

**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)

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**Notice of Board Meeting**

**Date:** May 18, 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

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The Jefferson County Industrial Development Agency will hold their Board Meeting on **Thursday, June 1, 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=R0t4VjRPdGJBZDJrL2JQYVVVjKytDdz09>  
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, June 1, 2023 - 8:30 a.m.**

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Privilege of the Floor**
- IV. Minutes – May 4, 2023**
- V. Treasurer’s Report – May 31, 2023**
- VI. Committee Reports**
  - a. Alternative Energy Ad Hoc Committee**
- VII. Unfinished Business**
  - 1. 146 Arsenal Street update**
- VIII. New Business**
  - 1. North American Tapes, LLC Building Review (Corporate Park)**
- IX. Counsel**
- X. Adjournment**

**Jefferson County Industrial Development Agency  
Board Meeting Minutes  
May 4, 2023**

**DRAFT**

The Jefferson County Industrial Development Agency held their board meeting on Thursday, May 4, 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, William Johnson, John Condino

**Excused:** None

**Absent:** None

**Also Present:** Christine Powers, Rob Aiken

**Zoom:** Cathryn Crummey (Harris Beach), Craig Fox from the Watertown Daily Times

**Staff Present:** David Zembiec, Marshall Weir, Peggy Sampson, Joy Nuffer, Robin Stephenson, Jay Matteson

- I. Call to Order:** Chairman Aliasso called the meeting to order at 8:31 a.m.
- II. Privilege of the Floor:** Chairman Aliasso invited guests to speak. No one spoke.
- III. Minutes:** Minutes of the meeting held April 6, 2023 were presented. A motion to approve the minutes as presented was made by Mr. Warneck, seconded by Mr. Johnson. All in favor. Carried.
- IV. Treasurer's Report:** Mr. Warneck reviewed the financials for the period ending April 30, 2023. Mr. Warneck reviewed the loan delinquencies. He asked about the status of the demand letter that was sent to Sarah's Barbershop. Mr. Zembiec said that he will check with Mr. Eaton. After discussion, a motion was made by Ms. L'Huillier to accept the financial statement as presented, seconded by Mr. Condino. All in favor. Carried.
- V. Committee Reports:**
  - a. Alternative Energy Ad Hoc Committee** – Mr. Warneck said the committee has a meeting with the taxing jurisdictions for the Greens Corners Solar project next Wednesday. Staff is also working to set up a meeting with affected taxing jurisdictions for the Riverside Solar project in Lyme and Brownville.
- VI. Unfinished Business:**
  - 1. 146 Arsenal Street update** – Mr. Zembiec said the project is moving along on schedule and will open in November. He said that Colonel Hannan, our grant program manager from the Department of Defense, will visit the site in June.
  - 2. Convalt Manufacturing – Revised PILOT Application** – Mr. Zembiec said that the revised application reflects cost increases. The cost benefit analysis was updated. A motion was made by Mr. Converse to accept the revised application, seconded by Ms. L'Huillier. All in favor. Carried.

**VII. New Business:**

1. **Aviagen Building Review (Corporate Park)** – Mr. Zembiec said that Aviagen is proposing a small 16ft x 28ft addition to the north end of its current facility. He said that he notified the other park tenants and did not receive any opposition. A motion was made by Mr. Converse to approve the site plan, seconded by Mr. Warneck. All in favor. Carried.
2. **Resolution No. 05.04.2023.01 for Authorizing a Modification to the Convalt Energy Participation Bridge Loan** – Chairman Aliasso read the resolution. The \$1,050,000 Participation Bridge Loan for Convalt Energy, Inc. matures on June 1, 2023. Convalt requested a 6-month extension. Staff recommended approval of the request effective June 1, 2023. A motion was made by Mr. Johnson to approve the resolution, seconded by Mr. Converse. Discussion ensued.

Mr. Zembiec said the extension will allow time for Convalt to firm up their permanent financing. Mr. Condino asked about the status of the permanent financing. Mr. Zembiec said that Convalt expects to finalize terms with EGAT in June and is negotiating terms with other potential lenders. The company is also waiting for the County to pass the resolution opting into the Commercial Property Assessment Clear Energy program (C-PACE) slated for approval in June. The program reduces risk to lenders financing energy efficiencies, thereby providing more favorable cost-sharing terms to the borrower. Mr. Zembiec said Convalt has been transparent throughout the process and has even invited our staff to participate in calls and/or meetings.

Mr. Converse asked if they have received final site plan approval. Mr. Condino said that they have submitted revised documents and expects them to be reviewed during the June town planning board meeting.

Mr. Walldroff asked if there are other PILOTs that have alternative distribution schedules. Mr. Warneck said yes. Mr. Zembiec noted that the Convalt deviation is due to the length of the PILOT, the school payment going up then down and the County willing to take less early on and more at the end to accommodate the school. Both will end up collecting their proportionate share over the life of the PILOT.

All in favor. Carried.

**VIII. Counsel:**

1. **Resolution No. 05.04.2023.02 Authorizing a Settlement of Certain Outstanding Loans Previously Issued to RBM Manufacturing Corp.** – The \$400,000 loan with a current balance of \$362,5821.18, outstanding interest of \$2,672.67, late fees in the amount of \$2,213.46, plus accruing interests, and attorneys' fees. RBM closed its business. The Agency demanded payment from RBM and the Guarantors. Guarantor Richard McNeely has agreed to pay a settlement of \$200,000 plus attorneys' fees to the Agency in full satisfaction of the Loan and to settle all disputes.

**Jefferson County Industrial Development Agency  
Board Meeting Minutes  
May 4, 2023**

**DRAFT**

**Executive Session**

At 9:05 a.m., a motion was made by Mr. Converse to enter into executive session to seek legal advice, seconded by Mr. Warneck. All in favor. Board Members, LDC Board Members Powers and Aiken, Staff and Counsel remained.

At 9:17 a.m., a motion was made by Mr. Warneck to leave the executive session, seconded by Mr. Converse.

A motion was made by Mr. Walldroff to approve the resolution, seconded by Mr. Converse. Discussion ensued. Board members agreed to amend the resolution to stipulate a 30-day timeframe for Mr. McNeely to sign the settlement agreement and make payment. Mr. Walldroff and Mr. Converse amended their motion to include the added language to the resolution. Roll call vote: Mr. Aliasso – Yea, Mr. Converse – Yea, Mr. Condino – Yea, Mr. Johnson – Yea, Ms. L'Huillier – Yea, Mr. Walldroff – Yea, Mr. Warneck – Yea. Carried.

- IX. Adjournment:** With no further business before the board, a motion to adjourn was made by Mr. Johnson, seconded by Mr. Converse. All in favor. The meeting adjourned at 9:22 a.m.

Respectfully submitted,

*Peggy Sampson*

**JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY**

Prepared by Joy Nuffer, May 24, 2023

UNRECONCILED

**Income Statement for the Five Month Period Ending May 31, 2023**

	Current Year Budget	Year-to-Dat e Total	Current Month	Previous Month	Balance Remaining
<b>Revenues</b>					
Application & Process Fees	\$ 12,000.00	7,102.00	\$ 0.00	2,500.00	4,898.00
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	18,092.50	3,618.50	3,618.50	25,329.50
Fee Income - Micro Program	24,087.00	10,136.25	2,007.25	2,007.25	13,950.75
Interest Income	1,000.00	86.17	0.00	21.55	913.83
Interest Income - RLF Program	32,000.00	13,744.95	3,220.27	3,166.67	18,255.05
Interest Income - Micro Prog.	9,000.00	2,682.68	555.86	481.83	6,317.32
Late Payment Penalty - Micro	300.00	124.01	33.30	0.00	175.99
Miscellaneous Income	0.00	4,547.60	0.00	379.50	(4,547.60)
Misc. Income - MICRO Program	0.00	25.00	0.00	0.00	(25.00)
YMCA Income	0.00	902,728.76	877,242.26	6,233.69	(902,728.76)
YMCA Grant Income	0.00	1,238,390.35	0.00	(1,152,295.00)	(1,238,390.35)
<b>Total Revenues</b>	<b>1,325,772.00</b>	<b>2,197,660.27</b>	<b>886,677.44</b>	<b>(1,133,886.01)</b>	<b>(871,888.27)</b>
<b>Operations</b>					
Public Works Fund	0.00	2,000.04	0.00	0.00	(2,000.04)
Office Expense	5,000.00	527.60	0.00	0.00	4,472.40
Admin Services Exp	707,275.00	294,697.90	58,939.58	58,939.58	412,577.10
Depreciation Expense - Siding	17,607.00	6,789.80	1,357.96	1,357.96	10,817.20
D&O Insurance	15,127.00	6,503.30	1,300.66	1,300.66	8,623.70
Commercial Insurance	29,600.00	3,178.55	635.71	635.71	26,421.45
FTZ Expense	1,200.00	0.00	0.00	0.00	1,200.00
Legal- Retainer	18,000.00	7,500.00	1,500.00	1,500.00	10,500.00
Legal - Unrestricted	40,000.00	0.00	0.00	0.00	40,000.00
Legal - Micro Program	0.00	1,125.00	0.00	0.00	(1,125.00)
Legal YMCA	10,000.00	658.29	0.00	0.00	9,341.71
Accounting & Auditing	15,000.00	21,900.00	0.00	1,200.00	(6,900.00)
Corporate Park Expense	0.00	4,547.60	0.00	0.00	(4,547.60)
Coffeen Park Taxes	2,000.00	2,166.92	0.00	0.00	(166.92)
Airport Park Taxes	2,000.00	1,071.02	0.00	0.00	928.98
Fees Expense	1,000.00	110.00	0.00	0.00	890.00
Grant Expense YMCA	0.00	2,111,781.51	873,391.16	(1,152,295.00)	(2,111,781.51)
Bad Debt--RLF	190,000.00	(29,583.84)	0.00	0.00	219,583.84
Bad Debt--Micro	90,000.00	0.00	0.00	0.00	90,000.00
RLF Program Expense	43,422.00	18,092.50	3,618.50	3,618.50	25,329.50
Microenterprise Program Exp	24,087.00	10,047.25	2,007.25	2,007.25	14,039.75
RLF Audit Expense	800.00	0.00	0.00	0.00	800.00
IDA 146 Arsenal Bldg Expense	113,404.00	943.88	77.90	76.75	112,460.12
Building Depreciation- 146 Ars	0.00	40,383.20	8,076.64	8,076.64	(40,383.20)
146 Arsenal Gas	0.00	6,373.41	0.00	896.34	(6,373.41)
146 Arsenal Electric	0.00	15,761.28	0.00	2,565.74	(15,761.28)
146 Arsenal Water	0.00	1,249.08	0.00	312.27	(1,249.08)
Miscellaneous - Unrestricted	200.00	0.00	0.00	0.00	200.00
<b>Total Operations</b>	<b>1,325,722.00</b>	<b>2,527,824.29</b>	<b>950,905.36</b>	<b>(1,069,807.60)</b>	<b>(1,202,102.29)</b>
<b>Total Revenue</b>	<b>1,325,772.00</b>	<b>2,197,660.27</b>	<b>886,677.44</b>	<b>(1,133,886.01)</b>	<b>(871,888.27)</b>
<b>Total Expenses</b>	<b>1,325,722.00</b>	<b>2,527,824.29</b>	<b>950,905.36</b>	<b>(1,069,807.60)</b>	<b>(1,202,102.29)</b>
<b>Net Income Over Expenditures</b>	<b>\$ 50.00</b>	<b>(330,164.02)</b>	<b>\$ (64,227.92)</b>	<b>(64,078.41)</b>	<b>330,214.02</b>

For Internal Use Only

Jefferson County IDA  
Balance Sheet  
May 31, 2023

ASSETS

Current Assets		
General Checking	\$	1,270,080.15
Savings Account		258,557.87
Microenterprise Account		77,220.38
City Loan Account		287,879.61
Revolving Loan Fund Account		2,246,669.49
Miscellaneous Receivable		24,788.50
Acct Receivable - Rogers		17,519.31
RLF Loans Receivable		2,220,230.41
Microenterprise Loans Rec.		164,735.52
Allowance for Bad Debt-RLF		(190,000.00)
Allow. for Bad Debts-MICRO		(52,647.30)
Prepaid Expense		6,895.03
		<hr/>
Total Current Assets		6,331,928.97
Property and Equipment		
Accum Depr - Building	(1,115,367.64)	
Accum Depr. Equipment	(52,269.66)	
Accumulated Depreciation Sidin	(33,949.00)	
		<hr/>
Total Property and Equipment		(1,201,586.30)
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	363,885.10	
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		5,916,358.36
Total Assets	\$	<u><u>11,046,701.03</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
RLF Loan Payable	\$	700,000.00
Due HUD - RLF Interest		760.48
Due HUD - MICRO Interest		3.27
Due HUD - CITY Loan Interest		9.47
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		1,960,146.27
Long-Term Liabilities		
Due NYS/IAP L.T.		180,159.78
Deferred Revenue - Rogers		18,000.51

Unaudited - For Management Purposes Only

Jefferson County IDA  
Balance Sheet  
May 31, 2023

Total Long-Term Liabilities		<u>198,160.29</u>
Total Liabilities		2,158,306.56
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	<u>(330,164.02)</u>	
Total Capital		<u>8,888,394.47</u>
Total Liabilities & Capital	\$	<u><u>11,046,701.03</u></u>



**Jefferson County IDA**  
**Miscellaneous Receivables**  
**As of May 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
	3849				2,426.50	2,426.50
	3847			1,741.60		1,741.60
	3855		379.50			379.50
CONVALT			379.50	1,741.60	31,243.40	33,364.50
CONVALT ENERGY, LLC						
Report Total			379.50	1,741.60	31,243.40	33,364.50

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

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

Date	Account ID	Transaction Ref	Line Description	Debit Amnt	Credit Amnt
5/4/23	125001 100001	2203	Invoice: 3812 JEFFERSON COUNTY INDUSTRIAL	3,618.50	3,618.50
5/4/23	125001 100001	1254	Invoice: 3800 JEFFERSON COUNTY INDUSTRIAL	2,007.25	2,007.25
5/4/23	127003 416003 103003	155	Invoice: 3621 5/23 INTEREST THERARTPY	190.64	162.10 28.54
5/4/23	127003 416003 103003	5992	Invoice: 3850 4/23 & 5/23 INTEREST CLAYTON ISLAND TOURS, LLC	779.98	573.31 206.67
5/4/23	127003 416003 103003	7139	Invoice: 3281 INTEREST THE SCRUB HUB	352.06	330.60 21.46
5/4/23	126002 415002 120102	2252	Invoice: 1405 5/23 INTEREST MLR,LLC	1,307.83	1,238.91 68.92
5/4/23	127003 416003 103003	1035	Invoice: 3698 5/23 INTEREST PINK KETTLE, LLC	468.01	384.93 83.08
5/8/23	425005 101501	ACH#7	DCIP GRANT #7 DISBURSEMENT YMCA	873,391.16	873,391.16
5/8/23	205602 202702 100001	ACH-5/23	DUE SHLDC DUE JCIDA CONVALT ENERGY. LLC	2,625.00	500.00 2,125.00
5/10/23	415002 120102	7939	5/23 INTEREST CONVALT ENERGY. LLC	2,125.00	2,125.00
5/18/23	202704 202702 100001	48064	DUE NCA DUE RLF LCO DESTINY, LLC	7,178.24	2,460.43 4,717.81
5/18/23	207005 205602 100001	19746	DUE MICRO DUE SHLDC PAINFULL ACRES	989.37	565.35 424.02
5/18/23	127003 416003 103003	1571	Invoice: 3394 5/23 INTEREST R.L.GOULD & SON, LLC	750.30	704.93 45.37
5/18/23	127003 416003 416103 103003	1378	Invoice: 1354 3/23 & 4/23 INTEREST 3/23 & 4/23 LATE FEE TASTE OF DESIGN	500.00	355.99 110.71 33.30
5/18/23	127003 416003 103003	7944	Invoice: 3274 5/23 INTEREST PAINFULL ACRES	565.35	505.32 60.03
5/23/23	125001 100001	0788	Invoice: 3856 YMCA	3,851.10	3,851.10

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

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

Date	Account ID	Transaction Ref	Line Description	Debit Amnt	Credit Amnt
5/23/23	126002	7941	Invoice: 3844		3,691.46
	415002		5/23 INTEREST		1,026.35
	120102		LCO DESTINY, LLC	4,717.81	
				<u>905,417.60</u>	<u>905,417.60</u>

## May 31, 2023

Z:\Accounting Department\IDA MONTHLY FINANCIALS\IDA FINANCIALS\IDA FINANCIALS FY 2009 - XXXX\JCIDA Financials A\_R CYE 12-31-2022

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

	Recipient	Date Issued	Loan Amount	Current Balance	Payment Amount	Current Status	Purpose of Loan
	Convalt	07/13/22	\$850,000.00	\$850,000.00	\$2,625.00	Current	Participation (SHLDC) Bridge loan
	JCIDA	08/01/21	\$2,000,000.00	700,000.00	\$0.00	Current	146 Arsenal Remediation
	LCO Destiny	02/06/23	\$250,000.00	242,632.40	\$7,178.24	Current	Working Capital
	MLR, LLC	07/01/07	\$250,000.00	64,925.83	\$1,307.83	Current	Expand Warehouse
	RBM Manufacturing	11/22/19	\$400,000.00	362,582.18	\$7,187.48	Default	Working Capital Additional 11/2020
	<b>Total RLF Receivables</b>		<b>\$3,750,000.00</b>	<b>\$2,220,140.41</b>		-	

**Jefferson County IDA**  
**Cash Disbursements Journal**  
**For the Period From May 1, 2023 to May 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
5/2/23	7934	200001 100001	Invoice: 8913572 HARRIS BEACH	1,500.00	1,500.00
5/2/23	7935	200001 100001	Invoice: 2386 JEFF COUNTY LDC	58,939.58	58,939.58
5/2/23	7936	200001 200001 200001 200001 100001	Invoice: 45150-4/23 Invoice: 17024-4/23 Invoice: 45157-4/23 Invoice: 45147-4/23 NATIONAL GRID	804.73 1,209.42 551.59 896.34	3,462.08
5/2/23	7937	200001 200001 100001	Invoice: 1851-4/23 Invoice: 0011-4/23 CITY OF WATERTOWN COMPTROLLER	43.38 268.89	312.27
5/8/23	7938	200001 100001	Invoice: 218615 BOWERS & COMPANY, CPAs PLCC	1,200.00	1,200.00
5/8/23	7939	200001 100001	Invoice: 5/23 CONVALT JEFFERSON COUNTY INDUSTRIAL	2,125.00	2,125.00
5/8/23	7940	200001 100001	Invoice: 5/23 CONVALT SACKETS HARBOR LDC	500.00	500.00
5/17/23	7941	200001 100001	Invoice: 5/23 LCO DESTINY JEFFERSON COUNTY INDUSTRIAL	4,717.81	4,717.81
5/17/23	7942	200001 100001	Invoice: 5/23 LCO DESTINY NORTH COUNTRY ALLIANCE	2,460.43	2,460.43
5/17/23	7943	200001 100001	Invoice: 5/23 PAINFULL SACKETS HARBOR LDC	424.02	424.02
5/17/23	7944	200001 100001	Invoice: 5/23 PAINFULL JEFFERSON COUNTY INDUSTRIAL	565.35	565.35
5/17/23	7945	200001 100001	Invoice: 44673 WESTELCOM	77.90	77.90
5/22/23	7946	200001 100001	Invoice: 8917721 HARRIS BEACH	1,500.00	1,500.00
<b>Total</b>				<b>77,784.44</b>	<b>77,784.44</b>

**Jefferson County Industrial Development Agency  
Alternative Energy Ad hoc Committee Meeting Minutes  
May 10, 2023**

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

**Excused:** None

**Also Present:** David Zembiec, Marshall Weir, Robin Stephenson, Jay Matteson  
Sackets Harbor School: Jennifer Gaffney  
Zoom: South Jefferson School: Cora Harvey, Christina Chamberlain  
Town of Watertown: Joel Bartlett, Roger Tibbetts

**I. Call to Order:** Chair Warneck called the meeting to order at 3:07 p.m.

**II. Greens Corners Solar Project and potential PILOT discussion:**

Mr. Warneck started the meeting explaining that the State had released on 5/9/23 approved a mandated model to evaluate solar/wind projects. He proceeded to explain it 3 ways; Original model, leased land, and owned land. One major change was the removal of the REC credit (\$14.98/MWHR) as a revenue stream which impacts the overall value of the project. Mr. Warneck shared examples showing that the Greens Corners Solar project assessed at \$88M under the previous model. Under the new state model it assesses at \$46M.

Mr. Warneck did state that Greens Corners project covers mostly Sackets Harbor school districts and a smaller area for South Jeff School.

Mr. Tibbetts pointed out problems with the amortization and how it won't work because it loses a year, and one can't back-date a project. Timing is also an issue with March 1<sup>st</sup> (taxable status) for towns and county but schools not until September.

Discussion on the tax cap focused on the concerns of schools as it relates to PILOTs since schools need voter approval to exceed the tax cap. Ms. Gaffney talked about how HCAs look more favorable to the schools because of those tax caps.

Mr. Warneck also said that he was not aware of Boralex filing any updated paperwork with the state for the use of the funds, but Mr. Warneck expects that to happen soon, especially with the approval of the valuation model.

Mr. Warneck explained how our current PILOTs work for 20 megawatts or less is \$5,500/MW and inflates each year at 2% for 15 years. Then we invert the payment schedule. Some of the developers want a 25 or 30 year discounted calculation but our PILOTs would only be 15 years.

**Jefferson County Industrial Development Agency  
Alternative Energy Ad hoc Committee Meeting Minutes  
May 10, 2023**

Mr. Warneck asked Ms. Harvey about “Field of Dreams”. She said they were left out of any discussions and only brought in at the “11<sup>th</sup>” hour to get their blessings.

Mr. Warneck suggested that all taxing jurisdictions should work together to make sure that we are all on the same page to get the best benefit. If an entity agrees to do a 487 exemption, then the PILOT cannot happen for the other two.

Ms. Harvey asked to know exactly how much area the Greens Corners Solar project covers because their school district is in part of the Town of Henderson. Mr. Zembiec said he will provide a map that will give them a bit of an idea of what it covers. Mr. Warneck explains that when talking to the developers that is a question that should be asked as well as how much megawatt will be in the towns and in the schools’ districts.

Mr. Bartlett said he sent in an application for intervenor funding for the Town of Watertown, and they got nothing. Mr. Warneck suggested he appeal it and state the need to cover legal costs.

Ms. Gaffney asked what would be the timeframe for this project to be completed. Mr. Warneck and Mr. Condino said that there is still a lot of paperwork (at least another year’s worth) before this would get started. The original plan projected energizing in late 2024. Sometime in 2025 now sounds more likely.

Mr. Warneck reiterated that we are here to help get something that works for everyone. He even stated that if an entity goes with a 487 exemption, they should make sure their attorneys look into PILOT mortgage to cover them if there is a default.

Mr. Matteson said he spoke with Ron Robbins and Ron was told by Boralex that they were thinking about doing this project in phases. The general consensus was that Boralex would have to go and change and reapply for their permits with the state.

Mr. Johnson asked Mr. Warneck what the total cost of this project would be. Mr. Warneck said we don’t have any final numbers but for a 5 MW project in Chaumont was \$11 million so expect a project that is 20 MW to go more like \$130 million.

Mr. Warneck said that the Greens Corners Solar project has been issued a permit by ORES and has a lot of work to do in order to proceed.

**III. Other/Unfinished Business: None.**

**IV. Adjournment:** With no further business before the committee, Mr. Warneck adjourned the meeting at 4:04 p.m.

Respectfully submitted,  
*Robin Stephenson*



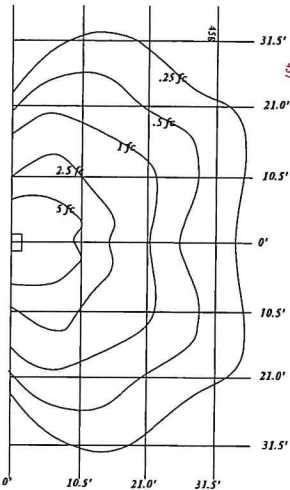


## PHASE V

## **TOWN OF WATERTOWN SITE PLAN REVIEW**

APPROVED \_\_\_\_\_  
DATE \_\_\_\_\_

PHOTOMERTICS FOR ASTONCO  
FMP150LXL-8 AT 15' ABOVE  
GROUND AND 22.5 D - NTS



**KEY:**

EXISTING  
PHASE V

GRAPHIC SCALE

( IN FEET )  
1 inch = ft.

**MATCH LINE**

**MATCH LINE**

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## SITE PLAN

**INDIAN RIVER LAKES**  
**ENGINEERING, PLLC**

tony@indianriverlakesengineering.com  
315-778-1490  
P.O. Box 184  
Redwood, New York 13679

**SITE PLAN**  
**NORTH AMERICAN**  
**TAPES, LLC**  
**22430 FISHER ROAD**  
**TOWN OF WATERTOWN**  
**(APP'D ZONING)**

Project <b>NAT</b>	Sheet <b>AS102</b>
Date <b>02 MAY 2023</b>	
Scale <b>NOTED</b>	

Jefferson County Industrial Development Agency  
 800 Starbuck Avenue, Suite 800  
 Watertown, NY 13601  
 (315) 782-5865

2023 Board Attendance

Name	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Aliasso, Robert	P	P	Zoom	P	P							
Condino, John	P	P	P	E	P							
Converse, David	P	P	P	P	P							
Johnson, William	E	P	P	E	P							
L'Huillier, Lisa	P	P	P	P	P							
Waldroff, W. Edward	P	P	P	P	P							
Warneck, Paul	P	P	P	P	P							
Totals:	6	7	6	5	7							
P - Present												
E - Excused												
A - Absent												