

**Jefferson County Industrial Development Agency
Board Meeting Minutes
November 7, 2024**

The Jefferson County Industrial Development Agency held its board meeting on Thursday, November 7, 2024 in the board room at 800 Starbuck Avenue, Watertown, NY.

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

Excused: None

Absent: None

Also Present: Ryan Piche (Jefferson County Administrator), Craig Fox (Watertown Daily Times), Chad Charette (7 News)

Zoom: Justin Miller, Esq, (Harris Beach), Courtney Frank, Kati Jock

Staff Present: Marshall Weir, Jay Matteson, Lyle Eaton, Peggy Sampson, Robin Stephenson

- I. **Call to Order:** Chairman Aliasso called the meeting to order at 8:54 a.m.
- II. **Privilege of the Floor:** No one spoke.
- III. **Minutes:** Minutes of the meeting held on October 3, 2024 were presented. A motion to approve the minutes as presented was made by Ms. L’Huillier, seconded by Mr. Johnson. All in favor. Carried.
- IV. **Treasurer’s Report:** Mr. Warneck reviewed the financials for the period ending October 31, 2024. Mr. Warneck reviewed the delinquent accounts and reported that Convalt is current but said that LCO Destiny, LLC will be discussed later in the meeting. He said that we need to talk about Painfull Acres at some point since they are 5 months behind and what the next step will be. He said that we are going to come up short on the PILOT/Lease-leaseback revenue. Chairman Aliasso noted that we will be over budget on the actual expenses next month. After discussion, a motion was made by Mr. Warneck to accept the financial statement as presented, seconded by Mr. Converse. All in favor. Carried.
- V. **Committee Reports:**
 - a. **Alternative Energy** – Mr. Warneck reported that he and Chairman Aliasso attended a meeting at the County with Mr. Johnson, Mr. Piche, and County Staff regarding issues with PILOTs related to some of the projects that aren’t being paid and to find a uniform approach on how to deal with solar projects. He said that Mr. Piche will be meeting with the schools relating to RPTL 487. He said that he believes the County would like to see all PILOTs funnel through the IDA.
 - b. **Nominating Committee** – Ms. L’Huillier said she has received short BIOs for Chuck Capone (Watertown Savings Bank), who will replace Christine Powers, and Dawn Robinson (JCC), who will replace Kent Burto on the JCLDC Board. She said the nominations will be discussed at the upcoming nominating committee meetings next week, and recommendations will be made to the board at the December meeting.

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At 9:04 a.m., Mr. Walldroff excused himself for an appointment.

VI. Unfinished Business:

1. Convalt Energy discussion – Chairman Aliasso read the following public statement:

“The Land Development Agreement (“LDA”) between the Jefferson County Industrial Development Agency (“JCIDA”) and Convalt Energy expired as of November 1, 2024.

The JCIDA and Convalt Energy are working closely to satisfy any obligations remaining after the expiration of the LDA. Convalt Energy has expressed interest in possibly developing a smaller facility in Jefferson County and the JCIDA welcomes this future discussion.

JCIDA will continue to make infrastructure improvements at the Business Complex at the Watertown International Airport to allow the development of this prime location.”

Executive Session

At 9:07 a.m. a motion was made by Mr. Warneck to enter into executive session to discuss the potential disposition of real property, the LCO Destiny, LLC loan, and Convalt Energy, seconded by Mr. Condino. All in favor. Board Members, LDC Board Member Aiken, Staff, County Administrator Piche, and Attorney Miller remained.

At 9:38 a.m. a motion was made by Mr. Warneck to leave executive session, seconded by Ms. L’Huillier. All in favor. No action was taken.

Mr. Aiken left the meeting.

VII. New Business:

1. Resolution No. 11.07.2024.01 Authorizing amended agreements with the County of Jefferson and JCLDC for ARPA funds – The Jefferson County Board of Legislators approved Resolution No. 268 to extend the term of the agreement to remain in effect until December 31, 2026. A motion was made by Mr. Condino to approve the resolution, seconded by Mr. Warneck. All in favor. Carried.

VIII. Counsel: None.

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

Respectfully submitted,
Peggy Sampson

JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Resolution Number 11.07.2024.01

**AUTHORIZING AMENDED AGREEMENTS WITH THE COUNTY OF JEFFERSON
AND JCLDC FOR APRA FUNDS**


WHEREAS, by Resolution 139 of 2023 and Resolution 40 of 2022, the Jefferson County Board of Legislators authorized an agreement with the Jefferson County Local Development Corporation and Jefferson County Industrial Development Agency for the administration and operation of certain programs for the benefit of Jefferson County citizens, which include support for small businesses, local food production and processing, childcare expansion, and tourism sector enhancement, and

WHEREAS, the Jefferson County Board of Legislators approved Resolution No. 268 on October 5, 2024, to extend the term of the agreements to remain in effect until December 31, 2026, and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Jefferson County Industrial Development Agency that it herein approves the term extension for all related ARPA contracts, and be it further,

RESOLVED, that the Chairman, Vice Chairman, Secretary and/or Chief Executive Officer are authorized and directed to execute any and all documents necessary to carry out the purposes of this Resolution.

This resolution shall take effect immediately.



Robert E. Aliasso, Chairman