

**Jefferson County Industrial Development Agency**  
800 Starbuck Avenue, Suite 800  
Watertown, New York 13601  
Telephone: (315) 782-5865 or (800) 553-4111 Facsimile (315) 782-7915  
[www.jcida.com](http://www.jcida.com)

---

**Notice of Board Meeting**

**Date:** January 19, 2023

**To:** William Johnson  
David Converse  
W. Edward Walldroff  
Paul Warneck  
Lisa L'Huillier  
John Condino

**From:** Chairman Robert Aliasso

**Re:** Notice of Board of Directors' Meeting

---

The Jefferson County Industrial Development Agency will hold their Board Meeting on **Thursday, February 2, 2023 at 8:30 a.m.** in the board room at 800 Starbuck Avenue, Watertown, NY.

The live stream link will be available at [www.jcida.com](http://www.jcida.com).

**Zoom:**  
<https://us02web.zoom.us/j/84355250468?pwd=R0t4VjRPdGJBZDJrL2JQYVVjKytDdz09>  
Meeting ID: 843 5525 0468  
Passcode: 011440  
1-929-205-6099 US (New York)

Please confirm your attendance with Peggy Sampson [pssampson@jcida.com](mailto:pssampson@jcida.com) at your earliest convenience.

pss

c: David Zembiec, CEO  
Marshall Weir  
Lyle Eaton  
Jay Matteson  
Joy Nuffer  
Robin Stephenson  
Christine Powers  
Greg Gardner  
Kent Burto  
Rob Aiken  
Justin Miller, Esq.  
Media

**BOARD MEETING AGENDA**  
**Thursday, February 2, 2023 - 8:30 a.m.**

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Privilege of the Floor**
- IV. Minutes – January 5, 2023**
- V. Treasurer’s Report – January 31, 2023**
- VI. Committee Reports**
  - a. Alternative Energy Ad Hoc Committee**
- VII. Unfinished Business**
  - 1. 146 Arsenal Street update**
  - 2. Convalt Energy update**
- VIII. New Business**
  - 1. PILOTs for Spec Buildings?**
- IX. Counsel**
- X. Adjournment**

**Jefferson County Industrial Development Agency  
Annual Board Meeting Minutes  
January 5, 2023**

**DRAFT**

The Jefferson County Industrial Development Agency held their annual board meeting on Thursday, January 5, 2023 in the board room at 800 Starbuck Avenue, Watertown, NY.

**Present:** Robert E. Aliasso, Jr., Paul Warneck, Lisa L'Huillier, David Converse, W. Edward Walldroff, John Condino

**Excused:** William Johnson

**Absent:** None

**Also Present:** Christine Powers, Rob Aiken, Greg Gardner, Justin Miller, Esq. (Zoom), Craig Fox from the Watertown Daily Times (Zoom)

**Staff Present:** David Zembiec, Marshall Weir, Lyle Eaton, Peggy Sampson, Joy Nuffer, Robin Stephenson

- 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 December 1, 2022 were presented. A motion to approve the minutes as presented was made by Mr. Converse, seconded by Mr. Walldroff. All in favor. Carried.
- V. Treasurer's Report:** Mr. Warneck reviewed the financials for the period ending December 31, 2022. He said that the liabilities/capital is up compared to last year. Mr. Warneck said there was no change to the delinquent loans. Chairman Aliasso asked about the MICRO bad debt reserve. Mr. Eaton said we have reviewed and adjusted the reserve accordingly. After discussion, a motion was made by Mr. Warneck to accept the financial statement as presented, seconded by Ms. L'Huillier. All in favor. Carried.
- VI. Committee Reports:**
  - a. Alternative Energy Ad Hoc Committee** – Mr. Warneck said the committee has not met recently. Mr. Zembiec reported that he contacted Jen Gaffney, of the Sackets Harbor School District, to see if she had heard from Boralex. He said that she hadn't, nor did the Town of Hounsfield.
  - b. Audit Committee**
    - i. Resolution No. 01.05.2023.01 to Engage Auditors for Annual Audit** – The Audit Committee met on December 16, 2022 for a pre-audit meeting with Bowers & Co. for the upcoming 15-month audit (10/1/21 – 12/31/22). The audit is scheduled to start on January 26, 2023. The fee will be \$20,900 which includes the 15-month audit, preparation of information returns (JCCFDC) and a single audit (ARPA and YMCA federal funds). A motion was made by Mr. Converse to approve the resolution, seconded by Mr. Warneck. All in favor. Carried.

**DRAFT**

**c. Loan Review Committee**

- i. Resolution No. 01.05.2023.02 for LCO Destiny, LLC** – The Loan Review Committee met on December 28, 2022 and recommended a \$250,000 RLF at a rate of 5% for a 5 year amortization. Collateral will be a co-proportional first position lien on assets of the business and personal guarantee of Lisa Weber. The loan will be contingent upon approval of a \$125,000 participation loan from the North Country Alliance with the additional contingency that Lisa and Joseph Weber do not collect payment on their personal loans to the company as long as the company owes money to the JCIDA.

Mr. Converse said that their major client closed their business and LCO shut down during the start of the COVID pandemic. He said that our loan was paid when they sold one of their buildings. He also said that they are now restructuring and plan to bring product in from China.

A motion was made by Mr. Converse to approve the resolution, seconded by Ms. L'Huillier. All in favor. Carried.

Mr. Zembiec noted that the NCA loan committee meets on January 11<sup>th</sup> followed by their full board on January 18<sup>th</sup>.

- d. Nominating Committee** – Ms. L'Huillier said that the Nominating Committee met on November 23, 2022 to select and recommend the slate of officers for 2023 and to recommend reappointment of JCLDC Board Member Christine Powers.

- i. Resolution No. 01.05.2023.03 to Elect Officers** – Ms. L'Huillier said the Nominating Committee is recommending the following slate of officers for 2023: Chairman – Robert E. Aliasso, Jr., Vice Chairman – William Johnson, Treasurer – Paul Warneck, and Secretary – W. Edward Walldroff. A motion was made by Mr. Walldroff to approve the resolution, seconded by Mr. Warneck. All in favor. Carried.

- ii. Resolution No. 01.05.2023.04 Re-Appointing JCLDC Board Member Christine Powers** – The Nominating Committee recommended reappointment of JCLDC Board Member Christine Powers for a term to expire December 31, 2027. A motion was made by Ms. L'Huillier to approve the resolution, seconded by Mr. Walldroff. All in favor. Carried.

Chairman Aliasso welcomed John Condino to the board of directors. He said that Mr. Condino was appointed by the County Board of Legislators. Mr. Condino said that he is happy to be a part of the board. He said that he currently works at Barton & Loguidice and has for the last 16 years. He said that he previously worked at the Development Authority and O'Brien & Gere.

**VII. Unfinished Business:**

- 1. 146 Arsenal Street update** – Mr. Zembiec said that they continue to have weekly progress meetings and indicated that they are on schedule. Mr. Weir said that he had an opportunity to tour the progress and said that it is an impressive undertaking and looks outstanding. They plan to open this Fall.

DRAFT

2. **Resolution No. 01.05.2023.05 to Authorize a Write-Off for the Standard Machine and Fabrication MICRO loan** – Standard Machine and Fabrication is in default and has been issued a demand letter, providing no response. Our legal firm (Harris Beach) will sue on our behalf to obtain judgement against Justin Poirier. The outstanding principal balance is \$37,352.70 effective December 31, 2022.

The Bad Debt Reserve will be reduced to \$52,647.30 based upon our original review of questionable loans. The reserve should be adequate for 2023.

Mr. Warneck asked how it will play out as we seek judgement because we are in a second position. Attorney Miller said that staff has been communicating with the primary lender who confirmed that they are having similar difficulties. He said that it will hopefully workout and maybe we can recover some funds.

Mr. Walldroff asked about the equipment that was used as collateral. Attorney Miller said that the UCC's will follow the equipment. There would be impact if the equipment disappears.

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

**VIII. New Business:**

1. **Proposed Committee Structure** – A motion was made by Mr. Converse to approve the proposed committee structure, seconded by Ms. L'Huillier. All in favor. Carried.

**IX. Counsel:** None.

- X. **Adjournment:** With no further business before the board, a motion to adjourn was made by Mr. Walldroff, seconded by Ms. L'Huillier. All in favor. The meeting adjourned at 8:34 a.m.

Respectfully submitted,

*Peggy Sampson*

**JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**Income Statement for the One Month Period Ending January 31, 2023**

Prepared by Lyle Eaton, January 26, 2023

UNRECONCILED

	Current Year Budget	Year-to-Date Total	Current Month	Previous Month	Balance Remaining
<b>Revenues</b>					
Application & Process Fees	\$ 12,000.00	2.00	\$ 2.00	0.00	11,998.00
Bond Admin Fee	3,000.00	0.00	0.00	0.00	3,000.00
PILOT/Sale Leaseback Fees	1,200,963.00	0.00	0.00	0.00	1,200,963.00
Fee Income - RLF Program	43,422.00	3,618.50	3,618.50	3,618.56	39,803.50
Fee Income - Micro Program	24,087.00	2,107.25	2,107.25	2,097.26	21,979.75
Interest Income	1,000.00	0.00	0.00	22.26	1,000.00
Interest Income - RLF Program	32,000.00	2,199.07	2,199.07	3,122.62	29,800.93
Interest Income - Micro Prog.	9,000.00	587.66	587.66	581.67	8,412.34
Late Payment Penalty - Micro	300.00	7.46	7.46	0.00	292.54
Miscellaneous Income	0.00	0.00	0.00	1,330.60	0.00
YMCA Income	0.00	5,087.85	5,087.85	7,528.40	(5,087.85)
YMCA Grant Income	0.00	1,152,295.74	1,152,295.74	0.00	(1,152,295.74)
<b>Total Revenues</b>	<b>1,325,772.00</b>	<b>1,165,905.53</b>	<b>1,165,905.53</b>	<b>18,301.37</b>	<b>159,866.47</b>
<b>Operations</b>					
Office Expense	5,000.00	0.00	0.00	37.65	5,000.00
Admin Services Exp	707,275.00	58,939.58	58,939.58	58,985.00	648,335.42
Depreciation Expense - Siding	17,607.00	1,357.96	1,357.96	1,357.96	16,249.04
D&O Insurance	15,127.00	1,300.66	1,300.66	1,300.66	13,826.34
Commercial Insurance	29,600.00	635.71	635.71	635.71	28,964.29
FTZ Expense	1,200.00	0.00	0.00	1,250.00	1,200.00
Legal- Retainer	18,000.00	1,500.00	1,500.00	1,500.00	16,500.00
Legal - Unrestricted	40,000.00	0.00	0.00	0.00	40,000.00
Legal YMCA	10,000.00	658.29	658.29	2,871.35	9,341.71
Accounting & Auditing	15,000.00	0.00	0.00	0.00	15,000.00
Corporate Park Expense	0.00	0.00	0.00	1,330.60	0.00
Coffeen Park Taxes	2,000.00	2,166.92	2,166.92	0.00	(166.92)
Airport Park Taxes	2,000.00	1,071.02	1,071.02	0.00	928.98
Fees Expense	1,000.00	0.00	0.00	7,736.43	1,000.00
Grant Expense YMCA	0.00	1,152,295.74	1,152,295.74	0.00	(1,152,295.74)
Bad Debt--RLF	190,000.00	0.00	0.00	0.00	190,000.00
Bad Debt--Micro	90,000.00	0.00	0.00	0.00	90,000.00
RLF Program Expense	43,422.00	3,618.50	3,618.50	3,629.16	39,803.50
Microenterprise Program Exp	24,087.00	2,007.25	2,007.25	2,097.26	22,079.75
RLF Audit Expense	800.00	0.00	0.00	0.00	800.00
IDA 146 Arsenal Bldg Expense	113,404.00	77.29	77.29	76.75	113,326.71
Building Depreciation	0.00	8,076.64	8,076.64	8,076.64	(8,076.64)
146 Arsenal Electric	0.00	0.00	0.00	3,028.42	0.00
146 Arsenal Water	0.00	0.00	0.00	312.27	0.00
Miscellaneous - Unrestricted	200.00	0.00	0.00	0.00	200.00
<b>Total Operations</b>	<b>1,325,722.00</b>	<b>1,233,705.56</b>	<b>1,233,705.56</b>	<b>94,225.86</b>	<b>92,016.44</b>
<b>Total Revenue</b>	<b>1,325,772.00</b>	<b>1,165,905.53</b>	<b>1,165,905.53</b>	<b>18,301.37</b>	<b>159,866.47</b>
<b>Total Expenses</b>	<b>1,325,722.00</b>	<b>1,233,705.56</b>	<b>1,233,705.56</b>	<b>94,225.86</b>	<b>92,016.44</b>
<b>Net Income Over Expenditures</b>	<b>\$ 50.00</b>	<b>(67,800.03)</b>	<b>\$ (67,800.03)</b>	<b>(75,924.49)</b>	<b>67,850.03</b>

For Internal Use Only

Jefferson County IDA  
Balance Sheet  
January 31, 2023

ASSETS

Current Assets		
General Checking	\$	1,528,861.09
Savings Account		258,471.70
PILOT Checking Account		115,568.43
Microenterprise Account		108,480.99
City Loan Account		287,870.14
Revolving Loan Fund Account		2,456,937.79
PILOT Monies Receivable		459,030.26
Miscellaneous Receivable		20,899.19
Acct Receivable - Rogers		17,519.31
RLF Loans Receivable		1,982,545.91
Microenterprise Loans Rec.		138,698.72
Allowance for Bad Debt-RLF		(190,000.00)
Allow. for Bad Debts-MICRO		(52,647.30)
Prepaid Expense		14,640.51
		<hr/>
Total Current Assets		7,146,876.74
Property and Equipment		
Accum Depr - Building	(1,083,061.08)	
Accum Depr. Equipment	(52,269.66)	
Accumulated Depreciation Sidin	(28,517.16)	
		<hr/>
Total Property and Equipment		(1,163,847.90)
Other Assets		
IT Server	6,050.00	
Equipment	13,366.00	
Corp. Park Improvements	209,995.14	
Airport Property	884,326.02	
Intangible Asset	53,195.00	
WIP Airport	346,823.04	
WIP Intersection	244,973.52	
Woolworth Building	505,000.00	
Rail Siding CCIP	244,434.00	
Land 146 Arsenal	126,577.50	
146 Ars Building Improvements	3,264,556.08	
		<hr/>
Total Other Assets		5,899,296.30
Total Assets	\$	<u><u>11,882,325.14</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
PILOT Monies Payable	\$	574,598.69
RLF Loan Payable		700,000.00
Due To JCIDA		(565.35)
Maintenance Reserve Convergys		14,445.48
Maintenance Expense Convergys		25,927.57
ARPA Airport Sewer		1,208,000.00
Car Freshner Signage		11,000.00
		<hr/>
Total Current Liabilities		2,533,406.39
Long-Term Liabilities		
Due NYS/IAP L.T.		180,159.78

Unaudited - For Management Purposes Only

Jefferson County IDA  
Balance Sheet  
January 31, 2023

Deferred Revenue - Rogers	18,000.51	
Total Long-Term Liabilities		198,160.29
Total Liabilities		2,731,566.68
Capital		
General Fund Bal - Unrestrict.	3,142,348.91	
Fund Bal - RLF Restricted	4,419,309.27	
Fund Bal - Micro Restricted	414,850.76	
Fund Bal - City Restricted	262,489.22	
Cap. Impr. Convergys	979,560.33	
Net Income	(67,800.03)	
Total Capital		9,150,758.46
Total Liabilities & Capital	\$	11,882,325.14



**Jefferson County IDA  
Miscellaneous Receivables  
As of Jan 31, 2023**

Filter Criteria includes: 1) Includes Drop Shipments. Report order is by ID. Report is printed in Detail Format.

Customer ID Customer Bill To Contact Telephone 1	Invoice/CM	0 - 30	31 - 60	61 - 90	Over 90 days	Amount Due
CONVALT	3669				27,486.30	27,486.30
CONVALT ENERGY. LLC	3833		1,330.60			1,330.60
CONVALT			1,330.60		27,486.30	28,816.90
CONVALT ENERGY. LLC						
YMCA	3834	658.29				658.29
YMCA						
EX DIRECTOR DENISE YOUNG						
YMCA		658.29				658.29
YMCA						
Report Total		658.29	1,330.60		27,486.30	29,475.19

**Jefferson County IDA**  
**General Checking Cash Receipts Journal**  
**For the Period From Jan 1, 2023 to Jan 31, 2023**

Filter Criteria includes: Report order is by Check Date. Report is printed in Detail Format.

Date	Account ID	Transaction	Line Description	Debit Amnt	Credit Amnt
1/11/23	121001 100001	1248	Invoice: 3796 JEFFERSON COUNTY INDUSTRIAL	2,007.25	2,007.25
1/11/23	121001 100001	2197	Invoice: 3808 JEFFERSON COUNTY INDUSTRIAL	3,618.50	3,618.50
1/11/23	125001 100001	4	Invoice: 3821 GSPP 24658 CR 47 NORTH	1.00	1.00
1/11/23	125001 100001	4	Invoice: 3822 GSPP 24658 CR 47 SOUTH LLC	1.00	1.00
1/25/23	125001 100001	3440	Invoice: 3840 CLAYTON ISLAND TOURS, LLC	100.00	100.00
1/25/23	121001 100001	0743	Invoice: 3831 YMCA	4,429.56	4,429.56
1/25/23	207005 205602 100001	19672	DUE MICRO DUE SHLDC PAINFULL ACRES	989.37	565.35 424.02
1/25/23	125100 100001	0738	Invoice: 3820 YMCA	2,871.35	2,871.35
				<u>2,871.35</u>	
				<u><b>14,018.03</b></u>	<u><b>14,018.03</b></u>

**Jefferson County Industrial Development Agency**  
**MICRO Loan Fund Receivables**  
 January 31, 2023

	Recipient	Date Issued	Original Amount	Current Balance	Payment Amount	Current Status	Purpose of Loan
	Colleens Cherry Tree Inn	5/1/2019	\$40,000.00	\$22,863.80	\$250.60	Current	Expand Restaurant - Ice Ceram Shop
	R. L. Gould & Son, LLC	3/1/2019	\$40,000.00	\$12,985.19	\$750.30	Current	Open UPS Store
	Tl Area Habitat For Humanity	4/1/2018	\$40,000.00	\$4,466.76	\$754.85	Current	Open ReStore
	Painfull Acres	3/1/2018	\$40,000.00	\$15,341.24	\$565.35	Current	Amish Furniture Store
	Pink Kettle	2/23/2022	\$24,800.00	\$21,084.09	\$468.01	Current	Retail Beverages
	Sarah's Barber Shop	3/11/2020	\$10,000.00	\$6,867.40	\$188.71	Demand Letter	Barber Shop
	The Scrub Hub	4/1/2018	\$18,656.00	\$1,373.69	\$352.06	Current	Scrubs Clothing
	Standard Machine	8/21/2021	\$40,000.00		\$749.30	Legal Pending	Fabrication
	Taste of Design	4/1/2007	\$40,000.00	\$14,271.06	\$277.54	4 Months	Coffee Shop
	Therartpy	7/1/2021	\$10,102.00	\$7,331.28	\$190.64	Current	Art Therapy
	Willowbrook	7/28/2021	\$40,000.00	\$32,114.21	\$754.85	Current	Purchase Golf Club
	Total MICRO Receivables		\$343,558.00	\$138,698.72		-	

Jefferson County Industrial Development Agency  
Revolving Loan Fund Receivables  
January 31, 2023

	Recipient	Date Issued	Loan Amount	Current Balance	Payment Amount	Current Status	Purpose of Loan
1	Convalt	07/13/22	\$850,000.00	\$850,000.00	\$2,625.00	Current	Participation (SHLDC) Bridge loan
2	JCIDA	08/01/21	\$2,000,000.00	700,000.00	\$0.00	Current	146 Arsenal Remediation
3	MLR, LLC	07/01/07	\$250,000.00	69,873.73	\$1,307.83	Current	Expand Warehouse
4	Meadowbrook Terrace	08/01/12	\$250,000.00		Paid Off	Current	Working Cap During Construction
5	RBM Manufacturing	11/22/19	\$400,000.00	362,582.18	\$7,187.48	2 Months	Working Capital Additional 11/2020
Total RLF Receivables			\$3,750,000.00	\$1,982,455.91		-	

**Jefferson County IDA**  
**Cash Disbursements Journal**  
**For the Period From Jan 1, 2023 to Jan 31, 2023**

Filter Criteria includes: Report order is by Date. Report is printed in Detail Format.

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
1/5/23	7871	200001 100001	Invoice: 7-981-27986 FEDERAL EXPRESS CORP.	37.65	37.65
1/5/23	7872	200001 200001 100001	Invoice: 8893892 Invoice: 8893891 HARRIS BEACH	2,871.35 1,500.00	4,371.35
1/5/23	7873	200001 100001	Invoice: 12/22 PAINFULL JEFFERSON COUNTY INDUSTRIAL	565.35	565.35
1/5/23	7874	200001 100001	Invoice: 2382 JEFF COUNTY LDC	58,939.58	58,939.58
1/5/23	7875	200001 200001 200001 100001	Invoice: 45150-12/22 Invoice: 45157-12/21 Invoice: 17024-12/22 NATIONAL GRID	562.35 396.33 2,069.74	3,028.42
1/5/23	7877	200001 100001	Invoice: 12/22 PAINFULL SACKETS HARBOR LDC	424.02	424.02
1/5/23	7878	200001 200001 100001	Invoice: 1851-12/22 Invoice: 0011-12/22 CITY OF WATERTOWN COMPTROLLER	43.38 268.89	312.27
1/5/23	7879	200001 100001	Invoice: 9990000566081 NYS DEC	7,736.43	7,736.43
1/17/23	7880	200001 100001	Invoice: 22-1493 BERNIER, CARR & ASSOCIATES, P.C.	4,170.00	4,170.00
1/17/23	7881	200001 100001	Invoice: SPECIAL ASSESSMENTS TOWN OF HOUNSFIELD	1,071.02	1,071.02
1/17/23	7882	200001 100001	Invoice: 1/23 CONVALT JEFFERSON COUNTY INDUSTRIAL	2,125.00	2,125.00
1/17/23	7883	200001 100001	Invoice: 1/23 CONVALT SACKETS HARBOR LDC	500.00	500.00
1/17/23	7884	200001 100001	Invoice: SPECOPA; ASSESSMEMN TOWN OF WATERTOWN	2,166.92	2,166.92
1/17/23	7885	200001 100001	Invoice: DFS-00004854 XACTUS	10.60	10.60
1/26/23	7886	200001 200001 100001	Invoice: 22-1528 Invoice: 22-1529 BERNIER, CARR & ASSOCIATES, P.C.	3,805.98 1,330.60	5,136.58
1/26/23	7887	200001 200001 100001	Invoice: 8898311 Invoice: 8898312 HARRIS BEACH	658.29 1,500.00	2,158.29
1/26/23	7888	200001 100001	Invoice: 1/23 PAINFULL JEFFERSON COUNTY INDUSTRIAL	565.35	565.35
1/26/23	7889	200001 100001	Invoice: 1/23 PAINFULL SACKETS HARBOR LDC	424.02	424.02
1/26/23	7890	200001 100001	Invoice: 3906 WESTELCOM	77.29	77.29
<b>Total</b>				<b>93,820.14</b>	<b>93,820.14</b>

Jefferson County Industrial Development Agency  
Alternative Energy Ad hoc Committee Meeting Minutes  
January 25, 2023

**Present:** Paul Warneck, Chair; William Johnson, John Condino, Christine Powers

**Excused:** None

**Also Present:** David Zembiec, Marshall Weir, Peggy Sampson, Robin Stephenson, W. Edward Walldroff

**Zoom:** Justin Miller, Esq., Rob Aliasso, Rob Aiken

**I. Call to Order:** Chair Warneck called the meeting to order at 3:00 p.m.

**II. How to address PILOT negotiations for utility scale solar projects –**

- a. Target range per megawatt –** Current is \$5,500 per megawatt. Attorney Miller said that we might want to start thinking about increasing it to \$6,000 per megawatt going forward.
- b. Host Community Agreements as factor –** Mr. Warneck said that the IDA is not involved with an HCA since it falls outside of the GML and it's a contract between the developer and the taxing jurisdiction. The committee agreed that an HCA negotiated should be acceptable to each of the taxing jurisdictions.
- c. How best to involve the Affected Taxing Jurisdictions (ATJs) –** Mr. Warneck said that there are three large utility scale projects (Boralex, Tracey Solar and Riverside) that have been granted permits from the Office of Renewable Energy Siting. He noted that they have not come to us to fill out an application and wondered if it was normal that we haven't heard from them. Attorney Miller said that it can't hurt to reach out to them to see where they are in the process. Mr. Warneck asked if the committee thought that a meeting should be set up sooner rather than later with the taxing jurisdictions to get ahead of the curve for these projects. Committee members agreed that a meeting should be set up soon. Staff will schedule a meeting with the ATJs for the Tracy Solar Project (EDF), and will reach out to EDF for a status report on the project.

Mr. Warneck said that the County is not willing to change their position on utility scale projects and would collect the equivalent of full taxes under any utility scale PILOT. He thinks it is up to the developer to approach the County on behalf of their project. He noted that the value will drop every year using the state's current model. He said that we can't complete our evaluation of projects until the state completes their new valuation model.

**Jefferson County Industrial Development Agency  
Alternative Energy Ad hoc Committee Meeting Minutes  
January 25, 2023**

**III. Requiring additional information on PILOT applications**

- a. Status of interconnection agreement
- b. Status of notifications to/communications with ATJs

Mr. Warneck said that we should ask for the above information in the application. Mr. Condino said that it is a contingency that the developer can meet later since the interconnect agreement needs to be in place for the project to proceed.

**IV. Other/Unfinished Business:**

- 1. **Wind Project** – Mr. Johnson said that the County received notice that there are two proposed wind projects for the Town of Rutland.
- 2. **Building Permits** – Mr. Johnson said that he checked with county officials and was informed that solar projects don't need permits. However, they do if there is battery storage.
- 3. **PILOTs for spec buildings** – Mr. Zembiec asked if the full board should have the discussion at the next board meeting. Mr. Aliasso said to add it to the agenda for the full board to discuss.

- V. Adjournment:** With no further business before the committee, Mr. Warneck adjourned the meeting at 3:52 p.m.

Respectfully submitted,

*Peggy Sampson*

## 2023 Board Attendance

[illegible]