

Deferiet Redevelopment Corporation
800 Starbuck Avenue, Suite 800
Watertown, New York 13601
Telephone: (315) 782-5865 or (800) 553-4111 Facsimile (315) 782-7915

Notice of Board Meeting

Date: September 19, 2024

To: John Condino
David Converse
William W. Johnson
Robert Aiken
Lisa L'Huillier
Joseph Cook
Paul Smith

From: Marshall Weir, CEO

Re: Notice of Board of Directors' Meeting

The Deferiet Redevelopment Corporation will hold its board meeting on **Thursday, October 3, 2024 at 9:15 a.m.** in the board room at 800 Starbuck Avenue, Watertown, NY.

The live stream link will be available at 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 at pssampson@jcida.com at your earliest convenience.

pss

c: Jay Matteson
Lyle Eaton
Robin Stephenson
Rob Aliasso
W. Edward Walldroff
Paul Warneck
Greg Gardner
Christine Powers
Justin S. Miller, Esq.
Stephen J. Maier, Esq.
Media

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BOARD MEETING AGENDA
Thursday, October 3, 2024 – 9:15 a.m.

- I. Call to Order**
- II. Minutes – August 1, 2024**
- III. Discuss:**
 - a. Restore NY Grant**
- IV. Adjournment**

**Deferiet Redevelopment Corporation
Appointed Directors Board Meeting Minutes
August 1, 2024**

DRAFT

The Appointed Directors of the Deferiet Redevelopment Corporation held its initial board meeting on Thursday, August 1, 2024 in the board room at 800 Starbuck Avenue, Watertown, NY.

Present: John Condino, David Converse, William Johnson, Robert Aiken, Lisa L’Huillier, Paul Smith

Excused: None

Absent: Joseph Cook

Also Present: Marshall Weir, Lyle Eaton, Peggy Sampson, Robin Stephenson, Jay Matteson
Zoom: Justin Miller, Esq. (Harris Beach)

I. Call to Order: The meeting was called to order at 9:15 a.m.

II. Appointed Directors Organizational Resolution No. 08.01.2024.01 –

Attorney Miller provided background information. He said the JCIDA Board established this special local development corporation to be the leadership entity for the redevelopment of the former mill. He said that the County has taken title to the facility and the plan is to have the DRC board take title from the County for this special purpose entity (a protective corporate entity to hold title to protect from unknown environmental liabilities and also the possibility for future redevelopment). The state through NYSEDA has taken a lead role in providing seed funding to study the property and also wants to bring funding to the table in collaboration to site a renewable energy facility on the property and future redevelopment opportunity. There are portions of the property that contain abandoned buildings and other challenges that the DRC will have to manage. The JCIDA serves as the sole member and appoints the DRC board members. The DRC will operate under the Public Authorities Act (PAAA), meets at an open meeting, is subject to FOIL, and will have annual reporting requirements for PAAA. The JCIDA board started the process at their June 27, 2024 meeting to appoint board members, adopt bylaws and policies and procedures.

Attorney Miller reviewed each section of the resolution.

Section 1. (Ratifies the bylaws and policies)

Section 2. (Elect Officers)

John Condino, Chair
Robert Aiken, Vice Chair
David Converse, Treasurer
Lisa L’Huillier, Secretary

Section 3. (Appointment of Staff)

F. Marshall Weir, CEO
Lyle V. Eaton, CFO
Peggy S. Sampson, Acting Secretary

**Deferiet Redevelopment Corporation
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DRAFT

Section 4. (Engage the services of the professionals and institutions)

Banking Institution: Watertown Savings Bank
Accountant and Audit Firm: Bowers CPAs & Advisors
General and Transaction Counsel: Harris Beach PLLC

Section 5. (Audit and Finance Committee)

1. Paul Smith
2. Robert Aiken
3. Lisa L'Huillier

Section 6. (Governance Committee)

1. William Johnson
2. David Converse
3. Joseph Cook

A motion to approve the resolution was made by Mr. Aiken, seconded by Mr. Smith. All in favor. Roll call vote. Mr. Condino – Yea, Mr. Converse – Yea, Mr. Johnson – Yea, Mr. Aiken – Yea, Ms. L'Huillier – Yea, Mr. Cook – Absent, and Mr. Smith – Yea. Carried.

Attorney Miller mentioned that some of the board members will be required to complete PAAA board member training if they have not done so within the last year for other agencies or organizations.

Mr. Converse asked how this LDC will be funded. Attorney Miller said the IDA can cover in the short term by setting up a formal arrangement or an MOU. He said that a license agreement will give the DRC the right to be located inside the JCIDA location. Mr. Weir said that he will work with Attorney Miller on next steps. The next meeting will be held on September 5, 2024.

Mr. Warneck asked about the possibility of sighting renewable energy on the site since National Grid supposedly removed the high voltage lines. Mr. Weir said it will be a challenge, but there is still a possibility of solar on the property.

- III. Adjournment:** With no further business before the board, a motion to adjourn was made by Mr. Converse, seconded by Mr. Smith. All in favor. The meeting was adjourned at 9:42 a.m.

Respectfully submitted,

Peggy Sampson

Attended;

Marshall Weir, Robin Stephenson, Jay Matteson, Lyle Eaton – JCED
William Johnson, John Condino - DRC
Steve Hunt – ESD
Michelle Capone, Jacob Jacques - DANC
Dylan Soper - Jefferson County Deputy Administrator
John Sabik, Carrie Fahrenbach – Jefferson County Attorneys

Notes:

Steve gave a brief summary of what is a RESTORE grant and its process.

Jacob spoke about what has been done to date. They have been working with Brookfield and Barton & Loguidice Eng on shoring up plans for late October. Jacob also stated that they received approval release letter for asbestos from DOL. He also mentions that he has been working with Jefferson County purchasing on putting together the RFP to demo the facility.

Dylan or the attorney brings up that the timing of the transfer of the property to DRC will have to wait until the project is complete. County wants to take advantage of some tax credits. Because of that the bidding will be handled and go through the County.

John Sabik explained that the County needs signed contracts in place before the end of the year as the funding for this comes from ARPA funds and it needs to be allocated before the 31st of December this year. All understand it is going to be tight but they feel it can be done as long as the RFP goes out end of October the latest.

NYSERDA completed a great deal of the environmental work to include the SEQ. They had bulk storage tanks that were also removed previously.

There was discussion around that the County was the applicant for the RESTORE grant so they will administer it and DANC will work with contractors to put together the complete package that will go to the County for review.

Steve pointed out that normally this grant is done between a municipality and a private contractor so there is a claw back clause saying contractor cannot sell or transfer the property for 5 years. We need to address this because once complete the County plans on transferring the property to DRC. Steve feels that the State will make an exception or allowance for this but it has to be brought to the State's attention. Robin asks when is this done at the completion or prior. Steve said it should be done immediately.

Dylan asks Marshall if DRC would provide any assistance administratively and he said absolutely we will help in any way we can.

As it stands on who does what in relation to the RESTORE grant, DANC will be working on putting the package together for the County to review and send in when work is complete. DANC is also working on putting the RFP together with the County to go out by end of October.

