviewed the financials for the period ending May 31, 2022. He indicated that there is not a lot of significant changes from the previous month. He reported that the increase in miscellaneous revenue was the transfer of \$79,000 from the JCCFDC. Chairman Aliasso asked if it is still the intention of LCO Destiny to pay off their loan. Mr. Eaton said yes and indicated that he hasn’t heard of any changes. He said the closing should occur in July. A motion was made by Mr. Warneck to accept the financial report as presented, seconded by Mr. Johnson. All in favor. Carried.
- VI. **Committee Reports:** None.
- VII. **Council Reports:**
 - a. **Ag** – Mr. Matteson said the dairy parade will be held tomorrow at 7 p.m. He said that he has 55 entries. Mr. Matteson said that he continues to work with businesses who want to expand and with CWT Farms on their project.

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- b. **Manufacturing** – Mr. Zembiec reported that career jam was held last week. He said that 26 schools (over 2,000 children) participated. He said that he helped arrange a meeting held at Fort Drum to discuss healthcare worker recruitments and to try to figure out how to get training/credit for those leaving the Fort and enter into the healthcare community. Mr. Zembiec said that the manufacturing committee is reviving Manufacturing Day that will be held in October now that schools are taking field trips and manufacturing companies are welcoming tours again.
- c. **Marketing** – Mr. Weir announced that a press release went out yesterday for the small business productivity improvement program.

Mr. Weir said that he attended the NYS EDC meeting in Cooperstown last week. He said the most vibrant and well attended agenda item was related to the cannabis discussion. Mr. Matteson commented that there is money to be made, but he feels that there will be an initial boom and then will become a commodity crop.

Mr. Weir said that he participated in a roundtable discussion at the meeting and noted that NYS is following the Convalt project very closely.

VIII. Unfinished Business:

- 1. **Food Resiliency Grants** – Mr. Matteson said the grant application deadline was April 15th. He said that the County Board of Legislators allocated \$400,000 from the ARPA funds that was split into three sectors: 1) \$150,000 for dairy processing, 2) \$150,000 for meat processing, and 3) \$100,000 for other local foods. He said that we received 30 applications with a total project value of \$752,699.38. Mr. Matteson said that the applications were reviewed by himself, Mike Nuckols, Abbey Jantzi and Amanda Bickford from Cornell Cooperative Extension. He said the review included phone conversations and field visits.

Mr. Matteson noted that we did not require a match for this particular grant program. Mr. Warneck asked if the applicant has to spend the money first and then we reimburse them. Mr. Matteson said yes. Mr. Warneck asked if we will track the projects after payment and continue to work with them to get USDA approval. Mr. Matteson said yes.

Recommendations:

Meat Processing

Cedar Dell Angus Meats	\$50,000
Ebersols Custom Cutting	\$50,000
Wise Choice Cuts LLC	<u>\$50,000</u>
TOTAL	\$150,000

Dairy Processing

Bechaz Dairy	\$40,000
North Harbor Dairy/Old McDonald’s Farm	<u>\$50,000</u>
TOTAL	\$90,000

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<u>Local Food Production and Processing</u>	
Euro Farms	\$1,450
Alteri's La Bella Dolce	\$10,000
Running Wild Maple	\$9,000
Zoar Tapatree	\$10,000
Beese Apiaries	\$9,000
Luff Farms	\$10,000
Sticky Dicks Honey Products	\$9,000
Riverside Farm LLC	\$3,936
Maplewood Sweets	\$9,000
Cross Roads Fruits and Flowers	\$880
Grimshaw Dairy Farm	\$10,000
Elmer Creek Farm	\$10,000
Churchill Farms Honey	\$9,000
Red Wing Farm	\$7,643.49
Thousand Islands Sauces	\$1,202.51
North Harbor Beef/Old McDonald's Farm	\$5,888
White Caps Winery	\$9,000
Busted Grapes Winery	\$9,000
Thousand Islands Winery	\$7,000
NNY Windy Acres Nursery	\$10,000
Maple Chase Farm	<u>\$9,000</u>
TOTAL	\$160,000

GRAND TOTAL \$400,000

A motion was made by Ms. L'Huillier to approve the recommendations as presented, seconded by Ms. Powers. All in favor. Carried.

Mr. Johnson indicated that the County Board of Legislators are in the process of discussing the second round of ARPA grant funds. Mr. Matteson said that he would like to request funds for Phase II which would be for production.

Mr. Zembiec said next steps include working with Attorney Miller to create an agreement that we will send out to the recipients.

IX. Counsel: None.

X. New Business:

- 1. Resolution No. 06.02.2022.01 for authorization to apply for grant funding from the Northern Border Regional Commission Economic & Infrastructure Development Investment Program** – A resolution requesting approval for the JCLDC to apply for \$350,000 in funding from the grant program to begin remediation and pre-development work at the former paper mill site in the Village of Deferiet. This will set the stage for solar and possibly compatible commercial development to get the property back on the tax rolls. The project cost is \$1,150,000 with match coming from NYSERDA, Town of Wilna, Jefferson County, and JCIDA/JCLDC.

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A motion was made by Mr. Warneck to approve the resolution, seconded by Mr. Gardner.
All in favor. Carried.

- XI. Adjournment:** With no further business before the board, a motion to adjourn was made by Ms. L'Huillier, seconded by Mr. Johnson. All in favor. The meeting adjourned at 8:38 a.m.

Respectfully submitted,

Peggy Sampson

**Jefferson County Local Development Corporation
Resolution number 06.02.2022.01**

**For authorization to apply for grant funding
from the
Northern Border Regional Commission
Economic & Infrastructure Development Investment Program**

WHEREAS, the former paper mill site in the Village of Deferiet has been abandoned by the previous owners, has been delinquent in paying property taxes since 2006, and is a blight upon the village; and

WHEREAS, it is in the interests of the community and the County of Jefferson to see the site cleaned up and returned to the tax rolls; and

WHEREAS, the County of Jefferson and Jefferson County Local Development Corporation (JCLDC) together nominated the site for consideration by the New York State Energy Research Development Authority (NYSERDA) as suitable for solar development under NYSERDA's Build Ready program, which is to foster and encourage the siting and development of renewable energy throughout the State of New York, with priority to previously developed sites, such as brownfields, and former commercial or industrial sites, to help ensure that New York can meet its ambitious climate goals; and

WHEREAS, NYSERDA is now working with the JCLDC, Jefferson County Industrial Development Agency, County of Jefferson, Town of Wilna, and Village of Deferiet to help return the Properties to a productive use, such as the development of solar energy facilities, in furtherance of the economic, health, and climate goals of the State and County; and

WHEREAS, the Parties have a shared interest in ensuring that any environmental issues associated with the Properties do not interfere with the return of the Properties to the tax rolls, and to productive use, and that such issues are timely and appropriately addressed in order to protect public health and the environment, and have been working together on a plan to remediate the site and incentivize private development of renewable energy and compatible commercial development; now therefore be it

RESOLVED, that JCLDC apply for \$350,000 in funding from the Northern Border Regional Commission's Economic and Infrastructure Development Investment Program and commits the resources identified in the application's project budget; and be it also

RESOLVED, that the Chief Executive Officer or his designee take all necessary action on behalf of the Corporation in filing and completing an application for the aforementioned grant and such other actions as he may deem necessary.

This resolution shall take effect immediately.



David J. Zembiec, CEO